

# Grantee: New Mexico

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

### October 1, 2020 thru December 31, 2020 Performance Report

<b>Grant Number:</b> B-08-DN-35-0001	<b>Obligation Date:</b> 	<b>Award Date:</b> 03/20/2009
<b>Grantee Name:</b> New Mexico	<b>Contract End Date:</b> 03/20/2013	<b>Review by HUD:</b> Reviewed and Approved
<b>Grant Award Amount:</b> \$19,600,000.00	<b>Grant Status:</b> Active	<b>QPR Contact:</b> Charles R. Kelley
<b>LOCCS Authorized Amount:</b> \$19,600,000.00	<b>Estimated PI/RL Funds:</b> \$9,998,219.17	
<b>Total Budget:</b> \$29,598,219.17		

### Disasters:

#### Declaration Number

No Disasters Found

### Narratives

#### Areas of Greatest Need:

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

#### Areas of Greatest Need:

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

#### Distribution and and Uses of Funds:

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



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

### **Distribution and and Uses of Funds:**

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

### **Acquisition and Relocation:**

None at this time

### **Definitions and Descriptions:**

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

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

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

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

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

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

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

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

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

### **Definitions and Descriptions:**

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

### **Low Income Targeting:**

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

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

### **Public Comment:**

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



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

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

Overall	This Report Period	To Date
<b>Total Projected Budget from All Sources</b>	\$0.00	\$28,038,544.24
<b>Total Budget</b>	\$0.00	\$28,038,544.24
<b>Total Obligated</b>	\$0.00	\$26,512,038.24
<b>Total Funds Drawdown</b>	\$0.00	\$26,386,500.71
<b>Program Funds Drawdown</b>	\$0.00	\$17,947,956.10
<b>Program Income Drawdown</b>	\$0.00	\$8,438,544.61
<b>Program Income Received</b>	(\$55,648.98)	\$8,438,544.61
<b>Total Funds Expended</b>	\$0.00	\$26,363,513.83
<b>HUD Identified Most Impacted and Distressed</b>	\$0.00	\$0.00
<b>Other Funds</b>	\$ 0.00	\$ 0.00
Match Funds	\$ 0.00	\$ 0.00
Non-Match Funds	\$ 0.00	\$ 0.00

### Funds Expended

Overall	This Period	To Date
City of Santa Fe	\$ 0.00	\$ 2,182,521.25
MFA	\$ 0.00	\$ 15,016,727.82
The City of Albuquerque	\$ 0.00	\$ 6,800,596.87
The City of Las Cruces	\$ 0.00	\$ 1,828,628.40
The State of New Mexico	\$ 0.00	\$ 535,039.49

## Progress Toward Required Numeric Targets

Requirement	Target	Projected	Actual
<b>Overall Benefit Percentage</b>	99.99%	.00%	.00%
<b>Minimum Non Federal Match</b>	\$0.00	\$0.00	\$0.00
<b>Overall Benefit Amount</b>	\$2,959,525,934.81	\$0.00	\$0.00
<b>Limit on Public Services</b>	\$2,940,000.00	\$0.00	\$0.00
<b>Limit on Admin/Planning</b>	\$1,960,000.00	\$2,035,497.06	\$1,726,778.81
<b>Limit on Admin</b>	\$0.00	\$2,035,497.06	\$1,726,778.81
<b>Most Impacted and Distressed</b>	\$0.00	\$0.00	\$0.00
<b>Progress towards LH25 Requirement</b>	\$7,399,554.79		\$7,930,280.55

### Overall Progress Narrative:

On 9/10/2020 HUD approved \$55,648.98 of Program Income generated from Activity 09-NSP-3-J-01 to be transferred to the State's CDBG program. On 10/15/2020, the State edited the DRGR Voucher of \$82,780.02 Program Income received in Activity #09-NSP-3-J-01 and saved it as \$27,131.94 removing the \$55,648.98 from NSP-1 Program Income generated. NSP-1; Activity 09/NSP-3-J-01 had previously generated \$6,439,677.40; expended \$6,384,028.42 and had \$55,698.82 remaining which was the transfer to CDBG..



## Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
09-NSP-2-G-02, City of Las Cruces	\$0.00	\$1,828,628.40	\$1,484,432.07
09-NSP-2-G-03, City of Albuquerque	\$0.00	\$6,800,596.87	\$5,274,090.29
09-NSP-2-G-04, City of Santa Fe	\$0.00	\$2,182,521.25	\$1,998,707.97
09-NSP-2-J-01, MFA	\$0.00	\$16,543,234.00	\$8,632,699.40
09-NSP-STATE, The State of New Mexico	\$0.00	\$683,563.90	\$558,026.37

## Activities

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



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

**Activity Title:** Purchase and Rehab Homes

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

09-NSP-2-J-01

**Projected Start Date:**

03/19/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Program Income Account:**

MFA Program Income Account

**Activity Status:**

Completed

**Project Title:**

MFA

**Projected End Date:**

12/30/2017

**Completed Activity Actual End Date:**

**Responsible Organization:**

MFA

Overall	Oct 1 thru Dec 31, 2020	To Date
<b>Total Projected Budget from All Sources</b>	\$0.00	\$10,271,428.94
<b>Total Budget</b>	\$0.00	\$10,271,428.94
<b>Total Obligated</b>	\$0.00	\$10,271,428.94
<b>Total Funds Drawdown</b>	\$0.00	\$10,271,428.94
<b>Program Funds Drawdown</b>	\$0.00	\$5,674,091.11
<b>Program Income Drawdown</b>	\$0.00	\$4,597,337.83
<b>Program Income Received</b>	(\$55,648.98)	\$6,384,028.42
<b>Total Funds Expended</b>	\$0.00	\$10,271,428.94
MFA	\$0.00	\$10,271,428.94
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00

**Activity Description:**

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

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

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

Amendment #4: In January 2010 the MFA Policy Committee conducted an analysis of existing activity allocations and found that changes were necessary to assist MFA in meeting the 25% at 50% AMI seaside. MFA removed the money from financing and removed the money from acquire and rehab homes and



reallocated their budget as follows; \$2,096,280 to finance homes for people with incomes below 50% of AMI, \$5,828,000 to acquire and rehab homes and \$783,720 is to be used for administration.

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

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

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

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

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

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

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

### Location Description:

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

### Activity Progress Narrative:

On 9/10/2020 HUD approved \$55,648.98 of Program Income generated from Activity 09-NSP-3-J-01 to be transferred to the State's CDBG program. On 10/15/2020, the State edited the DRGR Voucher of \$82,780.02 Program Income received in Activity #09-NSP-3-J-01 and saved it as \$27,131.94 removing the \$55,648.98 from NSP-1 Program Income generated. NSP-1; Activity 09/NSP-3-J-01 had previously generated \$6,439,677.40; expended \$6,384,028.42 and had \$55,698.82 remaining which was the transfer to CDBG. HUD approval letter in Supporting Documents

### Accomplishments Performance Measures

#### No Accomplishments Performance Measures

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/0	51/58	51/58	100.00
# Owner Households	0	0	0	0/0	51/58	51/58	100.00

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found



**Other Funding Sources**

**Amount**

No Other Funding Sources Found

Total Other Funding Sources

**Activity Supporting Documents:**

**Document**      2020 New Mexico State-Grantee-Notification NSP PI Transfer to CDBG Approval by FO - NEW (002) (3).pdf

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<b>Grantee Activity Number:</b>	<b>09-NSP-3-J-01-25%</b>
<b>Activity Title:</b>	<b>25% Purchase and Rehab Homes</b>

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

**Activity Status:**  
Completed

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

**Project Title:**  
MFA

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

**Projected End Date:**  
12/31/2017

**Benefit Type:**  
Direct ( HouseHold )

**Completed Activity Actual End Date:**

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

**Responsible Organization:**  
MFA

**Program Income Account:**  
MFA Program Income Account

Overall	Oct 1 thru Dec 31, 2020	To Date
<b>Total Projected Budget from All Sources</b>	\$0.00	\$4,221,388.21
<b>Total Budget</b>	\$0.00	\$4,221,388.21
<b>Total Obligated</b>	\$0.00	\$4,221,388.21
<b>Total Funds Drawdown</b>	\$0.00	\$4,221,388.21
<b>Program Funds Drawdown</b>	\$0.00	\$2,500,579.05
<b>Program Income Drawdown</b>	\$0.00	\$1,720,809.16
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$4,221,388.21
MFA	\$0.00	\$4,221,388.21
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00

**Activity Description:**

MFA will purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon, in order to sell, rent, or redevelop such homes and properties. Properties purchased and rehabilitated shall meet the following requirements: I. MFA will provide acquisition rehabilitation and subsequently sell to low to middle income purchasers. MFA and/or recipients may acquire, rehabilitate and rent the housing to lower income families or special needs populations that are in need of service enriched housing. II. NSP rental assisted units shall meet the rent, income and affordability requirements for a period of 20 years. MFA will have a restrictive covenant recorded to assure compliance with this requirement. III. All properties will be purchased at a minimum discount rate of 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 ("REO") foreclosed properties will be encouraged.

