

2018 New Mexico Annual Action Plan



New Mexico Mortgage Finance Authority
⌘
Department of Finance and Administration



Alternative accessible formats of this document will be provided upon request. If you need this document in an alternative format such as large print, Braille, audiotape, or computer diskette, please contact Debbie Davis at the New Mexico Mortgage Finance Authority at:

Phone: 505-843-6880

Instate Toll Free: 1-800-444-6880

Fax: 505-243-3289

Dial 7-1-1 to use Hamilton Relay in New Mexico or call one of the toll free numbers below:

TTY: 800-659-8331

Voice: 800-659-1779

VCO (Voice Carry Over): 877-659-4174

Mobile Caption Service: 800-855-8111

Speech-to-Speech: 888-659-3952

Spanish: 800-327-1857

(Includes Spanish-to-Spanish and translation from English to Spanish)

Contents

Executive Summary	1
<i>AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)</i>	1
<i>PR-05 Lead & Responsible Agencies - 91.300(b)</i>	4
<i>AP-10 Consultation - 91.110, 91.300(b); 91.315(l)</i>	5
<i>AP-12 Participation - 91.115, 91.300(c)</i>	16
Expected Resources.....	18
<i>AP-15 Expected Resources – 91.320(c)(1,2)</i>	18
Annual Goals and Objectives.....	22
<i>AP-20 Annual Goals and Objectives – 91.320(c)(3)&(e)</i>	22
<i>AP-25 Allocation Priorities – 91.320(d)</i>	26
<i>AP-30 Methods of Distribution – 91.320(d)&(k)</i>	28
<i>AP-35 Projects – (Optional)</i>	42
<i>AP-38 Project Summary</i>	43
<i>AP-40 Section 108 Loan Guarantee – 91.320(k)(1)(ii)</i>	44
<i>AP-45 Community Revitalization Strategies – 91.320(k)(1)(ii)</i>	45
<i>AP-48 Method of Distribution for Colonias Set-aside – 91.320(d)&(k)</i>	46
<i>AP-50 Geographic Distribution – 91.320(f)</i>	47
Affordable Housing.....	48
<i>AP-55 Affordable Housing – 24 CFR 91.320(g)</i>	48
<i>AP-60 Public Housing - 24 CFR 91.320(j)</i>	49
<i>AP-65 Homeless and Other Special Needs Activities – 91.320(h)</i>	50
<i>AP-70 HOPWA Goals – 91.320(k)(4)<</i>	52
<i>AP-75 Barriers to affordable housing – 91.320(i)</i>	53
<i>AP-80 Colonias Actions – 91.320(j)</i>	54
<i>AP-85 Other Actions – 91.320(j)</i>	55
Program Specific Requirements	56
<i>AP-90 Program Specific Requirements – 91.320(k)(1,2,3)</i>	56

Grantee Unique Appendices

Part A Notice of Public Hearings

Part B Publication Certifications

Part C SF424, SF424D and State Certifications

Part D ASDN Chart

Part E Resale and Recapture

Part F 2018 Housing Trust Fund Allocation Plan, including Attachment A NM NHTF Rehab Standards

Part G HOME Homeownership Sales Price Limits

Acronyms for 2017 Action Plan	
Admin	Administrative
ADSN	Areas of demonstrated statistical need
AG	Attorney General
AMI	Area Median Income
ARRA	American Recovery and Reinvestment Act
BoS	Balance of State
CAPER	Consolidated Annual Performance and Evaluation Report
CDBG	Community Development Block Grants
CFL	Compact fluorescent light bulb
CFR	Code of Federal Regulations
CHDO	Community Housing Development Organization
COC	Continuum of Care
COP	CHDO Operating Funds
DFA	Department of Finance and Administration
DOE	Department of Energy
DPA	Down Payment Assistance
DRGR	Disaster Recovery Grant Reporting
EHAP	Emergency Housing Assistance Program
ELI	Extremely Low Income
ESG	Emergency Solutions Grant
FHEO	Fair Housing and Economic Opportunity
HMA	Health Management Alliance (HMA)
HMIS	Homeless Management Information System
HOME	HOME Investment Partnership
HOPWA	Housing Opportunities for Persons with AIDS
HOR	Homeowner Rehab
HUD	US Department of Housing and Urban Development
IDIS	Integrated Disbursement and Information System
IRS	Internal Revenue Service
LIHEAP	Low Income Home Energy Assistance Program
LIHTC	Low Income Housing Tax Credits
MBE	Minority Business Enterprise
MFA	New Mexico Mortgage Finance Authority
MRB	Mortgage Revenue Bonds
MSA	Metropolitan Statistical Area
NAHRO	National Association of Housing and Redevelopment Officials
NHTF	National Housing Trust Fund
NMCEH	New Mexico Coalition to End Homelessness
NSP	Neighborhood Stabilization Program

PHA	Public Housing Authority
PHP	Permanent Housing Placement
QAP	Qualified Allocation Plan
RAP	Rental Assistance Program
Rehab	Rehabilitation
REN	Rental
RFP	Request for Proposals
S+C	Shelter Plus Care
SFD	Single Family Development
SHP	Supportive Housing Program
STRMU	Short Term Rent, Mortgage and Utilities
T&TA	Training and Technical Assistance
TBRA	Tenant Based Rental Assistance
UPCS	Uniform Physical Condition Standards
VAWA	Violence Against Women Act
WAP	Weatherization Assistance Program
WBE	Women's Business Enterprise

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

All sections are marked with the eCon Planning Suite screen number and name, and the report is laid out in the way that it occurs, in order, with regulatory references.

The 2018 New Mexico Annual Action Plan (Action Plan) is the one-year planning document that identifies goals, activities and resources to address housing and community development needs identified in the 2015-2019 New Mexico Consolidated Plan.

The New Mexico Mortgage Finance Authority (MFA) and the New Mexico Department of Finance Administration (DFA) are implementing the fourth year of the five year 2015-2019 Consolidated Plan with an estimated \$21.25 million for FY 2018. Those funds include the five HUD formula grants: HOME Investment Partnerships Program (HOME), Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), National Housing Trust Fund (HTF) and Housing Opportunities for Persons with AIDS (HOPWA).

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The goals of MFA and DFA are to provide decent housing, a suitable living environment and expanded economic opportunities for the state's low- and moderate-income residents. MFA and DFA strive to accomplish these goals by maximizing and effectively utilizing all available funding resources to conduct housing and community development activities that will serve the economically disadvantaged residents of the state. By addressing need and creating opportunity at the individual and neighborhood levels, MFA hopes to improve the quality of life for all residents of the state. These goals are further explained as follows:

- *Providing decent housing* means helping homeless persons obtain appropriate housing and assisting those at risk of homelessness, preserving the affordable housing stock, increasing availability of permanent housing that is affordable to low- and moderate-income persons without discrimination and increasing the supply of supportive housing.
- *Providing a suitable living environment* entails improving the safety and livability of neighborhoods and increasing access to quality facilities and services.
- *Expanding economic opportunities* involves creating jobs that are accessible to low- and moderate-income persons, making mortgage financing available for low- and moderate-income persons at reasonable rates, providing access to credit for development activities that promote long-term economic and social viability of the community and empowering low-income persons to achieve self-sufficiency to reduce generational poverty in federally-assisted and public housing.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The evaluation of past performance on HOME, CDBG, ESG, HTF and HOPWA has been completed in a thorough Consolidated Annual Performance and Evaluation Report (CAPER). The 2017 CAPER was

submitted to HUD in March 2018 and was approved on May 16, 2018. The 2017 CAPER states the objectives and outcomes identified in the 2017 Annual Action Plan. It includes an evaluation of past performance through measurable goals and objectives compared to actual performance. This document can be found on MFA's website at <http://www.housingnm.org/resources/caper> and on DFA's website at http://www.nmdfa.state.nm.us/NM_Performance_Evaluation_Report_1.aspx

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The State of New Mexico is committed to keeping all interested groups and individuals informed of each phase of the consolidated planning process and of activities being proposed or undertaken under HUD formula grant programs. Opportunities to comment on or to participate in planning for community development and affordable housing activities and projects are publicized and disseminated throughout the state.

Public Hearings and Meetings

MFA and DFA, pursuant to their Citizen Participation Plan, published in statewide newspapers of general circulation (Albuquerque, Clovis, Farmington, Las Cruces, Las Vegas, Roswell, Santa Fe and Taos) a *Notice of Public Hearings on the DRAFT 2018 New Mexico Annual Action Plan*, seeking public comment. (*Grantee Unique Appendices, Part A Notice of Public Hearings*) A 30-day public examination and comment period began on December 6, 2017 and ended on January 4, 2017. In addition, DFA and MFA conducted two public hearings to obtain citizens' views and to respond to proposals and questions. The hearings took place on the dates and at the locations below, as well as via webcast at www.housingnm.org.

December 19, 2017, 10:00 am, MFA Board Room, 344 4th Street SW, Albuquerque, NM 87102

December 21, 2017, 5:30 pm, MFA Board Room, 344 4th Street SW, Albuquerque, NM 87102

Information about the time, location and subject of each hearing was provided to citizens through newspaper publication and disseminated to local governments and other interested parties via e-mail.

Every effort was made to ensure that public hearings were inclusive. Hearings were held at convenient times and locations and in places where people most affected by the proposed activities could attend. MFA and DFA utilized hearing facilities that are accessible to persons with mobility impairments. If written notice was given at least seven days before a hearing date, MFA provided appropriate materials, equipment and interpreting services to facilitate the participation of non-English speaking persons and persons with visual and/or hearing impairments. Interpreters are provided at public hearings where a significant number of non-English speaking residents could have been reasonably expected to participate. All public hearings and public hearings associated with the consolidated planning process conformed to applicable New Mexico open meetings laws.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

No public comments were received.

6. Summary of comments or views not accepted and the reasons for not accepting them

No comments were received.

7. Summary

Pursuant to the Citizen Participation Plan, notices were published in statewide newspapers of general circulation, on MFA's and DFA's websites and disseminated through both agencies' e-mail listings. No comments were received. *Grantee Unique Appendices, **Part B** Publication Certifications*

PR-05 Lead & Responsible Agencies - 91.300(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	NEW MEXICO MFA	
CDBG Administrator	NEW MEXICO	Community Development Bureau
HOPWA Administrator	NEW MEXICO MFA	Community Development Department
HOME Administrator	NEW MEXICO MFA	Policy and Planning Department
ESG Administrator	NEW MEXICO MFA	Community Development Department
HTF Administrator	NEW MEXICO MFA	Housing Development Department Policy and Planning Department

Table 1 – Responsible Agencies

Narrative

MFA, lead agency for the Consolidated Plan, is responsible for HOME, ESG, HOPWA and HTF. DFA is responsible for CDBG.

Consolidated Plan Public Contact Information

For HOME, ESG, HOPWA, and HTF:

Debbie Davis
New Mexico Mortgage Finance Authority
344 Fourth St., SW
Albuquerque, NM 87102
505-843-6880
800-444-6880

FOR CDBG:

Ariana M. Vigil
Community Development Bureau
Local Government Division
Department of Finance and Administration
Bataan Memorial Building, Rm 202
Santa Fe, NM 87505
(505) 827-8074

AP-10 Consultation - 91.110, 91.300(b); 91.315(I)

1. Introduction

In developing the Action Plan, MFA and DFA used their Citizen Participation Plans and comments received in writing and at public hearings to assess needs and continuously evaluate their administration of federal programs.

Provide a concise summary of the state's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

MFA and DFA consult with a wide variety of organizations in order to gain understanding of the housing and community development conditions throughout the state. This represents a collective effort from a broad array of entities in New Mexico, ranging from advocacy groups for the disabled to economic development organizations. Private, nonprofit and public organizations, including mayors, city councilors, county commissioners, county managers, planning and development administrators, councils of government, persons interested in the CDBG program, persons interested in the HOME program, persons associated with Continuum of Care organizations and numerous state agencies were contacted through several means including e-mail correspondence, telephone interviews and face-to-face interactions. These persons were solicited to discuss housing and community development needs in New Mexico, including the ranking of those needs and activities that MFA and DFA might consider in better addressing needs throughout the state. Further, individuals were asked to provide additional insight into prospective barriers and constraints to addressing housing and community development needs in New Mexico.

MFA is a member of the New Mexico Behavioral Health Collaborative, which was established in 2004 to enhance coordination among 15 state agencies on behavioral health issues. The Collaborative oversees policy and the contract with the statewide entity, Optum, which manages the behavioral health system in New Mexico. MFA is also a member of the Housing Leadership Group, a subcommittee of the Collaborative. MFA has a contractual arrangement with the Behavioral Health Services Division (BHSD) through Optum to manage the Linkages Supportive Housing Program, a state funded program that provides case management and rental assistance for clients diagnosed with severe mental illness.

Provide a concise summary of the state's activities to enhance coordination with local jurisdictions serving Colonias and organizations working within Colonias communities.

Along with other state agencies and private individuals, MFA is a member of the Colonias Infrastructure Board. The primary purpose of the Colonias Infrastructure Act is to ensure adequate financial resources for infrastructure development for recognized Colonias, to provide for planning and development of infrastructure in an efficient and cost-effective manner and to develop infrastructure projects to improve quality of life and encourage economic development. Coordination with the Colonias and organizations working within Colonias communities was accomplished by sending copies of the Draft Action Plan and request for comments to entitlement jurisdictions, local jurisdictions receiving CDBG or HOME funds, CDBG grantees, Councils of Government and the regional housing authorities.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

Both Continuums of Care (CoCs) in New Mexico are administered by the New Mexico Coalition to End Homelessness (NMCEH), which was founded in 2000 to coordinate statewide efforts to end homelessness. The mission of NMCEH is to assist communities to create solutions to homelessness from prevention through permanent housing by using action, advocacy and awareness. As a partnership of nonprofit agencies and MFA, it has three major areas of operation: to support homeless service agencies in New Mexico, to educate people in New Mexico about homelessness and to advocate for solutions to homelessness at the state legislature and with other governmental bodies. NMCEH also offers training and technical assistance to nonprofit agencies and other groups in New Mexico, partners with organizations to create supportive housing, manages the New Mexico Homeless Management Information System (HMIS) and is engaged in campaigns to end veteran homelessness and to adequately fund the national and state housing trust funds. MFA provides support for NMCEH activities through financial commitments, including resources from the MFA General Fund and in-kind contributions, such as meeting facilities and technical assistance to NMCEH members. MFA and NMCEH advocacy efforts have rendered additional funding for homeless programs to include match money for the CoCs.

Describe consultation with the Continuum(s) of Care that serves the State in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

MFA and NMCEH, the nonprofit that manages both Continuums of Care, have been meeting monthly to rethink the crisis response system in New Mexico funded by ESG. NMCEH operates the statewide HMIS and has been providing MFA with outcome evaluations for ESG projects for a couple of years. The joint committee is currently developing new statewide standards for ESG programs and a process for making sure that all ESG programs are using the New Mexico coordinated entry system for supportive housing correctly. The joint committee is also developing training for ESG providers that will encourage best practices, such as operating low-barrier programs and using diversion techniques as much as possible to keep people out of the homeless system of care who would be better served by other resources at their disposal.

2. Agencies, groups, organizations and others who participated in the process and consultations

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	NEW MEXICO COALITION TO END HOMELESSNESS
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	<ul style="list-style-type: none"> Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs – Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Market Analysis HMIS Coordinator
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency/Group/Organization received notice of the draft plan, comment period and public hearings and was asked to provide comments.
2	Agency/Group/Organization	ALBUQUERQUE
	Agency/Group/Organization Type	<ul style="list-style-type: none"> Service-Fair Housing Other government - Local
	What section of the Plan was addressed by Consultation?	<ul style="list-style-type: none"> Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs – Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency/Group/Organization received notice of the draft plan, comment period and public hearings and was asked to provide comments.
3	Agency/Group/Organization	FARMINGTON
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	<ul style="list-style-type: none"> Housing Need Assessment Homeless Needs - Chronically homeless Non-Homeless Special Needs Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency/Group/Organization received notice of the draft plan, comment period and public hearings and was asked to provide comments.
4	Agency/Group/Organization	SANTA FE
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	<ul style="list-style-type: none"> Housing Need Assessment Homeless Needs - Chronically homeless Non-Homeless Special Needs Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency/Group/Organization received notice of the draft plan, comment period and public hearings and was asked to provide comments.

5	Agency/Group/Organization	RIO RANCHO
	Agency/Group/Organization Type	Other government – Local
	What section of the Plan was addressed by Consultation?	<ul style="list-style-type: none"> Housing Need Assessment Homeless Needs - Chronically homeless Non-Homeless Special Needs Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency/Group/Organization received notice of the draft plan, comment period and public hearings and was asked to provide comments.
6	Agency/Group/Organization	LAS CRUCES
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	<ul style="list-style-type: none"> Housing Need Assessment Homeless Needs - Chronically homeless Non-Homeless Special Needs Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency/Group/Organization received notice of the draft plan, comment period and public hearings and was asked to provide comments.
7	Agency/Group/Organization	NORTHWEST NEW MEXICO COUNCIL OF GOVERNMENTS
	Agency/Group/Organization Type	<ul style="list-style-type: none"> Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	<ul style="list-style-type: none"> Housing Need Assessment Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency/Group/Organization received notice of the draft plan, comment period and public hearings and was asked to provide comments.
8	Agency/Group/Organization	NAVAJO PARTNERSHIP FOR HOUSING
	Agency/Group/Organization Type	<ul style="list-style-type: none"> Housing Services – Housing Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency/Group/Organization received notice of the draft plan, comment period and public hearings and was asked to provide comments.
9	Agency/Group/Organization	NEW MEXICO NAHRO
	Agency/Group/Organization Type	<ul style="list-style-type: none"> Housing Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	<ul style="list-style-type: none"> Housing Need Assessment Public Housing Needs Market Analysis Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency/Group/Organization received notice of the draft plan, comment period and public hearings and was asked to provide comments.

10	Agency/Group/Organization	SOUTHWEST NEW MEXICO COUNCIL OF GOVERNMENTS
	Agency/Group/Organization Type	<ul style="list-style-type: none"> Regional organization Planning organization Organizations Serving Colonias
	What section of the Plan was addressed by Consultation?	<ul style="list-style-type: none"> Housing Needs Assessment Market Analysis Economic Development Colonias Set-aside Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency/Group/Organization received notice of the draft plan, comment period and public hearings and was asked to provide comments.
11	Agency/Group/Organization	APARTMENT ASSOCIATION OF NEW MEXICO
	Agency/Group/Organization Type	<ul style="list-style-type: none"> Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	<ul style="list-style-type: none"> Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency/Group/Organization received notice of the draft plan, comment period and public hearings and was asked to provide comments.
12	Agency/Group/Organization	SANTA FE COUNTY
	Agency/Group/Organization Type	<ul style="list-style-type: none"> PHA Services – Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-Homeless Other government - County
	What section of the Plan was addressed by Consultation?	<ul style="list-style-type: none"> Housing Need Assessment Public Housing Needs Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency/Group/Organization received notice of the draft plan, comment period and public hearings and was asked to provide comments.
13	Agency/Group/Organization	OTERO COUNTY HABITAT FOR HUMANITY
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	<ul style="list-style-type: none"> Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency/Group/Organization received notice of the draft plan, comment period and public hearings and was asked to provide comments.
14	Agency/Group/Organization	SUPPORTIVE HOUSING COALITION OF NEW MEXICO
	Agency/Group/Organization Type	<ul style="list-style-type: none"> Housing Services – Housing Services-Persons with Disabilities Services-Homeless

	What section of the Plan was addressed by Consultation?	<ul style="list-style-type: none"> • Housing Need Assessment • Homeless Needs - Chronically homeless • Homelessness Strategy • Non-Homeless Special Needs • Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency/Group/Organization received notice of the draft plan, comment period and public hearings and was asked to provide comments.
15	Agency/Group/Organization	ALBUQUERQUE HOUSING AUTHORITY
	Agency/Group/Organization Type	<ul style="list-style-type: none"> • Housing • PHA • Services – Housing • Services-Children • Services-Elderly Persons • Services-Persons with Disabilities • Services-Victims of Domestic Violence • Services-Homeless • Service-Fair Housing
	What section of the Plan was addressed by Consultation?	<ul style="list-style-type: none"> • Housing Need Assessment • Public Housing Needs • Homeless Needs - Chronically homeless • Homeless Needs - Families with children • Homelessness Needs – Veterans • Homelessness Needs - Unaccompanied youth • Non-Homeless Special Needs • Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency/Group/Organization received notice of the draft plan, comment period and public hearings and was asked to provide comments.
16	Agency/Group/Organization	BERNALILLO COUNTY HOUSING DEPARTMENT
	Agency/Group/Organization Type	<ul style="list-style-type: none"> • Housing • PHA • Services – Housing • Services-Children • Services-Elderly Persons • Services-Persons with Disabilities • Services-Persons with HIV/AIDS • Services-Victims of Domestic Violence • Services-Homeless • Service-Fair Housing • Other government - County
	What section of the Plan was addressed by Consultation?	<ul style="list-style-type: none"> • Housing Need Assessment • Public Housing Needs • Homeless Needs - Chronically homeless • Homeless Needs - Families with children • Homelessness Needs – Veterans • Homelessness Needs - Unaccompanied youth • Non-Homeless Special Needs • Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency/Group/Organization received notice of the draft plan, comment period and public hearings and was asked to provide comments.

17	Agency/Group/Organization	EASTERN REGIONAL HOUSING AUTHORITY
	Agency/Group/Organization Type	<ul style="list-style-type: none"> • Housing • PHA • Services – Housing • Services-Elderly Persons • Services-Persons with Disabilities • Services-Victims of Domestic Violence • Services-Homeless • Regional organization
	What section of the Plan was addressed by Consultation?	<ul style="list-style-type: none"> • Housing Need Assessment • Public Housing Needs • Homeless Needs - Chronically homeless • Homeless Needs - Families with children • Homelessness Needs – Veterans • Homelessness Needs - Unaccompanied youth • Non-Homeless Special Needs • Market Analysis • Economic Development • Colonias Set-Aside Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency/Group/Organization received notice of the draft plan, comment period and public hearings and was asked to provide comments.
18	Agency/Group/Organization	WESTERN REGIONAL HOUSING AUTHORITY
	Agency/Group/Organization Type	<ul style="list-style-type: none"> • Housing • PHA • Services – Housing • Services-Children • Services-Elderly Persons • Services-Persons with Disabilities • Services-Homeless • Regional organization
	What section of the Plan was addressed by Consultation?	<ul style="list-style-type: none"> • Housing Need Assessment • Public Housing Needs • Homeless Needs - Chronically homeless • Homeless Needs - Families with children • Homelessness Needs – Veterans • Homelessness Needs - Unaccompanied youth • Non-Homeless Special Needs • Market Analysis • Colonias Set-aside Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency/Group/Organization received notice of the draft plan, comment period and public hearings and was asked to provide comments.
19	Agency/Group/Organization	BEHAVIORAL HEALTH SERVICES DIVISION
	Agency/Group/Organization Type	<ul style="list-style-type: none"> • Services-Children • Services-Persons with Disabilities • Services-Health • Health Agency • Publicly Funded Institution/System of Care
	What section of the Plan was addressed by Consultation?	<ul style="list-style-type: none"> • Homeless Needs - Chronically homeless • Homeless Needs - Families with children • Homelessness Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency/Group/Organization received notice of the draft plan, comment period and public hearings and was asked to provide comments.
20	Agency/Group/Organization	NORTHERN REGIONAL HOUSING AUTHORITY
	Agency/Group/Organization Type	<ul style="list-style-type: none"> • Housing • PHA • Services – Housing • Services-Children • Services-Elderly Persons • Services-Persons with Disabilities • Services-Homeless • Service-Fair Housing • Regional organization
	What section of the Plan was addressed by Consultation?	<ul style="list-style-type: none"> • Housing Need Assessment • Public Housing Needs • Homeless Needs - Chronically homeless • Homeless Needs - Families with children • Homelessness Needs – Veterans • Homelessness Needs - Unaccompanied youth • Non-Homeless Special Needs • Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency/Group/Organization received notice of the draft plan, comment period and public hearings and was asked to provide comments.
21	Agency/Group/Organization	THE LOAN FUND/NORTH CENTRAL NM ECONOMIC DEVELOPMENT DISTRICT
	Agency/Group/Organization Type	<ul style="list-style-type: none"> • Regional organization • Planning organization
	What section of the Plan was addressed by Consultation?	<ul style="list-style-type: none"> • Market Analysis • Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency/Group/Organization received notice of the draft plan, comment period and public hearings and was asked to provide comments.
22	Agency/Group/Organization	SOUTHEASTERN NM ECONOMIC DEVELOPMENT DISTRICT
	Agency/Group/Organization Type	<ul style="list-style-type: none"> • Regional organization • Planning organization
	What section of the Plan was addressed by Consultation?	<ul style="list-style-type: none"> • Market Analysis • Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency/Group/Organization received notice of the draft plan, comment period and public hearings and was asked to provide comments.
23	Agency/Group/Organization	SOUTH CENTRAL COUNCIL OF GOVERNMENTS
	Agency/Group/Organization Type	<ul style="list-style-type: none"> • Regional organization • Planning organization
	What section of the Plan was addressed by Consultation?	<ul style="list-style-type: none"> • Market Analysis • Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency/Group/Organization received notice of the draft plan, comment period and public hearings and was asked to provide comments.

24	Agency/Group/Organization	EASTERN PLAINS COUNCIL OF GOVERNMENTS
	Agency/Group/Organization Type	<ul style="list-style-type: none"> Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	<ul style="list-style-type: none"> Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency/Group/Organization received notice of the draft plan, comment period and public hearings and was asked to provide comments.
25	Agency/Group/Organization	BEHAVIORAL HEALTH COLLABORATIVE
	Agency/Group/Organization Type	<ul style="list-style-type: none"> Services-Persons with Disabilities Services-Homeless Services-Health Services – Victims Health Agency Other government - State
	What section of the Plan was addressed by Consultation?	<ul style="list-style-type: none"> Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs – Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency/Group/Organization received notice of the draft plan, comment period and public hearings and was asked to provide comments.
26	Agency/Group/Organization	NEW MEXICO DEPARTMENT OF TRANSPORTATION
	Agency/Group/Organization Type	Other government - State
	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency/Group/Organization received notice of the draft plan, comment period and public hearings and was asked to provide comments.
27	Agency/Group/Organization	NEW MEXICO ENVIRONMENT DEPARTMENT
	Agency/Group/Organization Type	Other government - State
	What section of the Plan was addressed by Consultation?	Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency/Group/Organization received notice of the draft plan, comment period and public hearings and was asked to provide comments.
28	Agency/Group/Organization	NEW MEXICO AGING AND LONG-TERM SERVICES DEPARTMENT
	Agency/Group/Organization Type	<ul style="list-style-type: none"> Services-Elderly Persons Other government - State
	What section of the Plan was addressed by Consultation?	<ul style="list-style-type: none"> Housing Need Assessment Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency/Group/Organization received notice of the draft plan, comment period and public hearings and was asked to provide comments.
29	Agency/Group/Organization	NEW MEXICO STATE FIRE MARSHAL’S OFFICE
	Agency/Group/Organization Type	Other government - State
	What section of the Plan was addressed by Consultation?	Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency/Group/Organization received notice of the draft plan, comment period and public hearings and was asked to provide comments.

30	Agency/Group/Organization	NEW MEXICO CHILDREN, YOUTH AND FAMILIES DEPARTMENT
	Agency/Group/Organization Type	<ul style="list-style-type: none"> • Services-Children • Child Welfare Agency • Other government - State
	What section of the Plan was addressed by Consultation?	<ul style="list-style-type: none"> • Homeless Needs - Chronically homeless • Homeless Needs - Families with children • Homelessness Needs - Unaccompanied youth • Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency/Group/Organization received notice of the draft plan, comment period and public hearings and was asked to provide comments.
31	Agency/Group/Organization	GOVERNOR'S COMMISSION ON DISABILITY
	Agency/Group/Organization Type	<ul style="list-style-type: none"> • Housing • Services-Elderly Persons • Services-Persons with Disabilities • Service-Fair Housing • Other government - State
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency/Group/Organization received notice of the draft plan, comment period and public hearings and was asked to provide comments.
32	Agency/Group/Organization	NEW MEXICO FINANCE AUTHORITY
	Agency/Group/Organization Type	<ul style="list-style-type: none"> • Other government – State • Planning organization • Organizations Serving Colonias
	What section of the Plan was addressed by Consultation?	<ul style="list-style-type: none"> • Market Analysis • Economic Development • Anti-poverty Strategy • Colonias Set-aside Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency/Group/Organization received notice of the draft plan, comment period and public hearings and was asked to provide comments.
33	Agency/Group/Organization	USDA – RURAL DEVELOPMENT
	Agency/Group/Organization Type	<ul style="list-style-type: none"> • Housing • Services – Housing • Services-Elderly Persons • Other government – Federal • Organizations Serving Colonias
	What section of the Plan was addressed by Consultation?	<ul style="list-style-type: none"> • Housing Need Assessment • Non-Homeless Special Needs • Colonias Set-aside Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency/Group/Organization received notice of the draft plan, comment period and public hearings and was asked to provide comments.

34	Agency/Group/Organization	AMERICAN LUNG ASSOCIATION IN NEW MEXICO
	Agency/Group/Organization Type	<ul style="list-style-type: none"> • Services – Housing • Services-Health • Services-Education • Health Agency
	What section of the Plan was addressed by Consultation?	Public Health
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency/Group/Organization received notice of the draft plan, comment period and public hearings and was asked to provide comments. Work with Smoke-Free at Home NM to assist properties and residents in adopting smoke-free property policies.

Identify any Agency Types not consulted and provide rationale for not consulting

None

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	New Mexico Coalition to End Homelessness	MFA contributes financial support for the Coalition and in conjunction with the City of Albuquerque and the Coalition, has developed and implemented the New Mexico HMIS system. MFA participates in the CoC steering committee. MFA uses State Homeless funding to provide financial support to agencies receiving CoC awards.
2017, 2018 Action Plan	Entitlement Cities	MFA's goals overlap with those of the cities of Albuquerque, Santa Fe, Las Cruces, Rio Rancho and Farmington in providing affordable housing for the citizens of the State of New Mexico.

Table 3 – Other local / regional / federal planning efforts

Narrative

DFA, in conjunction with the Community Development Council (CDC), continues to seek input from the Council of Governments (COGs), mayors, county commissioners, city and county managers, grants administrators, other local and county officials, as well as other state agencies on infrastructure, public facilities, planning, economic development, emergency and housing needs across the state. DFA collaborates with other state agencies to leverage funding and program processes across the state. In the future, these efforts will help maximize funding and assist with the grants administration process for all municipalities and counties.

MFA provided information throughout the year to a number of external advisory and oversight committees comprising representatives from various housing-related industries and geographic areas of the state to advise and comment on activities undertaken with federal dollars. These committees include the Mortgage Finance Authority Act Legislative Oversight Committee, the New Mexico Housing Trust Fund Advisory Committee and the Allocation Review Committee. MFA will continue to work with and consult with these committees regarding activities in the Action Plan. MFA also meets annually with focus groups organized according to Action Plan activities such as housing development, rehabilitation and homelessness prevention.

MFA and DFA recognize that many times, the difference between success and failure in a partnership is in the ability to operate with an effective communication system. In an effort to help organizations develop that capacity, MFA and DFA will continue their outreach to a variety of agencies and entities involved with housing and community development activities in New Mexico.

AP-12 Participation - 91.115, 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

MFA and DFA conducted two public hearings on housing and community development issues to allow citizens the opportunity to provide input for the Action Plan. The use of webcasting, regular notices and online publication to solicit feedback for the Action Plan was a key component of our citizen participation strategy.

E-mail blasts requesting public comment on the Action Plan were sent to affordable housing developers; public housing agencies; HOME, ESG, HOPWA, CDBG and HTF recipients; Councils of Governments; disability advocates and service providers and providers of housing and services to the homeless. On December 19 and December 21 2017, MFA and DFA presented the Action Plan to the public at MFA and via webcast. The times, location and purpose of the public hearings were advertised in both English and Spanish in the Albuquerque, Santa Fe, Las Cruces, Roswell, Farmington, Clovis and Taos newspapers on December 5, 6 or 7, 2017, depending on newspaper publication date, two weeks prior to the first public hearing. Copies of the Action Plan were also sent via e-mail to both MFA and DFA contact lists. The notice was published on MFA's web page at <http://www.housingnm.org/resources/new-mexico-annual-action-plan> and on DFA's web page at http://www.nmdfa.state.nm.us/Local_Government.aspx. Notices were also sent to nonprofit partners who provide services and programs in Colonias. A total of three people attended the hearings, none of them members of the public.

The goals set forth in this Action Plan are carried forward from the 2015-2019 Consolidated Plan and the first year 2015 Action Plan previously approved by HUD. The citizen participation process, including focus groups, surveys and public hearings during prior plan development was instrumental in determining what federal funding should be applied to what activity.

2. Summary of citizen participation process and efforts made to broaden citizen participation in Colonias

The Las Cruces entitlement jurisdiction, the Southwest New Mexico Council of Governments, Eastern Regional Housing Authority and Western Regional Housing Authority were sent copies of the Action Plan for comment. These entities were asked to distribute the Action Plan for comment to their network of contacts.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearings	Minorities Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	MFA and DFA staff only	No comments were received	No comments	www.housingnm.org
2	Newspaper Ad	Minorities Non-English Speaking - Specify other language: Spanish	See "All Exhibits Scanned, Part A" for Publication Certifications	None	N/A	
3	Internet Outreach	Non-targeted /broad community	None	None	N/A	http://www.housingnm.org/resources/new-mexico-annual-action-plan ; http://www.nmdfa.state.nm.us/2011 New Mexico Action Plan_1.aspx

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.320(c)(1,2)

Introduction

The expected resources numbers are based on federal and state allocations and as such are subject to change. HUD's allocations were announced in May.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 4				Year 4 + Year 5 Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	<ul style="list-style-type: none"> • Acquisition • Admin and planning • Economic development • Housing • Public improvements • Public services 	11,086,607	0	0	11,086,607	22,173,214	Annual appropriation
HOME	public - federal	<ul style="list-style-type: none"> • Acquisition • Homebuyer assistance • Homeowner rehab • Multifamily rental new construction • Multifamily rental rehab • New construction for ownership • CHDO 	5,241,485	1,730,283	1,050,000	8,021,768	13,263,253	Annual appropriation, program income and carry forward

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 4				Year 4 + Year 5 Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOPWA	public - federal	<ul style="list-style-type: none"> • Permanent housing in facilities • Permanent housing placement • Short term or transitional housing facilities • STRMU • Supportive services • TBRA 	808,226	0	0	808,226	1,616,452	MFA receives the City of Albuquerque HOPWA allocation as well as the balance of state.
ESG	public - federal	<ul style="list-style-type: none"> • Conversion and rehab for transitional housing • Financial assistance • Overnight shelter • Rapid rehousing (rental assistance) • Rental assistance • Supportive services • Transitional housing 	1,122,064	0	0	1,122,064	2,244,128	Annual appropriation
Housing Trust Fund	public - federal	<ul style="list-style-type: none"> • Multifamily rental new construction • Multifamily rental rehab 	3,000,000	0	2,500,000	5,500,000	8,500,000	2018 National Housing Trust Fund allocation and remaining 2017 allocation
LIHTC	public - federal	<ul style="list-style-type: none"> • Multifamily rental new construction • Multifamily rental rehab 	5,607,266	0	0	5,607,266	8,695,442	Annual allocation of LIHTC for 2018 of \$4,347,721 plus forward allocation of \$1,259,545 of 2019 credits.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 4				Year 4 + Year 5 Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - state	<ul style="list-style-type: none"> • Homebuyer assistance • Housing 	378,000,000	0	192,000,000	378,000,000	570,000,000	MFA provides low interest mortgages and other financing, with down payment assistance and grants, for homebuyers throughout the state
Other	public - state	<ul style="list-style-type: none"> • Overnight shelter • Permanent housing placement • Rapid rehousing (rental assistance) • Supportive services • TBRA • Transitional housing 	1,215,700	0	0	1,215,700	3,647,100	State homeless funding for homeless programs across the state

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Description of Leverage:

Federal funds in the programs shown above are leveraged in many ways. CDBG funds are leveraged with appropriations from the state legislature and the local government. HOME funds are leveraged with HUD Risk Sharing, RAD funds, NAHASDA funds, USDA loans and grants, bonds, Low Income Housing Tax Credits (LIHTCs), DOE and state weatherization funds and MFA's Housing Opportunity Fund/General Fund. ESG is leveraged with state homeless funds, and is used in conjunction with Continuum of Care and Shelter + Care. HOPWA funds are leveraged with Ryan White funds and state and local appropriations.

