

Action Plan

Grantee: New Mexico

Grant: B-11-DN-35-0001

LOCCS Authorized Amount:	\$ 5,000,000.00
Grant Award Amount:	\$ 5,000,000.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 2,320,747.72
Total Budget:	\$ 7,320,747.72

Funding Sources

No Funding Sources Found

Narratives

Summary of Distribution and Uses of NSP Funds:

On December 20, 2010 HUD published guidance on Mapping and Needs Data for State NSP3 Action Plans allowing state grantees to submit a description of the criteria they will use to select subrecipients or developers, and allowing the state to submit a second amendment with the final needs and target area mapping data and selections by June 30, 2011. The identification of areas of greatest need will be accomplished through the use of the NSP3 mapping tool. Subrecipients will be required to use the NSP3 mapping tool, and submit the target area mapping data to the State of New Mexico by April 1, 2011. In addition, subrecipients will be required to provide market analysis, using the most current and accurate data available, in support of the proposed activities in the identified target areas. Amendment #1: On March 3, 2011, the State of New Mexico entered the date of April 1, 2011, as the last day Grantee will accept applications from developers and that the NSP3 mapping tool must be used for the application Amendment #2: On May 2, 2011, the State of New Mexico deleted the use of NSP3 funds to be used for Rental Housing Activities. Amendment #3: On July 8, 2011, the State of New Mexico described the target areas for NSP3 funds to be used through the use of the NSP3 Mapping tool. Those areas as described in the NSP3 Mapping Tool are: Neighborhood ID: 8825286-ABQ-Small Southwest Valley North End; described as North; I-40: South; Central: East Atrisco; West: Coors, Neighborhood ID: 6215484-ABQ-Small Southwest Valley Central to Bridge; described as North: Central; South: Bridge; East: Old Coors; West: Coors, Neighborhood ID: 2514465-ABQ-Small Mesa 98th to 118th Central to De Vargas; described as North: Central; South: De Vargas; East: 98th; West: 114th, Neighborhood ID: 4059967-ABQ-Small Mesa De Vargas to Denis Chaves 98th to 118th; described as North De Vargas; South: Denis Chaves; East: Snow Valley; West: 118th, Neighborhood ID: -7200958-ABQ-Small Bridge to Arenal around Atrisco; described as North: Bridge; South: Arenal; East: Golf; West: Old Coors, Neighborhood ID: -3517517-ABQ-Small Barelmas Area; described as North: Coal; South: Englewood; East: Broadway; West: 8th/2nd, Neighborhood ID:-2544128-ABQ-North Valley ; described as North: Montano/Griegos; South: Menaul/Candelaria; East: I-25; West: 12th/Rio Grande, Neighborhood ID: -5067413-ABQ-Small Wyoming to Eubank, Indian School to Candelaria; described as North: Candelaria; South: Indian School; East: Eubank; West: Wyoming, Neighborhood ID: -2346374-ABQ-Small Wyoming to Eubank, Lomas to Indian School; described as North: Indian School; South: Lomas/I-40; East: Eubank; West: Wyoming, Neighborhood ID:-5066040-ABQ-Small Juan Tabo to Tramway Lomas to I-40; described as North: Lomas; South: I-40; East: Tramway; West: Juan Tabo, Neighborhood ID:-2270843-ABQ-Northeast South of I-40; described as North: Lomas/Copper/I-40; South: Central; East: Juan Tobo; West: Louisiana, Neighborhood ID:-5644470-San Pedro to Wyoming, South of Central; described as North Central; South: southern/Zuni; East: Wyoming; West: San Pedro/Louisiana, Neighborhood ID:-8473449-Rio Rancho- Northwest of Unser and Southern; described as North: Idalia; South: Southern; East: Unser; West: Rainbow, and Neighborhood ID:-2161254-Rio Rancho Blvd.; described as North: Leon Grande; South: S of Sara; West NM 528. Amendment #4: On November 8, 2011, the Kaspia Group was awarded \$2,500,000.00 to address the foreclosure needs in 14 neighborhoods in the State of New Mexico that were identified using the NSP3 mapping tool. In February 2012, the State of New Mexico will release a NOFA for the remaining \$2,000,000.00 of funds. On November 20, 2018, due to the



How Fund Use Addresses Market Conditions:

In 2009, New Mexico ranked 29th in the US with properties that had foreclosure filings, an increase of 75.33 percent from 2008 (Realtytrac.com: <http://www.realtytrac.com/content/press-releases/us-foreclosure-activity-decreases-6-percent-in-may-4956?acnt=209374>). According to the State of New Mexico Analysis of Impediments to Fair Housing the 2000 census reported a total of 780,579 housing units in the State of New Mexico. Of these units 102,608 units or 13.1 percent of the entire housing stock of New Mexico was counted as vacant, more than 21.4 percent of the vacant units are in poor condition and not available to the marketplace. The remaining housing units (86.9 percent) were occupied, approximately 70 percent were owned and 30 percent were rented. At the time the 2000 census was taken 10,678 of renter-occupied units were overcrowded and another 9,399 were severely overcrowded (http://factfinder.census.gov/servlet/QTTTable?_bm=y&-geo_id=04000US35&-qr_name=DEC_2000_SF1_U_DP1&-ds_name=DEC_2000_SF1_U). Subrecipients will be required to submit an RFP to the State of New Mexico by April 1, 2011 included in the RFP will be market analysis for the areas identified, using the most current and accurate data available, in support of the proposed activities in the identified target areas. All areas identified in the Summary of Distribution of Uses of NSP are areas identified by HUD using the NSP3 mapping tool.

Ensuring Continued Affordability:

Ensuring Continued Affordability:

NSP3-assisted housing units must meet the affordability requirements for not less than the applicable period specified in the following table, beginning after project completion. The affordability requirements apply without regard to the term of any loan or mortgage or the transfer of ownership. Restrictions must be imposed by deed restrictions, covenants running with the land, or other mechanisms, except that the affordability restrictions may terminate upon foreclosure or transfer in lieu of foreclosure. Subrecipients must maintain copies of the recorded instruments in their project files.

Rental - Each subrecipient is encouraged to exceed the minimum periods of affordability as determined below for the longest feasible term. Affordability requirements will be maintained through a use restriction.

Rental Housing Activity

Rehabilitation or acquisition of existing housing per unit amount of NSP3 funds: Under \$15,000 -5 years, \$15,000 to \$40,000 - 10 years, Over \$40,000 or rehabilitation involving refinancing- 15 years, New construction or acquisition of newly constructed rental housing (92.252.e) -20 years, The refinancing of existing debt secured by housing that is being rehabilitated with NSP3 funds (92.206.b)- 20 yeras,

Homeownership - For NSP3-assisted homeownership, resale or recapture provisions will be placed against the property in the form of a use restriction.

Grant Amount Per Unit

Under \$25,000n - 5 years, \$25,000 to \$50,000 - 10 years, Over \$50,000 - 15 years

In cases where the property was sold for market value (or total cost, whichever is less) and NSP3 funds provided a direct subsidy through a soft second or other form of homeownership assistance (below market value), the resale or recapture approach can be used. In cases where there is a development subsidy (above market value) or where there is no direct subsidy (sold for cost), then subrecipients must use the resale approach.

Definition of Blighted Structure:

Blighted Structures:

The Metropolitan Redevelopment Act NMSA 1978M 3-60A-4, defines blighted structures as

"an area within the area of operation other than a slum area that, because of the presence of a substantial number of deteriorated or deteriorating structures, predominance of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, improper subdivision or lack of adequate housing facilities in the area or obsolete or impractical planning and platting or an area where a significant number of commercial or mercantile businesses have closed or significantly reduced their operations due to the economic losses or loss of profit due to operating in the area, low levels of commercial or industrial activity or redevelopment or any combination of such factors, substantially impairs or arrests the sound growth and economic health and well-being of a municipality or locale within a municipality or an area that retards the provisions of housing accommodations or constitutes an economic or social burden and is a menace to the public health, safety, morals or welfare in its present condition and use."



Definition of Affordable Rents:

Affordable Rents:

The State of New Mexico will adopt the HOME affordable rent limits for NSP3 per 24 CFR Part 92.252. Fair market rents are established by HUD each year therefore subrecipients will be required to go to the following website below and use the most current rents established by HUD <http://www.hud.gov/offices/cpd/affordablehousing/programs/home/limits/rent/>.