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

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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.

MFA Activity #09-NSP-3-J-01-25%, has a Line of Credit budget of \$2,366,674.00 plus program income received as of 9/30/2011 in the amount of \$768,600.70 plus estimated program income through 9/30/2013 is \$1,240,578.83 for a total budget of \$4,375,853.53.

Amendment #11: The Program Income estimate of \$2,009,179.53 (\$768,600.70 Line of Credit plus estimated program income of \$1,240,578.83) was left unchanged in this Activity #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; Sandoval County (including Rio Rancho; Valencia County; Bernalillo County (with out Albuquerque); Chaves County; Lea County; Luna County; Eddy County; Curry County; Dona Ana County and San Juan County MFA estimates they do Acquisition and Rehab to 21 homes above 51% AMI and 12 homes below 50% AMI in the counties above. No Exact Addresses are known at this time but they estimate to help 7 homes in Sandoval Counties; 3 homes in Valencia County; 5 homes in Bernalillo County with out Albuquerque; 4 homes in Chaves County; 2 Homes in Lea County; 1 Home in Luna County; 2 Homes in Eddy County; 2 in Curry County; 5 Homes in Dona Anna County; 3 in San Juan County.

### Activity Progress Narrative:

### Accomplishments Performance Measures

No Accomplishments Performance Measures

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	33/34	0/0	33/34	100.00
# Owner Households	0	0	0	11/12	0/0	11/12	100.00
# Renter Households	0	0	0	22/22	0/0	22/22	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

### Activity Supporting Documents:

None



<b>Grantee Activity Number:</b>	<b>19-NSP-3-J-01</b>
<b>Activity Title:</b>	<b>Aquisition and Rehabilitation/Reconstuction Homes</b>

<b>Activiyi Type:</b> Rehabilitation/reconstruction of residential structures	<b>Activity Status:</b> Under Way
<b>Project Number:</b> 09-NSP-2-J-01	<b>Project Title:</b> MFA
<b>Projected Start Date:</b> 10/22/2019	<b>Projected End Date:</b> 10/22/2021
<b>Benefit Type:</b> Direct ( HouseHold )	<b>Completed Activity Actual End Date:</b> 10/21/2021
<b>National Objective:</b> NSP Only - LMMI	<b>Responsible Organization:</b> MFA

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2020</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	\$0.00	\$961,698.78
<b>Total Budget</b>	\$0.00	\$961,698.78
<b>Total Obligated</b>	\$0.00	\$0.00
<b>Total Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
MFA	\$0.00	\$0.00
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00

**Activity Description:**

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

- A. Establish financing mechanisms for purchase and redevelopment of foreclosed upon homes and residential properties, including such mechanisms as soft seconds, loan reserves, and shared-equity loans for low and moderate-income homebuyers;
- B. Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon, in order to sell, rent, or redevelop such homes and properties;
- C. Establish land banks for homes that have been foreclosed upon;
- D. Demolish blighted structures;
- E. Redevelop demolished or vacant properties;
- F. The NSP-1 activities, set forth in Paragraph 2, (A) –(E), shall meet the Community Developments Block Grant objectives stated in Title 1 of the Housing and Community Development Act of I 974, as modified by NSP-1 Substantial Amendment. New Activities were added to Project #09-NSP-2-J-01 includes this Activity #19-NSP-3-J-01 to benefit middle-income persons with 120% or less of area median income. MFA expects to purchase and rehab 6 properties in this Activity. Use up to \$183,180.72of their allocation for administrative purposes

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



quicker

### Location Description:

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

04/24/2020MFA Amendment #1: MFA added the HUD approved (effective September 12, 2019) Opportunity Zones referenced 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 Progress Narrative:

It was after receiving approval from HUD on December 1, 2020, to transfer the \$55,648.98 Program Income remaining from the first MFA allocation to the DFA CDBG Program, that MFA Pay Request #1 was submitted for reimbursement for purchased of the property at 3605 Pedregosa in Albuquerque and the property at 2301 Pomelo Pl also in Albuquerque for repair and resale.