Matching Requirements:

Match requirements of the HOME Program will be met by three primary sources: resources committed by grantees and local governments, proceeds from mortgage revenue bonds and MFA general fund interest subsidy. New Mexico qualifies for a 100 percent match reduction granted by HUD for FY 2017. For a state to qualify as distressed, the state per capita income growth rate must be less than 2.75 percent, which is 75 percent of the average national personal income growth rate of 3.66 percent. New Mexico's income growth rate was 2.3 percent.

The state meets the CDBG match requirement by utilizing an in-kind match of personnel services. The CDBG Bureau Chief and project managers are the only staff that uses CDBG funds to cover a portion of their salaries. However, there is many staff at DFA that review and process CDBG related documents whose salaries are paid from the state's General Fund. These additional staff members include upper DFA management, Administrative Services Division management and staff as well as Local Government Division management and staff.

In addition to the in-kind match, all CDBG infrastructure projects funded by DFA require a minimum cash match by the respective county or municipality. For rural projects, the cash match is five percent of the CDBG grant award. For projects in non-rural areas, the cash match requirement is 10 percent of the CDBG grant award.

Match requirements for the ESG Program will be met by state homeless funding.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Not applicable because no state-owned land will be used to address the needs identified in the plan.

Discussion

None

Annual Goals and Objectives

AP-20 Annual Goals and Objectives – 91.320(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Finance multifamily rental new construction	2015	2019	Affordable Housing	Statewide	Low-moderate income renter households	HOME: \$1,300,000 Housing Trust Fund: \$3,000,000	Rental units constructed: 52, 10 HOME and 42 HTF household housing unit
2	Provide financial assistance to eligible homebuyers	2015	2019	Affordable Housing	Statewide	Low-moderate income owner households	HOME: \$434,893	Homeowner housing added: 30 household housing unit
3	Provide resources for owner-occupied rehab	2015	2019	Affordable Housing	Statewide	Low-moderate income owner households	CDBG: \$750,000 HOME: \$3,350,000	Homeowner housing rehabilitated: 17 household housing unit + 10 for CDBG
4	Encourage the development of special needs housing	2015	2019	Non-Homeless Special Needs	Statewide	<ul style="list-style-type: none"> • Elderly and frail • Elderly • Persons with disabilities • Persons with HIV/AIDS • Persons with alcohol and other addictions • Severe mental illness • Victims of domestic violence 	HOME: 0 Housing Trust Fund: \$3,000,000	Housing for homeless added: 42 household housing unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Expand housing for special needs populations	2015	2019	Non-Homeless Special Needs	Statewide	<ul style="list-style-type: none"> • Elderly and frail • Elderly • Persons with disabilities • Persons with HIV/AIDS • Persons with alcohol and other addictions • Severe mental illness • Victims of domestic violence 	HOME: \$768,000 ESG:\$195,136 State homeless funds: \$195,196	Rental units constructed: 31 household housing unit Tenant-based rental assistance / Rapid rehousing: 360 persons assisted
6	Finance multifamily rental acquisition and rehab	2015	2019	Affordable Housing	Statewide	Low-moderate income renter households	HOME: \$2,000,000	Rental units rehabilitated: 16 household housing unit
7	Fund services for and persons living with HIV/AIDS	2015	2019	Non-Homeless Special Needs	Statewide	Homelessness	HOPWA: \$808,266	Housing for people with HIV/AIDS added: 0 household housing unit HIV/AIDS housing operations: 199 household housing unit
8	Increase services for people experiencing homelessness	2015	2019	Homeless	Statewide	Homelessness	ESG: \$738,821 State homeless funds: \$708,527	Homeless person overnight shelter: 6,452 persons assisted Homelessness prevention: 470 persons assisted
9	Increase living environments for homeless persons	2015	2019	Homeless	Statewide	Homelessness	ESG: \$0 State homeless funds: \$0	Overnight/emergency shelter/transitional housing beds added: 0 beds

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
10	Enhance infrastructure, public facilities, housing	2015	2019	Non-Housing Community Development	Colonias Neighborhood Statewide	Community Development Needs	CDBG: \$11,086,607	Public facility or infrastructure activities for low/moderate income housing benefit: 4,300 households assisted Jobs created/retained: 0 jobs

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Finance multifamily rental new construction
	Goal Description	Goal will aid individuals and families to find affordable housing through the construction of new affordable rental units. Funding amount is unknown at this time and is dependent upon receipt of applications for HOME funding. <i>The number of units includes a portion of the National Housing Trust Fund. 10 HOME units and 42 HTF units.</i>
2	Goal Name	Provide financial assistance to eligible homebuyers
	Goal Description	Aid to individuals and families to purchase homes.
3	Goal Name	Provide resources for owner-occupied rehab
	Goal Description	Provide assistance to individuals and families throughout the state to enable them to rehabilitate their homes
4	Goal Name	Encourage the development of special needs housing
	Goal Description	Goal will aid individuals and families with special needs to find affordable housing through the construction of new affordable rental units.
5	Goal Name	Expand housing for special needs populations
	Goal Description	Providing funding for acquisition/rehabilitation or new construction of units for special needs populations, usually through HOME rental development. Goal also includes providing funding for homeless prevention and rapid rehousing with ESG funding.
6	Goal Name	Finance multifamily rental acquisition and rehab
	Goal Description	Provide gap financing for the acquisition and rehabilitation of existing rental properties throughout the state.
7	Goal Name	Fund services for persons living with HIV/AIDS

	Goal Description	Primary goal of the HOPWA program is to provide activities that serve persons with HIV/AIDS throughout New Mexico
8	Goal Name	Increase services for people experiencing homelessness
	Goal Description	Provision of services to homeless families and individuals in emergency shelters/transitional housing programs and fund shelter operations, transitional housing program operations and essential services.
9	Goal Name	Increase living environments for homeless persons
	Goal Description	Provision of payments for rents and utilities. Assistance may be tenant or project-based. Beneficiaries may include homeless individuals or families or individuals or families at risk of homelessness. Funding overlaps with Goal #5 in units.
10	Goal Name	Enhance infrastructure, public facilities, housing
	Goal Description	Goal provides funding to non-entitlement local governments through an annual competition to carry out infrastructure projects for a wide variety of activities that primarily serve low to moderate income persons throughout the state

AP-25 Allocation Priorities – 91.320(d)

Introduction:

The following section describes the allocation priorities by goals in this plan.

Funding Allocation Priorities

	Finance multifamily rental new construction (%)	Provide Financial Assistance to Eligible Homebuyer (%)	Provide Resources for Owner-Occupied Rehab (%)	Encourage the development of special needs housing (%)	Expand housing for special needs populations (%)	Finance Multifamily Rental Acquisition and Rehab (%)	Fund services for and persons living with HIV/AIDS (%)	Increase services people experiencing homelessness (%)	Increase living environments for homeless persons (%)	Enhance infrastructure, public facilities, housing (%)	Colonias Set-Aside (%)	Total (%)
CDBG	0	0	7	0	0	0	0	0	0	83	10	100
HOME	16	5	42	0	10	27	0	0	0	0	0	100
HOPWA	0	0	0	0	0	0	93	0	0	0	0	93
ESG	0	0	0	0	37	0	0	56	0	0	0	93
Housing Trust Fund	50	0	0	0	0	50	0	0	0	0	0	100
LIHTC	15	0	0	0	0	85	0	0	0	0	0	100
Other Mortgage bond and other financing	0	100	0	0	0	0	0	0	0	0	0	100
Other State homeless funding*	0	0	0	0	0	0	0	**	**	0	0	0

Table 7 – Funding Allocation Priorities

*Note: State homeless funding included in ESG percentages above

Reason for Allocation Priorities

Through experience, data analysis and consultation, the allocation priorities for CDBG and HOME have been identified as noted above. These priorities reflect the estimated amount of funds necessary to meet the goals set forth in this Plan and address the priority needs identified by the state. HUD funds are being targeted to priority housing and community development needs, including homebuyer assistance, homeowner rehabilitation, affordable rental housing, homelessness, rapid rehousing and infrastructure needs, specifically those related to water. These funds will be leveraged by other state and federal funds.

For the state CDBG program, the allocation percentages are based on totals given the demand-driven nature of the program and HUD regulation. Most CDBG funds are allocated through annual competition. This competitive process prioritizes funding in part to applicants that describe and document significant need. This need-based review prevents DFA from predicting the ultimate geographic distribution of assistance, as areas of need can change over the course of a year. This method of distribution ensures that the funding is allocated to eligible, non-entitlement, low-income areas with demonstrated need and capacity.

HOME funds are allocated to activities as indicated above on an annual basis, after MFA learns the amount of funding from HUD for the upcoming year. Applications for HOME funds for multifamily developments are made through a competitive process if part of a LIHTC application. HOME multifamily funding applications without LIHTC can be submitted at any time. HOME funding for homeowner rehabilitation or homebuyer assistance is provided on a first-come, first-served basis for as long as funding is available.

The HTF funds will be allocated to the applicant selected based on the priority needs addressed in the HTF Allocation Plan and the NOFA.

How will the proposed distribution of funds address the priority needs and specific objectives described in the Consolidated Plan?

Funds are limited and are prioritized to meet the highest needs as identified in the Consolidated Plan. Each program's parameters and distribution method target the priority needs and objectives.

AP-30 Methods of Distribution – 91.320(d)&(k)

Introduction:

This section describes the manner in which federal funding is allocated and distributed across the State of New Mexico.

Distribution Methods

Table 8 - Distribution Methods by State Program

1	State Program Name:	Continuum of Care Performance Program
	Funding Sources:	State homeless funding
	Describe the state program addressed by the Method of Distribution.	The Continuum of Care Performance Program (CoC) uses state homeless funds and is operated in conjunction with the local CoC renewal process. Funds are awarded through limited source procurement to agencies renewing CoC awards, based on HUD performance measures and an adjustment factor to transition from the current program structure to the new program structure. State funds to address homelessness are used to provide incentives for agencies to meet and exceed HUD’s performance measures for CoC programs, targeting these resources to where they can be most effective. Agencies may use funds for a variety of eligible activities tied to operating a CoC program, including supportive services, operations of supportive housing programs, new construction and rehabilitation.
	Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	The prerequisite for receiving this funding is a HUD CoC award and executed grant agreement. Only the successful renewing recipients of HUD CoC funds are eligible to receive this award.
	Describe how resources will be allocated among funding categories.	There are two new agencies approved to receive HUD CoC funds. Based on 2017 CoC funding (\$460,675), the cap is set at \$29,419 resulting in the total CoC funding of \$460,674.
	Describe threshold factors and grant size limits.	Grant size limit for 2018 is \$29,419.
	What are the outcome measures expected as a result of the method of distribution?	The outcome measures for the CoC funding are the number of clients served or the number of people assisted.
2	State Program Name:	Community Development Block Grant (CDBG) Program
	Funding Sources:	CDBG
	Describe the state program addressed by the Method of Distribution.	DFA uses CDBG funds to address local community development needs. DFA provides assistance and oversight to local officials with the implementation of needed infrastructure, public buildings, housing rehabilitation, economic development, planning and other critical projects. Ten percent of each allocation is set aside for activities in the Colonias.

<p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p>	<p>Eligible applicants must meet the following minimum requirements:</p> <ul style="list-style-type: none"> • Projects must be fully functional on a stand-alone basis once awarded funds have been expended. • Projects must be completed within 24 months of a fully executed grant agreement. • Application requests are limited to a maximum of \$750,000. All applications must include a full and phased scope of work, including budgets. • A previous year’s unfunded CDBG application may be resubmitted if the applicant conducts a required public hearing and determines that the project is still viable and a priority for the community. • The application must be complete or it will be returned to the applicant and not considered for funding. • Applications must include a determination of rural or non-rural status, a project description and project location, including proof of site control. • Prior CDBG projects must be completed and closed consistent with federal requirements, with all findings and concerns resolved and cleared. • Audits must be current and will be scrutinized to determine fiscal capacity and capability. • Budgets and quarterly and monthly financial reports must be current. • Match, leverage or other funding commitments must be secured at time of application.
<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>	<p>DFA maintains CDBG applications, manuals and other necessary information on its website at http://www.nmdfa.state.nm.us/CDBG_Information_1.aspx</p>

<p>Describe how resources will be allocated among funding categories.</p>	<p>Under the CDBG program, eligible applicants can apply for one of the following categories, contingent on funding availability: community infrastructure, housing, public facility capital outlay, economic development, emergency, or planning.*</p> <ul style="list-style-type: none"> • Community infrastructure. Funds can be used for eligible activities that may include, but are not limited to real property acquisition or construction or rehabilitation of the following: water systems, sewer systems, municipal utilities, roads, streets, highways, curbs, gutters, sidewalks, storm sewers, street lighting, traffic control devices, parking facilities or solid waste disposal facilities. • Housing. Eligible activities may include, but are not limited to real property acquisition; rehabilitation, clearance, demolition and removal of privately-owned or acquired property for use or resale in the provision of assisted housing; provision of public facilities to increase housing opportunities; financing the repair, rehabilitation and in some cases reconstruction of privately-owned residential or other properties through either loan or grant programs; certain types of housing modernization; temporary relocation assistance; code enforcement or historic preservation activities not to exceed sixty five thousand dollars (\$65,000) for home rehabilitation/repair activities. • Public Facility Capital Outlay. Eligible activities may include, but are not limited to such items as real property acquisition; construction or improvement of community centers, senior citizen centers, nonresidential centers for the handicapped such as sheltered workshops or other community facilities designed to provide health, social, recreational or similar community needs. • Economic Development. Eligible economic development activities may include, but are not limited to acquisition of real property; construction, reconstruction, rehabilitation, or installation of public facilities; site improvements; utilities; commercial or industrial buildings or structures; other commercial or industrial real property improvements or planning. • Emergency Funds. Emergency funds provide funding for emergency projects that address life-threatening situations resulting from disasters or imminent threats to health and safety and are of recent origin when other financial resources are not available to meet such needs. • Planning. Eligible planning activities may include, but are not limited to items like consolidated plan and special studies such as base mapping, aerial photography, geographic information systems, or global positioning; satellite studies; improvement of infrastructure capital improvement plans and individual project plans; development of codes and ordinances that further refine the implementation of the comprehensive plan; climate change mitigation and adaptation plans; preliminary engineering reports (according to USDA/RUS guidelines); related citizen participation or strategic planning processes; other functional or comprehensive planning activities; asset management plans or regionalization of infrastructure and service delivery. <p>*Any of the funding categories above may be used in the Colonias.</p>
---	---

	<p>Describe threshold factors and grant size limits.</p>	<ul style="list-style-type: none"> • Local governments, excluding the entitlement areas, can have one open project at any time for up to \$750,000 in CDBG infrastructure funds. • Local governments, excluding the entitlement areas, can apply throughout the year for up to \$750,000 in housing funds, as long as funds are available. • Local governments, excluding the entitlement areas, can have one open project at any time for up to \$750,000 for CDBG public facilities. • Local governments, excluding the entitlement areas, can have one open project at any time for up to \$750,000 for CDBG economic development funds, as long as funds are available. • Local governments, excluding the entitlement areas, can have one open project at any time for up to \$750,000 for CDBG emergency funds, as long as funds are available. • Applicants may apply for up to \$50,000 for CDBG planning funds throughout the year, as long as funds are available.
	<p>What are the outcome measures expected as a result of the method of distribution?</p>	<p>Outcome measures associated with the following goal: Enhance the quality of New Mexico’s infrastructure:</p> <ul style="list-style-type: none"> • <i>Availability/Accessibility:</i> The number of water or wastewater projects and streets completed; the number of Colonias projects completed by type of project, the number of planning projects that will provide readiness, the number of housing units rehabilitated and/or produced. • <i>Affordability:</i> The number of eligible persons assisted with new water or wastewater systems, the number of persons within Colonias assisted with water/wastewater or other infrastructure projects, the number of eligible persons who the improved facilities will serve, the number of persons assisted with housing rehabilitation. • <i>Sustainability:</i> The economic development benefits imparted to each community receiving the enhanced infrastructure investments, including the Colonias; the economic development benefits imparted to each community whose public facilities have been improved.
<p>3</p>	<p>State Program Name:</p>	<p>Emergency Homeless Assistance Program (EHAP)</p>
	<p>Funding Sources:</p>	<p>ESG State homeless funding</p>
	<p>Describe the state program addressed by the Method of Distribution.</p>	<p>EHAP activities include emergency shelter operations, essential services and data collection using HMIS or Osniium to upload into SAGE. Qualifying individuals must meet HUD’s definition of homelessness. EHAP works toward the federal goal of reducing lengths of homeless episodes and reducing new and return entries into homelessness as well as emphasizing local collaboration to maximize all resources.</p>

<p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p>	<p>Agencies are required to submit:</p> <ul style="list-style-type: none"> • Resumes for the executive director, financial manager, program manager, and other key staff to demonstrate the administrative and financial management capacity necessary to accept and account for the use of public funds and demonstrate the capacity to provide program services. • Proof of current registration as a charitable organization with the New Mexico Attorney General’s Office, covering the most current fiscal year. Information can be submitted online and verification obtained via https://secure.nmag.gov/coros/. Verification should be in the form of the first page of the “NM Charitable Organization Registration Statement.” • Offeror must provide an independent CPA’s auditor’s report (audit) conducted in accordance with Government Auditing Standards (GAS). The GAS Audit will include an independent auditor’s report on financial statements and internal control over financial reporting and compliance. Offeror will submit the most recent audit available. If Service Provider receives \$750,000 in federal funds, a Single Audit is required pursuant to 2 CFR 200 Subpart F. Proof of federal audit clearinghouse submission (FORMSF-SAC) must be provided, and if applicable, submission of Management Response letter. • Most recent monitoring letter(s) from major funders. • Signed offeror’s certification.
<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	<p>In 2018, funds are distributed as a renewal of existing contracts. Restrictions on funding amounts include:</p> <ul style="list-style-type: none"> • No organization will receive more than 15 percent of the total funds available. • Limits to activities under Emergency Homeless Assistance will be in place. • Administrative awards are issued to units of local government including local public housing authorities. • Tribal entities and regional housing authorities are not eligible to receive federal ESG funds and will receive only state homeless funds.
<p>Describe how resources will be allocated among funding categories.</p>	<p>Deducted from the total available is 7.5 percent for administrative fees for MFA and \$87,643.50 for the HMIS database management contract.</p>
<p>Describe threshold factors and grant size limits.</p>	<p>No organization will receive more than 15 percent of the total funds available.</p>
<p>What are the outcome measures expected as a result of the method of distribution?</p>	<p>Outcome measures associated with the following goals include:</p> <p>Increase services for people experiencing homelessness:</p> <ul style="list-style-type: none"> • <i>Availability/Accessibility:</i> The number of homeless persons provided with services, the number and types of services provided to persons experiencing homelessness. • <i>Affordability:</i> The number of persons who gained a stable transitional or permanent housing situation. <p>Increase living environments for homeless persons:</p> <ul style="list-style-type: none"> • <i>Availability/Accessibility:</i> The number of homeless persons going from transitional housing to permanent housing, the number of homeless persons placed in permanent supportive housing units who stay at least six months. • <i>Affordability:</i> The number of transitional housing units created, the number of permanent supportive housing units created. • <i>Sustainability:</i> The number of previously homeless persons in transitional housing, the number of previously homeless persons placed in permanent supportive housing.

4	State Program Name:	HOME Rental Development
	Funding Sources:	HOME
	Describe the state program addressed by the Method of Distribution.	HOME Rental Development funds are typically distributed in conjunction with projects receiving a LIHTC allocation through MFA’s annual LIHTC competitive round. HOME funds remaining after the LIHTC round are distributed on a first-come, first-served basis throughout the year. In most cases, HOME funds will be used to leverage a number of rental development resources by providing gap financing to eligible projects.
	Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	HOME funds used by MFA for rental development provide gap financing to nonprofit and for-profit developers, public and tribal entities, and CHDOs for construction, acquisition, or acquisition and rehabilitation of affordable rental housing. Units financed with HOME funds must be affordable to households earning at or below 60 percent of the area median income adjusted for family size, and awards may be further restricted by other federal funding limits. In most cases, HOME funds will be used to fill the gap between the cost of development and other sources of funding. When used as gap financing and to the extent projects are able to carry senior market-rate debt, HOME dollars will be reduced accordingly to maximize their efficiency. Projects must have demonstrated financial feasibility and will be subject to underwriting standards that, among other criteria, verify that HOME funds are needed and will enhance affordability. Market studies, or other evidence of market need, are required at MFA’s discretion. MFA accepts and reviews applications on a continuous basis. Additional CHDO set-aside funds are also available to projects meeting these guidelines and developed, sponsored, or owned by certified CHDOs. MFA sets aside 15 percent of its HOME allocation for CHDO development projects. Applicants are encouraged to produce units that are energy efficient with low water usage. HOME awards will be in the form of below-market rate debt. Exceptions may be made for projects including units for populations at or below 30 percent of the area median income. Types of projects include transitional and permanent rental housing, single room occupancy units (SROs) and group homes. Based on funds available in a given year, MFA may determine limits on amounts to be awarded as grants versus loans. If the majority of HOME funds are drawn prior to completion and lease-up, guaranties by entities acceptable to MFA are required.

<p>Describe how resources will be allocated among funding categories.</p>	<p>The HOME Rental Development Program includes two components: HOME/LIHTC and HOME/Rental Incentives. HOME/LIHTC funds apply to projects that are simultaneously awarded nine percent federal LIHTCs in MFA’s annual competitive round for new construction, acquisition and rehabilitation, or refinancing and rehabilitation of existing affordable rental housing. Projects using HOME funds in conjunction with LIHTCs must meet all the conditions and requirements set forth in the applicable QAP. HOME funds will be awarded on the basis of tax credit scoring until all HOME funds allocated for this purpose have been awarded. Award amounts and payment structures will be determined by the debt capacity of the individual project, and underwriting terms used to determine principal and payment amounts will meet the standards adopted for the LIHTC and HOME programs. Preference will be given to projects having a CHDO as developer, owner or sponsor. A nonprofit cannot partner with another entity and obtain CHDO status. MFA only designates nonprofits as CHDOs if they meet all HOME requirements and qualify for CHDO set-aside funds. See MFA's CHDO Policy for more detail at: http://www.housingnm.org/developers/community-housing-development-organizations-chdo.</p> <p>HOME/Rental Incentives funds cannot be used for projects that receive a competitive allocation of LIHTCs, although projects receiving LIHTCs associated with private activity bond volume cap (i.e. four percent credits) are eligible. The primary mortgage may be derived from HOME funds, Housing Trust funds, tax-exempt bonds, 501(c)3 bonds, conventional loans or other sources and award amounts and payment structures will be determined by the debt capacity of the individual project. Applications for these HOME funds will be accepted and reviewed on a continuous basis until all HOME funds allocated for this purpose have been awarded. Preference will be given to projects having a CHDO as developer, owner or sponsor.</p>	
<p>Describe threshold factors and grant size limits.</p>	<p>Based on availability of funds, HOME/LIHTC awards may not exceed the lesser of (a) \$15,000 per unit for CHDOs/\$7,500 for non-CHDOs, (b) \$1,000,000 per project for CHDOs/\$400,000 for non-CHDOs or (c) 80 percent of the project’s total development costs. Based on availability of funds, HOME/Rental Incentive awards may not exceed the lesser of (a)\$15,000 per residential unit for CHDOs/\$7,500 for non-CHDOs, (b)\$1,000,000 per project for CHDOs/\$800,000 for non-CHDOs, or (c) 80 percent of the project’s total development cost.</p>	
<p>What are the outcome measures expected as a result of the method of distribution?</p>	<p>Finance Multi-family Rental Housing New Construction <i>Availability/Accessibility:</i> The number of eligible households that benefit from new rental construction. <i>Affordability:</i> The number of affordable rental housing units that have been financed. <i>Sustainability:</i> The number of affordable rental housing units that have been added to the affordable rental housing stock.</p> <p>Finance Multi-Family Rental Acquisition and Rehabilitation: <i>Availability/Accessibility:</i> The number of eligible units that have benefited from rental rehabilitation. <i>Affordability:</i> The number of rental units that have undergone rehabilitation and remain affordable. <i>Sustainability:</i> The number of units that have been rehabilitated and become additions to the affordable rental housing stock.</p>	
<p>5</p>	<p>State Program Name:</p>	<p>Housing Opportunities for Persons with AIDS (HOPWA) Program</p>
	<p>Funding Sources:</p>	<p>HOPWA</p>

	Describe the state program addressed by the Method of Distribution.	The objective of the HOPWA program is to provide housing assistance and related supportive services to low-income persons in New Mexico suffering from immunodeficiency syndrome who may become homeless as a result of their condition. MFA is the state formula grantee for the HUD HOPWA formula grant program, which includes both the City of Albuquerque allocation and the New Mexico nonentitlement allocation.
	Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	Funding under the HOPWA program will be available to units of local government and non-profit organizations that serve people who are HIV-positive and/or are living with AIDS to provide facility-based housing assistance, short-term rent mortgage and utility payments (STRMU) to prevent the homelessness of the tenant or owner of a dwelling, TBRA for low-income households, permanent housing placement for deposits or to secure permanent housing and to provide supportive services including case management, drug and alcohol abuse treatment and counseling, day care, personal assistance, nutrition services, intensive care when required and assistance in gaining access to local, state and federal government benefits and services. Supportive services also include health/medical services such as assistance with medical premiums, medical care while the client is waiting obtain insurance, medical copayments and eye exams, glasses and dental treatment for health costs that are not covered under state compensation programs, an insurance policy or federal or state health benefits program. Health services may only be provided to individuals with AIDS or related diseases and not to their family members.
	Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	HOPWA funding is allocated to subgrantees based upon a competitive RFP including a renewal option.
	Describe how resources will be allocated among funding categories.	A percentage of the HOPWA grant is allocated for administrative funds which are divided between MFA and subgrantees for program administration. The specific allocation is determined annually but will not exceed any statutory limit. HOPWA funding is allocated to subgrantees based upon a competitive RFP including a renewal option. Funding for HIV/AIDS service provision and delivery is currently allocated to one HOPWA provider. They face the obstacle of providing these services across broad rural areas, where transportation and accessibility of other care is limited.
	Describe threshold factors and grant size limits.	The HOPWA awards for the balance of state are based on need, or the percentage of persons with HIV/AIDS that are below the federal poverty level by New Mexico regions excluding Bernalillo County. The regions are Area I: Farmington, Area II: Santa Fe, Area III: Las Cruces and Area IV: Roswell. The City of Albuquerque allocation is awarded in total, minus administration. MFA receives three percent of each award for administration.
	What are the outcome measures expected as a result of the method of distribution?	Outcome measures associated with the following goals: Fund services for persons living with HIV/AIDS <ul style="list-style-type: none"> • <i>Availability/Accessibility:</i> The number of HIV/AIDS households served with housing without related services, the number of HIV/AIDS households served with housing and related services. • <i>Affordability:</i> The number of HIV/AIDS households assisted without services, the number of HIV/AIDS households assisted with services. • <i>Sustainability:</i> The number units rehabilitated and/or added to the HIV/AIDS available stock of units.
6	State Program Name:	National Housing Trust Fund (HTF)
	Funding Sources:	HTF

<p>Describe the state program addressed by the Method of Distribution.</p>	<p>Up to 10 percent of MFA’s allocation and future program income will be used for eligible administrative and planning costs, in accordance with 24 CFR 93.202. MFA will distribute the remaining HTF funds directly to recipients; no funds will be distributed to subgrantees. Funds will be distributed in the form of loans and/or grants, in accordance with the guidelines set forth in this plan as well as the Notice of Funding Availability (NOFA) published by MFA that provides further detail on application requirements and selection criteria. Funds will be available statewide.</p>
<p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p>	<p>All projects must meet the following threshold criteria:</p> <ul style="list-style-type: none"> • HTF-assisted units must provide permanent rental housing for ELI families. • HTF-assisted units must remain affordable to ELI families for at least 30 years. • The applicant must certify that HTF-assisted units will comply with all HTF requirements. • The project must be financially feasible. • HTF-assisted rehabilitation projects must comply with the rehabilitation standards found in Attachment A: National Housing Trust Fund Rehabilitation Standards. • The project must include at least four units. <p>All projects that meet the threshold criteria will be evaluated according to the following criteria:</p> <ul style="list-style-type: none"> • Geographic diversity • Duration of the affordability period beyond the required 30 years • Energy efficiency • Organization type • Absence of project-based assistance • Transit-oriented development • Rural location • Creation of new units serving ELI households, through new construction, adaptive reuse or conversion of market rate units • Applicant’s ability to obligate HTF funds and undertake eligible activities in a timely manner • Use of state, local and private funding sources • Extent to which the project meets any of the following priority housing needs identified in the Consolidated Plan: housing for the elderly and frail elderly, housing for persons with severe mental illness, housing for persons with disabilities, housing for persons with alcohol or other addictions, housing for persons with HIV/AIDS, housing for victims of domestic violence, housing for individuals or households experiencing homelessness. <p>Please see Attachment B, National Housing Trust Fund NOFA</p>
<p>Describe how resources will be allocated among funding categories.</p>	<p>Based on New Mexico’s 2018 allocation of \$3 million and the per-unit subsidy limits described in MFA’s HTF Allocation Plan, it is estimated that 2018 HTF dollars will assist a minimum of 10 units affordable to ELI households (in the unlikely event that the highest per-unit subsidy limits are used, with the possibility of assisting up to 43 units affordable to ELI households if costs are far lower than the subsidy limits.</p>

	Describe threshold factors and grant size limits.	Awards of HTF funds to projects that receive nine percent LIHTCs are generally limited to \$400,000 per project; however, depending on fund availability higher awards may be allowed, at MFA’s discretion. Awards of HTF funds to all other projects are limited only by the maximum per-unit subsidy limits described in MFA’s HTF Allocation Plan and by MFA’s underwriting guidelines. Projects that will include accommodations for individuals with disabilities are likely to have higher development costs. Projects will be evaluated separately for cost-efficiency.
	What are the outcome measures expected as a result of the method of distribution?	Outcome measures associated with the following goals: Finance multifamily rental new construction <ul style="list-style-type: none"> • <i>Availability/Accessibility:</i> The number of eligible households that benefit from new rental construction. • <i>Affordability:</i> The number of affordable rental housing units that have been financed. • <i>Sustainability:</i> The number of affordable rental housing units that have been added to the affordable rental housing stock. Finance multifamily rental acquisition and rehabilitation <ul style="list-style-type: none"> • <i>Availability/Accessibility:</i> The number of eligible units that have benefited from rental rehabilitation. • <i>Affordability:</i> The number of rental units that have undergone rehabilitation and remain affordable. • <i>Sustainability:</i> The number of units that have been rehabilitated and become additions to the affordable rental housing stock.
7	State Program Name:	Rental Assistance Program (RAP)
	Funding Sources:	ESG State homeless funds
	Describe the state program addressed by the Method of Distribution.	MFA’s RAP program funds activities such as homeless prevention assistance and rapid rehousing assistance which fall within ESG’s eligible activities of housing relocation, stabilization services and rental assistance. RAP funds are distributed via a competitive RFP to eligible local governments, tribal entities and nonprofit organizations. Tribal entities and regional housing authorities are not eligible to receive federal ESG funds and will receive only state homeless funds.
	Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	Agencies are required to submit: <ul style="list-style-type: none"> • Resumes for the executive director, financial manager, program manager, and other key staff to demonstrate the administrative and financial management capacity necessary to accept and account for the use of public funds and demonstrate the capacity to provide program services. • Proof of current registration as a charitable organization with the New Mexico Attorney General’s Office, covering the most current fiscal year. Information can be submitted online and verification obtained via https://secure.nmag.gov/coros/. Verification should be in the form of the first page of the “NM Charitable Organization Registration Statement.” • Offeror must provide an independent CPA’s auditor’s report (audit) conducted in accordance with Government Auditing Standards (GAS). The GAS Audit will include an independent auditor’s report on financial statements and internal control over financial reporting and compliance. Offeror will submit the most recent audit available. If Service Provider receives \$750,000 in federal funds, a Single Audit is required pursuant to 2 CFR 200 Subpart F. Proof of federal audit clearinghouse submission (FORMSF-SAC) must be provided, and if applicable, submission of Management Response letter. • Most recent monitoring letter(s) from major funders. • Signed offeror’s certification.

	<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	<p>Qualifying households must be at or below 30 percent area median income, meet HUD’s definition of homelessness or be at imminent risk of homelessness and must have the means to achieve sustainable housing following program assistance as demonstrated through a housing stability plan. The local agency determines the length of assistance to be provided in its jurisdiction; however, ESG rental assistance may not exceed 24 months of assistance within three years.</p>
	<p>Describe how resources will be allocated among funding categories</p>	<p>The ESG allocation is limited to 60 percent of the total fiscal year ESG grant for shelter operations minus 7.5 percent for state/local government administration. MFA will not award more than 15 percent of available funds to any one offeror.</p>
	<p>Describe threshold factors and grant size limits.</p>	<ul style="list-style-type: none"> • A minimum award estimated to be \$1,000 which is subject to change at MFA’s discretion. • A percentage of funds available after the minimum awards are subtracted from total available funds. The percentage for each respondent will be based on the respondent’s total score divided by a sum of all of the respondent’s scores. • Agencies that do not have a sufficient score to obtain a minimum contract of \$10,000 will not be eligible to obtain funding and enter into a performance agreement with MFA. • MFA will not award more than 15 percent of available funds to any one offeror. • Total contract amounts from funds available may not make up more than 50 percent of any offeror's total budget. • Funding is contingent on funds provided by HUD and the state of New Mexico, and the number of successful offerors. • Funding is not guaranteed to be consistent from year to year.
	<p>What are the outcome measures expected as a result of the method of distribution?</p>	<p>The following outcome measures are expected</p> <p>Increase the number of available living environments:</p> <ul style="list-style-type: none"> • <i>Availability/Accessibility:</i> The number of homeless persons going from transitional housing to permanent housing; the number of homeless persons placed in permanent supportive housing units who stay at least six months. • <i>Affordability:</i> The number of transitional housing units created; the number of permanent supportive housing units created. • <i>Sustainability:</i> The number of previously homeless persons in transitional housing; the number of previously homeless persons placed in permanent supportive housing.
<p>8</p>	<p>State Program Name:</p>	<p>Homeowner Occupied Rehabilitation (HOR)</p>
	<p>Funding Sources:</p>	<p>HOME CDBG</p>

<p>Describe the state program addressed by the Method of Distribution.</p>	<p>The HOR “House by House” program provides funding for the rehabilitation of homes occupied by eligible low-income homeowners. Funding of up to \$65,000 may be available to homeowners whose annual household income does not exceed 60 percent of the area median income, adjusted for family size. Each homeowner enters into an Award and Restrictive Covenants Agreement or Tribal Land Award Agreement. The terms of the agreement will vary depending on the household's income. The agreement will be non-amortizing, zero percent interest award that is due on sale, transfer or refinance during the affordability period. If the total of the principal amount of the award is from \$1 to \$40,000, the affordability period is 10 years. If the total of the principal amount of the award is greater than \$40,000, the affordability period is 15 years. The principal balance on the award will be reduced on an annual basis based upon the total amount of the award.</p> <p>Ten percent of HOME funds are designated for administrative fees, including subgrantee administrative costs for rehabilitation and lead-based paint remediation activities.</p> <p>MFA is not investing HOME funds in ways other than those allowed in 24 CFR 92.205(b).</p>
<p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p>	<ol style="list-style-type: none"> 1. An organization must be approved by MFA as an Eligible Partner. 2. Prospective applicants must fit one of the following criteria to be considered for eligibility: <ul style="list-style-type: none"> • Entity or agency that is new to MFA rehabilitation activities who wish to learn the MFA rehabilitation process. • Agency may be either a state or local governmental agency, housing authority, tribal agency, non-profit or for profit organization and has among its purposes significant activities related to providing housing or services to persons or households of low or moderate income. • Provide documentation of being duly organized in accordance with state or local law and being in good standing with any state authority such as the Public Regulation Commission and/or Charitable Registrar at the Office of the Attorney General (e.g. Articles, Bylaws, and Certificate of Good Standing for a Corporation, Operating Agreement, and Certificate of Good Standing for a Limited Liability Company; partnership agreement and certificate of limited partnership for a partnership; 501 (c)(3) designation for a non-profit); • House by House Reservation Eligible Partner (PY 2016) that is in “good standing” as of the date of the release of this NOFA.
<p>Describe how resources will be allocated among funding categories.</p>	<p>HOME funds are used for rehabilitation of owner-occupied housing and reconstruction or replacement where substandard units are in such poor repair that rehabilitation is not appropriate. Substandard units may be replaced with new manufactured housing that is affixed to a permanent foundation or a new site-built home.</p>
<p>Describe threshold factors and grant size limits.</p>	<p>Funding of up to \$65,000 may be available to homeowners whose annual household income does not exceed sixty percent (60%) of the area median income, adjusted for family size.</p>
<p>What are the outcome measures expected as a result of the method of distribution?</p>	<p>Outcome measures associated with the following goals</p> <p>Provide Resources for Owner-Occupied Homeowner Housing Rehabilitation:</p> <ul style="list-style-type: none"> • <i>Availability/Accessibility:</i> The number of eligible homeowner households that have received such rehab. • <i>Affordability:</i> The number of affordable housing units that have been rehabilitated. • <i>Sustainability:</i> The number of affordable homeowner units that have been rehabilitated and remain affordable.