Housing Rehabilitation/New Construction Standards:

Housing Rehabilitation Standards:

The State of New Mexico will adopt the Construction and Rehabilitation Standards of the HOME program at 24 CFR 92.252(a), (c), (e), and (f) and 92.254. The Construction and Rehabilitation Standards define a standard and code compliance level for the construction and rehabilitation necessary to correct health, safety and building code violations to achieve decent, sanitary, safe and affordable housing. The Construction and Rehabilitation Standards include the Lead Based Paint requirements and the requirements related to physical accessibility standards for persons with disabilities (Section 504 of the Rehabilitation Act).

Standards also include the following NSP3 requirements:

- All gut rehabilitation or new construction (i.e. general replacement of the interior of a building that may or may not include changes to structural elements such as flooring systems, columns, or load bearing interior or exterior walls) of residential buildings up to three stories must be designed to meet the standard for Energy Star Qualified New Homes.
- All gut rehabilitation or new construction of mid [or high]rise multifamily housing must be designed to meet American Society of Heating, Refrigerating, and Air Conditioning Engineers (ASHRAE) Standard 90.1]2004, Appendix G plus 20 percent (which is the Energy Star standard for multifamily buildings piloted by the Environmental Protection Agency and the Department of Energy).
- Other rehabilitation must meet these standards to the extent applicable to the rehabilitation work undertaken, e.g. replace older obsolete products and appliances (such as windows, doors, lighting, hot water heaters, furnaces, boilers, air conditioning units, refrigerators, clothes washers, clothes dryers, and dishwashers) with Energy Star]46 labeled products.
- Water efficient toilets, showers, and faucets, such as those with the WaterSense label, must be installed.
- Where relevant, the housing should be improved to mitigate the impact of disasters (e.g. earthquake, hurricane, flooding, and fires). Subrecipients are encouraged to adopt energy efficiency standards such as Green Communities or Equivalent.

Vicinity Hiring:

Local hiring requirements:

NSP3-funded projects must to the maximum extent feasible provide for hiring of employees that reside in the vicinity (the neighborhood) of the NSP3-funded projects. For the purposes of administering this requirement, HUD adopted the requirements of the Section 3 thresholds for the CDBG program. NSP3 local hiring requirement does not replace the Section 3 requirements under NSP3. Contractors will be required to self-certify that they are making all efforts to hire employees that reside in the vicinity of the NSP3-funded project.

Procedures for Preferences for Affordable Rental Dev.:

NSP3 required that grantees and subrecipients establish procedures to create preference for the development of affordable rental housing. It was decided in Amendment #2 that Rental Activities are deleted from the NSP3 Activities. Therefore, the State of New Mexico anticipates that single family housing will be used to meet the 25 percent set-aside amount. Eligible subrecipients are required to submit a summary that describes the manner in which they will meet the 25 percent requirement providing preferences for affordable single family housing

Grantee Contact Information:

State of New Mexico
NSP3 Contact Person: Scott Wright
Address: Bataan Memorial Bldg. Room 202, Santa Fe, NM 87501
Telephone: 505-827-4974
Fax: 505-827-4948
Web Address: <http://cdbg.ndfa.state.nm.us>
Email: scott.wright@state.nm.us

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
1-ADMIN	ADMIN FUNDS	11-NSP-NM-ADMIN	State of New Mexico Admin
11-KASPIA GROUP	THE KASPIA GROUP	11-NSP3-01	Aquisition and Rehabilitation/Reconstruction Homes
		11-NSP3-01-25%	Purchase and Rehab Below 25%
19-NSP3-2-J-01	MFA/JPA	19-NSP3-3-J-01	Aquisition and Rehabilitation/Reconstruction Homes
		19-NSP3-3-J-01-25%	Purchase and Rehab Below 25%



9999

Restricted Balance

No activities in this project



Activities

Project # / 1-ADMIN / ADMIN FUNDS

Grantee Activity Number: 11-NSP-NM-ADMIN
Activity Title: State of New Mexico Admin

Activity Type:

Administration

Project Number:

1-ADMIN

Projected Start Date:

03/17/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable (for Planning/Administration or Unprogrammed Funds only)

Benefit Report Type:

NA

Activity Status:

Under Way

Project Title:

ADMIN FUNDS

Projected End Date:

10/22/2020

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 632,074.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 632,074.00

Program Income Account:

NSP3 Program Income Account

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

The State of New Mexico

Proposed budgets for organizations carrying out Activity:

Responsible Organization

The State of New Mexico

Organization Type

Unknown

Proposed Budget

\$ 632,074.00



Location Description:

ADMIN FUNDS STATE OF NEW MEXICO

Activity Description:

ADMIN FUNDS STATE OF NEW MEXICO

Environmental Assessment: EXEMPT

Environmental None

Project # / 11-KASPIA GROUP / THE KASPIA GROUP

Grantee Activity Number: 11-NSP3-01
Activity Title: Aquisition and Rehabilitation/Reconstuction Homes

Activity Type:
Rehabilitation/reconstruction of residential structures

Project Number:
11-KASPIA GROUP

Projected Start Date:
12/27/2011

Project Draw Block by HUD:
Not Blocked

Activity Draw Block by HUD:
Not Blocked

Block Drawdown By Grantee:
Not Blocked

National Objective:
LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Benefit Report Type:
Direct (Households)

Activity Status:
Under Way

Project Title:
THE KASPIA GROUP

Projected End Date:
12/29/2020

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 2,913,864.43

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 2,913,864.43

Program Income Account:
NSP3 Program Income Account



Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	21	6	15	100.00
# of Households	21	6	15	100.00

Proposed Accomplishments	Total
# of Singlefamily Units	21
# of Housing Units	21
#Low flow showerheads	10
#Low flow toilets	30
#Light fixtures (outdoors) replaced	42
#Light Fixtures (indoors) replaced	210
#Replaced hot water heaters	21
#Replaced thermostats	21
#High efficiency heating plants	21
#Additional Attic/Roof Insulation	21
#Energy Star Replacement Windows	105
# of Properties	21

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

The Kaspia Group

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
The Kaspia Group	For Profit	\$ 2,913,864.43

Location Description:

8825286 ABQ- Small Southwest Valley North End (Bernalillo), 6215484 ABQ- Small Southwest Valley Central to Bridge (Bernalillo), 2514465 ABQ - Small Mesa 98th to 118th Central to De Vargas (Bernalillo), 4059967 ABQ - Small Mesa De Vargas to Denis Chaves 98th to 118th (Bernalillo), 7200958 ABQ - Small Bridge to Arenal around Atrisco (Bernalillo), 3517517 ABQ - Small Barelas Area (Bernalillo), 2544128 ABQ - North Valley 2 (Bernalillo), 5067413 ABQ - Small Wyoming to Eubank, Indian school to Candelaria (Bernalillo), 2346374 ABQ - Small Wyoming to Eubank, loams to Indian school (Bernalillo), 5066040 ABQ - Small Juan Tabo to Tramway Lomas to I-40 (Bernalillo), 2270843 ABQ - Northeast South of I-40 (Bernalillo), 5644470 San Pedro to Wyoming, South of Central (Bernalillo), 8473449 Rio Rancho - Northwest of Unser and Southern (Sandoval), 2161254 Rio Rancho - East of Rio Rancho Blvd (Sandoval).

Activity Description:

The Kaspia Group with acquire single family properties rehabilitate and re-sale to income eligible buyers below 120% AMI. The Kaspia Group was awarded additional funds to complete additional homes a total of 15 homes below 120% AMI will be acquired, rehabed and re-sold.

6/12/2013 Activity #11-KASPIA had an existing budget of \$3,250,000.00 with an expenditure of \$3,205,333.57 at this date. Estimated Program Income of \$594,368.00 was added for a total budget of \$3,844,368.00). This was based on NSP-3 anticipated program income, and adjusted the Action plan accordingly.

On October 14, 2014, the State of New Mexico and Kaspia had exceeded the \$1,442,478.70 of Low-Income Set-Aside expenditures and needed to raised the Set-Aside Budget to \$1,820,824.02 due to having generated \$2,283,296.11 Program Income. This Budget in this Activity was lowered \$345,337.02 to a present budget of



\$3,591,444.25

Environmental Assessment: UNDERWAY

Environmental None



Grantee Activity Number: 11-NSP3-01-25%
Activity Title: Purchase and Rehab Below 25%

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 11-KASPIA GROUP

Projected Start Date:
 12/30/2011

Project Draw Block by HUD:
 Not Blocked

Activity Draw Block by HUD:
 Not Blocked

Block Drawdown By Grantee:
 Not Blocked

National Objective:
 LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Benefit Report Type:
 Direct (Households)

