

# Grantee: New Mexico

## Grant: B-11-DN-35-0001

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

<b>Grant Number:</b> B-11-DN-35-0001	<b>Obligation Date:</b> 	<b>Award Date:</b> 
<b>Grantee Name:</b> New Mexico	<b>Contract End Date:</b> 03/01/2014	<b>Review by HUD:</b> Reviewed and Approved
<b>Grant Award Amount:</b> \$5,000,000.00	<b>Grant Status:</b> Active	<b>QPR Contact:</b> No QPR Contact Found
<b>LOCCS Authorized Amount:</b> \$5,000,000.00	<b>Estimated PI/RL Funds:</b> \$2,320,747.72	
<b>Total Budget:</b> \$7,320,747.72		

### Disasters:

#### Declaration Number

No Disasters 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 a

#### Summary of Distribution and Uses of NSP Funds:

s 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 Kaspia Group previously canceling their Development Agreement DFA approved removal of Kaspia's&a

#### 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?acct=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](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 years,

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 \$25,000 - 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](mailto:scott.wright@state.nm.us)

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	\$0.00	\$7,211,519.96
<b>Total Budget</b>	\$0.00	\$7,211,519.96
<b>Total Obligated</b>	\$309,530.00	\$6,775,949.96
<b>Total Funds Drawdown</b>	\$183,004.07	\$5,359,721.76
<b>Program Funds Drawdown</b>	\$183,004.07	\$3,802,688.61
<b>Program Income Drawdown</b>	\$0.00	\$1,557,033.15
<b>Program Income Received</b>	\$0.00	\$2,327,818.65
<b>Total Funds Expended</b>	\$0.00	\$5,167,995.33
<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**

<b>Overall</b>	<b>This Period</b>	<b>To Date</b>
MFA	\$ 0.00	\$ 0.00
The Kaspia Group	\$ 0.00	\$ 4,579,445.96
The State of New Mexico	\$ 0.00	\$ 588,549.37

**Progress Toward Required Numeric Targets**

<b>Requirement</b>	<b>Target</b>	<b>Projected</b>	<b>Actual</b>
<b>Overall Benefit Percentage</b>	99.99%	.00%	.00%
<b>Minimum Non Federal Match</b>	\$.00	\$.00	\$.00
<b>Overall Benefit Amount</b>	\$732,001,564.52	\$.00	\$.00
<b>Limit on Public Services</b>	\$750,000.00	\$.00	\$.00
<b>Limit on Admin/Planning</b>	\$500,000.00	\$732,074.00	\$627,661.11
<b>Limit on Admin</b>	\$.00	\$732,074.00	\$627,661.11
<b>Most Impacted and Distressed</b>	\$.00	\$.00	\$.00
<b>Progress towards LH25 Requirement</b>	\$1,830,186.93		\$1,665,581.53



## Overall Progress Narrative:

A problem with the DRGR occurred when entering MFA first Pay Request for reimbursement. The entry did not display a tab for selecting Program Income and the reimbursement was entered as Program Funds. DFA received the \$183,004.07 from Washington Line of Credit. The Local HUD Office was contacted and the funds were returned to be credited back to the States Line of Credit. As of this date the funds have not been credit back to the Line of Credit. MFA was reimbursed from Program Income on-hand. The Line of Credit returned funds and the missing Program Income tab for entering pay request are in process of being completed. On December 20, 2020, MFA took title of 210 59 St in Albuquerque from Aaron Lohmann and is in the process of preparing the property for resale. Upon resale this will complete the NSP requirements to close out the Kaspia Agreement.

## Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1-ADMIN, ADMIN FUNDS	\$0.00	\$632,074.72	\$228,275.20
11-KASPIA GROUP, THE KASPIA GROUP	\$0.00	\$4,579,445.96	\$3,391,409.34
19-NSP3-2-J-01, MFA/JPA	\$183,004.07	\$2,000,000.00	\$183,004.07

## Activities

**Project # / 1-ADMIN / ADMIN FUNDS**

<b>Grantee Activity Number:</b>	<b>11-NSP-NM-ADMIN</b>
<b>Activity Title:</b>	<b>State of New Mexico Admin</b>

**Activity Type:**

Administration

**Project Number:**

1-ADMIN

**Projected Start Date:**

03/17/2011

**Benefit Type:**

N/A

**National Objective:**

N/A

**Program Income Account:**

NSP3 Program Income Account

**Activity Status:**

Under Way

**Project Title:**

ADMIN FUNDS

**Projected End Date:**

10/22/2020

**Completed Activity Actual End Date:**

10/21/2021

**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	\$632,074.00
<b>Total Budget</b>	\$0.00	\$632,074.00
<b>Total Obligated</b>	\$0.00	\$632,074.00
<b>Total Funds Drawdown</b>	\$0.00	\$597,271.73
<b>Program Funds Drawdown</b>	\$0.00	\$228,275.20
<b>Program Income Drawdown</b>	\$0.00	\$368,996.53
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$588,549.37
The State of New Mexico	\$0.00	\$588,549.37
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00

**Activity Description:**

ADMIN FUNDS STATE OF NEW MEXICO

**Location Description:**

ADMIN FUNDS STATE OF NEW MEXICO

**Activity Progress Narrative:**

12/8/20 The title to property 210 59th St, Albuquerque, NM is in the hands of MFA. MFA cleared the title and Kaspia signed the Deed to MFA. MFA is in the Process of preparing the property for sale and once sold the requirements of NSP will be completed. The Kaspia agreement in the DRGR can be completed and the last two red flags removed.