9	State Program Name:	HOME Homebuyer Assistance
	Funding Sources:	HOME
	Describe the state program addressed by the Method of Distribution.	HOME Homebuyer Assistance includes grant funding for principal reduction of single family mortgages and single family development activities, including land purchase, infrastructure and construction. Developers of new construction will be made aware of the construction accessibility requirements of both the federal Fair Housing Act and Section 504 of the Rehabilitation Act of 1973.
	Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	Homebuyer assistance is provided on a first-come, first-served basis, upon application to MFA.
	Describe how resources will be allocated among funding categories.	Resources will be allocated on a first-come, first-served basis for principal reduction or development. MFA will outreach to CHDOs to encourage that they apply for homebuyer assistance to develop and maintain their development capacity.
	Describe threshold factors and grant size limits.	Underwriting will take place to ensure that homebuyers are not over-subsidized; grant amounts will vary based on financial need.
	What are the outcome measures expected as a result of the method of distribution?	<p>Outcome measures associated with the following goals</p> <p>Provide Financial Assistance to First-Time Homebuyers:</p> <ul style="list-style-type: none"> • <i>Availability/Accessibility:</i> The number of eligible households that have received educational training, financial counseling or post-purchase educational opportunities. • <i>Affordability:</i> The number of eligible households that have been able to purchase their first home. • <i>Sustainability:</i> The number of affordable units that have been acquired by first-time homebuyers through MFA assistance.

Discussion:

These methods of distribution will allow MFA and DFA to address affordable housing, community development and homeless issues throughout the entire jurisdictional service area. CDBG funds are distributed to non-entitlement jurisdictions on a competitive basis. HOME funds are distributed statewide on a competitive basis for rental development projects with LIHTCs. Remaining rental development HOME funds are distributed on a first-come, first-served basis for projects without LIHTCs, provided that the project meets MFA underwriting criteria. ESG funds are distributed on a competitive basis throughout the entire state, except tribal entities and regional housing authorities that are not eligible to receive federal ESG funds and will receive only state homeless funds. HOPWA funds are awarded on a competitive basis. MFA's allocates its HOPWA funds in areas outside of Albuquerque; however, MFA also administers HOPWA for the City of Albuquerque and allocates those city funds within the city limits. HTF funds will be allocated based upon responses to the NOFA published in June 2017 and revised in July 2017.

AP-35 Projects – (Optional)

Introduction

MFA and DFA allocate HUD funding on the project level after HUD publishes formula grant allocations for the fiscal year. When DFA receives notice of the CDBG allocation, it makes its allocation/funding decisions and enters projects into IDIS. Likewise, MFA follows its normal allocation/funding decision process for the various HUD programs after receiving notice of the allocations from HUD. This is the normal process and does not cause an amendment to the Action Plan. No further public notice will be required.

#	Project Name

Table 9 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Allocations of funds are based on regulatory requirements, prior year activity, existing pipeline, projected potential and applications for funding received. Lack of sufficient funding is the primary obstacle to meeting needs in the state of New Mexico. The state has many high-poverty, low-income areas with aging and substandard housing stock. According to the US Census, New Mexico has 21 percent of its citizens living in poverty and 48 percent of existing housing units were built before 1970. The need is very high throughout New Mexico for affordable housing and for infrastructure upgrades. MFA and DFA are doing their best to fulfill programmatic requirements and to invest all HUD funding received in an efficient and equitable manner. The need grows ever larger as funding amounts are reduced.

Meeting the needs in the Colonias, in particular, is difficult because Colonias are not designated units of local government and, therefore, are ineligible to apply for funds from a variety of funding sources including CDBG. Finally, the lack of capacity or distribution networks in many rural New Mexico communities makes it difficult to deliver services where they are needed.

AP-38 Project Summary

Project Summary Information

N/A

AP-40 Section 108 Loan Guarantee – 91.320(k)(1)(ii)

Will the state help non-entitlement units of general local government to apply for Section 108 loan funds?

No

Available Grant Amounts

Not applicable for 2018.

Acceptance process of applications

Not applicable for 2018.

AP-45 Community Revitalization Strategies – 91.320(k)(1)(ii)

Will the state allow units of general local government to carry out community revitalization strategies?

Yes

State's Process and Criteria for approving local government revitalization strategies

Depending on funding availability and the state's ability to support the request, the state will allow units of local government to carry out community revitalization strategies as long as the strategy is in accordance with the local government's comprehensive plan, Infrastructure Capital Improvement Plan (ICIP) and meets the low-to-moderate income requirement. The most appropriate funding for a local government revitalization strategy is a CDBG economic development grant.

AP-48 Method of Distribution for Colonias Set-aside – 91.320(d)&(k)

Introduction

Distribution Methods

State Program Name	Funding Sources
DFA Administered CDBG Program	CDBG

Table 10 - Distribution Methods by State Program for Colonias Set-aside

State programs Addressed

DFA uses CDBG funds to address local community development needs. DFA provides assistance and oversight to local officials with the implementation of needed infrastructure, public buildings, housing rehabilitation, economic development, planning and other critical projects. Ten percent of each allocation is set aside for activities in the Colonias.

Criteria and their importance

The Community Development Council (CDC) and DFA have developed rating and ranking criteria for evaluation of all CDBG projects with 10 percent being allocated for Colonias projects. The selection criteria in the rating and ranking system will give priority to projects that firmly demonstrate the following: need, appropriateness, impact and benefit to low- and moderate-income persons.

CDBG only: Access of application manuals

The CDBG Implementation manual and other CDBG application information can be found at http://www.nmdfa.state.nm.us/CDBG_Information_1.aspx and http://www.nmdfa.state.nm.us/CDBG_Implementation_Manual.aspx

ESG only: Process for awarding funds to state recipients

N/A

HOPWA only: Method of selecting project sponsors

N/A

Resource Allocation among Funding Categories

CDBG funding is not allocated among the funding categories until after applications are received and awards are made.

Threshold Factors and Grant Size Limits

See Table 8 –Distribution Methods by State Program, number 2 – CDBG.

Outcome Measures expected as results of Distribution Method

Number of people assisted within the Colonias

Discussion

CDBG will set aside 10 percent of funding for the Colonias. Counties with Colonias can apply for funding that they can direct to problem areas in the Colonias.

AP-50 Geographic Distribution – 91.320(f)

Description of the geographic areas of the state (including areas of low-income and minority concentration) where assistance will be directed

MFA does not direct funding to any one particular area over another. We depend upon the existing network of subgrantees to allow us to serve as many citizens of the state as funding allows. Some MFA programs, as described in AP-30, award funding on a first-come, first served basis while others do so through a competitive processes.

Ten percent of CDBG funds will be allocated for the Colonias, with the remainder of funds utilized throughout the state outside of entitlement jurisdictions.

Geographic Distribution

Target Area	Percentage of Funds
COLONIAS NEIGHBORHOOD	10
Statewide	90

Table 11 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Colonias have a variety of housing and community development needs and offer an opportunity for strategic investment. The direct need served by CDBG in the past has been providing necessary infrastructure in Colonias communities. Ten percent of CDBG funds will be allocated for use in Colonias communities.

Discussion

For CDBG, there is a 10 percent setaside targeted for the Colonias. Remaining funding is utilized throughout the state. MFA does not target geographical areas for distribution of funds.

Affordable Housing

AP-55 Affordable Housing – 24 CFR 91.320(g)

Introduction:

Affordable housing goals for 2018 are indicated in the table below for the number of homeless, non-homeless and special needs households. In addition, goals are provided for the number of affordable housing units that will be provided by program type, including production of new units, rehabilitation of existing units or acquisition of existing units. Goals entered for ESG are only for homeless prevention and rapid rehousing. The HOME and HTF goals include multifamily and single family activities.

One Year Goals for the Number of Households to be Supported	
Homeless	6,619
Non-Homeless	474
Special-Needs	25
Total	7,118

Table 12 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	527
The Production of New Units	11
Rehab of Existing Units	37
Acquisition of Existing Units	20
Total	595

Table 13 - One Year Goals for Affordable Housing by Support Type

Discussion:

DFA and MFA distribute approximately \$21.25 million in HUD formula grants, \$5,607,266 in LIHTCs, and \$30.8 million for 5,230 Project based Section 8 units. MFA expects to rehabilitate 17 owner occupied units with HOME funds and 10 owner occupied units with CDBG funds. MFA received \$3,000,000 from the National Housing Trust Fund which will be used for rental project(s).

AP-60 Public Housing - 24 CFR 91.320(j)

Introduction:

There are a total of 32 public housing authorities (PHAs) in New Mexico, 27 of which are located outside of metropolitan areas and within the jurisdiction of the state Consolidated Plan. Neither DFA nor MFA operate public housing, therefore neither agency directly plans resident initiatives. Efforts to collaborate more extensively with PHAs are underway through the state's three Regional Housing Authorities (RHAs) which MFA oversees on behalf of the state.

Actions planned during the next year to address the needs to public housing

To the extent possible, MFA will make HOME funding available to PHAs pursuing the redevelopment of foreclosed and older USDA Rural Development properties.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Neither DFA nor MFA operate public housing, therefore neither agency directly plans resident initiatives. However, MFA is aware that some PHAs provide opportunities for residents to participate in homeownership, including first-time homebuyer counseling.

Discussion:

Not applicable to state programs covered by this Action Plan.

AP-65 Homeless and Other Special Needs Activities – 91.320(h)

Introduction

In November 2012, NMCEH convened a task force to develop a plan for NMCEH efforts to end homelessness in New Mexico. The task force included state agency personnel, nonprofit agency personnel and advocates for the homeless and formerly homeless people. The plan is modeled after the federal plan and has the following overall goals with comments about how they will be implemented in New Mexico:

- Continue to house about 400 chronically homeless people per year with the goal of meeting the HUD goal for ending chronic homelessness by the end of 2018
- Expand the system of coordinated assessment to more access points in order to quickly assess all people who become homeless
- Expand homeless prevention and rapid rehousing programs in order to reduce homelessness among families with children with the goal of being able to house any newly homeless family within 30 days by 2020
- Establish new rapid rehousing programs for homeless youth in communities that lack this service

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

For the CoCs, the one year goal is to continue to house about 400 chronically homeless people per year with the goal of meeting the HUD goal for ending chronic homelessness by end of 2018. Both CoCs, in conjunction with the NMCEH, utilize day services to attract homeless persons. Due to the nature of rural homelessness in New Mexico, many persons cannot be accessed by traditional means and are therefore brought in through services.

MFA uses ESG funding along with state legislative allocations to support shelter operations, essential services, homelessness prevention, rapid rehousing and rental assistance throughout the state. Our goals are to:

- Serve 314 households with rental assistance
- Serve 6,452 persons with overnight shelter
- Serve 470 people with homelessness prevention

In addition, MFA's LIHTC Qualified Allocation Plan provides a basis boost of 30 percent of eligible basis for projects that are not financed with tax exempt bonds and that score at least 10 points in the following categories: projects that benefit the environment, projects that have units set-aside for senior households, projects that include households with children or projects that include households with special needs. The basis boost is provided at MFA's sole discretion. Projects utilizing tax exempt bond financing are eligible for the basis boost only if they are located in a HUD-designated Qualified Census Tract or a HUD-designated Difficult Development Area. In no case will a project's eligible basis attributable to the acquisition of an existing building be increased. MFA projects approximately 31 special needs units will be under construction or completed in 2018.

Addressing the emergency shelter and transitional housing needs of homeless persons

NMCEH's efforts to end homelessness include increasing access to stable and affordable housing by addressing common barriers, such as a history of domestic violence and evictions; obtaining additional funding to build more supportive housing and providing supportive services along with housing.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

NMCEH's efforts include increasing economic security, improving health and stability and rebuilding the homeless crisis response system. These efforts enable service organizations to respond to varying needs of homeless individuals and families in the community.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

As described above, NMCEH is working to rebuild the crisis response system that responds to crisis and helps work towards prevention.

Discussion

MFA is working with NMCEH to provide persons needing assistance with access to the Coordinated Assessment System (CAS). Callers are referred to NMCEH to ensure that they are able to access the CAS network.

AP-70 HOPWA Goals – 91.320(k)(4)

One year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	150
Tenant-based rental assistance	49
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0
Total	199

AP-75 Barriers to affordable housing – 91.320(i)

Introduction

Please refer to the 2017 Amended State of New Mexico *Analysis of Impediments to Fair Housing Choice* available at <http://www.housingnm.org/resources/analysis-of-impediments-to-fair-housing-choice>.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Within our limited scope, MFA and the state of New Mexico will take the following actions to remove barriers to affordable housing:

- Strengthen delivery networks and build capacity to develop and rehab housing in underserved areas
- Encourage and support organizations seeking to provide fair housing services
- Encourage and support organizations seeking funding for housing counseling
- Continue to require pre-purchase counseling for first time homebuyers
- Continue to require and review for Americans with Disabilities Act (ADA)/504 compliance for MFA funding

Please refer to the

Discussion

New Mexico does not have a human rights law that is substantially equivalent in the protections it affords to the federal fair housing laws, which makes the state of New Mexico ineligible to qualify as a Fair Housing Initiatives Program agency. Therefore, the state of New Mexico cannot receive Fair Housing funds. This will continue to impact the state's ability to address fair housing initiatives.

AP-80 Colonias Actions – 91.320(j)

Introduction

A qualified Colonia is a rural community with a population of 25,000 or less located within 150 miles of the U.S.-Mexico border that has been designated as a Colonia by the county or municipality due to:

- Lack of potable water,
- Lack of adequate sewage systems,
- Lack of decent, safe and sanitary housing, and
- Has been inexistence as a Colonia prior to November 1990.

The Colonias in New Mexico are not units of local government. As such, these communities do not have the capacity to apply for and implement funding on their own accord. County and city governments that contain Colonias communities are able to apply for funding that can be directed towards needs in these communities.

Actions planned to address obstacles to meeting underserved needs

The greatest obstacle to meeting underserved need in the Colonias is the lack of capacity to implement funding. In order to meet the needs of Colonias, the state will call upon cities and counties to administer funds. City and county governments may apply for funds that will be directed to serve the needs of Colonias.

Actions the state plans to take to reduce the number of poverty-level families

Colonias communities have a high concentration of low-income households as well as a variety of infrastructure and public service needs. DFA will set aside 10 percent of CDBG funds for Colonias communities to help ensure that low-income households have access to adequate infrastructure and services.

Actions the state plans to take to develop the institutional structure

In order to facilitate a system that will meet the needs of the Colonias, the state will work with cities and counties that contain Colonias communities to administer funding. This will develop the responsiveness of the local governments to meet the needs of the Colonias.

Specific actions the state plans to take to enhance coordination between public and private house and social service agencies

Public and private housing and social service agencies that coordinate plans will have preference when funding is awarded.

Discussion

AP-85 Other Actions – 91.320(j)

Introduction

The greatest obstacle to meeting underserved needs in New Mexico is the lack of funding. The need is far greater than the supply.

Actions planned to address obstacles to meeting underserved needs

In New Mexico, some communities outside of the metropolitan areas lack service providers to administer a full range of affordable housing and community development programs. Partners often request resources and training to build capacity in addressing local needs. As part of our program management, MFA and DFA will provide training workshops during the year and technical assistance on a one-to-one basis. Additionally, MFA and DFA will use funds, if available, to provide capacity building via training, operational funding and awards of federal funds.

Actions planned to foster and maintain affordable housing

MFA will continue to fund efforts to create and maintain affordable housing by dedicating HOME funds to rental, homebuyer assistance, CHDO operations, and rehabilitation of owner-occupied housing.

Actions planned to reduce lead-based paint hazards

MFA will again set aside a portion of the HOME administrative allocation for eligible lead-based paint assessment and remediation activities. This effort to make available additional funds for lead hazard remediation and abatement has encouraged additional businesses and organizations to receive appropriate training in order to provide remediation services. Additionally, MFA will continue to train its partners throughout the state in the Lead-Safe Housing Rule and encourage sub-grantees and professionals statewide to receive formal training and applicable lead-based paint certifications in an effort to improve the efficiency of the rehabilitation services delivery system.

Actions planned to reduce the number of poverty-level families

In creating additional affordable housing options and community development opportunities throughout the state, MFA and DFA are integral to the larger network that supports families on the road to self-sufficiency. The state has a variety of programs available to poverty-level families and the funds administered in this Plan will continue to support efforts to create affordable housing, suitable living environments and economic opportunities for those households.

Actions planned to develop institutional structure

While funds will not be dedicated to developing institutional structure, MFA will continue to work closely with outside agencies to develop partnerships and implement this Plan effectively.

Actions planned to enhance coordination between public and private housing and social service agencies.

MFA believes that there is effective coordination between public and private housing and social service agencies and has no specific additional actions for 2018.

Discussion:

N/A

Program Specific Requirements

AP-90 Program Specific Requirements – 91.320(k)(1,2,3)

Introduction:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.320(k)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	95%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.320(k)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:
HOME funding is not being used for any form of investment other than those identified in Section 92.205.
2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:
MFA's recapture and affordability guidelines are included in *Grantee Unique Appendices, Part E Resale and Recapture*, and are compliant with the HOME requirements.
3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:
MFA's recapture and affordability guidelines are included in *Grantee Unique Appendices, Part E Resale and Recapture* and are compliant with the HOME requirements.
4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

91.320(k)(2)(iii)(A)-(F)

(A) and (C): MFA may, at its discretion, use HOME funds for refinancing only when needed in order to permit or continue affordability of rental units when rehabilitation is the primary activity.

(B): MFA's underwriting standards for an initial investment of HOME funds would apply, which include: adequacy of management and owner, feasibility of project to meet operational and debt service requirements, consistency with market and review of total development costs and sources available to meet these needs.

(D): The required period of affordability will be consistent with the HOME regulations based on the activity and the HOME per unit subsidy.

(E): This would be available jurisdiction wide.

(F): HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG. Any unpaid balance of these loans is due in full during the period of affordability or upon the sale or transfer to an ineligible party.

24 CFR 92.254(a)(2)(iii)

In an Amendment to the 2017 Action Plan, MFA is presented new limits for 95 percent of the median area purchase price for the counties of Bernalillo, Dona Ana, Los Alamos, Santa Fe, Sandoval, San Miguel and Taos. The new purchase price limits were based upon single family home sales data which supports the proposed new limits. Those limits are attached in *Grantee Unique Appendices, Part G HOME Sales Price Limits*.

MFA intends to use HOME funds for rehabilitation of owner-occupied single family housing. MFA currently uses the HUD 2017 Homeownership Value Limits effective March 1, 2017 in our rehabilitation program. If the new purchase price limits requested above are approved, MFA may use those limits in those counties.

MFA uses a minimum level of rehabilitation cost per unit, which for 2018 projects would be \$6,000 per unit, in line with the 2018 QAP.

**Emergency Solutions Grant (ESG)
Reference 91.320(k)(3)**

1. Include written standards for providing ESG assistance (may include as attachment)

MFA's Emergency Homeless Assistance Program (EHAP) uses ESG and state homeless funds for homeless assistance to carry out activities such as emergency shelter operations, essential services and data collection using HMIS, except for domestic violence service providers who are currently not using HMIS due to confidentiality requirements. Qualifying individuals must meet HUD's definition of homelessness. See http://www.housingnm.org/community_development/emergency-homeless-assistance-program-ehap for more details.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

New Mexico began operation of its Coordinated Assessment System on June 2, 2014. The system is statewide and incorporates the agencies in the Albuquerque CoC and the New Mexico Balance of State CoC. The New Mexico Coordinated Assessment System uses the VI/SPDAT (Vulnerability Index/Service Prioritization Decision Tool) to assess the housing needs of homeless people. People can receive the assessment at most agencies that assist homeless people, with more agencies learning how to do the assessments as the system matures. All CoC-funded housing agencies are required by the CoC to use the prioritized coordinated assessment list to draw from when filling openings in their housing. A current focus of the project is to locate and house all of the homeless veterans. The system is also being used to prioritize chronically homeless people with the intent to house all of them by the end of 2018.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

All funds are distributed on a competitive basis in accordance with MFA procurement policies to eligible local governments, tribal entities and nonprofit organizations. Funds will be renewed annually with periodic requests for proposals to identify new providers. Restrictions on funding amounts include:

- No organization will receive more than 15 percent of the total funds available
- Limits to activities under emergency homeless assistance will be in place
- Administrative awards are issued to units of local government including local PHAs
- Tribal entities and regional housing authorities are not eligible to receive federal ESG funds and will receive only state homeless funds

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

MFA meets the homeless participation requirement in 24 CFR 576.405(a). The Continuum of Care Steering Committee has former homeless individuals as members who participate in policy and funding decisions. In addition, all of MFA's ESG subrecipients either have former homeless individuals as members of their boards or solicit input from homeless individuals when making decisions on policies and implementation of ESG funding.

5. Describe performance standards for evaluating ESG.

MFA's performance standards include placement of homeless individuals into permanent or transitional housing, services provided, individuals assisted and efficient utilization of funds. MFA staff meets periodically with NMCEH to discuss the performance of activities funded under ESG. Beginning in 2015 NMCEH, as the HMIS Lead, has used HMIS reports to evaluate how successful the ESG programs

are in placing homeless people into permanent or transitional housing. NMCEH discussed these results with MFA and agreed to continue sharing the analysis with MFA staff. NMCEH noted that the differences in performance among ESG programs are primarily due to differing levels of housing availability in various New Mexico communities and not necessarily the quality of work performed by shelter staff. General performance standards such as the unduplicated number of persons or households prevented from becoming homeless and the unduplicated number of persons assisted from emergency shelters/streets into permanent housing is being reported.

Housing Trust Fund (HTF)
Reference 24 CFR 91.320(k)(5)

1. How will the grantee distribute its HTF funds? Select all that apply:
 - Applications submitted by eligible recipients
 - Subgrantees that are State Agencies
 - Subgrantees that are HUD-CPD entitlement grantees

2. If distributing HTF funds through grants to subgrantees, describe the method for distributing HTF funds through grants to subgrantees and how those funds will be made available to state agencies and/or units of general local government. If not distributing funds through grants to subgrantees, enter "N/A".

N/A

3. If distributing HTF funds by selecting applications submitted by eligible recipients,
 - a. Describe the eligibility requirements for recipients of HTF funds (as defined in 24 CFR § 93.2). If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

Eligible recipients include nonprofit entities, for-profit entities, public housing agencies, and tribally designated housing entities. Participating recipients must be approved by MFA and must have demonstrated experience and capacity to conduct eligible activities that meet the requirements of 24 CFR 93.200. To be eligible to receive HTF assistance:

- Applicant must not currently be suspended, debarred or otherwise restricted by any department or agency of the federal government or state government from doing business with such department or agency because of misconduct or alleged misconduct.
- Applicant and all members of the development team (developer, general partner, contractor, management company, consultant(s), architect, attorney, and accountant, etc.) of the proposed project must be in good standing with MFA and all other state and federal affordable housing agencies or departments. For example, debarment from HUD, MFA, or other federal housing programs, bankruptcy, criminal indictments or convictions, poor performance on prior MFA or federally-financed projects (for example, late payments within the 18-month period prior to the application deadline, misuse of reserves and/or other project funds, default, fair housing violations, non-compliance (e.g. with the terms of Land Use Restriction Agreements on other projects), or failure to meet development deadlines or documentation requirements) on the part of any proposed development team member or project owner or other principal may result in rejection of an application by MFA.
- If applicant has an audited financial statement, the following types of audit findings may disqualify applicant from funding:
 - Repeat of unresolved audit findings, as determined by MFA;
 - If applicant has received greater than \$750,000 in federal funds in the fiscal year ending in 2016 and its single audit did not meet the requirements of 2 CFR 200 Subpart F;
 - For any such single audit, no proof of Federal Audit Clearinghouse submission (FOR SF-SAC);

- If referenced in audit as a separate communication, no submission of management; response letter and management response to concerns noted in the management letter; and
 - If any findings, no submission of management response to findings.
- b. Describe the grantee’s application requirements for eligible recipients to apply for HTF funds. If not distributing funds by selecting applications submitted by eligible recipients, enter “N/A”.

Entities seeking HTF dollars for eligible projects may submit MFA’s Rental Development Project Application to MFA, which is posted on MFA’s website.

Subject to fund availability, final funding decisions will be made by MFA’s Board of Directors. MFA held its initial funding round in October in which applications were received and date-stamped no later than 5 p.m. on October 16, 2017. All applications received were evaluated concurrently and scored. The application receiving the highest score will be recommended to the MFA Board of Directors for approval, followed by the next highest scoring application, etc., until the remaining funds are no longer sufficient to fulfill the next highest scoring application’s requested loan amount.

Remaining funding will be posted on MFA website and will state the amount of funds available. Applications, thereafter, must be received no later than 60 days prior to a regularly scheduled meeting of the MFA Board of Directors in order to be considered at that meeting. Meetings of the MFA Board of Directors are generally held every third Wednesday of the month. All applications submitted by the deadline for a particular meeting of the MFA Board of Directors will be treated as one funding round and evaluated concurrently. If sufficient funds are not available to fund all projects in a funding round that meet the requirements outlined in the NOFA, the project receiving the highest score will be recommended to the Board for approval, followed by the next highest scoring project, etc. until the remaining funds are no longer sufficient to fulfill the next highest scoring project’s requested loan amount.

At a minimum, applications will require information on the following:

- Applicant’s development capacity and experience
- Applicant’s financial condition
- Capacity and experience of all other members of the development team
- Development cost budget
- Proposed sources of financing
- Unit mix and projected rents
- Operating cost budget
- Cash flow projection
- Narrative description of the project
- Architectural plans

- c. Describe the selection criteria that the grantee will use to select applications submitted by eligible recipients. If not distributing funds by selecting applications submitted by eligible recipients, enter “N/A”.

All projects must meet the following threshold criteria:

- HTF-assisted units must provide permanent rental housing for ELI families
- HTF-assisted units must remain affordable to ELI families for at least 30 years
- The applicant must certify that HTF-assisted units will comply with all HTF requirements

- The project must be financially feasible
- HTF-assisted rehabilitation projects must comply with the rehabilitation standards found in *Grantee Unique Appendices, Part F 2018 Housing Trust Fund Allocation Plan, Attachment A: National Housing Trust Fund Rehabilitation Standards*
- The project must include at least four rental units.

All projects that meet the threshold criteria will be evaluated according to the following criteria:

Scoring Criteria	Priority
Geographic diversity <i>No other Low Income Housing Tax Credit, public housing, or federally-subsidized housing projects within:</i> <ul style="list-style-type: none"> • ¼ mile radius • ½ mile radius 	Low
Duration of the affordability period beyond the required 30 years <i>Projects committed to an additional five or more years</i>	Low
Energy efficiency <i>Projects achieving a HERS rating lower than 75 for rehabilitation projects and 65 for new construction projects</i>	Low
Organization type <i>Developer/general partner is a New Mexico nonprofit organization, a Tribal Designated Housing Entity (TDHE), or a public housing authority</i>	Low
Absence of pre-existing project-based rental assistance <i>Projects without project-based rental assistance or projects that have or will have project-based rental assistance covering less than or equal to 25% of the total units</i>	Low
Transit-oriented development <i>Projects within 1/2-mile radius of public transportation Public transportation must be established and provided on a fixed route with scheduled service. Alternative forms of transportation may be acceptable, provided sufficient documentation is submitted that establishes the alternative form of transportation is acceptable to MFA. A future promise to provide service does not satisfy this scoring criterion.</i>	Medium
Rural location <i>Projects located in cities with populations of 50,000 or less (per latest U.S. Census)</i>	Medium
Creation of new units serving ELI households, through new construction, adaptive reuse or conversion of market-rate units	Medium
Applicant's ability to obligate HTF funds and undertake eligible activities in a timely manner <i>Projects that have</i> <ol style="list-style-type: none"> (1) evidence of site control (2) evidence that the current zoning of the proposed site does not prohibit multifamily housing (3) evidence of all other non-MFA funding sources <ol style="list-style-type: none"> a.) letters of interest from all other non-MFA funding b.) commitment letters from all other non-MFA funding sources 	High
Use of state, local and private funding sources <i>Projects that have funding sources outside of federal funding sources, Low Income Housing Tax Credits, bond financing, and MFA funding sources</i>	High
Extent to which the project meets any of the following priority housing needs identified in the NM Consolidated Plan: housing for the elderly and frail elderly, housing for persons with severe mental illness, housing for persons with disabilities, housing for persons with alcohol or other addictions, housing for persons with HIV/AIDS, housing for victims of domestic violence, housing for individuals or households experiencing homelessness	High

- d. Describe the grantee's required priority for funding based on geographic diversity (as defined by the grantee in the consolidated plan). If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

Points within this scoring criterion are given based on the project's distance from another Low Income Housing Tax Credit, public housing, or federally-subsidized housing project. This scoring criterion falls within the Low Priority category.

- e. Describe the grantee's required priority for funding based on the applicant's ability to obligate HTF funds and undertake eligible activities in a timely manner. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

Applicant's ability to obligate HTF funds and undertake eligible activities in a timely manner is awarded points based on the following criteria:

- (1) Evidence of site control
- (2) Evidence that the current zoning of the proposed site does not prohibit multifamily housing
- (3) Evidence of all other non-MFA funding sources such as
 - a. Letters of interest from all other non-MFA funding
 - b. Commitment letters from all other non-MFA funding sources

This scoring criterion falls within the High Priority category.

- f. Describe the grantee's required priority for funding based on the extent to which the rental project has Federal, State, or local project-based rental assistance so that rents are affordable to extremely low-income families. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

Applicants are awarded points for projects that either do not have project-based rental assistance or projects that have or will have project-based rental assistance cover less than or equal to 25 percent of the total units. This scoring criterion falls within the Low Priority category.

- g. Describe the grantee's required priority for funding based on the financial feasibility of the project beyond the required 30-year period. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

Applicants are awarded five points if the duration of the affordability period beyond the required 30 years is an additional five years or more. This scoring criterion falls within the Low Priority category.

- h. Describe the grantee's required priority for funding based on the merits of the application in meeting the priority housing needs of the grantee (such as housing that is accessible to transit or employment centers, housing that includes green building and sustainable development features, or housing that serves special needs populations). If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

Applicants are awarded points in several categories that MFA prioritizes to meet housing needs. These categories include:

- (1) *Energy Efficiency (Low Priority)*
- (2) *Organization Type (Low Priority)*
- (3) *Transit Oriented Development (Medium Priority)*
- (4) *Rural Location (Medium Priority)*
- (5) *Extent to which the project meets any of the following priority housing needs identified in the NM Consolidated Plan: housing for the elderly or frail elderly, housing for persons with severe mental illness, housing for persons with disabilities, housing for persons with alcohol*

or other addictions, housing for persons with HIV/AIDS, housing for victims of domestic violence, housing for individuals or households experiencing homelessness. (High Priority)

- i. Describe the grantee’s required priority for funding based on the extent to which the application makes use of non-federal funding sources. If not distributing funds by selecting applications submitted by eligible recipients, enter “N/A”.

Applicants whose projects have funding sources outside of federal funding sources, Low Income Housing Tax Credits, bond financing, and MFA funding sources are awarded points.

- 4. Does the grantee’s application require the applicant to include a description of the eligible activities to be conducted with HTF funds? If not distributing funds by selecting applications submitted by eligible recipients, select “N/A”. Yes No N/A
- 5. Does the grantee’s application require that each eligible recipient certify that housing units assisted with HTF funds will comply with HTF requirements? If not distributing funds by selecting applications submitted by eligible recipients, select “N/A”. Yes No N/A
- 6. **Performance Goals and Benchmarks.** The grantee has met the requirement to provide for performance goals and benchmarks against which the grantee will measure its progress, consistent with the grantee’s goals established under 24 CFR 91.315(b)(2), by including HTF in its housing goals in the housing table on the SP-45 Goals and AP-20 Annual Goals and Objectives screens. Yes No
- 7. **Maximum Per-unit Development Subsidy Amount for Housing Assisted with HTF Funds.** Enter or attach the grantee’s maximum per-unit development subsidy limits for housing assisted with HTF funds. The limits must be adjusted for the number of bedrooms and the geographic location of the project. The limits must also be reasonable and based on actual costs of developing non-luxury housing in the area.

If the grantee will use existing limits developed for other federal programs such as the Low Income Housing Tax Credit (LIHTC) per unit cost limits, HOME’s maximum per-unit subsidy amounts, and/or Public Housing Development Cost Limits (TDCs), it must include a description of how the HTF maximum per-unit development subsidy limits were established or a description of how existing limits developed for another program and being adopted for HTF meet the HTF requirements specified above. *Browse to Attach*

MFA used the existing maximum per-unit subsidy limits for HUD’s HOME program. HTF project awards are limited only by the maximum per-unit subsidy limits and by MFA’s underwriting guidelines. Projects that will include accommodations for individuals with disabilities are likely to have higher development costs. Those projects will be evaluated separately for cost- efficiency.

	Per-Unit Subsidy Limit
Bedrooms	as of May 2017
0	\$126,392
1	\$144,891
2	\$176,186
3	\$227,928
4+	\$250,193

MFA examined the development cost budgets of recent MFA-funded projects and determined that all were well within these subsidy limits, and that these limits would allow cost premiums that may be necessary in developing housing for certain ELI populations.

8. **Rehabilitation Standards.** The grantee must establish rehabilitation standards for all HTF-assisted housing rehabilitation activities that set forth the requirements that the housing must meet upon project completion. The grantee's description of its standards must be in sufficient detail to determine the required rehabilitation work including methods and materials. The standards may refer to applicable codes or they may establish requirements that exceed the minimum requirements of the codes. The grantee must attach its rehabilitation standards below.

In addition, the rehabilitation standards must address each of the following: health and safety; major systems; lead-based paint; accessibility; disaster mitigation (where relevant); state and local codes, ordinances, and zoning requirements; Uniform Physical Condition Standards; and Capital Needs Assessments (if applicable). *Browse to Attach*

Upon meeting MFA criteria that HTF-assisted rehabilitation projects must comply with the rehabilitation standards found in *Grantee Unique Appendices, Part F 2018 Housing Trust Fund Allocation Plan, Attachment A: National Housing Trust Fund Rehabilitation Standards* and be in accordance with the HTF Environmental Provisions described in 24 CFR 93.301(f)(2), projects that achieve a HERS rating lower than 75 for rehabilitation projects for energy efficiency will be awarded additional points.

9. **Resale or Recapture Guidelines.** Below, the grantee must enter (or attach) a description of the guidelines that will be used for resale or recapture of HTF funds when used to assist first-time homebuyers. If the grantee will not use HTF funds to assist first-time homebuyers, enter "N/A".

N/A

10. **HTF Affordable Homeownership Limits.** If the grantee intends to use HTF funds for homebuyer assistance and does not use the HTF affordable homeownership limits for the area provided by HUD, it must determine 95 percent of the median area purchase price and set forth the information in accordance with §93.305. If the grantee will not use HTF funds to assist first-time homebuyers, enter "N/A".