Activity Status:
 Completed

Project Title:
 THE KASPIA GROUP

Projected End Date:
 12/29/2020

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,665,581.53

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,665,581.53

Program Income Account:
 NSP3 Program Income Account

Proposed Beneficiaries

Owner Households

of Households

Total	Low	Mod	Low/Mod%
6	6		100.00
6	6		100.00

Proposed Accomplishments

of Singlefamily Units

of Housing Units

Total
6
6

Activity is being carried out by
 No

Activity is being carried out through:

Organization carrying out Activity:
 The Kaspia Group

Proposed budgets for organizations carrying out Activity:

Responsible Organization

The Kaspia Group

Organization Type

For Profit

Proposed Budget

\$ 1,665,581.53



Location Description:

8825286 ABQ- Small Southwest Valley North End (Bernalillo), 6215484 ABQ- Small Southwest Valley Central to Bridge (Bernalillo),2514465 ABQ - Small Mesa 98th to 118th Central to De Vargas (Bernalillo), 4059967 ABQ - Small Mesa De Vargas to Denis Chaves 98th to 118th (Bernalillo), 7200958 ABQ - Small Bridge to Arenal around Atrisco (Bernalillo), 3517517 ABQ - Small Barelvas Area (Bernalillo), 2544128 ABQ - North Valley 2 (Bernalillo), 5067413 ABQ - Small Wyoming to Eubank, Indian school to Candelaria (Bernalillo), 2346374 ABQ - Small Wyoming to Eubank, loams to Indian school (Bernalillo), 5066040 ABQ - Small Juan Tabo to Tramway Lomas to I-40 (Bernalillo), 2270843 ABQ - Northeast South of I-40 (Bernalillo), 5644470 San Pedro to Wyoming, South of Central (Bernalillo), 8473449 Rio Rancho - Northwest of Unser and Southern (Sandoval), 2161254 Rio Rancho - East of Rio Rancho Blvd (Sandoval).

Activity Description:

Purchase foreclosed or abandoned properties rehabilitate homes and re-sale to low income families below 50% AMI, activity also includes soft costs, developer fees, marketing, homebuyer counseling and soft second mortgage etc. The Kaspia group awarded additional funds to increase the amount of homes aquired, rehabbed and re-sold to families below 50% AMI. The Kaspia Group will complete a total of 6 homes in this activity. 6/12/2013 Activity #11-KASPIA-25% had an existing budget of \$1,250,000.00 with an expenditure of \$1,116,044.54 at this date. Estimated Program Income of \$225,487.00 was added for a total budget of \$1,475,487.00. This was based on NSP-3 anticipated program income, and adjusted the Action plan accordingly.

On October 14, 2014, the State of New Mexico and Kaspia had exceeded the \$1,442,478.70 of Low-Income Set-Aside expenditures and moved \$345,337.02 from Activity #11-NSP3-01 to Activity #11-NSP3-01-25% for a total budget of \$1,820,824.02 due to having generated \$2,283,296.11 Program Income.

Environmental Assessment: COMPLETED

Environmental None

Project # / 19-NSP3-2-J-01 / MFA/JPA

Grantee Activity Number: 19-NSP3-3-J-01
Activity Title: Aquisition and Rehabilitation/Reconstuction Homes

Activity Type:
Rehabilitation/reconstruction of residential structures

Project Number:
19-NSP3-2-J-01

Projected Start Date:
10/22/2019

Project Draw Block by HUD:
Not Blocked

Activity Draw Block by HUD:

Activity Status:
Under Way

Project Title:
MFA/JPA

Projected End Date:
10/22/2021

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:



Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget:	\$ 1,400,000.00
Most Impacted and Distressed Budget:	\$ 0.00
Other Funds:	\$ 0.00
Total Funds:	\$ 1,400,000.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	10		10	100.00
# of Households	10		10	100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	10
# of Housing Units	10

Activity is being carried out by

Yes

Activity is being carried out through:

Contractors

Organization carrying out Activity:

MFA

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
MFA	Unknown	\$ 1,400,000.00

Location Description:

Approved Areas in New Mexico: October 22, 2019 MFA Joint Powers Agreement (JPA): The approved project areas are identified Neighborhood ID 8825286 ABQ- Small Southwest Valley North End (Bernalillo), 6215484 ABQ- Small Southwest Valley Central to Bridge (Bernalillo), 2514465 ABQ - Small Mesa 98th to 118th Central to De Vargas (Bernalillo), 4059967 ABQ - Small Mesa De Vargas to Denis Chaves 98th to 118th (Bernalillo), 7200958 ABQ - Small Bridge to Arenal around Atrisco (Bernalillo), 3517517 ABQ - Small Barelvas Area (Bernalillo), 2544128 ABQ - North Valley 2 (Bernalillo), 5067413 ABQ - Small Wyoming to Eubank, Indian school to Candelaria (Bernalillo), 2346374 ABQ - Small Wyoming to Eubank, loams to Indian school (Bernalillo), 5066040 ABQ - Small Juan Tabo to Tramway Lomas to I-40 (Bernalillo), 2270843 ABQ - Northeast South of I-40 (Bernalillo), 5644470 San Pedro to Wyoming, South of Central (Bernalillo), 2161254 Rio Rancho North Leon Grande: South of Sara: West NM 528- 8473449 North Idalia, South Southern, East Unser, West Rainbow.

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



Activity Description:

MFA, in its implementation of the NSP-3 grant and the NSP-3 Substantial Amendment may:

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

JPA Amendment #1: 04/24/2020 After reviewing the residential market MFA decided it necessary to add part of HUD’s approved Opportunity Zones of Bernalillo County and Donna Anna County to the existing approved areas. In the residential review it evident that the \$65,000 rehab limit would not be sufficient in many cases. Removing the \$65,000 rehab limit was also a Substantial change and both required a 15 Day Notice to the Public which was completed starting on April 6, 2020 through April 22, 2020, and received no public comment. Amendment No. 1 also gave notice that MFA would be transferring future Program Income to CDBG for access to Line of Credit funds quicker.

Environmental Assessment: EXEMPT

Environmental None



Grantee Activity Number: 19-NSP3-3-J-01-25%
Activity Title: Purchase and Rehab Below 25%

Activity Type:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 19-NSP3-2-J-01

Project Title:
 MFA/JPA

Projected Start Date:
 10/22/2019

Projected End Date:
 10/22/2021

Project Draw Block by HUD:
 Not Blocked

Project Draw Block Date by HUD:

Activity Draw Block by HUD:
 Not Blocked

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:
 Not Blocked

Total Budget: \$ 500,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 500,000.00

National Objective:
 LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	3	3		100.00
# of Households	3	3		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	3
# of Housing Units	3

Activity is being carried out by:
 Yes

Activity is being carried out through:
 Contractors

Organization carrying out Activity:
 MFA

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
MFA	Unknown	\$ 500,000.00



Location Description:

APPROVED TARGET AREAS IN NEW MEXICO: October 22,2019 MFA Joint Powers Agreement (JPA):The approved project areas are identifiedNeighborhood ID 8825286 ABQ- Small Southwest Valley North End (Bernalillo), 6215484 ABQ- Small Southwest Valley Central to Bridge (Bernalillo),2514465 ABQ - Small Mesa 98th to 118th Central to De Vargas (Bernalillo), 4059967 ABQ - Small Mesa De Vargas to Denis Chaves 98th to 118th (Bernalillo), 7200958 ABQ - Small Bridge to Arenal around Atrisco (Bernalillo), 3517517 ABQ - Small Barelvas Area (Bernalillo), 2544128 ABQ - North Valley 2 (Bernalillo), 5067413 ABQ - Small Wyoming to Eubank, Indian school to Candelaria (Bernalillo), 2346374 ABQ - Small Wyoming to Eubank, loams to Indian school (Bernalillo), 5066040 ABQ - Small Juan Tabo to Tramway Lomas to I-40 (Bernalillo), 2270843 ABQ - Northeast South of I-40 (Bernalillo), 5644470 San Pedro to Wyoming, South of Central (Bernalillo), 2161254 Rio Rancho North Leon Grande: South of Sara: West NM 528- 8473449 North Idalia, South Southern, East Unser, West Rainbow.