**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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**Project # / 11-KASPIA GROUP / THE KASPIA GROUP**



<b>Grantee Activity Number:</b>	<b>11-NSP3-01-25%</b>
<b>Activity Title:</b>	<b>Purchase and Rehab Below 25%</b>

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

**Activity Status:**  
Completed

**Project Number:**  
11-KASPIA GROUP

**Project Title:**  
THE KASPIA GROUP

**Projected Start Date:**  
12/30/2011

**Projected End Date:**  
12/29/2020

**Benefit Type:**  
Direct ( HouseHold )

**Completed Activity Actual End Date:**

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

**Responsible Organization:**  
The Kaspia Group

**Program Income Account:**  
NSP3 Program Income Account

<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	\$1,665,581.53
<b>Total Budget</b>	\$0.00	\$1,665,581.53
<b>Total Obligated</b>	\$0.00	\$1,665,581.53
<b>Total Funds Drawdown</b>	\$0.00	\$1,665,581.53
<b>Program Funds Drawdown</b>	\$0.00	\$1,301,405.87
<b>Program Income Drawdown</b>	\$0.00	\$364,175.66
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$1,665,581.53
The Kaspia Group	\$0.00	\$1,665,581.53
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00

**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.

**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 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	10/6	0/0	10/6	100.00
# Owner Households	0	0	0	10/6	0/0	10/6	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

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





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

<b>Activiy Type:</b> Rehabilitation/reconstruction of residential structures	<b>Activity Status:</b> Under Way
<b>Project Number:</b> 19-NSP3-2-J-01	<b>Project Title:</b> MFA/JPA
<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>Program Income Account:</b> NSP3 Program Income Account	

Overall	Oct 1 thru Dec 31, 2020	To Date
<b>Total Projected Budget from All Sources</b>	\$0.00	\$1,400,000.00
<b>Total Budget</b>	\$0.00	\$1,400,000.00
<b>Total Obligated</b>	\$309,530.00	\$1,230,930.00
<b>Total Funds Drawdown</b>	\$152,614.69	\$152,614.69
<b>Program Funds Drawdown</b>	\$152,614.69	\$152,614.69
<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-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 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 \$183,180.72of 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 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.

### 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 Progress Narrative:

MFA has purchased and setup obligation for 716 Arizona, 3536 Ute Dr, 1902 Polomas, 1905 Arno St, 815 Sunbird Rd, 305 Phoenix Ave and 1427 Donna Arcellia St all in Albuquerque for a total obligation of \$1,400,000.00. MFA has submitted four Pay Request for reimbursement of \$943,956.82 all of which has been paid. When entering the MFA Pay Request #1 the DRGR did not provide an option to expend the Program Income on hand and therefore DFA was reimbursed for Program Funds (Line of Credit). Those funds were returned to HUD for replacement in the Line of Credit. At this date those funds have not been returned to the States Line of Credit.

### 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-NSP3-3-J-01-25%</b>
<b>Activity Title:</b>	<b>Purchase and Rehab Below 25%</b>

**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

**Benefit Type:**  
Direct ( HouseHold )

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

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

**Responsible Organization:**  
MFA

**Program Income Account:**  
NSP3 Program Income Account

<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	\$500,000.00
<b>Total Budget</b>	\$0.00	\$500,000.00
<b>Total Obligated</b>	\$0.00	\$233,500.00
<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:**

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

**Location Description:**

APPROVED TARGET 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 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



**Grantee Activity Number:** 19-NSP3-6-J-01

**Activity Title:** Administration

**Activity Type:**

Administration

**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

**Benefit Type:**

N/A

**Completed Activity Actual End Date:**

10/21/2021

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

MFA

**Program Income Account:**

NSP3 Program Income Account

<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	\$100,000.00
<b>Total Budget</b>	\$0.00	\$100,000.00
<b>Total Obligated</b>	\$0.00	\$100,000.00
<b>Total Funds Drawdown</b>	\$30,389.38	\$30,389.38
<b>Program Funds Drawdown</b>	\$30,389.38	\$30,389.38
<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-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 Development 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

**Location Description:**

Approved Target areas in New Mexico



### Activity Progress Narrative:

On December 1, 2020, Hud approved the Transfer of Future Program Income to the CDBG current program. The approval document is downloaded to the DRGR. When entering Pay Request #1 the DRGR did not provide an option to expend the Program Income on hand and therefore DFA was reimbursed Those funds were returned to HUD for replacement in the Line of Credit. At this date those funds have not been returned to the States Line of Credit. MFA has obligations of \$1,400,000.00 in Activity #19-NSP3-3-J-01 for seven purchased properties. MFA has submitted an additional three (3) Pay Reimbursements for a total of \$898,452.39 paid from Program Income.

### 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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### Monitoring, Audit, and Technical Assistance

Event Type	This Report Period	To Date
Monitoring, Audits, and Technical Assistance	0	35
Monitoring Visits	0	14
Audit Visits	0	0
Technical Assistance Visits	0	21
Monitoring/Technical Assistance Visits	0	0
Report/Letter Issued	0	14