The grantee will use the HUD issued affordable homeownership limits.

The grantee has determined its own affordable homeownership limits using the methodology described in § 93.305(a)(2) and the limits are attached. *Browse to Attach*

N/A

11. **Grantee Limited Beneficiaries or Preferences.** Describe how the grantee will limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population to serve unmet needs identified in its consolidated plan or annual action plan. If the grantee will not limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population, enter "N/A."

Any limitation or preference must not violate nondiscrimination requirements in §93.350, and the grantee must not limit or give preferences to students. The grantee may permit rental housing owners

to limit tenants or give a preference in accordance with § 93.303(d)(3) only if such limitation or preference is described in the action plan.

HTF applicants are permitted to limit occupancy to or provide preference to the following populations in accordance with 24 CFR 93.303(d):

- Households or individuals experiencing homelessness;
- Individuals with disabilities;
- Individuals with severe mental illnesses;
- Individuals with alcohol or other addictions;
- Individuals with HIV/AIDS;
- Victims of domestic violence;
- Senior housing;
- Veterans;
- Individuals on public housing waiting lists;
- Youth transitioning out of foster care; and
- Ex-offenders

While not required to limit occupancy or provide preference to the populations described above, owners of HTF-assisted projects who do must do so in accordance with 24 CFR 93.303(d). The intent is merely to allow owners of HTF-assisted projects to limit occupancy to or provide preference to populations identified within this section as well as the priority housing needs identified in the NM Consolidated Plan. Any limitation or preference must not violate nondiscrimination requirements. Federal fair housing requirements, including the duty to affirmatively further fair housing, are applicable to the HTF program. A limitation does not violate nondiscrimination requirements if the project also receives funding from a federal program that limits eligibility to a particular segment of the population (e.g. Housing Opportunity for Persons Living with AIDS program, the Section 202 and Section 811 programs) or the Housing for Older Persons Act.

12. **Refinancing of Existing Debt.** Enter or attach the grantee’s refinancing guidelines below. The guidelines describe the conditions under which the grantee will refinance existing debt. The grantee’s refinancing guidelines must, at minimum, demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing. If the grantee will not refinance existing debt, enter “N/A.”

MFA may, at its discretion, use HTF funds for refinancing only when needed in order to permit or continue affordability of rental units when (1) rehabilitation is the primary activity, (2) the use of HTF funds is proportional to the number of HTF-assisted units in the project, and (3) the rehabilitation cost attributable to the HTF units is greater than the amount of debt to be refinanced that is attributed to the HTF units. MFA’s minimum affordability period and underwriting standards for an initial investment of HTF funds would apply, which include: adequacy of management and owner, feasibility of project to meet operational and debt service requirements, consistency with the market, and review of total development costs and sources available to meet these needs.

Discussion:

Please see *Grantee Unique Appendices, Part F 2018 Housing Trust Fund Allocation Plan*

Grantee Unique Appendices

Part A Notice of Public Hearings

Part B Publication Certifications

Part C SF424, SF424D and State Certifications

Part D ASDN Chart

Part E Resale and Recapture

Part F 2018 Housing Trust Fund Allocation Plan

Part G HOME Homeownership Sales Price Limits

Part A Notice of Public Hearings

Notice of Public Hearing

Draft Amended 2017 New Mexico Annual Action Plan and 2018 New Mexico Annual Action Plan

The New Mexico Mortgage Finance Authority (MFA) and the Department of Finance and Administration, Local Government Division (DFA) are seeking public comment on the DRAFT Amended 2017 New Mexico Annual Action Plan and the DRAFT State of New Mexico 2018 Annual Action Plan. A thirty day public-examination and comment period will begin on December 6, 2017 and end on January 4, 2018. The 2017 Annual Action Plan is being amended to request an increase in the median sales price limits for Bernalillo, Doña Ana, Los Alamos, Sandoval, Santa Fe, San Miguel and Taos counties. The 2018 Annual Action Plan is the third annual implementation plan under the State of New Mexico 2015-2019 Consolidated Plan for Housing and Community Development. The Consolidated Plan is a five-year strategic plan that governs the administration of federal funding appropriated for housing and community development activities that benefit persons of low- and moderate- income persons throughout the State of New Mexico.

Such federal funding includes the following programs; HOME Investment Partnerships (HOME), Community Development Block Grant (CDBG), Emergency Solutions Grants (ESG), Housing Opportunities for Persons with AIDS (HOPWA) and the National Housing Trust Fund (NHTF). The 2018 Annual Action Plan outlines one year goals for approximately \$18.74 million of the federal funding, through the five federal programs listed. The HOME, ESG, HOPWA and NHTF programs are administered by the MFA and the CDBG program is administered by DFA.

Beginning December 6, 2017, a copy of the draft Amended 2017 Annual Action Plan and the draft 2018 Annual Action Plan can be found on MFA's web page at <http://www.housingnm.org/resources/new-mexico-annual-action-plan>. If you are unable to download the Action Plan, please contact the Mortgage Finance Authority to request a copy (505-843-6880) or toll free 1-800-444-6880. If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any other form of auxiliary aid or service, please contact the person below. The draft 2018 Action Plan may be provided in alternative accessible formats (i.e., Braille/large print, audio tape) for the disabled and may also be translated into Spanish for limited-English proficient (LEP) Spanish speaking persons upon request. Dial 7-1-1 to use Hamilton Relay in New Mexico or call one of the toll free numbers: TTY: 800-659-8331, Voice: 800-659-1779, VCO (Voice Carry Over): 877-659-4174, Mobile Caption Service: 800-855-8111, Speech-to-Speech: 888-659-3952, Spanish: 800-327-1857 (Includes Spanish-to-Spanish and translation from English to Spanish).

Citizens, interested agencies, and for-profit and non-profit organizations may attend either of the two (2) Public Hearings at these locations or via webcast at www.housingnm.org to provide their input in person and provide comments.

December 19, 2017, 10:00 am
New Mexico Mortgage Finance Authority (MFA)
Board Room
344 4th Street SW
Albuquerque, NM 87102

December 21, 2017, 5:30 pm
New Mexico Mortgage Finance Authority (MFA)
Board Room
344 4th Street SW
Albuquerque, NM 87102

Citizens, interested agencies, and for-profit and non-profit organizations may review the draft Amended 2017 Action Plan and the draft 2018 Action Plan and provide comments during a thirty-day public comment period, which begins on December 6, 2017, and will end at 5:00 p.m. MST, Thursday, January 4, 2018. Written comments and/or questions may be directed to Debbie Davis. Phone: (505) 843-6880 or toll free 1-800-444-6880 or Fax: (505) 243-3289 or e-mail: ddavis@housingnm.org. Mail: New Mexico Mortgage Finance Authority, 344 Fourth St. SW, Albuquerque, NM 87102. After receipt of public comments, MFA staff will prepare a summary of all comments received in writing and, in cases where any citizens' views are not accepted, provide reasons for the decision. This documentation will be attached to the 2018 Action Plan which will be available to the public and submitted to HUD on or before August 16, 2018.

Accommodations can be made within 48 hours' notice for non-English speaking participants and individuals with disabilities by calling 505-843-6880. Facilities are wheelchair accessible.

Aviso de Audiencia Pública
Borrador
Plan de Acción Anual del 2017 de Nuevo Mexico Actualizado y
Plan de Acción Anual 2018 de Nuevo Mexico

La Autoridad Financiera Hipotecaria de Nuevo México (MFA por sus siglas en inglés) y el Departamento de Finanzas y Administración, División Local Gubernamental (DFA por sus siglas en inglés) están solicitando comentarios del público sobre el BORRADOR Actualizado del Plan de Acción del 2017 de Nuevo Mexico y el BORRADOR del Plan Anual de Acción 2018 del Estado de Nuevo Mexico. Un plazo de examinación y comentarios por parte del público empezará el 6 de diciembre 2017 y terminará el 4 de enero 2018. El Plan de Acción Anual 2017 está siendo actualizado a fin de solicitar un incremento en los precios medios de venta límites para los condados de Bernalillo, Doña Ana, Los Alamos, Sandoval, Santa Fe, San Miguel y Taos. El Plan Anual de Acción del 2018 es el tercero plan anual de implementación bajo el Plan Consolidado para la Vivienda y el Desarrollo Urbano 2015-2019 del Estado de Nuevo México. El Plan Consolidado es un plan estratégico de cinco años que regula la administración de fondos federales asignados a actividades para el desarrollo de la vivienda y la comunidad que benefician a personas de ingresos bajos y moderados a través de todo el estado de Nuevo México.

Tal financiamiento federal incluye los siguientes programas: Colaboraciones para Invertir en Casas (HOME por sus siglas en inglés), Subvención en Bloque para el Desarrollo de la Comunidad (CDBG por sus siglas en inglés), Subvención para Soluciones de Urgencia (ESG por sus siglas en inglés), Oportunidades de Vivienda para Personas con SIDA (HOPWA por sus siglas en inglés) y Fondo Fiduciario Nacional para la Vivienda (NHTF por sus siglas en inglés). El Plan de Acción Anual 2018 describe las metas de un año para aproximadamente \$18.74 millones de la financiación federal, a través de los cinco programas federales mencionados aquí. Los programas HOME, ESG, HOPWA y NHTF son administrados por la MFA, y el programa CDBG es administrado por la DFA.

Ciudadanos, agencias interesadas y organizaciones con fines de lucro y sin fines de lucro pueden asistir a cualquiera de las dos (2) audiencias públicas en estos lugares o a través de webcast en www.housingnm.org para ofrecer su aportación en persona y proporcionar comentarios.

December 19, 2017, 10:00 am
New Mexico Mortgage Finance Authority (MFA)
Board Room
344 4th Street SW
Albuquerque, NM 87102

December 21, 2017, 5:30 pm
New Mexico Mortgage Finance Authority (MFA)
Board Room
344 4th Street SW
Albuquerque, NM 87102

Empezando el 6 de diciembre 2017, una copia del borrador del Plan de Acción Actualizado del 2017 y el borrador del Plan de Acción Anual del 2018 está disponible en la página web de la MFA en <http://www.housingnm.org/resources/new-mexico-annual-action-plan>. Si Ud. no puede descargar el Plan de Acción, favor de ponerse en contacto con la Autoridad Financiera Hipotecaria para pedir una copia (505-843-6880 o sin cargo 1-800-444-6880). Si Ud. tiene una discapacidad y necesita un lector, un amplificador, un intérprete calificado de la lengua de señas, u otro tipo de ayuda o servicio, haga el favor de ponerse en contacto con la persona cuyo nombre aparece a continuación. El borrador del Plan de Acción 2018 se podrá proveer en otros formatos (es decir, Braille/letra grande, cinta de audio) para personas discapacitadas y también, al ser pedido, puede ser traducido al español para personas de habla hispana que no hablen inglés (LEP por sus siglas en inglés). Marque el 7-1-1 para usar el 'Hamilton Relay' en Nuevo México o llame a uno de los números sin cargo: TTY: 800-659-8331, Voz ('Voice' en inglés) 800-659-1779, VCO ('Voice Carry Over' en inglés): 877-659-4174, Servicio Móvil de Poner Leyenda ('Mobile Caption Service' en inglés): 800-855-8111, Palabra a Palabra ('Speech-to-Speech' en inglés): 888-659-3952, Español: 800-327-1857 (Incluye español-a-español y traducción del inglés al español).

Ciudadanos, agencias interesadas, y organizaciones con y sin fines de lucro pueden revisar del borrador del Plan de Acción Actualizado del 2017 y el borrador del Plan de Acción Anual del 2018 y presentar comentarios durante un plazo de treinta días para comentarios del público, que empieza el 6 de diciembre 2017 y terminará a las 5:00 de la tarde MST el jueves 4 de enero 2018. Comentarios escritos y/o preguntas pueden ser enviados a Debbie Davis. Teléfono: (505) 843-6880 o sin cargo 1-800-444-6880 o por fax: (505) 243-3289 o por correo electrónico:

ddavis@housingnm.org. Correo: New Mexico Mortgage Finance Authority, 344 Fourth St., SW, Albuquerque, NM 87102. Después de recibir los comentarios públicos, el personal de la MFA preparará un resumen de todos los comentarios recibidos en forma escrita, y en el caso en el cual el comentario de un ciudadano no sea aceptado, se proveerá motivos para la decisión. Esta documentación será disponible al público y sometida al HUD (Departamento Federal de Vivienda y Desarrollo Urbano) antes o en la fecha del 16 de agosto 2018.

Se podrá hacer arreglos con 48 horas de notificación anterior para participantes que no hablen inglés y personas con discapacidades llamando al 505-843-6880. Todas las instalaciones son accesibles para silla de ruedas.

Part B Publication Certifications

JAGUARS
30's-70's XK, XKE, Coupes, Roadsters, Early Cabriolets, etc

INTERESTING CLASSES CONSIDERED
Call Roy
(505) 377-9592
(602) 810-2179

LEGAL ADVERTISEMENT
ALBUQUERQUE PUBLIC SCHOOLS

BID Proposals are being solicited by the Albuquerque Public Schools, Board of Education. BID documents can be accessed on the APS Procurement Department Website: <http://www.aps.edu>

Asbestos Training Classes
procurement
site: <http://www.aps.edu>

BID 18-030SC-DN

Submittal deadline:
December 19, 2017 • 3:00 PM local time

AFFIDAVIT OF PUBLICATION

STATE OF NEW MEXICO

County of Bernalillo SS

NOTICE OF PUBLIC HEARING
 ARING DRAFT AMENDE
 D2017 NEW MEXICO AN
 NUAL ACTION PLAN AN
 D2018 NEW MEXICO AN
 NUAL ACTION PLAN TH
 ENEW MEXICO MORTG
 AGE FINANCE AUTHORITY

Bernadette Gonzales, the undersigned, on oath states that she is an authorized Representative of The Albuquerque Journal, and that this newspaper is duly qualified to publish legal notices or advertisements within the meaning of Section 3, Chapter 167, Session Laws of 1937, and that payment therefore has been made of assessed as court cost, that the notice, copy of which hereto attached, was published in said paper in the regular daily edition, for 1 time(s) on the following date(s):

12/06/2017

[Signature]

Sworn and subscribed before me, a Notary Public, in and for the County of Bernalillo and State of New Mexico this 6 day of December of 2017

PRICE \$280.10

Statement to come at the end of month.

ACCOUNT NUMBER 1011094

OFFICIAL SEAL
 Sandra B. Gutierrez
 NOTARY PUBLIC
 STATE OF NEW MEXICO
 My Commission Expires: *[Signature]*

[Signature]



LEGALS	LEGALS	LEGALS	LEGALS	LEGALS	LEGALS
--------	--------	--------	--------	--------	--------

Los programas HOME, ESG, HOPWA y NHTF son administrados por la MFA, y el programa CDBG es administrado por la DFA.

Ciudadanos, agencias interesadas y organizaciones con fines de lucro y sin fines de lucro pueden asistir a cualquiera de las dos (2) audiencias públicas en estos lugares o a través de webcast en www.housingnm.org para ofrecer su aportación en persona y proporcionar comentarios.

December 19, 2017,
10:00 am
New Mexico
Mortgage Finance
Authority (MFA)
Board Room
344 4th Street SW
Albuquerque, NM
87102

December 21, 2017,
5:30 pm
New Mexico
Mortgage Finance
Authority (MFA)
Board Room
344 4th Street SW
Albuquerque, NM
87102

Empezando el 6 de diciembre 2017, una copia del borrador del Plan de Acción Actualizado del 2017 y el borrador del Plan de Acción Anual del 2018 está disponible en la página web de la MFA en <http://www.housingnm.org/resources/new-mexico-annual-action-plan>. Si Ud. no puede descargar el Plan de Acción, favor de ponerse en contacto con la Autoridad Financiera Hipotecaria para pedir una copia (505-843-6880 o sin cargo 1-800-444-6880). Si Ud. tiene una discapacidad y necesita un lector, un amplificador, un intérprete calificado de la lengua de señas,

recibir los comentarios públicos, el personal de la MFA preparará un resumen de todos los comentarios recibidos en forma escrita, y en el caso en el cual el comentario de un ciudadano no sea aceptado, se proveerá motivos para la decisión. Esta documentación será disponible al público y sometida al HUD (Departamento Federal de Vivienda y Desarrollo Urbano) antes o en la fecha del 16 de agosto 2018.

Se podrá hacer arreglos con 48 horas de notificación anterior para participantes que no hablen inglés y personas con discapacidades llamando al 505-843-6880. Todas las instalaciones son accesibles para silla de ruedas.

(Legal No. 15,996; Pub. Dec. 07, 2017).

Legal No. 15,999.
**STATE OF
NEW MEXICO
COUNTY OF TAOS
EIGHTH JUDICIAL
DISTRICT COURT
No. D-820-CV-2016-
00339**

CITIBANK N.A.,
Plaintiff, vs.

UNKNOWN HEIRS, DEVISEES AND LEGATEES OF REBECCA A. CROSS, AND DEPARTMENT OF TREASURY - INTERNAL REVENUE SERVICE,
Defendants.

**NOTICE OF SALE
NOTICE IS HEREBY
GIVEN** that on January 3, 2018, at the hour of 11:30 AM, the undersigned Special Master, or his/her designee, will, at the front entrance of the Taos County Courthouse, at Eighth Judicial District Court, 105

50" E. 424.14 feet to a point, from whence a N.M.L.S. No. 5213 capped rebar found and used as a witness corner bears S. 00° 37' 44" W. 21.04 feet, Thence S. 00° 37' 44" W. 603.62 feet to the point and place of Beginning.

including any improvements, fixtures, and attachments, such as, but not limited to, mobile homes, (hereinafter the "Property"). If there is a conflict between the legal description and the street address, the legal description shall control.

The foregoing sale will be made to satisfy an in rem foreclosure judgment rendered by this Court in the above entitled and numbered cause on November 2, 2017, being an action to foreclose a mortgage on the Property. Plaintiff's judgment is in the amount of \$45,264.87, and the same bears interest at the variable rate of 5.000%, accruing at the rate of \$6.20 per diem. The Court reserves entry of final judgment against Defendant, Unknown Heirs, Devisees and Legatees of Rebecca A. Cross, for the amount due after foreclosure sale, including interest, costs, and fees as may be assessed by the Court. Plaintiff has the right to bid at the foregoing sale in an amount equal to its judgment, and to submit its bid either verbally or in writing. Plaintiff may apply all or any part of its judgment to the purchase price in lieu of cash.

/s/ David Washburn
DAVID WASHBURN,
Special Master
PO Box 91988
Albuquerque, NM
87109
Telephone:
(505) 433-4576
Facsimile:
(505) 433-4577
E-mail: sales@ancillaryls.com

(Legal No. 15,999; Pub. Dec. 07, 14, 21, 28, 2017).

Legal No. 16,000.
**ELECTION
RESOLUTION**
**Town of Taos
Resolution 17-50**

Be it resolved by the governing body of the Town of Taos, New Mexico that:

A. A regular municipal election for the election of municipal officers shall be held on March 6, 2018. Polls will open at 7:00 A.M. and close at 7:00 P.M.

B. At the regular municipal election, persons shall be elected to fill the following elective offices:

1. One Mayor for a four year term.
2. One Councilmember, for a four year term. One Councilmember, for a four year term.
3. One Municipal Judge for a four year term.

C. The follow precincts are consolidated for the regular municipal election: Precincts 12,14,15,16,17,18,19 and 35

D. The following location is designated as a polling place for the conduct of the Regular Municipal Election.

G. All Declarations of Candidacy shall be filed with the Municipal Clerk on Tuesday, January 9, 2018 between the hours of 8:00 A.M. and 5:00 P.M.

H. The casting of votes by qualified municipal electors shall be recorded on paper ballots to be counted by electronic vote tabulators.

PASSED, APPROVED and ADOPTED, this 29th day of November, 2017, at the Regular Meeting of the Town Council.

Mayor Pro Tem Nathaniel Evans
Councilmember Judith Y. Cantu
Councilmember Darien D. Fernandez
Councilmember George "Fritz" Hahn

TOWN OF TAOS
Daniel R. Barrone,
Mayor
ATTEST: APPROVED
AS TO FORM

Renee Lucero,
Town Clerk
Stephen C. Ross,
Town Attorney

**RESOLUCION
DE ELECCION**

**La Ciudad de Taos
Resolución 17-50**

Sea resuelto por el cuerpo gobernante de la Ciudad de Taos que:

A. Una elección municipal regular para la elección de oficiales municipales se llevará a cabo el 6 de marzo de 2018. Lugares de votación estarán abiertas al público entre las horas de las 7:00 A.M. y las 7:00 P.M.

la inmediata del votante, o del conserje al votante hasta las 7:00 p.m. el 6 de marzo de 2018.

Las balotas para votar en ausencia se pueden marcar en persona en la oficina de la Escribana de la Municipalidad, durante las horas y días hábiles, empezando el martes, 30 de 2018 de enero y terminando a las 5:00 p.m. el viernes, 2 de marzo de 2018.

Votación por Anticipado. El recuento de los votos por anticipado, de papeleta, se llevará a cabo por un tabulador electrónico en la oficina de la Escribana de la Municipalidad, durante las horas y días hábiles, empezando el miércoles, 14 de febrero de 2018 y terminando a las 5:00 p.m. el viernes, 2 de marzo de 2018.

F. Las personas que deseen registrarse para votar en la elección municipal regular, tienen que registrarse con la Escribana del Condado de Taos a más tardar el martes, 6 de febrero de 2018 a las 5:00 P.M., la fecha en que la Escribana del Condado cerrará los libros del registro.

G. Se archivarán todas las Declaraciones de Candidatura con la Escribana Municipal el martes, 9 de enero de 2018 entre las horas de las 8:00 A.M. y las 5:00 P.M.

H. Se hará un record de los votos de los electores municipales calificados en de las cuales se hará un recuento por tabuladores electrónicos.

Adoptada y aprobada



LEGALS

LEGALS	LEGALS	LEGALS	LEGALS	LEGALS	LEGALS
---------------	---------------	---------------	---------------	---------------	---------------

VILLAGE OF SALE
 HEREBY pursuant to primary Judgment of Sale and Ordered on 15, 2017, signed Special will sell at auction, for certified the hour of on Decem- 17 at the nce of the ity Court; Albright e N, Taos, o, the real ituated in nty, New scribed as

sale; and then to the payment of the Judgment in favor of Los Alamos National Bank, including additional fees, costs and expenses as stated in the foregoing paragraph. Any excess funds shall be deposited with the Clerk of Court for distribution by further order of the Court. Los Alamos National Bank may credit bid all or a portion of its judgment towards the purchase price at the foreclosure sale. Otherwise, terms of sale shall be immediately payable cash or certified funds.

ELECTRONICALLY FILED
 /s/ Jonathan Morse
 Jonathan Morse,
 Special Master
 P.O. Box 8387
 Santa Fe, NM 87504
 505-982-3305

(Legal No. 15,984;
 Pub. Nov. 23, 30, Dec. 07, 14, 2017).

LEGAL NOTICE:
VILLAGE OF TAOS SKI VALLEY PUBLIC HEARING

NOTICE IS HEREBY GIVEN of the following Public Hearing for: Application No. 1071030 for a Restaurant Beer and Wine Liquor License with on premises consumption only with patio service.

Date: January 16, 2017 at 2:00 p.m.
 Place: Edelweiss Lodge, 110 Sutton Place, Taos Ski Valley, NM 87525
 Application No.: 1071030
 Applicant Name: Tripod Pizza, LLC
 Doing Business As: Pizza Shack
 Proposed Location: 6 Thunderbird Road,

Legal No. 15,997. Legal Notice
 Members of the public are invited to provide comment on hearings for issuance of or transfers of liquor licenses as outlined below. This hearing will be conducted at the NM Alcohol & Gaming Division Office at the Toney Anaya Bldg., 2550 Cerrillos Road, 2nd Floor, Santa Fe, NM on the date specified. The assigned Hearing Officer for this Application is Beverly Kennedy and she may be contacted via email at beverly.kennedy@state.us.nm or at 505-476-4548.

A Hearing will be held on December 13, 2017 at 1:45 pm, regarding Application No. 1074478 for a Transfer of Ownership of Inter-Local Dispenser License No. 28094, to JP Sagebrush, LLC d/b/ Sagebrush Inn & Suites, located at 1508 Paseo del Pueblo Sur, Taos, New Mexico.

(Legal No. 15,997;
 Pub. Dec. 07, 2017).

Legal No. 16,005. DON FERNANDO DE TAOS LAND GRANT P.O. BOX 1418 TAOS, NEW MEXICO 87571 PHONE: (505) 429-4635
REGULAR MEETING SUNDAY December 17, 2017 12:00 P.M. KIT CARSON ELECTRIC COOPERATIVE, INC.

Notice is hereby given that the Board of Trustees of the Don Fernando de Taos Land Grant will hold a Regular Meeting on Sunday, December 17, 2017 at 12:00 P.M. The meeting will take place at the Main Office of the Kit Carson Electric Cooperative, Inc., 118 Cruz Alta Road, Taos, New Mex-

COMB-S-4-CLW (aka TFWW-1 and OSE File No. RG-96091-EXP).

The old well, RG-14117-X-COMB-S-4, is located at a point where X=1,829,090 and Y=2,076,140 (all x,y values are in NM State Plane Coordinate System, NAD83, Central Zone, feet) and will be plugged. The new well, RG-14117-X-COMB-S-4-Change Location of Well, was permitted under Exploratory Permit No. RG-96091 on June 3, 2016. The well was drilled to a depth of 530 feet with 10 inch casing and is located at a point where X=1,823,588 and Y=2,080,266, within the SE¼ of Section 26, Township 29 North, Range 12 East, NMPM, approximately 1 mile west of the Village of Questa on the west side of the tallings facility. The applicant states that Well RG-14116-X-COMB-S-4 is an alternate point of diversion under OSE Permit 1432. As provided in the Red River Adjudication 1978 Order (No. 9780), any diversion, at any time, from any one of the alternate wells, individually or combined with any or all of the surface diversions authorized under Permit 1432 and Declaration No. RG-14117 shall have a diversion rate of 19.545 cfs [4.545 cubic feet of water per second (cfs) from underground sources and 15 cfs from surface water sources, for a total maximum diversion of 19.545 cfs]. Chevron Mining Inc. is requesting that the full diversion right of the amount decreed for RG-14117-X-Comb-S-4 be transferred to well RG-14117-X-Comb-S-4-CLW. No change in the other

facsimile. Mailing postmark will be used to validate the 24-hour period. Protests can be faxed to 505-827-6682. If no valid protest or objection is filed, the State Engineer will evaluate the application in accordance with Sections 72-2-16, 72-5-6, and 72-6-1 through -7 and based on its potential impairment to existing waters rights, public welfare, and conservation of water within the state.

(Legal No. 15,993;
 Pub. Nov. 30, Dec. 07, 14, 2017).

Legal No. 16,004. SPECIAL PUBLIC MEETING NOTICE
EL PRADO WATER AND SANITATION DISTRICT

The El Prado Water and Sanitation District will conduct a Special Meeting on Wednesday, December 13, 2017 at 6:00pm at the office of the El Prado Water and Sanitation District, 1017 Paseo del Pueblo Norte, in El Prado, New Mexico. The purpose of the meeting will be to discuss and take action upon items listed on an agenda for this meeting. The agenda will be posted 72 hours prior to the meeting at the El Prado post office.

El Prado Water and Sanitation District

By: Elaine Trujillo,
 Secretary/Treasurer,
 mr

(Legal No. 16,004;
 Pub. Dec. 07, 2017).

Legal No. 16,001. STATE OF NEW MEXICO COUNTY OF TAOS, COLFAX UNION EIGHTH JUDICIAL DISTRICT NO.

The Consolidated Plan is a five-year strategic plan that governs the administration of federal funding appropriated for housing and community development activities that benefit persons of low- and moderate- income persons throughout the State of New Mexico.

Such federal funding includes the following programs; HOME Investment Partnership (HOME), Community Development Block Grant (CDBG), Emergency Solutions Grants (ESG), Housing Opportunities for Persons with AIDS (HOPWA) and the National Housing Trust Fund (NHTF). The 2018 Annual Action Plan outlines one year goals for approximately \$18.74 million of the federal funding, through the five federal programs listed. The HOME, ESG, HOPWA and NHTF programs are administered by the MFA and the CDBG program is administered by DFA.

Beginning December 6, 2017, a copy of the draft Amended 2017 Annual Action Plan and the draft 2018 Annual Action Plan can be found on MFA's web page at <http://www.housingnm.org/resources/new-mexico-annual-action-plan>. If you are unable to download the Action Plan, please contact the Mortgage Finance Authority to request a copy (505-843-6880) or toll free 1-800-444-6880. If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any other form of auxiliary aid or service, please contact

will end at 5:00 p.m. MST, Thursday, January 4, 2018. Written comments and/or questions may be directed to Debbie Davis. Phone: (505) 843-6880 or toll free 1-800-444-6880 or Fax: (505) 243-3289 or e-mail: ddavis@housingnm.org. Mail: New Mexico Mortgage Finance Authority, 344 Fourth St. SW, Albuquerque, NM 87102. After receipt of public comments, MFA staff will prepare a summary of all comments received in writing and, in cases where any citizens' views are not accepted, provide reasons for the decision. This documentation will be attached to the 2018 Action Plan which will be available to the public and submitted to HUD on or before August 16, 2018.

Accommodations can be made within 48 hours' notice for non-English speaking participants and individuals with disabilities by calling 505-843-6880. All facilities are wheelchair accessible.

Aviso de Audiencia Pública

Borrador Plan de Acción Anual del 2017 de Nuevo Mexico Actualizado y Plan de Acción Anual 2018 de Nuevo Mexico
 La Autoridad Financiera Hipotecaria de Nuevo México (MFA por sus siglas en inglés) y el Departamento de Finanzas y Administración, División Local Gubernamental (DFA por sus siglas en inglés) están solicitando comentarios del público sobre el BORRADOR Actualizado del Plan de Acción del 2017 de Nuevo Mexico y el BORRADOR del Plan Anual de

Persons wishing to comment on this item may attend the hearing or submit written comments to the Village Offices: Ann Marie Wooldridge CMC, Village Clerk, P.O. Box 100, Taos Ski Valley, NM 87525. Persons with disabilities may request accommodations no later than 4:00 p.m. on the day prior to the meeting.

(Legal No. 16,006; Pub. Dec. 07, 14, 2017).

Legal No. 15,994.
**STATE OF NEW MEXICO
IN THE PROBATE
COURT TAOS COUNTY
No. 2017-07**

IN THE MATTER OF THE ESTATE OF KEVIN ANTHONY MILLER, DECEASED.

NOTICE TO CREDITORS
NOTICE IS HEREBY GIVEN that the undersigned has been appointed personal representative of this estate. All persons having claims against this estate are required to present their claims within two (2) months after the date of the first publication of this notice, or the claims will be forever barred. Claims must be presented either to the undersigned personal representative at the address listed below, or filed with the Probate Court of Taos, County, New Mexico, located at the following address: 105 Albright St., Taos, NM 87571.

Dated: 11/27/2017
/S/ Lillian L. Miller
Lillian L. Miller
130 Las Cruces Rd.
Taos, NM 87571
(575)779-0939

(Legal No. 15,994; Pub. Dec. 07, 14, 2017).

(Legal No. 16,005; Pub. Dec. 07, 14, 2017).

Legal No. 15,998.

NOTICE OF HEARING:

Members of the public are invited to provide comment on hearings for the issuance of or transfers of liquor licenses as outlined below. This Hearing will be conducted at the NM Alcohol & Gaming Division Offices at the Toney Anaya Bldg., 2550 Cerrillos Road, 2nd Floor, Santa Fe, NM, on the date specified. The assigned Hearing Officer for this Application is Beverly Kennedy, and she may be contacted via email at beverly.kennedy@state.nm.us or (505) 476-4548.

A Hearing will be held on December 12, 2017, at 1:00pm, regarding Application No. 1073216, for a Restaurant Beer/Wine Liquor License to Sal y Vino, LLC d/b/a Salt + Wine, located at 1017 Paseo Del Pueblo Norte, El Prado, New Mexico.

(Legal No. 15,998; Pub. Dec. 07, 2017).

Legal No. 15,993.
Legal Notice

Notice is hereby given that on March 2, 2017, Chevron Mining Inc., P.O. Box 469, Questa, NM 87556, Contact: Kevin Doherty, filed with the Office of the State Engineer Application for an Alternate Point of Diversion of Well No. RG-14117 -X-COMB-S-4 to RG-14117-X-

version, place of use, purpose of use, nor any new or increased appropriation of water is requested by this application.

The locations of the Chevron Mining, Inc. authorized points of diversion for water used for mining, milling, domestic, and related purposes under file number 1432 et al. are set forth under Items 1 and 2 of the Order of November 3, 1978 in United States District Court Cause No. 9780. The Chevron mine tailing facility and the subject wells are located approximately 1 mile west of the Village of Questa. The mine is located within Taos County along State Road 38, approximately 5 miles east of the Village of Questa.

This notice of publication is also posted on the Office of the State Engineer website at: <http://www.ose.state.nm.us/NFP/nfp.php>

Any person, firm or corporation or other entity having standing to file objections or protests shall do so in writing (legible, signed, and include the writer's complete name and mailing address). The objection to the approval of the application: (1) If impairment, you must specifically identify your water rights; and/or (2) if public welfare or conservation of water within the State of New Mexico, you must show you will be substantially affected. The written protest must be filed, in triplicate, with the State Engineer, P. O. Box 25102, Santa Fe, New Mexico 87504-5102, within (10) days after the date of the last publication of this Notice. Facsimiles (fax's) will be accepted as long as the hard copy is sent within 24-hours of the

IN THE MATTER OF THE PETITION FOR THE CHANGE OF NAME OF PEGGY SUE NYKAMP

NOTICE OF NAME CHANGE

TAKE NOTICE, That in accordance with provisions of § 40-8-1 through § 10-8-3, NMSA 1978, the Petitioner PEGGY SUE NYKAMP will apply to District Judge MCELROY, on DECEMBER 15, 2017 at 8:45 AM, for an Order of Name Change to: PEGGY SUE DE'SCOVILLE.

/S/ Kathy Chanler Clerk

(Legal No. 16,001; Pub. Dec. 07, 14, 2017).

Legal No. 15,996.

Notice of Public Hearing

Draft Amended 2017 New Mexico Annual Action Plan and 2018 New Mexico Annual Action Plan
The New Mexico Mortgage Finance Authority (MFA) and the Department of Finance and Administration, Local Government Division (DFA) are seeking public comment on the DRAFT Amended 2017 New Mexico Annual Action Plan and the DRAFT State of New Mexico 2018 Annual Action Plan. A thirty day public-examination and comment period will begin on December 6, 2017 and end on January 4, 2018. The 2017 Annual Action Plan is being amended to request an increase in the median sales price limits for Bernalillo, Doña Ana, Los Alamos, Sandoval, Santa Fe, San Miguel and Taos counties. The 2018 Annual Action Plan is the third annual implementation plan under the State of New Mexico 2015-2019 Consolidated Plan for Housing and Community Development.

may be provided in alternative accessible formats (i.e., Braille/large print, audio tape) for the disabled and may also be translated into Spanish for limited-English proficient (LEP) Spanish speaking persons upon request. Dial 7-1-1 to use Hamilton Relay in New Mexico or call one of the toll free numbers: TTY: 800-659-8331, Voice: 800-659-1779, VCO (Voice Carry Over): 877-659-4174, Mobile Caption Service: 800-855-8111, Speech-to-Speech: 888-659-3952, Spanish: 800-327-1857 (includes Spanish-to-Spanish and translation from English to Spanish).

Citizens, interested agencies, and for-profit and non-profit organizations may attend either of the two (2) Public Hearings at these locations or via www.housingnm.org to provide their input in person and provide comments.