04/24/2020 MFA Amendment #1: MFA added the HUD approved (effective September 12, 2019) Opportunity Zones referenced as35001000124; 35001001200; 35001001600; 35001002100; 35001002500; 35001002700; 35001003400; 35001003736; 35001004001; 35001004300; 35001004736; 35001004741; 35001004744; 35001940600; in Bernalillo County and 35013000102; 35013000500; 35013001000; 35013001303; 35013001500; 35013001701; in Dona Ana County

Activity Description:

Joint Powers Agreement (JPA): October 22,2019- MFA, in Its implementation of the NSP-3 grant and the NSP-3 Substantial Amendment may:

- A. Establish financing mechanisms for purchase and redevelopment of foreclosed upon homes and residential properties, including such mechanisms as soft seconds, loan reserves, and shared-equity loans for low and moderate-income homebuyers;
- B. Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon, in order to sell, rent, or redevelop such homes and properties;
- C. Establish land banks for homes that have been foreclosed upon;
- D. Demolish blighted structures;
- E. Redevelop demolished or vacant properties;
- F. The NSP-3 activities, set forth in Paragraph 2, (A) –(E), shall meet the Community Developments Block Grant objectives stated in Title 1 of the Housing and Community Development Act of I 974, as modified by NSP-3 Substantial Amendment. The new added Project #19-NSP3-2-J-01 includes this Activity #19-NSP3-3-J-01-25% to benefit low income persons with 50% or less of area median income. MFA expects to purchase and rehab 3 properties in this Activity to benefit low income families. Use up to \$183,180.72of their allocation for administrative purposes

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

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

Environmental Assessment: EXEMPT

Environmental None



Grantee Activity Number: 19-NSP3-6-J-01
Activity Title: Administration

Activity Type:

Administration

Project Number:

19-NSP3-2-J-01

Projected Start Date:

10/22/2019

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Benefit Report Type:

NA

Activity Status:

Under Way

Project Title:

MFA/JPA

Projected End Date:

10/22/2021

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 100,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 100,000.00

Activity is being carried out by

Yes

Activity is being carried out through:

Contractors

Organization carrying out Activity:

MFA

Proposed budgets for organizations carrying out Activity:

Responsible Organization

MFA

Organization Type

Unknown

Proposed Budget

\$ 100,000.00

Location Description:

Approved Target areas in New Mexico

Activity Description:

MFA, in Its implementation of the NSP-3 grant and the NSP-3 Substantial Amendment may:



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

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

Environmental Assessment: EXEMPT

Environmental None

Action Plan Comments:

Arellano, Reviewed by MG.

Arellano, Reviewed by MG.

Arellano, Grantee requested that Action Plan be rejected for updates - MG

Arellano, NSP3

The narrative should include the three activity numbers, as well as the project number (19-NSP3-2-J-0). Also, can you add the three activities to the Action Plan Amendment?

19-NSP3-3-J-01: \$1,400,000.00 Please add whether Proposed Projects are Low or Mod. In addition, the activity Description references NSP1 and should reference NSP3.
 19-NSP3-3-J-01-25%: \$500,000.00 Please add whether Proposed Projects are Low or



Mod. In addition, the activity Description references NSP1 and should reference NSP3.
19-NSP3-6-J-01: \$100,000.00 The activity Description references NSP1 and should
reference NSP3.
Total: \$2,000,000

On October 15, 2019, the Public Notice (Substantial Amendment) Dated October 15, 2019, was displayed on the DFA website at www.nmdfa.state.nm.us to notify the public that DFA and MFA signed a JPA (Joint Powers Agreement) to expend \$2,000,000.00 of NSP-3 Line of Credit and as of 5:00 P.M. November 1, 2019, no comments were received. On October 22, 2019, DFA and MFA signed a JPA for administration and implementation of sub grant of the HUD NSP-3 grant in the total amount of \$2,000,000.00 for its portion of the NSP-3 Substantial Amendment upon the terms and conditions of the JPA #19-NSP3-2-J-01. Add Project Number, and the Three Activity Numbers.

Reviewed by MG.

Arellano, NSP3

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19-NSP3-3-J-01-25%: \$500,000.00 Please add whether Proposed Projects are Low or Mod. In addition, the activity Description references NSP1 and should reference NSP3.
19-NSP3-6-J-01: \$100,000.00 The activity Description references NSP1 and should reference NSP3.
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Reviewed by MG 12/30/19.