### Accomplishments Performance Measures

**No Accomplishments Performance Measures**

### Beneficiaries Performance Measures

**No Beneficiaries Performance Measures found.**

### Activity Locations

**No Activity Locations found.**

### Other Funding Sources Budgeted - Detail

**No Other Match Funding Sources Found**

#### Other Funding Sources

**Amount**

No Other Funding Sources Found

Total Other Funding Sources

### Activity Supporting Documents:

None



<b>Grantee Activity Number:</b>	<b>19-NSP-3-J-01-25%</b>
<b>Activity Title:</b>	<b>Aquisition and Rehabilitation/Reconstuction Homes</b>

**Activitiy Type:**  
Rehabilitation/reconstruction of residential structures

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

**Projected Start Date:**  
10/22/2019

**Benefit Type:**  
Direct ( HouseHold )

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

**Activity Status:**  
Under Way

**Project Title:**  
MFA

**Projected End Date:**  
10/22/2021

**Completed Activity Actual End Date:**  
10/21/2021

**Responsible Organization:**  
MFA

Overall	Oct 1 thru Dec 31, 2020	To Date
<b>Total Projected Budget from All Sources</b>	\$0.00	\$381,626.50
<b>Total Budget</b>	\$0.00	\$381,626.50
<b>Total Obligated</b>	\$0.00	\$0.00
<b>Total Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
MFA	\$0.00	\$0.00
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00

**Activity Description:**

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

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

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



Public which was completed starting on April 6, 2020, and received no public comment. Amendment No. 1 also gave notice that MFA would be transferring future Program Income to CDBG for access to Line of Credit funds quicker.

### Location Description:

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

04/24/2020 MFA Amendment #1: MFA added the HUD approved (effective September 12, 2019) Opportunity Zones referenced 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 Progress Narrative:

### Accomplishments Performance Measures

No Accomplishments Performance Measures

### Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Activity Supporting Documents: None

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

**Activity Title:** Administration

**Activity Type:**

Administration

**Activity Status:**

Under Way

**Project Number:**

09-NSP-2-J-01

**Project Title:**

MFA

**Projected Start Date:**

10/22/2019

**Projected End Date:**

10/22/2021

**Benefit Type:**

N/A

**Completed Activity Actual End Date:**

10/21/2021

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

MFA

**Overall**

	<b>Oct 1 thru Dec 31, 2020</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	\$0.00	\$183,180.72
<b>Total Budget</b>	\$0.00	\$183,180.72
<b>Total Obligated</b>	\$0.00	\$0.00
<b>Total Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
MFA	\$0.00	\$0.00
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00

**Activity Description:**

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

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

**Location Description:**

Approved areas in State of New Mexico



**Activity Progress Narrative:**

In November MFA completed the Setup and the purchase of two properties in Albuquerque and obligated \$546,000 in Activity 19-NSP-3-J-01. Application to transfer the remaining \$55,648.98 Program Income and all future Program Income to CDBG was approved December 1, 2020. The approval document was downloaded to the DRGR.

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures**

**Beneficiaries Performance Measures**

**No Beneficiaries Performance Measures found.**

**Activity Locations**

**No Activity Locations found.**

**Other Funding Sources Budgeted - Detail**

**No Other Match Funding Sources Found**

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

**Activity Supporting Documents:** None

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



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

**Activity Title: Administration**

**Activity Type:**

Administration

**Activity Status:**

Under Way

**Project Number:**

09-NSP-STATE

**Project Title:**

The State of New Mexico

**Projected Start Date:**

03/20/2009

**Projected End Date:**

10/22/2021

**Benefit Type:**

N/A

**Completed Activity Actual End Date:**

10/21/2021

**National Objective:**

N/A

**Responsible Organization:**

The State of New Mexico

**Overall**

	<b>Oct 1 thru Dec 31, 2020</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	\$0.00	\$683,563.90
<b>Total Budget</b>	\$0.00	\$683,563.90
<b>Total Obligated</b>	\$0.00	\$683,563.90
<b>Total Funds Drawdown</b>	\$0.00	\$558,026.37
<b>Program Funds Drawdown</b>	\$0.00	\$558,026.37
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$535,039.49
The State of New Mexico	\$0.00	\$535,039.49
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00

**Activity Description:**

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

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

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

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

**Location Description:**

Administrative Money

**Activity Progress Narrative:**





On 9/10/2020 HUD approved \$55,648.98 of Program Income generated from Activity 09-NSP-3-J-01 to be transferred to the State's CDBG program. On 10/15/2020, the State edited the DRGR Voucher of \$82,780.02 Program Income received in Activity #09-NSP-3-J-01 and saved it as \$27,131.94 removing the \$55,648.98 from NSP-1 Program Income generated. NSP-1; Activity 09/NSP-3-J-01 had previously generated \$6,439,677.40; expended \$6,384,028.42 and had \$55,698.82 remaining which was the transfer to CDBG

## Accomplishments Performance Measures

No Accomplishments Performance Measures

## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Activity Supporting Documents: None

## Monitoring, Audit, and Technical Assistance

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