December 19, 2017, 10:00 am
New Mexico Mortgage Finance Authority (MFA) Board Room
344 4th Street SW
Albuquerque, NM 87102

December 21, 2017, 5:30 pm
New Mexico Mortgage Finance Authority (MFA) Board Room
344 4th Street SW
Albuquerque, NM 87102

Citizens, interested agencies, and for-profit and non-profit organizations may review the draft Amended 2017 Action Plan and the draft 2018 Action Plan and provide comments during a thirty-day public comment period, which begins on December 6, 2017, and

lco. un plazo de exa minación y comentarios por parte del público emezará el 6 de diciembre 2017 y terminará el 4 de enero 2018. El Plan de Acción Anual 2017 está siendo actualizado a fin de solicitar un incremento en los precios medios de venta límites para los condados de Bernalillo, Doña Ana, Los Alamos, Sandoval, Santa Fe, San Miguel y Taos. El Plan Anual de Acción del 2018 es el tercero plan anual de implementación bajo el Plan Consolidado para la Vivienda y el Desarrollo Urbano 2015-2019 del Estado de Nuevo México. El Plan Consolidado es un plan estratégico de cinco años que regula la administración de fondos federales asignados a actividades para el desarrollo de la vivienda y la comunidad que benefician a personas de ingresos bajos y moderados a través de todo el estado de Nuevo México.

Tal financiamiento federal incluye los siguientes programas: Colaboraciones para invertir en Casas (HOME por sus siglas en inglés), Subvención en Bloque para el Desarrollo de la Comunidad (CDBG por sus siglas en inglés), Subvención para Soluciones de Urgencia (ESG por sus siglas en inglés), Oportunidades de Vivienda para Personas con SIDA (HOPWA por sus siglas en inglés) y Fondo Fiduciario Nacional para la Vivienda (NHTF por sus siglas en inglés). El Plan de Acción Anual 2018 describe las metas de un año para aproximadamente \$18.74 millones de la financiación federal, a través de los cinco programas federales mencionados aquí.

DD
AFFP

Legal 15,996_Public Hearing

Affidavit of Publication

STATE OF NM }
COUNTY OF TAOS } SS

Legal No. 15,996
Notice of
Public Hearing

Draft
Amended 2017
New Mexico
Annual Action Plan and 2018 New Mexico
Annual Action Plan

Agnes Hernandez, being duly sworn, says:

That she is Legal Advertising Representative of the The Taos News, a weekly newspaper of general circulation, printed and published in Colfax County, Rio Arriba County, Taos County, NM; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following
December 07, 2017

The New Mexico Mortgage Finance Authority (MFA) and the Department of Finance and Administration, Local Government Division (DFA) are seeking public comment on the DRAFT Amended 2017 New Mexico Annual Action Plan and the DRAFT State of New Mexico 2018 Annual Action Plan. A thirty day public-examination and comment period will begin on December 6, 2017 and end on January 4, 2018. The 2017 Annual Action Plan is being amended to request an increase in the median sales price limits for Bernalillo, Doña Ana, Los Alamos, Sandoval, Santa Fe, San Miguel and Taos counties. The 2018 Annual Action Plan is the third annual implementation plan under the State of New Mexico 2015-2019 Consolidated Plan for Housing and Community Development. The Consolidated Plan is a five-year strategic plan that governs the administration of federal funding appropriated for housing and community development activities that benefit persons of low- and moderate- income persons throughout the State of New Mexico.

That said newspaper was regularly issued and circulated on those dates.

Such federal funding includes the following programs, HOME Investment Partnerships (HOME), Community Development Block Grant (CDBG), Emergency Solutions Grants (ESG), Housing Opportunities for Persons with AIDS (HOPWA) and the National Housing Trust Fund (NHTF). The 2018 Annual Action Plan outlines one year goals for approximately \$18.74 million of the federal funding, through the five federal programs listed. The HOME, ESG, HOPWA and NHTF programs are administered by the MFA and the CDBG program is administered by DFA.

SIGNED:

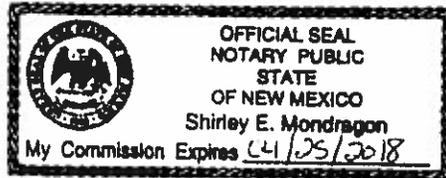
Agnes Hernandez

Beginning December 6, 2017, a copy of the draft Amended 2017 Annual Action Plan and the draft 2018 Annual Action Plan can be found on MFA's web page at <http://www.housing.nm.org/resources/new-mexico-annual-action-plan>. If you are unable to download the Action Plan, please contact the Mortgage Finance Authority to request a copy (505-843-6880) or toll free 1-800-444-6880. If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any other form of auxiliary aid or service, please contact the person below. The draft 2018 Action Plan may be provided in alternative accessible formats (i.e., Braille/large print, audio tape) for the disabled and may also be translated into Spanish for limited-English proficient (LEP) Spanish speaking persons upon request. Dial 7-1-1 to use Hamilton Relay in New Mexico or call one of the toll free numbers: TTY: 800-659-8331, Voice: 800-659-1779, VCO (Voice Carry Over): 877-659-4174, Mobile Caption Service: 800-855-8111, Speech-to-Speech: 888-659-3952, Spanish: 800-327-1857 (includes Spanish-to-Spanish and translation from English to Spanish).

Subscribed to and sworn to me this 7th day of December 2017.

Shirley E. Mondragon
Shirley E. Mondragon, Notary Public, Taos County,

My commission expires: April 25, 2018



00006474 00017005

NEW MEXICO MORTGAGE FINANCE AUTHORITY
344 FOURTH ST. S.W.
ALBUQUERQUE, NM 87102

SANTA FE + NEW MEXICAN

Founded 1849

LEGAL #83546

Notice of Public Hearing

Draft Amended 2017 New Mexico Annual Action Plan and 2018 New Mexico Annual Action Plan

The New Mexico Mortgage Finance Authority (MFA) and the Department of Finance and Administration, Local Government Division (DFA) are seeking public comment on the DRAFT Amended 2017 New Mexico Annual Action Plan and the DRAFT State of New Mexico 2018 Annual Action Plan. A thirty day public examination and comment period will begin on December 6, 2017 and end on January 4, 2018. The 2017 Annual Action Plan is being amended to request an increase in the median sales price limits for Bernalillo, Doña Ana, Los Alamos, Sandoval, Santa Fe, San Miguel and Taos counties. The 2018 Annual Action Plan is the third annual implementation plan under the State of New Mexico 2015-2019 Consolidated Plan for Housing and Community Development. The Consolidated Plan is a five-year strategic plan that governs the administration of federal funding appropriated for housing and community development activities that benefit persons of low- and moderate- income persons throughout the State of New Mexico. Such federal funding includes the following programs; HOME Investment Partnerships (HOME), Community Development Block Grant (CDBG), Emergency Solutions Grants (ESG), Housing Opportunities for Persons with AIDS (HOPWA) and the National Housing Trust Fund (NHTF). The 2018 Annual Action Plan outlines one year goals for approximately \$18.74 million of the federal funding, through the five federal programs listed. The HOME, ESG, HOPWA and NHTF programs are administered by the MFA and the CDBG program is administered by DFA. Beginning December 6, 2017, a copy of the draft Amended 2017 Annual

Action Plan and the draft 2018 Annual Action Plan can be found on MFA's web page at <http://www.housingnm.org/resources/new-mexico-annual-action-plan>. If you are unable to download the Action Plan, please contact the Mortgage Finance Authority to request a copy (505-843-6880) or toll free 1-800-444-6880. If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any other form of auxiliary aid or service, please contact the person below. The draft 2018 Action Plan may be provided in alternative accessible formats (i.e., Braille/large print, audio tape) for the disabled and may also be translated into Spanish for limited-English proficient (LEP) Spanish speaking persons upon request. Dial 7-1-1 to use Hamilton Relay in New Mexico or call one of the toll free numbers: TTY: 800-659-8331, Voice: 800-659-1779, VCO (Voice Carry Over): 877-659-4174, Mobile Caption Service: 800-855-8111, Speech-to-Speech: 888-659-3952, Spanish: 800-327-1857 (Includes Spanish-to-Spanish and translation from English to Spanish). Citizens, interested agencies, and for-profit and non-profit organizations may attend either of the two (2) Public Hearings at these locations or via webcast at www.housingnm.org to provide their input in person and provide comments. DECEMBER 19, 2017, 10:00 am New Mexico Mortgage Finance Authority (MFA) Board Room 344 4th Street SW Albuquerque, NM 87102

DECEMBER 21, 2017, 5:30 pm New Mexico Mortgage Finance Authority (MFA) Board Room 344 4th Street SW Albuquerque, NM 87102 Citizens, interested agencies, and for-profit and non-profit organizations may review the draft Amended 2017 Action Plan and the draft 2018 Action Plan and provide comments during a thirty-day public comment period, which begins on December 6, 2017, and will end at 5:00 p.m. MST, Thursday, January 4, 2018. Written comments and/or questions may be directed to Debbie Davis. Phone: (505) 843-6880 or toll free 1-800-444-6880 or Fax: (505) 243-3289 or email ddavis@housingnm.org

ddavis@housingnm.org. Mail: New Mexico Mortgage Finance Authority, 344 Fourth St. SW, Albuquerque, NM 87102. After receipt of public comments, MFA staff will prepare a summary of all comments received in writing and, in cases where any citizens' views are not accepted, provide reasons for the decision. This documentation will be attached to the 2018 Action Plan which will be available to the public and submitted to HUD on or before August 16, 2018. Accommodations can be made within 48 hours' notice for non-English speaking participants and individuals with disabilities by calling 505-843-6880. All facilities are wheelchair accessible.

Aviso de Audiencia Pública Borrador Plan de Acción Anual del 2017 de Nuevo Mexico Actualizado y Plan de Acción Anual 2018 de Nuevo Mexico

La Autoridad Financiera Hipotecaria de Nuevo Mexico (MFA por sus siglas en inglés) y el Departamento de Finanzas y Administración, División Local Gubernamental (DFA por sus siglas en inglés) están solicitando comentarios del público sobre el BORRADOR Actualizado del Plan de Acción del 2017 de Nuevo Mexico y el BORRADOR del Plan Anual de Acción 2018 del Estado de Nuevo Mexico. Un plazo de examen y comentarios por parte del público empezará el 6 de diciembre 2017 y terminará el 4 de enero 2018. El Plan de Acción Anual 2017 está siendo actualizado a fin de solicitar un incremento en los precios medios de venta límites para los condados de Bernalillo, Doña Ana, Los Alamos, Sandoval, Santa Fe, San Miguel y Taos. El Plan Anual de Acción del 2018 es el tercer plan anual de implementación bajo el Plan Consolidado para la Vivienda y el Desarrollo Urbano 2015-2019 del Estado de Nuevo Mexico. El Plan Consolidado es un plan estratégico de cinco años que regula la administración de

fondos federales asignados a actividades para el desarrollo de la vivienda y la comunidad que benefician a personas de ingresos bajos y moderados a través de todo el estado de Nuevo Mexico. Tal financiamiento federal incluye los siguientes programas: Colaboraciones para Invertir en Casas (HOME por sus siglas en inglés), Subvención en Bloque para el Desarrollo de la Comunidad (CDBG por sus siglas en inglés), Subvención para Soluciones de Urgencia (ESG por sus siglas en inglés), Oportunidades de Vivienda para Personas con SIDA (HOPWA por sus siglas en inglés) y Fondo Fiduciario Nacional para la Vivienda (NHTF por sus siglas en inglés). El Plan de Acción Anual 2018 describe las metas de un año para aproximadamente \$18.74 millones de la financiación federal, a través de los cinco programas federales mencionados aquí. Los programas HOME, ESG, HOPWA y NHTF son administrados por la MFA, y el programa CDBG es administrado por la DFA. Ciudadanos, agencias interesadas y organizaciones con fines de lucro y sin fines de lucro pueden asistir a cualquiera de las dos (2) audiencias públicas en estos lugares o a través de webcast en www.housingnm.org para ofrecer su aportación en persona y proporcionar comentarios.

December 19, 2017, 10:00 am New Mexico Mortgage Finance Authority (MFA) Board Room 344 4th Street SW Albuquerque, NM 87102

DECEMBER 21, 2017, 5:30 pm New Mexico Mortgage Finance Authority (MFA) Board Room 344 4th Street SW Albuquerque, NM 87102

Empezando el 6 de diciembre 2017, una copia del borrador del Plan de Acción Actualizado del 2017 y el borrador del Plan de Acción Anual del 2018 está disponible en la página web de la MFA en <http://www.housingnm.org/resources/new-mexico-annual-action-plan>. Si Ud. no puede descargar el Plan de Acción, favor de ponerse en contacto con la Autoridad Financiera Hipotecaria para pedir una copia (505-843-6880 o sin cargo 1-800-444-6880). Si Ud. tiene una discapacidad y necesita un lector, un

amplificador, un intérprete calificado de la lengua de señas, u otro tipo de ayuda o servicio, haga el favor de ponerse en contacto con la persona cuyo nombre aparece a continuación. El borrador del Plan de Acción 2018 se podrá proveer en otros formatos (es decir, Braille/letra grande, cinta de audio) para personas discapacitadas y también, al ser pedido, puede ser traducido al español para personas de habla hispana que no hablen inglés (LEP por sus siglas en inglés). Marque el 7-1-1 para usar el 'Hamilton Relay' en Nuevo Mexico o llame a uno de los números sin cargo: TTY: 800-659-8331, Voz ('Voice' en inglés) 800-659-1779, VCO ('Voice Carry Over' en inglés): 877-659-4174, Servicio Móvil de Poner Leyenda ('Mobile Caption Service' en inglés): 800-855-8111, Palabra a Palabra ('Speech-to-Speech' en inglés): 888-659-3952, Español: 800-327-1857 (incluye español-a-español y traducción del inglés al español). Ciudadanos, agencias interesadas, y organizaciones con y sin fines de lucro pueden revisar del borrador del Plan de Acción Actualizado del 2017 y el borrador del Plan de Acción Anual del 2018 y presentar comentarios durante un plazo de treinta días para comentarios del público, que empieza el 6 de diciembre 2017 y terminará a las 5:00 de la tarde MST el jueves 4 de enero 2018. Comentarios escritos y/o preguntas pueden ser enviados a Debbie Davis. Teléfono: (505) 843-6880 o sin cargo 1-800-444-6880 o por fax: (505) 243-3289 o por correo electrónico: ddavis@housingnm.org. Correo: New Mexico Mortgage Finance Authority, 344 Fourth St. SW, Albuquerque, NM 87102. Después de recibir los comentarios públicos, el personal de la MFA preparará un resumen de todos los comentarios recibidos en forma escrita, y en el

caso en el cual el comentario de un ciudadano no sea aceptado, se proveerá motivos para la decisión. Esta documentación será disponible al público y sometida al HUD (Departamento Federal de Vivienda y Desarrollo Urbano) antes o en la fecha del 15 de agosto 2018. Se podrá hacer arreglos con 48 horas de notificación anterior para participantes que no hablen inglés y personas con discapacidades llamando al 505-843-6880. Todas las instalaciones son accesibles para silla de ruedas.

DD

SANTA FE NEW MEXICAN

Founded 1849

NM MORTGAGE FINANCE AUTHORITY.
344 4TH ST SW
ALBUQUERQUE, NM 87102

ACCOUNT:	2041		
AD NUMBER:	0000214944		
LEGAL NO	83546	P.O. #:	
1 TIME(S)	455.70		
AFFIDAVIT	10.00		
TAX	38.71		
TOTAL	504.41		

AFFIDAVIT OF PUBLICATION

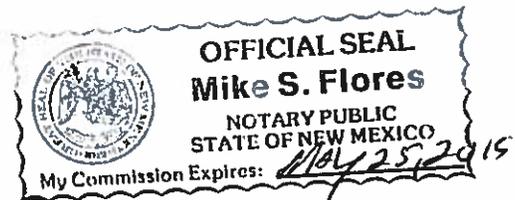
STATE OF NEW MEXICO
COUNTY OF SANTA FE

I, L. Harding, being first duly sworn declare and say that I am Legal Advertising Representative of THE SANTA FE NEW MEXICAN, a daily newspaper published in the English language, and having a general circulation in the Counties of Santa Fe, Rio Arriba, San Miguel, and Los Alamos, State of New Mexico and being a newspaper duly qualified to publish legal notices and advertisements under the provisions of Chapter 167 on Session Laws of 1937; that the Legal No 83546 a copy of which is hereto attached was published in said newspaper 1 day(s) between 12/05/2017 and 12/05/2017 and that the notice was published in the newspaper proper and not in any supplement; the first date of publication being on the 5th day of December, 2017 and that the undersigned has personal knowledge of the matter and things set forth in this affidavit.

ISI L. Harding
LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this 5th day of December, 2017

Notary [Signature]
Commission Expires: MAY 25, 2019



**Borrador
Plan de Acción Anual del 2017 de Nuevo Mexico Actualizado y
Plan de Acción Anual 2018 de Nuevo Mexico**

La Autoridad Financiera Hipotecaria de Nuevo México (MFA por sus siglas en Inglés) y el Departamento de Finanzas y Administración, División Local Gubernamental (DFA por sus siglas en Inglés) están solicitando comentarios del público sobre el BORRADOR Actualizado del Plan de Acción del 2017 de Nuevo Mexico y el BORRADOR del Plan Anual de Acción 2018 del Estado de Nuevo Mexico. Un plazo de examinación y comentarios por parte del público empezará el 6 de diciembre 2017 y terminará el 4 de enero 2018. El Plan de Acción Anual 2017 está siendo actualizado a fin de solicitar un incremento en los precios medios de venta límites para los condados de Bernalillo, Doña Ana, Los Alamos, Sandoval, Santa Fe, San Miguel y Taos. El Plan Anual de Acción del 2018 es el tercero plan anual de implementación bajo el Plan Consolidado para la Vivienda y el Desarrollo Urbano 2015-2019 del Estado de Nuevo México. El Plan Consolidado es un plan estratégico de cinco años que regula la administración de fondos federales asignados a actividades para el desarrollo de la vivienda y la comunidad que benefician a personas de ingresos bajos y moderados a través de todo el estado de Nuevo México.

Tal financiamiento federal incluye los siguientes programas: Colaboraciones para Invertir en Casas (HOME por sus siglas en Inglés), Subvención en Bloque para el Desarrollo de la Comunidad (CDBG por sus siglas en Inglés), Subvención para Soluciones de Urgencia (ESG por sus siglas en Inglés), Oportunidades de Vivienda para Personas con SIDA (HOPWA por sus siglas en Inglés) y Fondo Fiduciario Nacional para la Vivienda (NHTF por sus siglas en Inglés). El Plan de Acción Anual 2018 describe las metas de un año para aproximadamente \$18.74 millones de la financiación federal, a través de los cinco programas federales mencionados aquí. Los programas HOME, ESG, HOPWA y NHTF son administrados por la MFA, y el programa CDBG es administrado por la DFA.

Ciudadanos, agencias interesadas y organizaciones con fines de lucro y sin fines de lucro pueden asistir a cualquiera de las dos (2) audiencias públicas en estos lugares o a través de webcast en www.housingnm.org para ofrecer su aportación en persona y proporcionar comentarios.

December 19, 2017, 10:00 am
New Mexico Mortgage Finance Authority (MFA)
Board Room
344 4th Street SW
Albuquerque, NM 87102

December 21, 2017, 5:30 pm
New Mexico Mortgage Finance Authority (MFA)
Board Room
344 4th Street SW
Albuquerque, NM 87102

Empezando el 6 de diciembre 2017, una copia del borrador del Plan de Acción Actualizado del 2017 y el borrador del Plan de Acción Anual del 2018 está disponible en la página web de la MFA en <http://www.housingnm.org/resources/new-mexico-annual-action-plan>. Si Ud. no puede descargar el Plan de Acción, favor de ponerse en contacto con la Autoridad Financiera Hipotecaria para pedir una copia (505-843-6880 o sin cargo 1-800-444-6880). Si Ud. tiene una discapacidad y necesita un lector, un amplificador, un intérprete calificado de la lengua de señas, u otro tipo de ayuda o servicio, haga el favor de ponerse en contacto con la persona cuyo nombre aparece a continuación. El borrador del Plan de Acción 2018 se podrá proveer en otros formatos (es decir, Braille/letra grande, cinta de audio) para personas discapacitadas y también, al ser pedido, puede ser traducido al español para personas de habla hispana que no hablen inglés (LEP por sus siglas en Inglés). Marque el 7-1-1 para usar el 'Hamilton Relay' en Nuevo México o llame a uno de los números sin cargo: TTY: 800-659-8331, Voz ('Voice' en Inglés) 800-659-1779, VCO ('Voice Carry Over' en Inglés): 877-659-4174, Servicio Móvil de Poner Leyenda ('Mobile Caption Service' en Inglés): 800-855-8111, Palabra a Palabra ('Speech-to-Speech' en Inglés): 888-659-3952, Español: 800-327-1857 (Incluye español-a-español y traducción del inglés al español).

Ciudadanos, agencias interesadas, y organizaciones con y sin fines de lucro pueden revisar del borrador del Plan de Acción Actualizado del 2017 y el borrador del Plan de Acción Anual del 2018 y presentar comentarios durante un plazo de treinta días para comentarios del público, que empieza el 6 de diciembre 2017 y terminará a las 5:00 de la tarde MST el jueves 4 de enero 2018. Comentarios escritos y/o preguntas pueden ser enviados a Debbie Davis. Teléfono: (505) 843-6880 o sin cargo 1-800-444-6880 o por fax: (505) 243-3289 o por correo electrónico: ddavis@housingnm.org. Correo: New Mexico Mortgage Finance Authority, 344 Fourth St., SW, Albuquerque, NM 87102. Después de recibir los comentarios públicos, el personal de la MFA preparará un resumen de todos los comentarios recibidos en forma escrita, y en el caso en el cual el comentario de un ciudadano no sea aceptado, se proveerá motivos para la decisión. Esta documentación será disponible al público y sometida al HUD (Departamento Federal de Vivienda y Desarrollo Urbano) antes o en la fecha del 16 de agosto 2018.

Se podrá hacer arreglos con 48 horas de notificación anterior para participantes que no hablen inglés y personas con discapacidades llamando al 505-843-6880. Todas las instalaciones son accesibles para silla de ruedas.

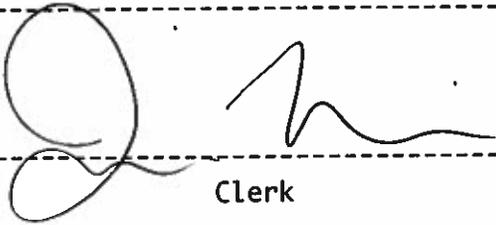
AFFIDAVIT OF PUBLICATION
STATE OF NEW MEXICO

I, Jenny Martinez
Legals Clerk

Of the Roswell Daily Record, a daily newspaper published at Roswell, New Mexico do solemnly swear that the clipping hereto attached was published in the regular and entire issue of said paper and not in a supplement thereof for a period of:

One time with the issue dated

December 5th, 2017



Clerk

Sworn and subscribed to before me

this 5th day of December, 2017



Notary Public

My Commission expires
June 13th, 2018

classifieds Continued...

To place a classified ad call: 505-425-6796
 Email: lvclassified@lasvegasoptic.com
 or visit: www.lasvegasoptic.com

OFF ST RD 104
 Minimum Bid \$1,400.00
 Property Description
 Mesa Rica ADDN Lot:
 10 BLK: 4 Tract: 10 S:
 10 T: 13 R: 26
 Lot: Item #24 ID Number 12
 24 S: 1266 2013 /County Ac-
 cess #R0612879
 Assessed Owner SAN
 MATEO COMM CEN-
 TER
 Simple Description W.
 OF CONCHAS DAM
 OFF ST RD 104
 Minimum Bid \$1,200.00
 Property Description
 Big Mesa ADDN Lot:
 24 BLK: 27 Tract: 24 S:
 7 T: 13 R: 26
 Item #25 ID Number 12
 1267 2013 /County Ac-
 cess #R0612881
 Assessed Owner SAN
 MATEO COMM CEN-
 TER
 Simple Description W.
 OF CONCHAS DAM
 OFF ST RD 104
 Minimum Bid \$1,200.00
 Property Description
 Big Mesa ADDN Lot:
 26 BLK: 27 Tract: 26 S:
 7 T: 13 R: 26
 PUB: Las Vegas Optic,
 Nov 29, Dec 6, 13,
 2017
 #29898
**NOTICE OF PUBLIC
 AUCTION SALE
 OF REAL PROPERTY
 FOR DELINQUENT
 PROPERTY TAXES
 STATE OF NEW
 MEXICO TAXATION
 AND REVENUE
 DEPARTMENT
 PROPERTY TAX
 DIVISION
 (505) 827-0883**
 Notice is hereby given that, pursuant to provisions of Section 7-38-65 NMSA 1978, the Property Tax Division of the Taxation and Revenue Department will offer for sale at public auction, in MORA County, beginning at: TIME:10:00 AM DATE:12/19/2017 LOCATION: 309 NM-518, Mora, NM the sale to continue until all the following described real property has been offered for sale. All

sions of Section 7-38-67(H) NMSA 1978 only on properties offered for sale that are specifically in their land grant-merged.3. The Successful Buyer and the Department stipulate that at no time did the Department take or hold title to any property which was subject to the delinquent tax account auction. Successful Buyer states that at no time did the Department make any representation to him/her or any third person about the property or any environmental condition or danger on or arising from the property. Successful Buyer states that he/she has bid at the delinquent property tax auction without any inducement or representation by the Department of any kind. Successful Buyer has researched the condition of the property and is relying on his/her own judgment on submitting a bid. Release of Liability: Successful Buyer agrees to release the Department from any and all claims that the Successful Buyer may have, now or in the future, arising from or relating in any way to any environmental contamination, degradation or danger of any kind, whether known or unknown, on any property purchased the above-described real property. This release covers any environmental condition arising at any time and has perpetual duration. Indemnification and Agreement to Defend and Hold Harmless; Successful Buyer agrees to fully indemnify, defend and hold-harmless the Department from any claim that Successful Buyer or any third party may have, now or in the future, arising from

Assessed Owner
 ISACC, LISA
 Simple Description N.
 OF MORA OFF SR 434
 Minimum Bid \$600.00
 Property Description
 SECT-30 TWP-21N
 RGE-16E FOLDER
 3830 1 ACS N-ANDREW & GERALDINE JARAMILLO S-DANIEL & IRENE ENRIQUEZ E-HARVEY WILLIAMSON W-ANDREW JARAMILLO BK.0-32 PG.573 WD #20110051
 Item #5 ID Number 30
 3351 2013 /County Access #:0269760
 Assessed Owner LA JICARITA ENTERPRISE
 Simple Description 7
 MILES N. OF MORA
 ON SR 434
 Minimum Bid \$3,700.00
 Property Description
 SECT-08 TWP-21N
 RGE-16E FOLDER 38-8 15 ACS/TURQUILLO N-FRANK C TRAMBLEY ETALS S-MARCELLA B. TORRES & EASEMENT E-MARCELLA B. TORRES & WILFRED/DEBRA BORREGO W-STATE HWY #434 (BK. 37 PG. 183) BK. 85 PG. 187, 149, 152 & 153 BK. 50 PG. 222, BK. 83 PG. 113-119 BK. 83 PG. 127, BK. 85 PG. 144-147 PLATS #586-A & 620-B TRACT 1 SENT AG FORM ON 2-21-2013
 Item #6 ID Number 30
 3585 2013 /County Access #:0181861
 Assessed Owner LOVATO, ANDRES & SUSAN
 Simple Description UP
 CANONCITO RD ON
 SAXON RD
 Minimum Bid \$300.00
 Property Description
 SECT-15 TWP-21N
 RGE-14E FOLDER
 36 1 ACS. N-PUBLIC
 ROAD S-EDWARD &
 BARBARA COSSIN E-
 EDWARD & BARBARA
 COSSIN W-PUBLIC
 ROAD BK. 75, PG. 31
 BK. 76 PG. 156
 Item #7 ID Number 30

**FOURTH JUDICIAL
 DISTRICT COURT
 STATE OF
 NEW MEXICO
 COUNTY OF MORA
 NO. D-
 430-CV-2017-00094
 IN THE MATTER OF
 THE PETITION
 FOR CHANGE OF
 NAME OF
 CATHERINE M.
 PACHECO
 NOTICE OF PETITION
 FOR CHANGE OF
 NAME**
 TAKE NOTICE that in accordance with the provisions of Sec. 40-8-1 through Sec. 40-8-3 NMSA 1978, the Petitioner Catherine M. Pacheco will apply to the Honorable Matthew J. Sandoval, District Judge of the Fourth Judicial District at the San Miguel County Courthouse in Las Vegas, New Mexico at 10:15 a.m. on the 13th day of December, 2017 for a FINAL ORDER FOR CHANGE OF NAME from Catherine Marie Pacheco Martinez to Catherine Marie Pacheco.
 Respectfully submitted,
 /s/ Catherine M. Pacheco, Petitioner pro se
 P.O. Box 486
 Mora, NM 87732
 PUB: Las Vegas Optic,
 Nov 29, Dec 6, 2017
 #29900
**FOURTH JUDICIAL
 DISTRICT COURT
 STATE OF
 NEW MEXICO
 COUNTY OF
 SAN MIGUEL
 NO. D-
 412-CV-2017-00647
 IN THE MATTER OF
 THE PETITION
 FOR CHANGE OF
 NAME OF
 MIGUEL A. GÓMEZ
 a/k/a AGAPITO
 GÓMEZ
 NOTICE OF PETITION
 FOR CHANGE OF
 NAME**
 TAKE NOTICE that in accordance with the provisions of Sec.

**FOURTH JUDICIAL
 DISTRICT COURT
 STATE OF
 NEW MEXICO
 COUNTY OF
 SAN MIGUEL
 NO. D-
 412-CV-2017-00605
 IN THE MATTER OF
 THE PETITION
 FOR CHANGE OF
 NAME OF
 NINA CLAIRE
 SEBASTIAN
 NOTICE OF PETITION
 FOR CHANGE OF
 NAME**
 TAKE NOTICE that in accordance with the provisions of Sec. 40-8-1 through Sec. 40-8-3 NMSA 1978, the Petitioner Nina Claire Sebastian will apply to the Honorable Matthew J. Sandoval, District Judge of the Fourth Judicial District at the San Miguel County Courthouse in Las Vegas, New Mexico at 10:20 a.m. on the 13th day of December, 2017 for a FINAL ORDER FOR CHANGE OF NAME from Nina Claire Sebastian to Niki Sebastian.
 Respectfully submitted,
 /s/ Nina Claire Sebastian, Petitioner pro se
 140 Highway 94
 Sapello, NM 87745
 PUB: Las Vegas Optic,
 Dec 1, 6, 2017
 #29907
**FOURTH JUDICIAL
 DISTRICT COURT
 STATE OF
 NEW MEXICO
 COUNTY OF
 SAN MIGUEL
 NO. D-
 412-CV-2017-00761
 IN THE MATTER OF
 THE PETITION
 FOR CHANGE OF
 NAME OF
 LILLY SANCHEZ
 a/k/a MARIA EUTIMIA
 PADILLA
 NOTICE OF PETITION
 FOR CHANGE OF
 NAME**
 TAKE NOTICE that in accordance with the provisions of Sec. 40-8-1 through Sec. 40-8-

(HOME), Community Development Block Grant (CDBG), Emergency Solutions Grants (ESG), Housing Opportunities for Persons with AIDS (HOPWA) and the National Housing Trust Fund (NHTF). The 2018 Annual Action Plan outlines one year goals for approximately \$18.74 million of the federal funding, through the five federal programs listed. The HOME, ESG, HOPWA and NHTF programs are administered by the MFA and the CDBG program is administered by DFA. Beginning December 6, 2017, a copy of the draft Amended 2017 Annual Action Plan and the draft 2018 Annual Action Plan can be found on MFA's web page at <http://www.housingnm.org/resources/new-mexico-annual-action-plan>. If you are unable to download the Action Plan, please contact the Mortgage Finance Authority to request a copy (505-843-6880) or toll free 1-800-444-6880. If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any other form of auxiliary aid or service, please contact the person below. The draft 2018 Action Plan may be provided in alternative accessible formats (i.e., Braille/large print, audio tape) for the disabled and may also be translated into Spanish for limited-English proficient (LEP) Spanish speaking persons upon request. Dial 7-1-1 to use Hamilton Relay in New Mexico or call one of the toll free numbers: TTY: 800-659-8331, Voice: 800-659-1779, VCO (Voice Carry Over): 877-659-4174, Mobile Caption

Continued from Page 7

be made within 48 hours' notice for non-English speaking participants and individuals with disabilities by calling 505-843-6880. All facilities are wheelchair accessible.

... Aviso de Audiencia Pública

Borrador del Plan de Acción Anual 2017 de Nuevo México Actualizado y Plan de Acción Anual 2018 de Nuevo México

La Autoridad Financiera Hipotecaria de Nuevo México (MFA) por sus siglas en inglés) y el Departamento de Finanzas y Administración, Tal financiamiento federal incluye los siguientes programas: Colaboraciones para Invertir (MFI) en Casas (HOME) por el público sobre el BORRADOR Actualizado del Plan de Acción del 2017 de Nuevo México y el BORRADOR del Plan Anual de Acción 2018 del Estado de Nuevo México. Un plazo de examen y comentarios por parte del público empezará el 6 de diciembre 2017 y terminará el 4 de enero 2018. El Plan de Acción 2017 está siendo actualizado a fin de solicitar un incremento en

los precios medios de venta límites para los condados de Bernalillo, Doña Ana, Los Alamos, Sandoval, Santa Fe, San Miguel y Taos. El Plan Anual de Acción 2018 es el tercer plan anual de implementación bajo el Plan Consolidado para Vivienda y el Desarrollo Urbano 2015-2019 del Estado de Nuevo México. El Plan Consolidado es un plan estratégico de cinco años que guía la administración de fondos federales asignados a actividades para el desarrollo de vivienda y la comunidad que benefician a personas de ingresos bajos y moderados a través de todo el estado de Nuevo México.

December 19, 2017, 10:00 am New Mexico Mortgage Finance Authority (MFA) Board Room 344 4th Street SW Albuquerque, NM 87102

December 21, 2017, 5:30 pm New Mexico Mortgage Finance Authority (MFA) Board Room 344 4th Street SW Albuquerque, NM 87102

December 21, 2017, 5:30 pm New Mexico Mortgage Finance Authority (MFA) Board Room 344 4th Street SW Albuquerque, NM 87102

December 21, 2017, 5:30 pm New Mexico Mortgage Finance Authority (MFA) Board Room 344 4th Street SW Albuquerque, NM 87102

Levyenda no sea aceptado, se proveerá motivos para la decisión. Esta documentación será o no disponible al público y forever barred. Claims must be presented either to the undersigned personal representative or to the undersigned listed below, or filed with the Probate Court of Mora County, New Mexico, located at the following address: P.O. Box 580, Mora, N.M. 87732

Se podrá hacer arreglos con 48 horas de notificación anterior para participantes que no hablen inglés y personal con discapacidades llamando al 505-843-6880. Todas las inscripciones son accesibles para silla de ruedas. PUB: Las Vegas Optic, Dec 6, 13, 20, 2017

STATE OF NEW MEXICO IN THE PROBATE COURT MORA COUNTY No. 2017-008 IN THE MATTER OF PHILIP R. VIGIL Deceased

NOTICE IS HEREBY GIVEN that the undersigned has been appointed personal representative of this estate. All persons having claims against this estate are required to present their claims within four (4) months after the date of the first publication of any published notice to creditors

December 4 de enero 2018. Comentarios escritos y/o preguntas pueden ser enviados a Debbie Davis. Teléfono: (505) 843-6880 o sin cargo al fax: (505) 243-3289 o correo electrónico: ddavis@housingnm.gov

December 4 de enero 2018. Comentarios escritos y/o preguntas pueden ser enviados a Debbie Davis. Teléfono: (505) 843-6880 o sin cargo al fax: (505) 243-3289 o correo electrónico: ddavis@housingnm.gov

430-PB-2017-00007
IN THE MATTER OF
THE ESTATE OF
LJONEL MURILLO
NAVARRETTE,
Deceased.
NOTICE TO
CREDITORS

NOTICE IS HEREBY GIVEN that the undersigned has been appointed as Personal Representative of this Estate. All persons having claims against this Estate are required to present their claims within two months after the date of the first publication of this Notice or the claims will be forever barred. Claims must be presented either to the undersigned Personal Representative, c/o Gary C. Mitchell, P.O. Box 2460, Ruidoso, New Mexico 88355 or Darnon Richards, P.O. Box 5860, Lubbock, Texas 79408 or filed with the District Clerk of the District Court, San Miguel County Courthouse, 496 W. National Street, Las Vegas, New Mexico 87701.