NSP3

Can you add the three activities to the Action Plan Amendment?

19-NSP3-3-J-01: \$1,400,000.00 Please add whether Proposed Projects are Low or Mod. In addition, the activity Description references NSP1 and should reference NSP3 (F).
19-NSP3-3-J-01-25%: \$500,000.00 Please add whether Proposed Projects are Low or Mod. In addition, the activity Description references NSP1 and should reference NSP3 (F).
19-NSP3-6-J-01: \$100,000.00 The activity Description references NSP1 and should reference NSP3 (F).
Total: \$2,000,000

Reviewed by MG 1/30/2020.

Arellano, NSP3

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Reviewed by MG 12/30/19.

NSP3

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19-NSP3-3-J-01-25%: \$500,000.00 Please add whether Proposed Projects are Low or Mod. In addition, the activity Description references NSP1 and should reference NSP3 (F).
19-NSP3-6-J-01: \$100,000.00 The activity Description references NSP1 and should reference NSP3 (F).
Total: \$2,000,000

Reviewed by MG 1/3/2020.

19-NSP3-3-J-01-25%: \$381,626.50 Please add whether Proposed Projects are Low or Mod.

Reviewed by MG 1/15/2020

Arellano,

NSP3

The narrative should include the three activity numbers, as well as the project number (19-NSP3-2-J-0). Also, can you add the three activities to the Action Plan Amendment?

19-NSP3-3-J-01: \$1,400,000.00 Please add whether Proposed Projects are Low or Mod. In addition, the activity Description references NSP1 and should reference NSP3.
19-NSP3-3-J-01-25%: \$500,000.00 Please add whether Proposed Projects are Low or Mod. In addition, the activity Description references NSP1 and should reference NSP3.
19-NSP3-6-J-01: \$100,000.00 The activity Description references NSP1 and should reference NSP3.
Total: \$2,000,000

On October 15, 2019, the Public Notice (Substantial Amendment) Dated October 15, 2019, was displayed on the DFA website at www.nmdfa.state.nm.us to notify the public that DFA and MFA signed a JPA (Joint Powers Agreement) to expend \$2,000,000.00 of NSP-3 Line of Credit and as of 5:00 P.M. November 1, 2019, no comments were received. On October 22, 2019, DFA and MFA signed a JPA for administration and implementation of sub grant of the HUD NSP-3 grant in the total amount of \$2,000,000.00 for its portion of the NSP-3 Substantial Amendment upon the terms and conditions of the JPA #19-NSP3-2-J-01. Add Project Number, and the Three Activity Numbers.

Reviewed by MG 12/30/19.

NSP3

Can you add the three activities to the Action Plan Amendment?

19-NSP3-3-J-01: \$1,400,000.00 Please add whether Proposed Projects are Low or Mod. In addition, the activity Description references NSP1 and should reference NSP3 (F).
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addition, the activity Description references NSP1 and should reference NSP3 (F).

19-NSP3-6-J-01: \$100,000.00 The activity Description references NSP1 and should reference NSP3 (F).

Total: \$2,000,000

Reviewed by MG 1/3/2020.

19-NSP-3-J-01-25%: \$381,626.50 Please add whether Proposed Projects are Low or Mod.

Reviewed by MG 1/15/2020

All changes approved

Reviewed by MG 1/17/2020

Arellano, Reviewed by MA

Action Plan History

Version	Date
B-11-DN-35-0001 AP#1	08/02/2011
B-11-DN-35-0001 AP#2	01/05/2012
B-11-DN-35-0001 AP#3	06/21/2012
B-11-DN-35-0001 AP#4	06/17/2013
B-11-DN-35-0001 AP#5	11/04/2013
B-11-DN-35-0001 AP#6	10/23/2014
B-11-DN-35-0001 AP#7	10/03/2017
B-11-DN-35-0001 AP#8	11/28/2018
B-11-DN-35-0001 AP#9	02/06/2019
B-11-DN-35-0001 AP#10	04/23/2019
B-11-DN-35-0001 AP#11	11/06/2019
B-11-DN-35-0001 AP#12	11/26/2019
B-11-DN-35-0001 AP#13	01/17/2020
B-11-DN-35-0001 AP#14	05/21/2020
B-11-DN-35-0001 AP#15	10/21/2020