DATED: November 29, 2017.

1917 Hot Springs Blvd. Las Vegas, NM 87701-3428

(505) 425-5129
PUB: Las Vegas Optic,
Dec 6, 13, 20, 2017
#29824

FOURTH JUDICIAL DISTRICT COURT COUNTY OF MORA STATE OF NEW MEXICO Cause No. D-

FOURTH JUDICIAL DISTRICT COURT COUNTY OF MORA STATE OF NEW MEXICO Cause No. D-

FOURTH JUDICIAL DISTRICT COURT COUNTY OF MORA STATE OF NEW MEXICO Cause No. D-

SAN CEN- n SW DAM 00.00 00.00 ADDN RACT: R: 26 G29 ber 12 ty Ac- SAN CEN- n SW DAM 00.00 00.00 ADDN RACT: 26 ber 12 ty Ac-) r SAN CEN- on SW DAM 400.00 00.00 ADDN RACT: 26 ber 12 ty Ac- 2 r SAN CEN- on SW DAM

ber from the auctioneer and to provide the auctioneer with their full name, mailing address, telephone number and social security number. Deeds will be issued to registered names only. Conveyances to other parties will be the responsibility of the buyer at auction. Persons acting as "agents" for other persons will register accordingly and must provide documented proof as being a bona fide agent at time of registration. A trustee of the board of a community land grant-merced governed pursuant to the provisions of Chapter 49, Article 1 NMSA 1978 or by statutes specific to the named land grant-merced, who wishes to register to bid pursuant to the provisions of Section 7-38-67(H) NMSA 1978, will register accordingly and must provide documented proof as being a bona fide Trustee of the board at time of registration. REGISTRATION WILL CLOSE PROMPTLY AT START OF SALE. CONTACT PROPERTY TAX DIVISION OR COUNTY TREASURER FOR EXACT LOCATION WHERE AUCTION WILL BE CONDUCTED. 2. The board of trustees of a community land grant-merced governed pursuant to the provisions of Chapter 49, Article 1 NMSA 1978 or by statutes specific to the named land grant-merced shall be allowed to match the highest bid at a public auction, which shall entitle the board of trustees to purchase the property for the amount bid if (1) the property is situated within the boundaries of that land grant-merced as shown in the United States patent to the grant; (2) the bid covers all past taxes, penalties, interest and costs due on the property; and (3) the land becomes part of the common lands of the land grant-merced. The registered representative of the board of trustees, may bid pursuant to the provi-

kind, whether known or unknown, on the above-described real property. This indemnification and agreement to defend and hold-harmless covers any environmental condition arising at any time and has perpetual duration. The terms of the sale will be explained prior to the sale and will be provided by the Property Tax Division upon request. Done at Santa Fe, New Mexico, this day of November 21, 2017
 Item #1 ID Number 30739 2013 /County Access #:0144740
 Assessed Owner BRANDT, JAMES & NADINE
 Simple Description ON BONITA DR IN SIERRA BONITA ESTS
 Minimum Bid \$1,000.00
 Property Description SIERRA BONITA ESTS UNIT 4 LOT A-35 FOLDER 59-M 2.32 ACRES - LOT A-35 (BK. 0-31, PG. 301) (RE CONT-BK. 78, PG. 301-303)
 Item #2 ID Number 30852 2013 /County Access #:0185900
 Assessed Owner C DE BACA, DELFINIA M.
 Simple Description N. OF HOLMAN ON CR B009A
 Minimum Bid \$4,400.00
 Property Description SECT-06 TWP-21N RGE-15E FOLDER 37 28.32 ACRES N-CARLOS CASAUS S-DAVID FRESQUEZ E- WILLIE LOVATO W-GANDERT EST (BK. 0-33, PG. 378)(BK. 0-35, PG. 331-332) (BK. 61, PG. 397)(PLAT# 20080167)
 Item #3 ID Number 301124 2013 /County Access #:0197920
 Assessed Owner CHAVEZ, JUAN R & JUANITA T.
 Simple Description ON RAILROAD AVE IN WAGON MOUND
 Minimum Bid \$100.00
 Property Description GARCIA ADDTN BLK A WITHIN THE VILLAGE LIMITS N-CHRISTINA CHAVEZ S-ST. E-ALLEY W-RR AVE ***2013 NOV RETURNED 4/18/13***
 Item #4 ID Number 303170 2013 /County Access #:0133860

Simple Description OFF SR 94 IN S. CARMEN
 Minimum Bid \$4,600.00
 Property Description SECT-10 TWP-19N RGE-15E FOLDER 1210 6.41 ACS. N-RUDY ROMEROS-RIVER E-DAVID CHAVEZ W-DAN VIGIL & MARGIE MTZ (INST #20071116) BK. 8 PG. 34
 Item #8 ID Number 304664 2013 /County Access #:0169900
 Assessed Owner MEDRANO, JANICE E.
 Simple Description ON EL ORO RD IN N. CARMEN
 Minimum Bid \$1,600.00
 Property Description SECT-27 TWP-20N RGE-15E FOLDER 2527 5.50 ACRES N-RICHARD LUCERO S-CO RD E-PAULINE BIDDLE W-TIMOTEO ESPINOZA (BK. 36, PG. 35)(BK. 64, PG. 163)(CONTRACT# BK. 78, PG. 293-296) (BK. 97, PG. 89)(WD# 20101136 & 20101137) (PRD# 20120149)
 Item #9 ID Number 304710 2013 /County Access #:0145900
 Assessed Owner MILLER, BRUCE C.
 Simple Description ON SIERRA LP IN SIERRA BONITA ESTS S/D
 Minimum Bid \$2,400.00
 Property Description SIERRA BONITA ESTS UNIT 1 BLK 2 LOT 21-23 3.00 ACRES BLK 2, LOTS 21-22-23 SIERRA BONITA ESTS UNIT 1 FOLDER 59-B BK. T-6 PG. 238 BK. 35, PG. 39
 Item #10 ID Number 305311 2013 /County Access #:0177580
 Assessed Owner ORTIZ, CECILIA, TERESA & ROBER
 Simple Description ON LOS HUEROS RD W. OF OCATE
 Minimum Bid \$2,900.00
 Property Description SECT-03 TWP-22N RGE-17E FOLDER 5003 65.00 ACRES N-BEATRICE RIVERA S-PUB RD E-EVARISTO CHAVEZ W-RAMON & MANUEL CHAVEZ (BK. 37, PG. 69) (PR DEED# 20091287)
 PUB: Las Vegas Optic, Nov 29, Dec 6, 13, 2017

deval, District Judge of the Fourth Judicial District at the San Miguel County Courthouse in Las Vegas, New Mexico at 10:25 a.m. on the 13 day of December, 2017 for a FINAL ORDER FOR CHANGE OF NAME from Agapito. Gómez to Miguel A. Gómez. Respectfully submitted, /s/ Miguel A. Gómez, Petitioner pro se P.O. Box 104 San José, NM 87565
 PUB: Las Vegas Optic, Nov 29, Dec 6, 2017

(Includes Spanish-to-Spanish and translation from English to Spanish). Citizens, interested agencies, and for-profit and non-profit organizations may attend either of the two (2) Public Hearings at these locations or via webcast at www.housingnm.org to provide their input in person and provide comments. December 19, 2017, 10:00 am
 New Mexico Mortgage Finance Authority (MFA) Board Room 344 4th Street SW Albuquerque, NM 87102
 December 21, 2017, 5:30 pm
 New Mexico Mortgage Finance Authority (MFA) Board Room 344 4th Street SW Albuquerque, NM 87102
 Citizens, interested agencies, and for-profit and non-profit organizations may review the draft Amended 2017 Action Plan and the draft 2018 Action Plan and provide comments during a thirty-day public comment period, which begins on December 6, 2017, and will end at 5:00 p.m. MST, Thursday, January 4, 2018. Written comments and/or questions may be directed to Debbie Davis. Phone: (505) 843-6880 or toll free 1-800-444-6880 or Fax: (505) 243-3289 or e-mail: ddavis@housingnm.org. Mail: New Mexico Mortgage Finance Authority, 344 Fourth St. SW, Albuquerque, NM 87102. After receipt of public comments, MFA staff will prepare a summary of all comments received in writing and, in cases where any citizens' views are not accepted, provide reasons for the decision. This documentation will be attached to the 2018 Action Plan which will be available to the public and submitted to HUD on or before August 16, 2018. Accommodations can

STATE OF NEW MEXICO COUNTY OF SAN MIGUEL IN THE PROBATE COURT IN THE MATTER OF THE ESTATE OF DANIEL F. LUCERO, DECEASED No. 2017-0064 NOTICE TO CREDITORS
 NOTICE IS HEREBY GIVEN that the undersigned has been appointed Personal Representative of this estate. All having claims against this estate are required to present their claims within four months after the date of the first publication of this notice or their claims will be forever barred. Claims must be presented either to the undersigned Personal Representative c/o Ron Bell Injury Lawyers., 610 Seventh Street, N.W., Albuquerque, New Mexico 87102 or filed with the San Miguel County Probate Court, 500 W. National Ave, Ste. 302, Las Vegas, New Mexico 87701.
 DATED: October 5, 2017
 /s/ Darlene Martinez
 Personal Representative of the Estate of Daniel F. Lucero, deceased
 c/o Ron Bell Injury Lawyers
 610 Seventh Street, N.W. Albuquerque, New Mexico 87102
 (505) 242-7979
 PUB: Las Vegas Optic, Nov 29, Dec 6, 13, 2017

Notice of Public Hearing Draft Amended 2017 New Mexico Annual Action Plan and 2018 New Mexico Annual Action Plan
 The New Mexico Mortgage Finance Authority (MFA) and the Department of Finance and Administration, Local Government Division (DFA) are seeking public comment on the DRAFT Amended 2017 New Mexico Annual Action Plan and the DRAFT State of New Mexico 2018 Annual Action Plan. A thirty day public-examination and comment period will begin on December 6, 2017 and end on January 4, 2018. The 2017 Annual Action Plan is being amended to request an increase in the median sales price limits for Bernalillo, Doña Ana, Los Alamos, Sandoval, Santa Fe, San Miguel and Taos counties. The 2018 Annual Action Plan is the third annual implementation plan under the State of New Mexico 2015-2019 Consolidated Plan for Housing and Community Development. The Consolidated Plan is a five-year strategic plan that governs the administration of federal funding appropriated for housing and community development activities that benefit persons of low- and moderate-income persons throughout the State of New Mexico. Such federal funding includes the following programs; HOME Investment Partnerships

29918

JAN 29 2018
10:57 AM

AFFIDAVIT OF PUBLICATION

COUNTY OF SAN MIGUEL }
STATE OF NEW MEXICO } ss.

Jason Brooks (publisher) being first duly sworn,
of the Las Vegas Optic, a tri-weekly
General Manager
on oath states: that he is the

newspaper of general paid circulation and of general circulation in San Miguel County, New Mexico, entered under the second class postal privilege in said county, being the county in which the notice hereto attached is required to be published and said paper has been published in said San Miguel County continuously and uninterrupted during a period of six months prior to the first issue thereof containing said notice. That the notice of which a copy as published is hereto attached and hereby made a part hereof was published in the English language in said newspaper once each week for _____ consecutive weeks on the following dates, to wit:

First Publication on the 10th day of Dec, 2017.
Second Publication on the _____ day of _____, 20____.
Third Publication on the _____ day of _____, 20____.
Fourth Publication on the _____ day of _____, 20____.

That such notice is a legal notice and was published in said newspaper duly qualified for that purpose within the meaning of the provisions of Chapter 167, session Laws of 1937, and that payment therefor has been made—assessed as Court costs.

Jason Brooks General Manager Publisher

Subscribed and sworn to before me this 6th day of December 2017

Maria S Sanchez Notary Public
5/30/2021 Expires



SPC35432

PUBLISHER'S BILL
lines-one-time@ _____
lines@ _____
Tax _____
Total _____
Received payment _____

\$ 302.40
\$ 18.00
\$ 210.68
\$ 343.08

jobs
200-232

Trade/Industrial 257

Rolling Formman
\$17-\$19 DOE
Apply at
1130 W. Peacho Ste. E.

rentals
300-383

PUBLISHER'S NOTICE
All real estate advertised herein is subject to the Federal Fair Housing Act, which makes it illegal to discriminate on the basis of race, color, religion, sex, handicap, familial status, or national origin, or on the basis of sex, handicap, familial status, or national origin, or on the basis of sex, handicap, familial status, or national origin, or on the basis of sex, handicap, familial status, or national origin. We will not knowingly accept any advertising for real estate which is in violation of the law. All persons are hereby informed that all dwellings advertised are available on an equal opportunity basis.

homes
400-502

PUBLISHER'S NOTICE
All real estate advertised herein is subject to the Federal Fair Housing Act, which makes it illegal to discriminate on the basis of race, color, religion, sex, handicap, familial status, or national origin, or on the basis of sex, handicap, familial status, or national origin, or on the basis of sex, handicap, familial status, or national origin. We will not knowingly accept any advertising for real estate which is in violation of the law. All persons are hereby informed that all dwellings advertised are available on an equal opportunity basis.

rentals
300-383

Home - General 412

13732 Paseo Central, Braden, 7.5br, 2100 sq. ft., Open 10/20/2017, 2000 sq. ft., 7000 sq. ft., 2 story, Owner fin or conv. New roof, hardwood floors, fireplace, formal in and dining rooms. Walk in closet in master.
\$144,900 (915)549-3333
Melinda@ahomes.com

Mobile Home
Rental 308

Nice Mobile Home
700 sq. ft., Good location,
Nice view \$79-\$90-95/46

★ ★ ★ ★
Get results and stick with the market leader. Advertise in the Las Cruces Sun News
★ ★ ★ ★

Misc. Home 629

Keratin side by side electric, w/water & ice dispenser: Front loading washer & match electric dryer: W/ironing board w/trunk & mat: Dresser, bunkbeds, w/bed: King size bed, w/ottomoan: pillow top mattress, box springs & headboard.
Call 575-449-1840

Construction 3020

FOR HIRE
A DUMP TRUCK, TRACTOR LEADER & BACKHOE FOR HIRE. • Load • Exit • Construction Sites • Clean & Cleaned, Demolition, Build Roads, Sewing, House Pools, Landscaping Prep, Trash Haul Out & Material Haul In. Call Fred
Day: 575-644-2200
FREE ESTIMATES

General Repairs 3300

Jan's Mill Jobs, Retired New Mexico Remodeling Contractor. Minor home improvements, repairs and restorations. Specialties include door tune-ups and weather stripping, Tile and Wood Trim installs, Stucco and Masonry repairs.
575-312-6938

Handyman 3360

IR - HOME REPAIRS
Maintenance, Carpet & Tile Installation, Remodel, Paint, Roof Repair, Complete Home Repair Service.
Licenses # 10230 Call 575-202-8017

Landscaping 1340

FRANK'S YARD SERVICE
Mowing, raking & trimming, lite hauling, garage & yard cleaning.
Free estimates. 575-520-0337

Painting & Decorating 3730

ART'S PAINTING
Where Painting is Truly an Art.
Licenses: Bonded, Free Est. 30 yrs exp. 575-642-9617 or 527-4808
Vico/M/AMS Lic#350-46

Chimney Cleaning 3000

The Chimney Pro's
Chimney Sweeps
LARRY WINNER SPECIAL
20% Off Chimney Sweep and Dryer Vent Cleaning Service! (Must mention this ad) (575) 640-7511

Construction 3620

L.N. Construction Lic#16893
Remodeling Specialist
•Residential Only
•New Construction
Patios •Bathroom •Painting
575-621-6847

Willa's Home Repair
Exterior wood repair, stucco patching, roof repair, drywall repair, plumbing repair/water heater, prehung doors, painting exterior, Licensed, Bonded, Insured LOCAL. Free estimates. 575-650-8599

Light Duty Trucks 911

Ford F150 1991 1 owner clean title new tires. \$2320 (512)566-5983

Auto For Sale \$117

2000 Infiniti 130 Luxury Sedan, with 173,000 mi., good condition. \$1,700. 575-527-0386

2007 BMW 328i
Silver, 4 door, Leather 163,300 mi. 3300 575-917-5691

2017 Tacoma 4WD, Crew Cab, ONLY 1,200mi.
Every option, 7 mo old, like NEW. 1 owner \$38,500. Serious Inquiries only. Call 575-523-2045 or 575-202-5113

900s & 800s
400-688 & 2550-4137
Collector/Corner Art 612

In Las Cruces
Come and see Beautiful Pieces of Porcelain Lladro (still in boxes) and Original Paintings \$150 & Up. Cash Only Please Call 915-355-3296

Ads with a price generate more calls

One classified ad is worth thousands of help wanted signs

Repair Services 3840

Willa's Home Repair
Exterior wood repair, stucco patching, roof repair, drywall repair, plumbing repair/water heater, prehung doors, painting exterior, Licensed, Bonded, Insured LOCAL. Free estimates. 575-650-8599

December 19, 2017, 10:00 am
New Mexico Mortgage Finance Authority (MFA)
Board Room
344 4th Street SW
Albuquerque, NM 87102

December 21, 2017, 5:30 pm
New Mexico Mortgage Finance Authority (MFA)
Board Room
344 4th Street SW
Albuquerque, NM 87102

December 19, 2017, 10:00 am
New Mexico Mortgage Finance Authority (MFA)
Board Room
344 4th Street SW
Albuquerque, NM 87102

December 21, 2017, 5:30 pm
New Mexico Mortgage Finance Authority (MFA)
Board Room
344 4th Street SW
Albuquerque, NM 87102

December 19, 2017, 10:00 am
New Mexico Mortgage Finance Authority (MFA)
Board Room
344 4th Street SW
Albuquerque, NM 87102

December 21, 2017, 5:30 pm
New Mexico Mortgage Finance Authority (MFA)
Board Room
344 4th Street SW
Albuquerque, NM 87102

December 19, 2017, 10:00 am
New Mexico Mortgage Finance Authority (MFA)
Board Room
344 4th Street SW
Albuquerque, NM 87102

December 21, 2017, 5:30 pm
New Mexico Mortgage Finance Authority (MFA)
Board Room
344 4th Street SW
Albuquerque, NM 87102

December 19, 2017, 10:00 am
New Mexico Mortgage Finance Authority (MFA)
Board Room
344 4th Street SW
Albuquerque, NM 87102

LEGAL

Legal Notices 152

Notice of Public Sale
The following vehicles will be sold by sealed bid December 15, 2017 to satisfy debt owed. Bids will be taken from November 20, 2017 until 1:00 noon on Friday, December 15, 2017 at A & A Leasing of Broomfield, NM 88030. Sealed bids will be opened at 1:00 pm on Friday, December 15, 2017. Call 755-2343 for more information on vehicles.

LEGAL NOTICES 152

Notice of Public Sale
The following vehicles will be sold by sealed bid December 15, 2017 to satisfy debt owed. Bids will be taken from November 20, 2017 until 1:00 noon on Friday, December 15, 2017 at A & A Leasing of Broomfield, NM 88030. Sealed bids will be opened at 1:00 pm on Friday, December 15, 2017. Call 755-2343 for more information on vehicles.

LEGAL NOTICES 152

Notice of Public Sale
The following vehicles will be sold by sealed bid December 15, 2017 to satisfy debt owed. Bids will be taken from November 20, 2017 until 1:00 noon on Friday, December 15, 2017 at A & A Leasing of Broomfield, NM 88030. Sealed bids will be opened at 1:00 pm on Friday, December 15, 2017. Call 755-2343 for more information on vehicles.

LEGAL NOTICES 152

Notice of Public Sale
The following vehicles will be sold by sealed bid December 15, 2017 to satisfy debt owed. Bids will be taken from November 20, 2017 until 1:00 noon on Friday, December 15, 2017 at A & A Leasing of Broomfield, NM 88030. Sealed bids will be opened at 1:00 pm on Friday, December 15, 2017. Call 755-2343 for more information on vehicles.

LEGAL NOTICES 152

Notice of Public Sale
The following vehicles will be sold by sealed bid December 15, 2017 to satisfy debt owed. Bids will be taken from November 20, 2017 until 1:00 noon on Friday, December 15, 2017 at A & A Leasing of Broomfield, NM 88030. Sealed bids will be opened at 1:00 pm on Friday, December 15, 2017. Call 755-2343 for more information on vehicles.

LEGAL NOTICES 152

Notice of Public Sale
The following vehicles will be sold by sealed bid December 15, 2017 to satisfy debt owed. Bids will be taken from November 20, 2017 until 1:00 noon on Friday, December 15, 2017 at A & A Leasing of Broomfield, NM 88030. Sealed bids will be opened at 1:00 pm on Friday, December 15, 2017. Call 755-2343 for more information on vehicles.

LEGAL NOTICES 152

Notice of Public Sale
The following vehicles will be sold by sealed bid December 15, 2017 to satisfy debt owed. Bids will be taken from November 20, 2017 until 1:00 noon on Friday, December 15, 2017 at A & A Leasing of Broomfield, NM 88030. Sealed bids will be opened at 1:00 pm on Friday, December 15, 2017. Call 755-2343 for more information on vehicles.

LEGAL NOTICES 152

Notice of Public Sale
The following vehicles will be sold by sealed bid December 15, 2017 to satisfy debt owed. Bids will be taken from November 20, 2017 until 1:00 noon on Friday, December 15, 2017 at A & A Leasing of Broomfield, NM 88030. Sealed bids will be opened at 1:00 pm on Friday, December 15, 2017. Call 755-2343 for more information on vehicles.

LEGAL NOTICES 152

Notice of Public Sale
The following vehicles will be sold by sealed bid December 15, 2017 to satisfy debt owed. Bids will be taken from November 20, 2017 until 1:00 noon on Friday, December 15, 2017 at A & A Leasing of Broomfield, NM 88030. Sealed bids will be opened at 1:00 pm on Friday, December 15, 2017. Call 755-2343 for more information on vehicles.

LEGAL NOTICES 152

Notice of Public Sale
The following vehicles will be sold by sealed bid December 15, 2017 to satisfy debt owed. Bids will be taken from November 20, 2017 until 1:00 noon on Friday, December 15, 2017 at A & A Leasing of Broomfield, NM 88030. Sealed bids will be opened at 1:00 pm on Friday, December 15, 2017. Call 755-2343 for more information on vehicles.

LEGAL NOTICES 152

Notice of Public Sale
The following vehicles will be sold by sealed bid December 15, 2017 to satisfy debt owed. Bids will be taken from November 20, 2017 until 1:00 noon on Friday, December 15, 2017 at A & A Leasing of Broomfield, NM 88030. Sealed bids will be opened at 1:00 pm on Friday, December 15, 2017. Call 755-2343 for more information on vehicles.

LEGAL NOTICES 152

Notice of Public Sale
The following vehicles will be sold by sealed bid December 15, 2017 to satisfy debt owed. Bids will be taken from November 20, 2017 until 1:00 noon on Friday, December 15, 2017 at A & A Leasing of Broomfield, NM 88030. Sealed bids will be opened at 1:00 pm on Friday, December 15, 2017. Call 755-2343 for more information on vehicles.

LEGAL NOTICES 152

Notice of Public Sale
The following vehicles will be sold by sealed bid December 15, 2017 to satisfy debt owed. Bids will be taken from November 20, 2017 until 1:00 noon on Friday, December 15, 2017 at A & A Leasing of Broomfield, NM 88030. Sealed bids will be opened at 1:00 pm on Friday, December 15, 2017. Call 755-2343 for more information on vehicles.

LEGAL NOTICES 152

Notice of Public Sale
The following vehicles will be sold by sealed bid December 15, 2017 to satisfy debt owed. Bids will be taken from November 20, 2017 until 1:00 noon on Friday, December 15, 2017 at A & A Leasing of Broomfield, NM 88030. Sealed bids will be opened at 1:00 pm on Friday, December 15, 2017. Call 755-2343 for more information on vehicles.

LEGAL NOTICES 152

Notice of Public Sale
The following vehicles will be sold by sealed bid December 15, 2017 to satisfy debt owed. Bids will be taken from November 20, 2017 until 1:00 noon on Friday, December 15, 2017 at A & A Leasing of Broomfield, NM 88030. Sealed bids will be opened at 1:00 pm on Friday, December 15, 2017. Call 755-2343 for more information on vehicles.

LEGAL NOTICES 152

Notice of Public Sale
The following vehicles will be sold by sealed bid December 15, 2017 to satisfy debt owed. Bids will be taken from November 20, 2017 until 1:00 noon on Friday, December 15, 2017 at A & A Leasing of Broomfield, NM 88030. Sealed bids will be opened at 1:00 pm on Friday, December 15, 2017. Call 755-2343 for more information on vehicles.

LEGAL NOTICES 152

Notice of Public Sale
The following vehicles will be sold by sealed bid December 15, 2017 to satisfy debt owed. Bids will be taken from November 20, 2017 until 1:00 noon on Friday, December 15, 2017 at A & A Leasing of Broomfield, NM 88030. Sealed bids will be opened at 1:00 pm on Friday, December 15, 2017. Call 755-2343 for more information on vehicles.

LEGAL NOTICES 152

Notice of Public Sale
The following vehicles will be sold by sealed bid December 15, 2017 to satisfy debt owed. Bids will be taken from November 20, 2017 until 1:00 noon on Friday, December 15, 2017 at A & A Leasing of Broomfield, NM 88030. Sealed bids will be opened at 1:00 pm on Friday, December 15, 2017. Call 755-2343 for more information on vehicles.

REMEMBER WHEN MOBILE MEANT SOMETHING ELSE?

Las Cruces Sun-News

LEGAL NOTICES 152

Miss a day. Miss a lot.

Las Cruces Sun-News

Delivering the largest audience on any platform.

REMEMBER THE GOOD OLD DAYS OF SOCIAL MEDIA?

We can take your image to a new level using the power of digital.

Las Cruces Sun-News
ksun.com

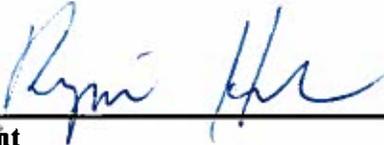
LAS CRUCES SUN-NEWS

PROOF OF PUBLICATION

See Attached

I, being duly sworn, Rynni Henderson deposes and says that she is the President of Las Cruces Sun-News, a newspaper published daily in the county of Dona Ana, State of New Mexico; that the 1224041 is an exact duplicate of the notice that was published once a week/day in regular and entire issue of said newspaper and not in any supplement thereof for 1 consecutive week(s)/day(s), the first publication was in the issue dated December 5, 2017, the last publication was December 5, 2017. Despondent further states this newspaper is duly qualified to publish legal notice or advertisements within the meaning of Sec. Chapter 167, Laws of 1937.

Signed



President
Official Position

STATE OF NEW MEXICO

ss.

County of Dona Ana

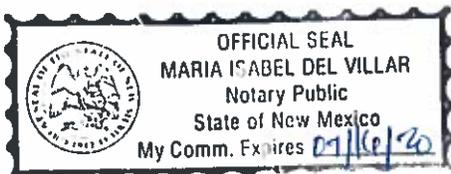
Subscribed and sworn before me this

07th day of December 2017



Notary Public in and for
Dona Ana County, New Mexico

September 14, 2020
My Term Expires



Beginning December 6, 2017, a copy of the draft Amended 2017 Annual Action Plan and the draft 2018 Annual Action Plan can be found on MFA's web page at <http://www.housingnm.org/resources/new-mexico-annual-action-plan>. If you are unable to download the Action Plan, please contact the Mortgage Finance Authority to request a copy (505-843-6880) or toll free 1-800-444-6880. If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any other form of auxiliary aid or service, please contact the person below. The draft 2018 Action Plan may be provided in alternative accessible formats (i.e., Braille/large print, audio tape) for the disabled and may also be translated into Spanish for limited-English proficient (LEP) Spanish speaking persons upon request. Dial 7-1-1 to use Hamilton Relay in New Mexico or call one of the toll free numbers: TTY: 800-659-8331, Voice: 800-659-1779, VCO (Voice Carry Over): 877-659-4174, Mobile Caption Service: 800-855-8111, Speech-to-Speech: 888-659-3952, Spanish: 800-327-1857 (includes Spanish-to-Spanish and translation from English to Spanish).

Citizens, interested agencies, and for-profit and non-profit organizations may attend either of the two (2) Public Hearings at these locations or via webcast at www.housingnm.org to provide their input in person and provide comments.

December 19, 2017, 10:00 am
New Mexico Mortgage Finance Authority (MFA)
Board Room
344 4th Street SW
Albuquerque, NM 87102

December 21, 2017, 5:30 pm
New Mexico Mortgage Finance Authority (MFA)
Board Room
344 4th Street SW
Albuquerque, NM 87102

Citizens, interested agencies, and for-profit and non-profit organizations may review the draft Amended 2017 Action Plan and the draft 2018 Action Plan and provide comments during a thirty-day public comment period, which begins on December 6, 2017, and will end at 5:00 p.m. MST, Thursday, January 4, 2018. Written comments and/or questions may be directed to Debbie Davis. Phone: (505) 843-6880 or toll free 1-800-444-6880 or Fax: (505) 243-3289 or e-mail: ddavis@housingnm.org. Mail: New Mexico Mortgage Finance Authority, 344 Fourth St. SW, Albuquerque, NM 87102. After receipt of public comments, MFA staff will prepare a summary of all comments received in writing and, in cases where any citizens' views are not accepted, provide reasons for the decision. This documentation will be attached to the 2018 Action Plan which will be available to the public and submitted to HUD on or before August 16, 2018.

Accommodations can be made within 48 hours' notice for non-English speaking participants and individuals with disabilities by calling 505-843-6880. All facilities are wheelchair accessible.

Aviso de Audiencia Pública

Desarrollado por el Departamento de Vivienda y Desarrollo Económico, Subvención para Soluciones de Urgencia (ESG por sus siglas en inglés), Oportunidades de Vivienda para Personas con SIDA (HOPWA por sus siglas en inglés) y Fondo Fiduciario Nacional para la Vivienda (NHTF por sus siglas en inglés). El Plan de Acción Anual 2018 describe las metas de un año para aproximadamente \$18.74 millones de la financiación federal, a través de los cinco programas federales mencionados aquí. Los programas HOME, ESG, HOPWA y NHTF son administrados por la MFA, y el programa CDBG es administrado por la DFA.

Ciudadanos, agencias interesadas y organizaciones con fines de lucro y sin fines de lucro pueden asistir a cualquiera de las dos (2) audiencias públicas en estos lugares o a través de webcast en www.housingnm.org para ofrecer su aportación en persona y proporcionar comentarios.

December 19, 2017, 10:00 am
New Mexico Mortgage Finance Authority (MFA)
Board Room
344 4th Street SW
Albuquerque, NM 87102

December 21, 2017, 5:30 pm
New Mexico Mortgage Finance Authority (MFA)
Board Room
344 4th Street SW
Albuquerque, NM 87102

Empezando el 6 de diciembre 2017, una copia del borrador del Plan de Acción Actualizado del 2017 y el borrador del Plan de Acción Anual del 2018 está disponible en la página web de la MFA en <http://www.housingnm.org/resources/new-mexico-annual-action-plan>. Si Ud. no puede descargar el Plan de Acción, favor de ponerse en contacto con la Autoridad Financiera Hipotecaria para pedir una copia (505-843-6880 o sin cargo 1-800-444-6880). Si Ud. tiene una discapacidad y necesita un lector, un amplificador, un intérprete calificado de la lengua de señas, u otro tipo de ayuda o servicio, haga el favor de ponerse en contacto con la persona cuyo nombre aparece a continuación. El borrador del Plan de Acción 2018 se podrá proveer en otros formatos (es decir, Braille/letra grande, cinta de audio) para personas discapacitadas y también, al ser pedido, puede ser traducido al español para personas de habla hispana que no hablen inglés (LEP por sus siglas en inglés). Marque el 7-1-1 para usar el 'Hamilton Relay' en Nuevo México o llame a uno de los números sin cargo: TTY: 800-659-8331, Voz ('Voice' en inglés) 800-659-1779, VCO ('Voice Carry Over' en inglés): 877-659-4174, Servicio Móvil de Poner Leyenda ('Mobile Caption Service' en inglés): 800-855-8111, Palabra a Palabra ('Speech-to-Speech' en inglés): 888-659-3952, Español: 800-327-1857 (Incluye español-a-español y traducción del inglés al español).

Ciudadanos, agencias interesadas, y organizaciones con y sin fines de lucro pueden revisar del borrador del Plan de Acción Actualizado del 2017 y el borrador del Plan de Acción Anual del 2018 y presentar comentarios durante un plazo de treinta días para comentarios del público, que empieza el 6 de diciembre 2017 y terminará a las 5:00 de la tarde MST el jueves 4 de enero 2018. Comentarios escritos y/o preguntas pueden ser enviados a Debbie Davis. Teléfono: (505) 843-6880 o sin cargo 1-800-444-6880 o por fax:

me, whom I
signed the
er, 2017.

AL
ZALEZ
LIC
MEXICO
20

LIC

AFFIDAVIT OF PUBLICATION

Ad No. 74549

STATE OF NEW MEXICO

County of San Juan:

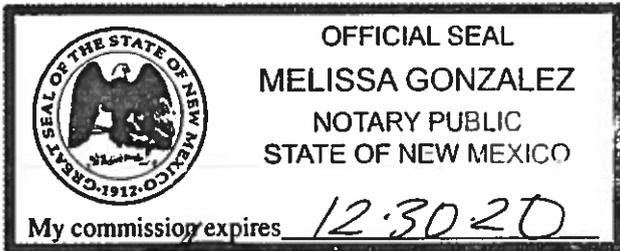
JOHN R. MOSES, being duly sworn says: That he IS the CONTENT DIRECTOR of THE DAILY TIMES, a daily newspaper of general circulation published in English at Farmington, said county and state, and that the hereto attached Legal Notice was published in a regular and entire issue of the said DAILY TIMES, a daily newspaper duly qualified for the purpose within the State of New Mexico for publication and appeared in the Internet at The Daily Times web site on the following day(s):

Tuesday, December 5, 2017

And the cost of the publication is \$443.42

John R. Moses

JOHN R. MOSES appeared before me, whom I know personally to be the person who signed the above document on the 12th of December, 2017.



Melissa Gonzalez
Melissa Gonzalez NOTARY PUBLIC

COPY OF PUBLICATION

Notice of Public Hearing

Draft Amended 2017 New Mexico Annual Action Plan and 2018 New Mexico Annual Action Plan

The New Mexico Mortgage Finance Authority (MFA) and the Department of Finance and Administration, Local Government Division (DFA) are seeking public comment on the DRAFT Amended 2017 New Mexico Annual Action Plan and the DRAFT State of New Mexico 2018 Annual Action Plan. A thirty day public-examination and comment period will begin on December 6, 2017 and end on January 4, 2018. The 2017 Annual Action Plan is being amended to request an increase in the median sales price limits for Bernalillo, Doña Ana, Los Alamos, Sandoval, Santa Fe, San Miguel and Taos counties. The 2018 Annual Action Plan is the third annual implementation plan under the State of New Mexico 2015-2019 Consolidated Plan for Housing and Community Development. The Consolidated Plan is a five-year strategic plan that governs the administration of federal funding appropriated for housing and community development activities that benefit persons of low- and moderate- income persons throughout the State of New Mexico.

Such federal funding includes the following programs: HOME Investment Partnerships (HOME), Community Development Block Grant (CDBG), Emergency Solutions Grants (ESG), Housing Opportunities for Persons with AIDS (HOPWA) and the National Housing Trust Fund (NHTF). The 2018 Annual Action Plan outlines one year goals for approximately \$18.74 million of the federal funding, through the five federal programs listed. The HOME, ESG, HOPWA and NHTF programs are administered by the MFA and the CDBG program is administered by DFA.

Beginning December 6, 2017, a copy of the draft Amended 2017 Annual Action Plan and the draft 2018 Annual Action Plan can be found on MFA's web page at <http://www.housingnm.org/resources/new-mexico-annual-action-plan>. If you are unable to download the Action Plan, please contact the Mortgage Finance Authority to request a copy (505-843-6880) or toll free 1-800-444-6880. If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any other form of auxiliary aid or service, please contact the person below. The draft 2018 Action Plan may be provided in alternative accessible formats (i.e., Braille/large print, audio tape) for the disabled and may also be translated into Spanish for limited-English proficient (LEP) Spanish speaking persons upon request. Dial 7-1-1 to use Hamilton Relay in New Mexico or call one of the toll free numbers: TTY: 800-659-8331, Voice: 800-659-1779, VCO (Voice Carry Over): 877-659-4174, Mobile Caption Service: 800-855-8111, Speech-to-Speech: 888-659-3952, Spanish: 800-327-1857 (Includes Spanish-to-Spanish and translation from English to Spanish).

Citizens, interested agencies, and for-profit and non-profit organizations may attend either of the two (2) Public Hearings at these locations or via webcast at www.housingnm.org to provide their input in person and provide comments.

December 19, 2017, 10:00 am
New Mexico Mortgage Finance Authority (MFA)
Board Room
344 4th Street SW
Albuquerque, NM 87102

December 21, 2017, 5:30 pm
New Mexico Mortgage Finance Authority (MFA)
Board Room
344 4th Street SW
Albuquerque, NM 87102

Citizens, interested agencies, and for-profit and non-profit organizations may review the draft Amended 2017 Action Plan and the draft 2018 Action Plan and provide comments during a thirty-day public comment period, which begins on December 6, 2017, and will end at 5:00 p.m. MST, Thursday, January 4, 2018. Written comments and/or questions may be directed to Debbie Davis. Phone: (505) 843-6880 or toll free 1-800-444-6880 or Fax: (505) 243-3289 or e-mail: ddavis@housingnm.org. Mail: New

Borrador

Plan de Acción Anual del 2017 de Nuevo México Actualizado y

Plan de Acción Anual 2018 de Nuevo México

La Autoridad Financiera Hipotecaria de México (MFA por sus siglas en inglés) Departamento de Finanzas y Administración Local Gubernamental (DFA por sus siglas en inglés) están solicitando comentario del público sobre el BORRADOR Actualizado del Plan de Acción del 2017 de Nuevo México BORRADOR del Plan Anual de Acción 2017 Estado de Nuevo México. Un plazo de examen y comentarios por parte del público comenzará el 6 de diciembre y terminará el 4 de enero 2018. El Plan de Acción 2017 está siendo actualizado a solicitar un incremento en los precios de venta límites para los condados Bernalillo, Doña Ana, Los Alamos, San Santa Fe, San Miguel y Taos. El Plan de Acción del 2018 es el tercer plan de implementación bajo el Plan Consolidado de Vivienda y el Desarrollo Urbano 2015 del Estado de Nuevo México. El Consolidado es un plan estratégico de años que regula la administración de programas federales asignados a actividades de desarrollo de la vivienda y la comunidad beneficien a personas de ingresos bajos y moderados a través de todo el estado de México.

Tal financiamiento federal incluye los siguientes programas: Colaboraciones Invertir en Casas (HOME por sus siglas en inglés), Subvención en Bloque para el Desarrollo de la Comunidad (CDBG por sus siglas en inglés), Subvención para Soluciones de Urgencia (ESG por sus siglas en inglés), Oportunidades de Vivienda para Personas con SIDA (HOPWA por sus siglas en inglés) y Fideicomiso Nacional para la Vivienda (NHTF por sus siglas en inglés). El Plan de Acción 2018 describe las metas de un año aproximadamente \$18.74 millones de financiamiento federal, a través de los programas federales mencionados anteriormente: HOME, ESG, HOPWA y NHTF administrados por la MFA, y el programa de CDBG es administrado por la DFA.

Ciudadanos, agencias interesadas y organizaciones con fines de lucro y sin fines de lucro pueden asistir a cualquiera de las audiencias públicas en estos lugares o ver el webcast en www.housingnm.org para ofrecer su aportación en persona o proporcionar comentarios.

December 19, 2017, 10:00 am
New Mexico Mortgage Finance Authority
Board Room
344 4th Street SW
Albuquerque, NM 87102

December 21, 2017, 5:30 pm
New Mexico Mortgage Finance Authority
Board Room
344 4th Street SW
Albuquerque, NM 87102

Empezando el 6 de diciembre 2017, un borrador del Plan de Acción Actualizado 2017 y el borrador del Plan de Acción Anual 2018 está disponible en la página web de MFA en <http://www.housingnm.org/resources/new-mexico-annual-action-plan>. Si usted no puede descargar el Plan de Acción, puede ponerse en contacto con la Autoridad Financiera Hipotecaria para pedir un lector de pantalla (505-843-6880) o sin cargo 1-800-444-6880. Si Ud. tiene una discapacidad y necesita un amplificador, un intérprete calificado en la lengua de señas, u otro tipo de servicio, haga el favor de ponerse en contacto con la persona cuyo nombre aparece en la continuación. El borrador del Plan de Acción 2018 se podrá proveer en otros formatos: Braille/letra grande, cinta de audio, personas discapacitadas y también, el pedido, puede ser traducido al español por personas de habla hispana que no hablen inglés (LEP por sus siglas en inglés). Marque para usar el 'Hamilton Relay' en Nuevo México llamando a uno de los números sin cargo

Tuesday

Dec. 5,

2017

Legals, Employment,
Garage Sales, Real Estate,
Automotive, Misc.

CLASSIFIEDS

To place an ad:
Call: 575-763-3431 or 575-356-4481
Email: classified@thenews.email

THE EASTERN NEW MEXICO NEWS

Legal notices



LEGALS

LEGAL 66148

December 5, 2017

Notice of Public
Hearing
Draft

Amended 2017 New
Mexico Annual Action
Plan and

2018 New Mexico
Annual Action Plan

The New Mexico Mortgage Finance Authority (MFA) and the Department of Finance and Administration, Local Government Division (DFA) are seeking public comment on the DRAFT Amended 2017 New Mexico Annual Action Plan and the DRAFT State of New Mexico 2018 Annual Action Plan. A thirty day public-examination and comment period will begin on December 6, 2017 and end on January 4, 2018. The 2017 Annual Action Plan is being amended to request an increase in the median sales price limits for Bernalillo, Doña Ana, Los

Alamos, Sandoval, Santa Fe, San Miguel and Taos counties. The 2018 Annual Action Plan is the third annual implementation plan under the State of New Mexico 2015-2019 Consolidated Plan for Housing and Community Development. The five-year strategic plan is a

that governs the administration of federal funding appropriated for housing and community development activities that benefit persons of low- and moderate-income persons throughout the State of New Mexico.

LEGALS

page at www.housingnm.org/resources/new-mexico-annual-action-plan. If you are unable to download the Action Plan, please contact the Mortgage Finance Authority to request a copy (505-843-6880) or toll free 1-800-444-6880. If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any other form of auxiliary aid or service, please contact the person below. The draft 2018 Action Plan may be provided in alternative accessible formats (i.e., Braille/large print, audio tape) for the disabled and may also be translated into Spanish for limited-English proficient (LEP) Spanish speaking persons upon request. Dial 7-1-1 to use Hamilton Relay in New Mexico or call one of the toll free numbers: TTY: 800-659-8331, Voice: 800-659-1779, VCO (Voice Carry Over): 877-659-4174, Mobile Caption Service: 800-855-8111, Speech-to-Speech: 888-659-3952, Spanish: 800-327-1857 (Includes Spanish-to-Spanish and translation from English to Spanish).

Citizens, interested agencies, and for-profit and non-profit organizations may attend either Hearings at these locations or via webcast at www.housingnm.org to provide their input in person and provide comments.

December 19, 2017,
10:00 am

New Mexico Mortgage Finance Authority (MFA)

Board Room
344 4th Street SW
Albuquerque, NM 87102

December 21, 2017,
5:30 pm

New Mexico Mortgage Finance Authority

Board Room
344 4th Street SW
Albuquerque, NM 87102

LEGALS

will prepare a summary of all comments received in writing and, in cases where any citizens' views are not accepted, provide reasons for the decision. This documentation will be attached to the 2018 Action Plan which will be available to the public and submitted to HUD on or before August 16, 2018.

Accommodations can be made within 48 hours notice for non-English speaking participants and individuals with disabilities by calling 505-843-6880. All facilities are wheelchair accessible.

Aviso de Audiencia Pública

Borrador

Plan de Acción Anual del 2017 de Nuevo México Actualizado y

Plan de Acción Anual 2018 de Nuevo México

La Autoridad Financiera Hipotecaria de Nuevo México (MFA) por sus siglas en inglés) y el Departamento de Finanzas y Administración Local Gubernamental (DFA) están solicitando comentarios del público sobre el BORRADOR Actualizado del Plan de Acción Anual del 2017 de Nuevo México y el BORRADOR del Plan Anual de Acción 2018 del Estado de Nuevo México. Un plazo de examen y comentario por parte del público empezará el 6 de diciembre 2017 y terminará el 4 de enero 2018. El Plan de Acción Anual 2017 está siendo actualizado a fin de solicitar un incremento en los precios medios de venta límites para los condados de Bernalillo, Doña Ana, Los Alamos, Sandoval, Santa Fe, San Miguel y Taos. El Plan Anual de Acción 2018 es el tercero

de diciembre 2017, 10:00 am

New Mexico Mortgage Finance Authority (MFA)

Board Room
344 4th Street SW
Albuquerque, NM 87102

December 21, 2017,
5:30 pm

New Mexico Mortgage Finance Authority

Board Room
344 4th Street SW
Albuquerque, NM 87102

LEGALS

idad que beneficien a personas de ingresos bajos y moderados a través de todo el estado de Nuevo México. Tal financiamiento federal incluye los siguientes programas: Colaboraciones para Invertir en Casas (HOME por sus siglas en inglés), Subvención en Bloque para el Desarrollo de la Comunidad (CDBG por sus siglas en inglés), Subvención para Soluciones de Urgencia (ESG por sus siglas en inglés), Oportunidades de Vivienda para Personas con SIDA (HOPWA por sus siglas en inglés) y Fondo Fiduciario Nacional para la Vivienda (NHTF por sus siglas en inglés). El Plan de Acción Anual 2018 describe las metas de un año para aproximadamente \$18.74 millones de la financiación federal, a través de los cinco programas federales mencionados aquí. Los programas HOME, ESG, HOPWA y NHTF son administrados por la MFA, y el programa CDBG es administrado por la DFA.

Ciudadanos, agencias interesadas, y organizaciones con y sin fines de lucro pueden asistir a cualquiera de las dos (2) audiencias públicas en estos lugares o a través de webcast en www.housingnm.org para ofrecer su aportación en persona y proporcionar comentarios.

December 19, 2017,
10:00 am

New Mexico Mortgage Finance Authority (MFA)

Board Room
344 4th Street SW
Albuquerque, NM 87102

December 21, 2017,
5:30 pm

New Mexico Mortgage Finance Authority

Board Room
344 4th Street SW
Albuquerque, NM 87102

LEGALS

en www.housingnm.org/resources/new-mexico-annual-action-plan. Si Ud. no puede descargar el Plan de Acción, favor de ponerse en contacto con la Autoridad Financiera Hipotecaria para pedir una copia (505-843-6880 o sin cargo 1-800-444-6880). Si Ud. tiene una discapacidad y necesita un lector, un amplificador, un intérprete calificado de la lengua de señas, u otro tipo de ayuda o servicio, haga el favor de ponerse en contacto con la persona cuyo nombre aparece a continuación. El borrador del Plan de Acción 2018 se podrá proveer en otros formatos (es decir, Braille/letra grande, cinta de audio) para personas discapacitadas y también, al ser pedido, puede ser traducido al español para personas de habla hispana que no hablen inglés (LEP por sus siglas en inglés). Marque el 7-1-1 para usar el Hamilton Relay en Nuevo México o llame a uno de los números sin cargo: TTY: 800-659-8331, Voz (Voice en inglés): 800-659-1779, VCO (Voice Carry Over en inglés): 877-659-4174, Servicio Móvil de Poner Leyenda (Mobile Caption Service en inglés): 800-855-8111, Palabra a Palabra (Speech-to-Speech en inglés): 888-659-3952, Español: 800-327-1857 (Incluye español-a-español y traducción del inglés al español).

Ciudadanos, agencias interesadas, y organizaciones con y sin fines de lucro pueden revisar del borrador del Plan de Acción Actualizado del 2017 y el borrador del Plan de Acción Anual del 2018 y presentar comentarios durante un plazo de treinta días para comentarios del público, que empieza el

LEGALS

thority, 344 Fourth St., SW, Albuquerque, NM 87102. Después de recibir los comentarios públicos, el personal de la MFA preparará un resumen de todos los comentarios recibidos en forma escrita, y en el caso en el cual el ciudadano no sea aceptado, se proveerá motivos para la decisión. Esta documentación será disponible al público y, sometida al HUD (Departamento Federal de Vivienda y Desarrollo Urbano) antes o en la fecha del 16 de agosto 2018.

Se podrá hacer arreglos con 48 horas de notificación anterior para participantes que no hablen inglés y personas con discapacidades llamando al 505-843-6880. Todas las instalaciones son accesibles para silla de ruedas.

LEGALS

Se podrá hacer arreglos con 48 horas de notificación anterior para participantes que no hablen inglés y personas con discapacidades llamando al 505-843-6880. Todas las instalaciones son accesibles para silla de ruedas.

LEGALS

Se podrá hacer arreglos con 48 horas de notificación anterior para participantes que no hablen inglés y personas con discapacidades llamando al 505-843-6880. Todas las instalaciones son accesibles para silla de ruedas.

LEGALS

Se podrá hacer arreglos con 48 horas de notificación anterior para participantes que no hablen inglés y personas con discapacidades llamando al 505-843-6880. Todas las instalaciones son accesibles para silla de ruedas.

LEGALS

Se podrá hacer arreglos con 48 horas de notificación anterior para participantes que no hablen inglés y personas con discapacidades llamando al 505-843-6880. Todas las instalaciones son accesibles para silla de ruedas.

LEGALS

Se podrá hacer arreglos con 48 horas de notificación anterior para participantes que no hablen inglés y personas con discapacidades llamando al 505-843-6880. Todas las instalaciones son accesibles para silla de ruedas.

LEGALS

Se podrá hacer arreglos con 48 horas de notificación anterior para participantes que no hablen inglés y personas con discapacidades llamando al 505-843-6880. Todas las instalaciones son accesibles para silla de ruedas.

LEGALS

Se podrá hacer arreglos con 48 horas de notificación anterior para participantes que no hablen inglés y personas con discapacidades llamando al 505-843-6880. Todas las instalaciones son accesibles para silla de ruedas.

LEGALS

Se podrá hacer arreglos con 48 horas de notificación anterior para participantes que no hablen inglés y personas con discapacidades llamando al 505-843-6880. Todas las instalaciones son accesibles para silla de ruedas.

LEGALS

Se podrá hacer arreglos con 48 horas de notificación anterior para participantes que no hablen inglés y personas con discapacidades llamando al 505-843-6880. Todas las instalaciones son accesibles para silla de ruedas.

LEGALS

Se podrá hacer arreglos con 48 horas de notificación anterior para participantes que no hablen inglés y personas con discapacidades llamando al 505-843-6880. Todas las instalaciones son accesibles para silla de ruedas.

LEGALS

Se podrá hacer arreglos con 48 horas de notificación anterior para participantes que no hablen inglés y personas con discapacidades llamando al 505-843-6880. Todas las instalaciones son accesibles para silla de ruedas.

LEGALS

Se podrá hacer arreglos con 48 horas de notificación anterior para participantes que no hablen inglés y personas con discapacidades llamando al 505-843-6880. Todas las instalaciones son accesibles para silla de ruedas.

LEGALS

Se podrá hacer arreglos con 48 horas de notificación anterior para participantes que no hablen inglés y personas con discapacidades llamando al 505-843-6880. Todas las instalaciones son accesibles para silla de ruedas.

LEGALS

Se podrá hacer arreglos con 48 horas de notificación anterior para participantes que no hablen inglés y personas con discapacidades llamando al 505-843-6880. Todas las instalaciones son accesibles para silla de ruedas.

LEGALS

Se podrá hacer arreglos con 48 horas de notificación anterior para participantes que no hablen inglés y personas con discapacidades llamando al 505-843-6880. Todas las instalaciones son accesibles para silla de ruedas.

LEGALS

Se podrá hacer arreglos con 48 horas de notificación anterior para participantes que no hablen inglés y personas con discapacidades llamando al 505-843-6880. Todas las instalaciones son accesibles para silla de ruedas.

LEGALS

Se podrá hacer arreglos con 48 horas de notificación anterior para participantes que no hablen inglés y personas con discapacidades llamando al 505-843-6880. Todas las instalaciones son accesibles para silla de ruedas.

LEGALS

Se podrá hacer arreglos con 48 horas de notificación anterior para participantes que no hablen inglés y personas con discapacidades llamando al 505-843-6880. Todas las instalaciones son accesibles para silla de ruedas.

LEGALS

Se podrá hacer arreglos con 48 horas de notificación anterior para participantes que no hablen inglés y personas con discapacidades llamando al 505-843-6880. Todas las instalaciones son accesibles para silla de ruedas.

LEGALS

Se podrá hacer arreglos con 48 horas de notificación anterior para participantes que no hablen inglés y personas con discapacidades llamando al 505-843-6880. Todas las instalaciones son accesibles para silla de ruedas.

LEGALS

Se podrá hacer arreglos con 48 horas de notificación anterior para participantes que no hablen inglés y personas con discapacidades llamando al 505-843-6880. Todas las instalaciones son accesibles para silla de ruedas.

LEGALS

Se podrá hacer arreglos con 48 horas de notificación anterior para participantes que no hablen inglés y personas con discapacidades llamando al 505-843-6880. Todas las instalaciones son accesibles para silla de ruedas.

LEGALS

Se podrá hacer arreglos con 48 horas de notificación anterior para participantes que no hablen inglés y personas con discapacidades llamando al 505-843-6880. Todas las instalaciones son accesibles para silla de ruedas.

LEGALS

Se podrá hacer arreglos con 48 horas de notificación anterior para participantes que no hablen inglés y personas con discapacidades llamando al 505-843-6880. Todas las instalaciones son accesibles para silla de ruedas.

LEGALS

Se podrá hacer arreglos con 48 horas de notificación anterior para participantes que no hablen inglés y personas con discapacidades llamando al 505-843-6880. Todas las instalaciones son accesibles para silla de ruedas.

LEGALS

Se podrá hacer arreglos con 48 horas de notificación anterior para participantes que no hablen inglés y personas con discapacidades llamando al 505-843-6880. Todas las instalaciones son accesibles para silla de ruedas.

LEGALS

Se podrá hacer arreglos con 48 horas de notificación anterior para participantes que no hablen inglés y personas con discapacidades llamando al 505-843-6880. Todas las instalaciones son accesibles para silla de ruedas.

LEGALS

Se podrá hacer arreglos con 48 horas de notificación anterior para participantes que no hablen inglés y personas con discapacidades llamando al 505-843-6880. Todas las instalaciones son accesibles para silla de ruedas.

LEGALS

Se podrá hacer arreglos con 48 horas de notificación anterior para participantes que no hablen inglés y personas con discapacidades llamando al 505-843-6880. Todas las instalaciones son accesibles para silla de ruedas.

LEGALS

Se podrá hacer arreglos con 48 horas de notificación anterior para participantes que no hablen inglés y personas con discapacidades llamando al 505-843-6880. Todas las instalaciones son accesibles para silla de ruedas.

LEGALS

Se podrá hacer arreglos con 48 horas de notificación anterior para participantes que no hablen inglés y personas con discapacidades llamando al 505-843-6880. Todas las instalaciones son accesibles para silla de ruedas.

LEGALS

Se podrá hacer arreglos con 48 horas de notificación anterior para participantes que no hablen inglés y personas con discapacidades llamando al 505-843-6880. Todas las instalaciones son accesibles para silla de ruedas.

LEGALS

Se podrá hacer arreglos con 48 horas de notificación anterior para participantes que no hablen inglés y personas con discapacidades llamando al 505-843-6880. Todas las instalaciones son accesibles para silla de ruedas.

LEGALS

Se podrá hacer arreglos con 48 horas de notificación anterior para participantes que no hablen inglés y personas con discapacidades llamando al 505-843-6880. Todas las instalaciones son accesibles para silla de ruedas.

LEGALS

Se podrá hacer arreglos con 48 horas de notificación anterior para participantes que no hablen inglés y personas con discapacidades llamando al 505-843-6880. Todas las instalaciones son accesibles para silla de ruedas.

LEGALS

Se podrá hacer arreglos con 48 horas de notificación anterior para participantes que no hablen inglés y personas con discapacidades llamando al 505-843-6880. Todas las instalaciones son accesibles para silla de ruedas.

LEGALS

Se podrá hacer arreglos con 48 horas de notificación anterior para participantes que no hablen inglés y personas con discapacidades llamando al 505-843-6880. Todas las instalaciones son accesibles para silla de ruedas.

LEGALS

Se podrá hacer arreglos con 48 horas de notificación anterior para participantes que no hablen inglés y personas con discapacidades llamando al 505-843-6880. Todas las instalaciones son accesibles para silla de ruedas.

LEGALS

Se podrá hacer arreglos con 48 horas de notificación anterior para participantes que no hablen inglés y personas con discapacidades llamando al 505-843-6880. Todas las instalaciones son accesibles para silla de ruedas.

LEGALS

Se podrá hacer arreglos con 48 horas de notificación anterior para participantes que no hablen inglés y personas con discapacidades llamando al 505-843-6880. Todas las instalaciones son accesibles para silla de ruedas.

LEGALS

Se podrá hacer arreglos con 48 horas de notificación anterior para participantes que no hablen inglés y personas con discapacidades llamando al 505-843-6880. Todas las instalaciones son accesibles para silla de ruedas.

LEGALS

Se podrá hacer arreglos con 48 horas de notificación anterior para participantes que no hablen inglés y personas con discapacidades llamando al 505-843-6880. Todas las instalaciones son accesibles para silla de ruedas.

LEGALS

Se podrá hacer arreglos con 48 horas de notificación anterior para participantes que no hablen inglés y personas con discapacidades llamando al 505-843-6880. Todas las instalaciones son accesibles para silla de ruedas.

LEGALS

Se podrá hacer arreglos con 48 horas de notificación anterior para participantes que no hablen inglés y personas con discapacidades llamando al 505-843-6880. Todas las instalaciones son accesibles para silla de ruedas.

LEGALS

Se podrá hacer arreglos con 48 horas de notificación anterior para participantes que no hablen inglés y personas con discapacidades llamando al 505-843-6880. Todas las instalaciones son accesibles para silla de ruedas.

LEGALS

Se podrá hacer arreglos con 48 horas de notificación anterior para participantes que no hablen inglés y personas con discapacidades llamando al 505-843-6880. Todas las instalaciones son accesibles para silla de ruedas.

LEGALS

Se podrá hacer arreglos con 48 horas de notificación anterior para participantes que no hablen inglés y personas con discapacidades llamando al 505-843-6880. Todas las instalaciones son accesibles para silla de ruedas.

LEGALS

Se podrá hacer arreglos con 48 horas de notificación anterior para participantes que no hablen inglés y personas con discapacidades llamando al 505-843-6880. Todas las instalaciones son accesibles para silla de ruedas.

LEGALS

Se podrá hacer arreglos con 48 horas de notificación anterior para participantes que no hablen inglés y personas con discapacidades llamando al 505-843-6880. Todas las instalaciones son accesibles para silla de ruedas.

LEGALS

Se podrá hacer arreglos con 48 horas de notificación anterior para participantes que no hablen inglés y personas con discapacidades llamando al 505-843-6880. Todas las instalaciones son accesibles para silla de ruedas.

LEGALS

Se podrá hacer arreglos con 48 horas de notificación anterior para participantes que no hablen inglés y personas con discapacidades llamando al 505-843-6880. Todas las instalaciones son accesibles para silla de ruedas.

LEGALS

Se podrá hacer arreglos con 48 horas de notificación anterior para participantes que no hablen inglés y personas con discapacidades llamando al 505-843-6880. Todas las instalaciones son accesibles para silla de ruedas.

LEGALS

Se podrá hacer arreglos con 48 horas de notificación anterior para participantes que no hablen inglés y personas con discapacidades llamando al 505-843-6880. Todas las instalaciones son accesibles para silla de ruedas.

LEGALS

Se podrá hacer arreglos con 48 horas de notificación anterior para participantes que no hablen inglés y personas con discapacidades llamando al 505-843-6880. Todas las instalaciones son accesibles para silla de ruedas.

LEGALS

Se podrá hacer arreglos con 48 horas de notificación anterior para participantes que no hablen inglés y personas con discapacidades llamando al 505-843-6880. Todas las instalaciones son accesibles para silla de ruedas.

LEGALS

Se podrá hacer arreglos con 48 horas de notificación anterior para participantes que no hablen inglés y personas con discapacidades llamando al 505-843-6880. Todas las instalaciones son accesibles para silla de ruedas.

LEGALS

Se podrá hacer arreglos con 48 horas de notificación anterior para participantes que no hablen inglés y personas con discapacidades llamando al 505-843-6880. Todas las instalaciones son accesibles para silla de ruedas.

LEGALS

Se podrá hacer arreglos con 48 horas de notificación anterior para participantes que no hablen inglés y personas con discapacidades llamando al 505-843-6880. Todas las instalaciones son accesibles para silla de ruedas.

LEGALS

Se podrá hacer arreglos con 48 horas de notificación anterior para participantes que no hablen inglés y personas con discapacidades llamando al 505-843-6880. Todas las instalaciones son accesibles para silla de ruedas.

LEGALS

Se podrá hacer arreglos con 48 horas de notificación anterior para participantes que no hablen inglés y personas con discapacidades llamando al 505-843-6880. Todas las instalaciones son accesibles para silla de ruedas.

LEGALS

Se podrá hacer arreglos con 48 horas de notificación anterior para participantes que no hablen inglés y personas con discapacidades llamando al 505-843-6880. Todas las instalaciones son accesibles para silla de ruedas.

LEGALS

Se podrá hacer arreglos con 48 horas de notificación anterior para participantes que no hablen inglés y personas con discapacidades llamando al 505-843-6880. Todas las instalaciones son accesibles para silla de ruedas.

LEGALS

Se podrá hacer arreglos con 48 horas de notificación anterior para participantes que no hablen inglés y personas con discapacidades llamando al 505-843-6880. Todas las instalaciones son accesibles para silla de ruedas.

LEGALS

Se podrá hacer arreglos con 48 horas de notificación anterior para participantes que no hablen inglés y personas con discapacidades llamando al 505-843-6880. Todas las instalaciones son accesibles para silla de ruedas.

LEGALS

Se podrá hacer arreglos con 48 horas de notificación anterior para participantes que no hablen inglés y personas con discapacidades llamando al 505-843-6880. Todas las instalaciones son accesibles para silla de ruedas.

LEGALS

Se podrá hacer arreglos con 48 horas de notificación anterior para participantes que no hablen inglés y personas con discapacidades llamando al 505-843-6880. Todas las instalaciones son accesibles para silla de ruedas.

22

AFFIDAVIT OF LEGAL PUBLICATION

LEGAL # 66148

Copy of Publication

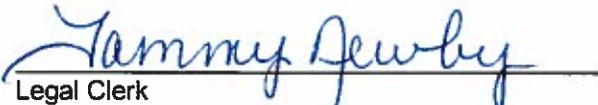
STATE OF NEW MEXICO
COUNTIES OF CURRY & ROOSEVELT:

The undersigned, being duly sworn, says:
That she is a Legal Clerk of
The EASTERN NEW MEXICO NEWS, a daily
Newspaper of general circulation,
published in English at Clovis & Portales,
said counties and state, and that the
hereto attached

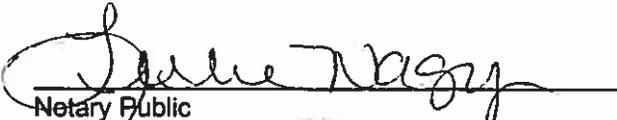
NOTICE OF PUBLIC MEETING
LEGAL 66148 DECEMBER 5, 2

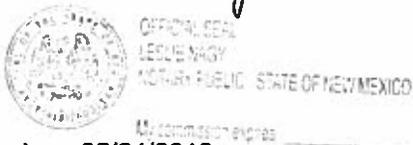
was published in said EASTERN NEW MEXICO NEWS,
a daily newspaper duly
qualified for that purpose within
the meaning of Chapter 167 of the
1937 Session Laws of the State of
New Mexico for 1 consecutive
days/weeks on the same days as follows:

12/05/2017


Legal Clerk

Subscribed and sworn to before me
28th day of November, 2017


Notary Public
Leslie Nagy



My Commission Expires: 05/24/2019

ADVIT OF PUBLICATION E OF NEW MEXICO

of Bernalillo SS

ette Gonzales , the undersigned, on oath states that she is an authorized Representative of
 queque Journal, and that this newspaper is duly qualified to publish legal notices
 isements within the meaning of Section 3, Chapter 167, Session Laws of 1937, and that
 herefore has been made of assessed as court cost; that the notice, copy of which hereito
 was published in said paper in the regular daily edition, for 1 time(s) on the following



MFA
 Aviso de Audiencia Pública
 Borrador

**Plan de Acción Anual del 2017 de Nuevo Mexico
 Actualizado y**

Plan de Acción Anual 2018 de Nuevo Mexico

La Autoridad Financiera Hipotecaria de Nuevo México (MFA) 217
 por sus siglas en inglés) y el Departamento de Finanzas y
 Administración, División Local Gubernamental (DLG) por sus si-
 glas en inglés) están solicitando comentarios del público sobre
 el BORRADOR Actualizado del Plan de Acción del 2017 de
 Nuevo Mexico y el BORRADOR del Plan Anual de Acción 2018
 del Estado de Nuevo Mexico. Un plazo de examinación y co-
 mentarios por parte del público empezará el 6 de diciembre
 2017 y terminará el 4 de enero 2018. El Plan de Acción Anual
 2017 está siendo actualizado a fin de solicitar un incremento en
 los precios medios de venta límites para los condados de Ber-
 nalillo, Doña Ana, Los Alamos, Sandoval, Santa Fe, San Mi-
 guel y Tacos. El Plan Anual de Acción del 2018 es el tercer
 plan anual de implementación bajo el Plan Consolidado para la
 Vivienda y el Desarrollo Urbano 2015-2019 del Estado de
 Nuevo México. El Plan Consolidado es un plan estratégico de
 cinco años que regula la administración de fondos federales
 asignados a actividades para el desarrollo de la vivienda y la
 comunidad que benefician a personas de ingresos bajos y
 moderados a través de todo el estado de Nuevo México.

Tal financiamiento federal incluye los siguientes programas:
 Colaboraciones para Invertir en Casas (HOME) por sus siglas
 en inglés), Subvención en Bloque para el Desarrollo de la
 Comunidad (CDBG por sus siglas en inglés), Subvención para
 Soluciones de Urgencia (ESG por sus siglas en inglés), Oportu-
 nidades de Vivienda para Personas con SIDA (HOPEWA por sus

OFFICIAL SEAL

Sandra B. Gutierrez

NOTARY PUBLIC
 STATE OF NEW MEXICO

My Commission Expires: 2-1-21





and subscribed before me, a Notary Public, in and
 County of Bernalillo and State of New Mexico this
 y of December _____ of 2017

\$310.02

nt to come at the end of month.

NT NUMBER 1011094

117, una copia del borrador del 2017 y el borrador del Plan de acción en la página web de la g/

escargar el Plan de Acción, fa- con la Autoridad Financiera (505-843-6880 o sin cargo 1- a discapacidad y necesita un ete calificado de la lengua de vicio, haga el favor de ponerse cuyo nombre aparece a an de Acción 2018 se podrá acir, Braille/letra grande, cinta pacitadas y también, al ser pañol para personas de habla EP por sus siglas en inglés). nilton Relay' en Nuevo México in cargo: TTY: 800-659-8331, 779, VCO ('Voice Carry Over' cio Móvil de Poner Leyenda és): 800-855-8111, Palabra a en inglés): 888-659-3952, tuye español-a-español y

s, y organizaciones con y sin l borrador del Plan de Acción r del Plan de Acción Anual del rante un plazo de treinta días e empieza el 6 de diciembre la tarde MST el jueves 4 de s y/o preguntas pueden ser o: (505) 843-6880 o sin cargo 5) 243-3289 o por correo rg. Correo: New Mexico Mort- th St., SW, Albuquerque, NM mentarios públicos, el person- an de todos los comentarios caso en el cual el comentario , se proveerá motivos para la erá disponible al público y to Federal de Vivienda y cha del 16 de agosto 2018.

horas de notificación anterior inglés y personas con disca- 880. Todas las instalaciones s.

to obtain a copy of the abc
oppler Radar System
- FB 0013335E

AFFIDAVIT OF PUBLICATION

STATE OF NEW MEXICO

County of Bernalillo SS

AP
PL
LD
EX
PL
L2
CO

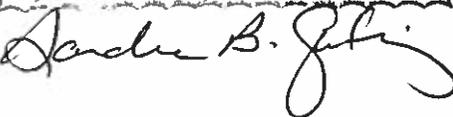
Bernadette Gonzales , the undersigned, on oath states that she is an authorized Representative of The Albuquerque Journal, and that this newspaper is duly qualified to publish legal notices or advertisements within the meaning of Section 3, Chapter 167, Session Laws of 1937, and that payment therefore has been made of assessed as court cost; that the notice, copy of which hereto attached, was published in said paper in the regular daily edition, for 1 time(s) on the following date(s):

12/06/2017



Sworn and subscribed before me, a Notary Public, in and for the County of Bernalillo and State of New Mexico this 6 day of December of 2017

PRICE \$310.02


OFFICIAL SEAL
Sandra B. Gutierrez
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 2-18-21


DAVIT OF PUBLICATION

OF NEW MEXICO

Bernalillo SS

e Gonzales, the undersigned, on oath states that she is an authorized Representative of the Albuquerque Journal, and that this newspaper is duly qualified to publish legal notices and advertisements within the meaning of Section 3, Chapter 167, Session Laws of 1937, and that she has previously been assessed as court cost; that the notice, copy of which hereto is published in said paper in the regular daily edition, for 1 time(s) on the following



Notice of Public Hearing

Draft
Amended 2017 New Mexico Annual Action Plan and
2018 New Mexico Annual Action Plan

The New Mexico Mortgage Finance Authority (MFA) and the Department of Finance and Administration, Local Government Division (DFA) are seeking public comment on the DRAFT Amended 2017 New Mexico Annual Action Plan and the DRAFT State of New Mexico 2018 Annual Action Plan. A thirty day public-examination and comment period will begin on December 6, 2017 and end on January 4, 2018. The 2017 Annual Action Plan is being amended to request an increase in the median sales price limits for Bernalillo, Doña Ana, Los Alamos, Sandoval, Santa Fe, San Miguel and Taos counties. The 2018 Annual Action Plan is the third annual implementation plan under the State of New Mexico 2015-2019 Consolidated Plan for Housing and Community Development. The Consolidated Plan is a five-year strategic plan that governs the administration of federal funding appropriated for housing and community development activities that benefit persons of low- and moderate-income persons throughout the State of New Mexico.

Such federal funding includes the following programs; HOME Investment Partnerships (HOME), Community Development Block Grant (CDBG), Emergency Solutions Grants (ESG), Housing Opportunities for Persons with AIDS (HOPWA) and the National Housing Trust Fund (NHTF). The 2018 Annual Action Plan outlines one year goals for approximately \$18.74 million of the federal funding, through the five federal programs listed. The HOME, ESG, HOPWA and NHTF programs are administered by the MFA and the CDBG program is administered by DFA.

Beginning December 6, 2017, a copy of the draft Amended 2017 Annual Action Plan and the draft 2018 Annual Action Plan can be found on MFA's web page at <http://www.housingnm.org/resources/new-mexico-annual-action-plan>. If you are unable to download the Action Plan, please contact the Mortgage Finance Authority to request a copy (505-843-6880) or toll free 1-800-444-6880. If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any other form of auxiliary aid or service, please contact the person below. The draft 2018 Action Plan may be provided in alternative accessible formats (i.e., Braille/large print, audio tape) for the disabled and may also be translated into Spanish for limited-English proficient (LEP) Spanish speaking persons upon request. Dial 7-1-1 to use Hamilton Relay in New Mexico or call one of the toll free numbers: TTY: 800-659-8331, Voice: 800-659-1779, VCO (Voice Carry Over): 877-659-4174, Mobile Caption Service: 800-855-8111, Speech-to-Speech: 888-659-3952, Spanish: 800-327-1857 (Includes Spanish-to-Spanish and translation from English to Spanish).

Citizens, interested agencies, and for-profit and non-profit organizations may attend either of the two (2) Public Hearings at these locations or via webcast at www.housingnm.org to provide their input in person and provide comments.

December 19, 2017, 10:00 am
New Mexico Mortgage Finance Authority (MFA)
Board Room
344 4th Street SW
Albuquerque, NM 87102

December 21, 2017, 5:30 pm
New Mexico Mortgage Finance Authority (MFA)
Board Room
344 4th Street SW
Albuquerque, NM 87102

Citizens, interested agencies, and for-profit and non-profit organizations may review the draft Amended 2017 Action Plan and the draft 2018 Action Plan and provide comments during a thirty-day public comment period, which begins on December 6, 2017, and will end at 5:00 p.m. MST, Thursday, January 4, 2018. Written comments and/or questions may be directed to Debbie Davis. Phone: (505) 843-6880 or toll free 1-800-444-6880 or Fax: (505) 243-3289 or e-mail: ddavis@housingnm.org. Mail: New Mexico Mortgage Finance Authority, 344 Fourth St. SW, Albuquerque, NM 87102. After receipt of public comments, MFA staff will prepare a summary of all comments received in writing and, in cases where any citizens' views are not accepted, provide reasons for the decision. This documentation will be attached to the 2018 Action Plan which will be available to the public and submitted to HUD on or before August 16, 2018.

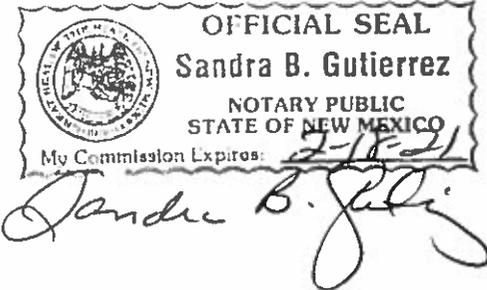
Accommodations can be made within 48 hours' notice for non-English speaking participants and individuals with disabilities by calling 505-843-6880. All facilities are wheelchair accessible.

Journal: December 6, 2017

[Signature]
I am subscribed before me, a Notary Public, in and County of Bernalillo and State of New Mexico this _____ of _____ December _____ of 2017 for the sum of _____ \$280.10

to come at the end of month.

NUMBER 1011094



IN ADDITION TO BIDDERS, BIDDING FORMS, AND OTHER CONTRACT DOCUMENTS, including plans, etc. to be used in connection with the submission of bids ("bidding documents"), the prospective Bidders are invited to contact Academy Reprographics at (505) 821-6666, 8900-N Irian Mateo NE, Albuquerque, New Mexico 87113, or the Architect or engineer listed below. A \$175.00 deposit will be required for each set of bidding documents. This deposit is refundable provided the bidding documents are returned in usable condition within ten (10) consecutive calendar days after the Bid Opening. Portions of bidding

Part C SF424, SF424D and State Certifications

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 01/31/2019

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

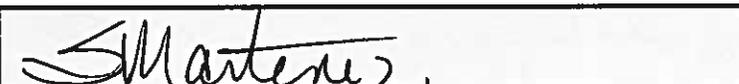
PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE Governor
APPLICANT ORGANIZATION State of New Mexico	DATE SUBMITTED 6-18-2018

STATE CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the State certifies that:

Affirmatively Further Fair Housing -- The State will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

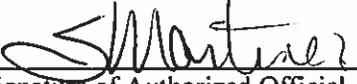
Anti-Lobbying --To the best of the State's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraphs 1 and 2 of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of State -- The submission of the consolidated plan is authorized under State law and the State possesses the legal authority to carry out the programs under the consolidated plan for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the State's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 135.



Signature of Authorized Official

6-18-2018

Date

Governor

Title

Specific Community Development Block Grant Certifications

The State certifies that:

Citizen Participation -- It is following a detailed citizen participation plan that satisfies the requirements of 24 CFR §91.115 and each unit of general local government that receives assistance from the State is following a detailed citizen participation plan that satisfies the requirements of 24 CFR §570.486.

Consultation with Local Governments --

1. It has consulted with affected units of local government in the nonentitlement area of the State in determining the method of distribution of funding;
2. It engages in or will engage in planning for community development activities;
3. It provides or will provide technical assistance to units of local government in connection with community development programs; and
4. It will not refuse to distribute funds to any unit of general local government on the basis of the particular eligible activity selected by the unit of general local government to meet its community development needs, except that a State is not prevented from establishing priorities in distributing funding on the basis of the activities selected.

Local Needs Identification – It will require each unit of general local government to be funded to identify its community development and housing needs, including the needs of low-income and moderate-income families, and the activities to be undertaken to meet these needs.

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available.
2. Overall Benefit. In the aggregate, not less than 70 percent of the CDBG funds, including Section 108 guaranteed loans, received by the State during the following fiscal year(s) 2016, 2017, 2018 [a period designated by the State of one, two, or three specific consecutive fiscal year(s)] will be used for activities that benefit persons of low and moderate income.

3. **Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with CDBG Funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

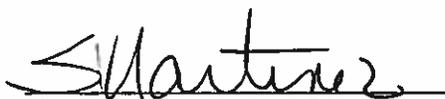
In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

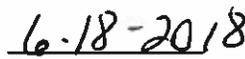
Excessive Force -- It will require units of general local government that receive CDBG funds to certify that they have adopted and are enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

Compliance with Laws -- It will comply with applicable laws.


Signature of Authorized Official


Date

Governor
Title

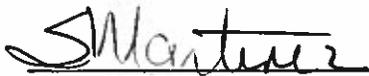
Specific HOME Certifications

The State certifies that:

Tenant Based Rental Assistance -- If it plans to use HOME funds for tenant-based rental assistance, tenant-based rental assistance is an essential element of the State's consolidated plan.

Eligible Activities and Costs -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §92.205 through §92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

Subsidy Layering -- Before committing any funds to a project, the State or its recipients will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing.



Signature of Authorized Official

6/18/2018
Date

Governor

Title

Emergency Solutions Grant Certifications

Each State that seeks funding under the Emergency Solutions Grants Program must provide the following certifications:

Matching Funds – The State will obtain any matching amounts required under 24 CFR 576.201 in a manner so that its subrecipients that are least capable of providing matching amounts receive the benefit of the exception under 24 CFR 576.201(a)(2).

Discharge Policy – The State will establish and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

Confidentiality – The State will develop and implement procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

The State will ensure that its subrecipients comply with the following criteria:

Major rehabilitation/conversion/renovation – If an emergency shelter's rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the building will be maintained as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation. If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the building will be maintained as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion. In all other cases where ESG funds are used for renovation, the building will be maintained as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

Essential Services and Operating Costs – If ESG funds are used for shelter operations or essential services related to street outreach or emergency shelter, the subrecipient will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the applicant serves the same type of persons (e.g., families with children, unaccompanied youth, veterans, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

Renovation – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services – The subrecipient will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, counseling, supervision, and other services essential for achieving independent living), and other Federal State, local, and private assistance available for such individuals.

Homeless Persons Involvement – To the maximum extent practicable, the subrecipient will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under ESG, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted ESG.

Consolidated Plan – All activities the subrecipient undertakes with assistance under ESG are consistent with the State’s current HUD-approved consolidated plan.



Signature of Authorized Official

6-18-2018
Date

Governor

Title

Housing Opportunities for Persons With AIDS Certifications

The State HOPWA grantee certifies that:

Activities -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

Building -- Any building or structure assisted under the program shall be operated for the purpose specified in the consolidated plan:

1. For a period of not less than 10 years, in the case of any building or structure purchased, leased, rehabilitated, renovated, or converted with HOPWA assistance,
2. For a period of not less than 3 years, in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.



Signature of Authorized Official

6-18-2018

Date

Governor

Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Application for Federal Assistance SF-424

* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): _____ * Other (Specify): _____
---	---	--

* 3. Date Received: _____	4. Applicant Identifier: _____
-------------------------------------	--

5a. Federal Entity Identifier: _____	5b. Federal Award Identifier: _____
--	---

State Use Only:

6. Date Received by State: _____	7. State Application Identifier: _____
---	---

8. APPLICANT INFORMATION:

*** a. Legal Name:** State of New Mexico

* b. Employer/Taxpayer Identification Number (EIN/TIN): 85-6000565	* c. Organizational DUNS: 8085615670000
--	---

d. Address:

*** Street1:** 407 Galisteo Street
Street2: _____
*** City:** Santa Fe
County/Parish: _____
*** State:** NM: New Mexico
Province: _____
*** Country:** USA: UNITED STATES
*** Zip / Postal Code:** 87501-2641

e. Organizational Unit:

Department Name: Finance and Administration	Division Name: Local Government Division
---	--

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: _____ *** First Name:** Scott
Middle Name: _____
*** Last Name:** Wright
Suffix: _____

Title: Community Development Bureau Chief

Organizational Affiliation:

*** Telephone Number:** 505-827-4974 **Fax Number:** _____

*** Email:** scotth.wright@state.nm.us

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

A: State Government

Type of Applicant 2: Select Applicant Type

Type of Applicant 3: Select Applicant Type

*** Other (specify):**

*** 10. Name of Federal Agency:**

US Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14-228

CFDA Title:

Community Development Block Grants - States Program

*** 12. Funding Opportunity Number:**

*** Title**

13. Competition Identification Number:

Title

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

*** 15. Descriptive Title of Applicant's Project:**

State of New Mexico 2018 Action Plan

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:

* a. Start Date

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="11,086,607.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text"/>
* g. TOTAL	<input type="text" value="11,086,607.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

- Yes
- No

If "Yes", provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions

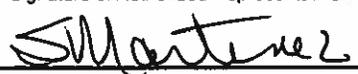
Authorized Representative:

Prefix: * First Name:
Middle Name:
* Last Name:
Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative: 

* Date Signed:

Application for Federal Assistance SF-424

* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): _____ * Other (Specify): _____
---	---	--

* 3. Date Received: _____	4. Applicant Identifier: _____
-------------------------------------	--

5a. Federal Entity Identifier: _____	5b. Federal Award Identifier: _____
--	---

State Use Only:

6. Date Received by State: _____	7. State Application Identifier: _____
---	---

B. APPLICANT INFORMATION:

*** a. Legal Name:** New Mexico Mortgage Finance Authority

* b. Employer/Taxpayer Identification Number (EIN/TIN): 85-0252748	* c. Organizational DUNS: 0832147420000
--	---

d. Address:

*** Street1:** 344 4th Street SW
Street2: _____
*** City:** Albuquerque
County/Parish: Bernalillo
*** State:** NM: New Mexico
Province: _____
*** Country:** USA: UNITED STATES
*** Zip / Postal Code:** 87102-3206

e. Organizational Unit:

Department Name: _____	Division Name: _____
----------------------------------	--------------------------------

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: _____ *** First Name:** Debbie
Middle Name: _____
*** Last Name:** Davis
Suffix: _____

Title: Reporting Specialist

Organizational Affiliation:

*** Telephone Number:** 505-767-2221 **Fax Number:** 505-242-2766

*** Email:** ddavis@housingnm.org

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

A: State Government

Type of Applicant 2 Select Applicant Type:

Type of Applicant 3 Select Applicant Type:

*** Other (specify)**

*** 10. Name of Federal Agency:**

US Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14-239

CFDA Title:

HOME Investment Partnerships Program

*** 12. Funding Opportunity Number:**

*** Title:**

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

*** 15. Descriptive Title of Applicant's Project:**

State of New Mexico 2018 Action Plan

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date

* b. End Date

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="5,241,485.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text"/>
* g. TOTAL	<input type="text" value="5,241,485.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

- Yes
- No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

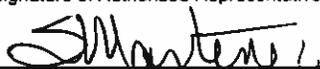
Authorized Representative:

Prefix: * First Name:
Middle Name:
* Last Name:
Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative: 

* Date Signed:

Application for Federal Assistance SF-424

* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): _____ * Other (Specify): _____
---	---	--

* 3. Date Received: _____	4. Applicant Identifier: _____
-------------------------------------	--

5a. Federal Entity Identifier: _____	5b. Federal Award Identifier: _____
--	---

State Use Only:

6. Date Received by State: _____	7. State Application Identifier: _____
---	---

8. APPLICANT INFORMATION:

* a. Legal Name: New Mexico Mortgage Finance Authority	
* b. Employer/Taxpayer Identification Number (EIN/TIN): 85-0252748	* c. Organizational DUNS: 0832147420000

d. Address:

* Street1:	344 4th Street SW
Street2:	_____
* City:	Albuquerque
County/Parish:	Bernalillo
* State:	NM: New Mexico
Province:	_____
* Country:	USA: UNITED STATES
* Zip / Postal Code:	87102-3206

e. Organizational Unit:

Department Name: _____	Division Name: _____
----------------------------------	--------------------------------

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: _____	* First Name: Debbie
Middle Name: _____	
* Last Name: Davis	
Suffix: _____	

Title: Reporting Specialist

Organizational Affiliation: _____

* Telephone Number: 505-767-2221	Fax Number: 505-242-2766
---	---------------------------------

* Email: ddavis@housingnm.org

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

A: State Government

Type of Applicant 2 Select Applicant Type

Type of Applicant 3 Select Applicant Type

*** Other (specify):**

*** 10. Name of Federal Agency:**

US Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14-241

CFDA Title:

Housing Opportunities for Persons with AIDS (HOPWA)

*** 12. Funding Opportunity Number:**

*** Title:**

13. Competition Identification Number:

Title

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

*** 15. Descriptive Title of Applicant's Project:**

State of New Mexico 2018 Action Plan

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="808,226.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text"/>
* g. TOTAL	<input type="text" value="808,226.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

Yes No

If "Yes", provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative: 

* Date Signed:

Application for Federal Assistance SF-424

* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): _____ * Other (Specify): _____
---	---	--

* 3. Date Received: _____	4. Applicant Identifier: _____
-------------------------------------	--

5a. Federal Entity Identifier: _____	5b. Federal Award Identifier: _____
--	---

State Use Only:

6. Date Received by State: _____	7. State Application Identifier: _____
---	---

8. APPLICANT INFORMATION:

*** a. Legal Name:**

* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="85-0252748"/>	* c. Organizational DUNS: <input type="text" value="0832147420000"/>
---	--

d. Address:

*** Street1:**
Street2: _____
*** City:**
County/Parish:
*** State:**
Province: _____
*** Country:**
*** Zip / Postal Code:**

e. Organizational Unit:

Department Name: _____	Division Name: _____
----------------------------------	--------------------------------

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: _____ *** First Name:**
Middle Name: _____
*** Last Name:**
Suffix: _____

Title:

Organizational Affiliation:

*** Telephone Number:** **Fax Number:**

*** Email:**

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

A: State Government

Type of Applicant 2: Select Applicant Type

Type of Applicant 3: Select Applicant Type

*** Other (specify):**

*** 10. Name of Federal Agency:**

US Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14-231

CFDA Title:

Emergency Solutions Grants Program

*** 12. Funding Opportunity Number:**

*** Title**

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

*** 15. Descriptive Title of Applicant's Project:**

State of New Mexico 2018 Action Plan

Attach supporting documents as specified in agency instructions

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date

* b. End Date

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="1,122,034.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text"/>
* g. TOTAL	<input type="text" value="1,122,034.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

- Yes
- No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

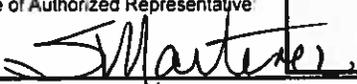
Authorized Representative:

Prefix: * First Name
Middle Name
* Last Name:
Suffix:

* Title

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative: 

* Date Signed:

Application for Federal Assistance SF-424

* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s) _____ * Other (Specify): _____
---	---	---

* 3. Date Received: _____	4. Applicant Identifier: _____
-------------------------------------	--

5a. Federal Entity Identifier: _____	5b. Federal Award Identifier: _____
--	---

State Use Only:

6. Date Received by State: _____	7. State Application Identifier: _____
---	---

8. APPLICANT INFORMATION:

*** a. Legal Name:**

* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="85-0252748"/>	* c. Organizational DUNS: <input type="text" value="0832147420000"/>
---	--

d. Address:

*** Street1:**
Street2: _____
*** City:**
County/Parish:
*** State:**
Province: _____
*** Country:**
*** Zip / Postal Code:**

e. Organizational Unit:

Department Name: _____	Division Name: _____
----------------------------------	--------------------------------

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: _____ *** First Name:**
Middle Name: _____
*** Last Name:**
Suffix: _____

Title:

Organizational Affiliation:

*** Telephone Number:** **Fax Number:**

*** Email:**

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

A: State Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

*** Other (specify):**

*** 10. Name of Federal Agency:**

US Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14-275

CFDA Title:

Housing Trust Fund

*** 12. Funding Opportunity Number:**

*** Title**

13. Competition Identification Number:

Title

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

*** 15. Descriptive Title of Applicant's Project:**

State of New Mexico 2018 Action Plan

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:

* a. Start Date

* b. End Date

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="3,000,000.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text"/>
* g. TOTAL	<input type="text" value="3,000,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

Yes No

If "Yes", provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

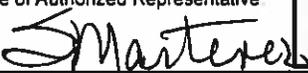
Authorized Representative:

Prefix: * First Name:
Middle Name:
* Last Name:
Suffix:

* Title

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative: 

* Date Signed:

Part D 2018 ASDN Chart

APPENDIX A
2018 Areas of Statistically Demonstrated Need

County	2016 Census Population ^(a)	2012 Census Population ^(a)	Population growth ^(a)	Population Growth > -2.60% average	Part of MSA or County > 10 K	2017 % Rental Vacancy ^(b)	Rental Vacancy rate below 5.31%	2017 Determined Need (H = High, M = Medium)	2018 Determined Need (H = High, M = Medium)
Bernalillo	676,953	672,685	0.63%	Y	Y	4.29%	Y	H	H
Catron	3,508	3,651	-4.08%	N	N	-	N		
Chaves	65,282	65,705	-0.65%	Y	Y	14.50%	N	M	M
Cibola	27,487	27,316	0.62%	Y	Y	2.70%	Y	H*	H
Colfax	12,253	13,226	-7.94%	N	Y	4.30%	Y	M	M
Curry	50,280	50,690	-0.82%	Y	Y	7.30%	N	M	M
De Baca	1,793	1,941	-8.25%	N	N	-	N		
Dona Ana	214,207	214,162	0.02%	Y	Y	4.80%	Y	M	H
Eddy	57,621	54,424	5.55%	Y	Y	6.70%	N	H	H*
Grant	28,280	29,320	-3.68%	N	Y	1.80%	Y	M	M
Guadalupe	4,376	4,612	-5.39%	N	N	10.90%	N		
Harding	665	698	-4.96%	N	N	-	N		
Hidalgo	4,302	4,785	-11.23%	N	N	10.90%	N		
Lea	69,749	66,182	5.11%	Y	Y	7.30%	N	M	M
Lincoln	19,429	20,198	-3.96%	N	Y	10.90%	N	M	M*
Los Alamos	18,147	18,149	-0.01%	Y	Y	0.60%	Y	M	H
Luna	24,450	24,983	-2.18%	Y	Y	5.20%	Y	M	H
McKinley	74,923	72,691	2.98%	Y	Y	2.10%	Y	H	H
Mora	4,504	4,675	-3.80%	N	N	10.90%	N		
Otero	65,410	66,016	-0.93%	Y	Y	3.90%	Y	H	H
Quay	8,365	8,816	-5.39%	N	N	7.90%	N		
Rio Arriba	40,040	40,254	-0.53%	Y	Y	4.10%	Y	M*	H
Roosevelt	19,082	20,341	-6.60%	N	Y	3.60%	Y	M	M
Sandoval**	142,025	135,383	4.68%	Y	Y	3.11%	Y	H	H
San Juan	115,079	128,331	-11.52%	N	Y	7.30%	N	M*	
San Miguel	27,760	29,026	-4.56%	N	Y	4.70%	Y	M	M
Santa Fe	148,651	146,157	1.68%	Y	Y	1.38%	Y	H	H
Sierra	11,191	11,881	-6.17%	N	Y	1.50%	Y		M
Socorro	17,027	17,524	-2.92%	N	Y	0.40%	Y	M	M
Taos	33,065	32,817	0.75%	Y	Y	17.30%	N	H*	H
Torrance	15,302	16,074	-5.05%	N	Y	-	N	M	M*
Union	4,183	4,432	-5.95%	N	N	10.90%	N		
Valencia	75,626	76,639	-1.34%	Y	Y	5.00%	Y	M	H

2,083,784 -2.60%

Tier 1 - High

Tier 2 - Medium

Taos has been reclassified as a Tier 1 County after a successful petition from a developer prior to the 2018 LIHTC round, per the 2018 QAP

*Remains on list for second year

**Vacancy rate for Sandoval County is an average of Rio Rancho (3.21%) and Sandoval (3.0%) data

Counties combined due to limited number of affordable housing developments

N/A - Data not reported

Sources:

(a) U.S. Census Bureau, Annual Estimates of the Resident Population for New Mexico: April 1, 2010 to July 1, 2016 (PEPANNRES)

(b) Vacancy Surveys: (1) Performed by BBER April, 2017, (2) Apartment Market Survey Summary, May 2017, CB Richard Ellis Multi-Housing Group

Part E Resale and Recapture

PART F

MFA RECAPTURE/AFFORDABILITY GUIDELINES

A.1. MFA RESOURCES TO BE APPLIED IN 2017

When necessary, MFA will require repayment of the outstanding amount of HOME funds in the event of noncompliance with HOME affordability requirements. Noncompliance occurs when, if at any time during the period of affordability: 1) the original HOME-assisted homebuyer fails to occupy the unit as the principal residence (i.e., the unit is rented or vacant), or 2) the home is sold and the recapture provisions are not enforced. Affordability is ensured through the recordation of restrictive covenants accompanied by a lien filed on the property.

Maintaining Affordability

In general, all HOME activities require the borrower or beneficiary to execute, at a minimum, a Restrictive Covenants Agreement or Tribal Land Award Agreement. Loans are due upon sale or transfer of the property, with some exceptions in owner-occupied rehabilitation. In the case of the DPA program, mortgage liens are placed in second position behind MFA's first-time homebuyer mortgage backed security (MBS) program loans. In MFA's Owner-Occupied Rehabilitation program, these liens can assume a variety of positions, including first. Finally, in the case of MFA's Rental New Construction and Rehabilitation programs, a Land Use Restriction Agreement is executed along with the note and mortgage to ensure long term compliance with HUD guidelines. All guidelines under which repayment must be made are spelled out in the note, mortgage and/or restrictive covenant documents, depending upon the activity.

MFA ensures long-term affordability of assisted properties as follows:

For homebuyer properties, MFA has chosen the recapture provision over the resale option as discussed in HOME regulations at 24 CFR 92.254(a)(5). This is discussed in more detail in the following subsection.

For Rental Projects, the length of the affordability period is based on the amount of HOME funds invested in the property, as well as on the nature of the activity funded.

RENTAL Activity	Average Per-Unit HOME	Minimum Affordability Period
Rehabilitation or Acquisition of Existing Housing	<\$15,000 15,000 - \$40,000 >\$40,000	5 years 10 years 15 years
Refinance of Rehabilitation Project	Any dollar amount	15 years
New Construction or Acquisition of New Housing	Any dollar amount	20 years

In the case of foreclosure on the property during the period of affordability, MFA files an answer and monitors the foreclosure. If there are any excess funds at the foreclosure sale, MFA will file a claim for those funds. This demonstrates that MFA has made every effort to recover the HOME funds on behalf of HUD. For all homeowner activities, recapture provisions must be limited to net proceeds, and MFA's repayment obligation is limited to the amount of the HOME subsidy, if any, that it is able to recover. For rental activities, per §92.252(e)(4), the termination of the restrictions on the project does not terminate the participating jurisdiction's repayment obligation under §92.503(b). However, in §92.252(e)(2), though, "the participating jurisdiction may use purchase options, rights of first refusal or other preemptive rights to purchase the housing before foreclosure or deed in lieu of foreclosure in order to preserve affordability." After the period of affordability, MFA files a disclaimer to the property.

In the case of a bankruptcy during the period of affordability, MFA files an answer and proof of claim on the property thus establishing MFA's interest in the property. After the period of affordability, a disclaimer is filed.

Recapture guidelines:

Under the Down Payment Assistance Program, homebuyer projects are subject to a Note and Mortgage with a recapture provision. The length of the affordability period is based on the amount of HOME funds provided as a direct subsidy to the homebuyer, as shown in the table below.

Amount of HOME Subsidy to the Buyer	Minimum Affordability Period
<\$15,000	5 years
15,000 - \$40,000	10 years
>\$40,000	15 years

A direct subsidy is funding that makes a home more affordable to a homebuyer, and includes down payment and closing cost assistance as well as the difference between fair market value and the sale price, or the amount of a soft second mortgage that makes the home affordable to the buyer.

The borrower executes notes and mortgages for these loans as well as a HOME written agreement (i.e. MFA Disclosure to Buyer). The HOME-assisted homebuyer may sell the unit to any person, at any price the market will bear, at any time during the period of affordability. However, if the property is sold or transferred during the period of affordability, these recapture provisions apply:

In the event there are sufficient net proceeds from the sale to repay the total amount of the borrower's initial investment (down payment) and the outstanding HOME balance, then both parties shall recover their investments. The borrower will pay to lender the entire

balance due on the loan. Additional proceeds will be shared between the borrower and the lender.

In the event, however, the net proceeds from the sale or transfer of the property are **not** sufficient for the borrower to recover its initial investment and repay the outstanding HOME loan balance, then MFA will permit the borrower to recover its down payment first, and the remaining amount of net proceeds from the sale will then be recaptured. Upon recapture, the borrower's loan will be considered satisfied. MFA will never recapture more than the amount of net proceeds than are available. If there are no net proceeds from the sale or transfer, then no HOME funds will be recaptured and the loan will be considered satisfied. The term "Net Proceeds" means the sales price of the property, less the amount necessary to repay any loans superior to the HOME mortgage secured by the property, and less any closing costs associated with such sale or transfer. (That is: Net proceeds are defined as: Sales Price - Superior (non-HOME) debt - Closing costs = Net Proceeds). The amount to be recaptured will be limited to the available net proceeds.

Homebuyers must agree to reside in the HOME-assisted property for the duration of the period of affordability, or until there is a sale or other transfer of ownership of the property. MFA will monitor principal residency throughout the period of affordability. First, as a lien holder, MFA will be notified upon a sale of the property, and second, MFA is a loss payee on the hazard insurance and would be advised of any change in the insurance coverage. Should the homebuyer cease to reside in the home as its principal residence by vacating or renting the unit during the period of affordability, then the outstanding amount of the down payment assistance loan will be due and payable immediately, and the lender will take legal action to enforce the residency requirement.

Any variation on this recapture provision must be submitted to the State of New Mexico for review and approval by the State and by HUD.

MFA RECAPTURE/AFFORDABILITY GUIDELINES

A.1. MFA RESOURCES TO BE APPLIED IN 2018

When necessary, MFA will require repayment of the outstanding amount of HOME funds in the event of noncompliance with HOME affordability requirements. Noncompliance occurs when, if at any time during the period of affordability: 1) the original HOME-assisted homebuyer fails to occupy the unit as the principal residence (i.e., the unit is rented or vacant), or 2) the home is sold and the recapture provisions are not enforced. Affordability is ensured through the recordation of restrictive covenants accompanied by a lien filed on the property.

Maintaining Affordability

In general, all HOME activities require the borrower or beneficiary to execute, at a minimum, a Restrictive Covenants Agreement or Tribal Land Award Agreement. Loans are due upon sale or transfer of the property, with some exceptions in owner-occupied rehabilitation. In the case of the DPA program, mortgage liens are placed in second position behind MFA's first-time homebuyer mortgage backed security (MBS) program loans. In MFA's Owner-Occupied Rehabilitation program, these liens can assume a variety of positions, including first. Finally, in the case of MFA's Rental New Construction and Rehabilitation programs, a Land Use Restriction Agreement is executed along with the note and mortgage to ensure long term compliance with HUD guidelines. All guidelines under which repayment must be made are spelled out in the note, mortgage and/or restrictive covenant documents, depending upon the activity.

MFA ensures long-term affordability of assisted properties as follows:

For homebuyer properties, MFA has chosen the recapture provision over the resale option as discussed in HOME regulations at 24 CFR 92.254(a)(5). This is discussed in more detail in the following subsection.

For Rental Projects, the length of the affordability period is based on the amount of HOME funds invested in the property, as well as on the nature of the activity funded.

RENTAL Activity	Average Per-Unit HOME	Minimum Affordability Period
Rehabilitation or Acquisition of Existing Housing	<\$15,000	5 years
	15,000 - \$40,000	10 years
	>\$40,000	15 years
Refinance of Rehabilitation Project	Any dollar amount	15 years
New Construction or Acquisition of New Housing	Any dollar amount	20 years

In the case of foreclosure on the property during the period of affordability, MFA files an answer and monitors the foreclosure. If there are any excess funds at the foreclosure sale,

MFA will file a claim for those funds. This demonstrates that MFA has made every effort to recover the HOME funds on behalf of HUD. For all homeowner activities, recapture provisions must be limited to net proceeds, and MFA’s repayment obligation is limited to the amount of the HOME subsidy, if any, that it is able to recover. For rental activities, per §92.252(e)(4), the termination of the restrictions on the project does not terminate the participating jurisdiction's repayment obligation under §92.503(b). However, in §92.252(e)(2), though, “the participating jurisdiction may use purchase options, rights of first refusal or other preemptive rights to purchase the housing before foreclosure or deed in lieu of foreclosure in order to preserve affordability.” After the period of affordability, MFA files a disclaimer to the property.

In the case of a bankruptcy during the period of affordability, MFA files an answer and proof of claim on the property thus establishing MFA’s interest in the property. After the period of affordability, a disclaimer is filed.

Recapture guidelines:

Under the Down Payment Assistance Program, homebuyer projects are subject to a Note and Mortgage with a recapture provision. The length of the affordability period is based on the amount of HOME funds provided as a direct subsidy to the homebuyer, as shown in the table below.

Amount of HOME Subsidy to the Buyer	Minimum Affordability Period
<\$15,000	5 years
15,000 - \$40,000	10 years
>\$40,000	15 years

A direct subsidy is funding that makes a home more affordable to a homebuyer, and includes down payment and closing cost assistance as well as the difference between fair market value and the sale price, or the amount of a soft second mortgage that makes the home affordable to the buyer.

The borrower executes notes and mortgages for these loans as well as a HOME written agreement (i.e. MFA Disclosure to Buyer). The HOME-assisted homebuyer may sell the unit to any person, at any price the market will bear, at any time during the period of affordability. However, if the property is sold or transferred during the period of affordability, these recapture provisions apply:

In the event there are sufficient net proceeds from the sale to repay the total amount of the borrower’s initial investment (down payment) and the outstanding HOME balance, then both parties shall recover their investments. The borrower will pay to lender the entire balance due on the loan. Additional proceeds will be shared between the borrower and the lender.

In the event, however, the net proceeds from the sale or transfer of the property are **not** sufficient for the borrower to recover its initial investment and repay the outstanding HOME loan balance, then MFA will permit the borrower to recover its down payment first, and the remaining amount of net proceeds from the sale will then be recaptured. Upon recapture, the borrower's loan will be considered satisfied. MFA will never recapture more than the amount of net proceeds than are available. If there are no net proceeds from the sale or transfer, then no HOME funds will be recaptured and the loan will be considered satisfied. The term "Net Proceeds" means the sales price of the property, less the amount necessary to repay any loans superior to the HOME mortgage secured by the property, and less any closing costs associated with such sale or transfer. (That is: Net proceeds are defined as: Sales Price - Superior (non-HOME) debt - Closing costs = Net Proceeds). The amount to be recaptured will be limited to the available net proceeds.

Homebuyers must agree to reside in the HOME-assisted property for the duration of the period of affordability, or until there is a sale or other transfer of ownership of the property. MFA will monitor principal residency throughout the period of affordability. First, as a lien holder, MFA will be notified upon a sale of the property, and second, MFA is a loss payee on the hazard insurance and would be advised of any change in the insurance coverage. Should the homebuyer cease to reside in the home as its principal residence by vacating or renting the unit during the period of affordability, then the outstanding amount of the down payment assistance loan will be due and payable immediately, and the lender will take legal action to enforce the residency requirement.

Any variation on this recapture provision must be submitted to the State of New Mexico for review and approval by the State and by HUD.

Part F 2018 Housing Trust Fund Allocation Plan

State of New Mexico 2018 National Housing Trust Fund Allocation Plan

The National Housing Trust Fund (NHTF) was established under Title I of the Housing and Economic Recovery Act of 2008, Section 1131. In December 2014, the Federal Housing Finance Agency directed Fannie Mae and Freddie Mac to begin setting aside and allocating funds to the NHTF. On January 30, 2015, HUD published an interim rule (24 CFR Parts 91 and 93) providing guidelines for states to implement the NHTF. New Mexico's 2018 allocation is expected to be \$3 million. New Mexico Mortgage Finance Authority (MFA) will distribute these funds in accordance with 24 CFR Parts 91 and 93, as well as the following Allocation Plan.

For purposes of the Allocation Plan, MFA Mandatory Design Standards for Multifamily Housing (MFA Design Standards) will mean the MFA Design Standards in effect at the time application requesting NHTF funds is made.

1. Distribution of Funds

Up to 10 percent of MFA's allocation and of future program income will be used for eligible administrative and planning costs, in accordance with 24 CFR 93.202. MFA will distribute the remaining NHTF funds directly to recipients; no funds will be distributed to sub-grantees. Funds will be distributed in the form of loans and/or grants, in accordance with the guidelines set forth in this plan as well as any priority housing needs identified in the State's Consolidated Plan. The attached NHTF Notice of Funding Availability (NOFA) provides further detail on application requirements and selection criteria. Funds will be available statewide.

2. Eligibility Requirements

Eligible activities are the production, preservation and rehabilitation of rental housing projects containing units for households whose annual incomes do not exceed 30% of the Area Median Income (AMI), as determined by HUD, or the federal poverty line (hereinafter collectively defined as Extremely Low Income or "ELI" households). Projects may include permanent housing for the homeless, Single Room Occupancy (SRO) projects, senior projects and other special needs projects. Student dormitories and transient housing (e.g. emergency shelters for homeless persons and families) are ineligible. NHTF funds may be used for new construction or rehabilitation of public housing units only as described in 24 CFR 93.203. Given the high need for rental housing among ELI families and individuals, MFA does not intend to fund any homebuyer activities at this time but will revisit the feasibility of funding homebuyer activities in the future.

Eligible costs are the following: development hard costs, refinancing costs, acquisition costs, related soft costs, operating cost assistance/reserves and relocation costs, as defined in 24 CFR 93.201.

Eligible recipients include nonprofit entities, for-profit entities, public housing agencies, and tribally designated housing entities. Participating recipients must be approved by MFA and have demonstrated experience and capacity to conduct eligible activities that meet the requirements of 24 CFR 93.2.

3. Application Requirements

Entities seeking NHTF dollars for eligible projects may submit applications for funding to MFA using the application posted on MFA's website.

Subject to fund availability, final funding decisions will be made by MFA's Board of Directors. Applications must be received no later than 60 days prior to a regularly scheduled meeting of the MFA Board of Directors in order to be considered at that meeting. Meetings of the MFA Board of Directors are generally held every third Wednesday of the month, but applicants are advised to consult MFA's website for updates. All applications submitted by the deadline for a particular meeting of the MFA Board of Directors will be treated as one funding round and evaluated concurrently. If sufficient funds are not available to fund all projects in a funding round that meets the requirements outlined in this NOFA, the project receiving the highest score will be recommended to the Board for approval, followed by the next highest scoring project, etc. until the remaining funds are no longer sufficient to fulfill the next highest scoring project's requested loan amount.

At a minimum, applications will require information on the following:

- Applicant's development capacity and experience;
- Applicant's financial condition;
- Capacity and experience of all other members of the development team;
- Development cost budget;
- Proposed sources of financing;
- Unit mix and projected rents;
- Operating cost budget;
- Cash flow projection;
- Narrative description of the project; and
- Architectural plans.

4. Selection Criteria

All projects must meet the following threshold criteria:

- NHTF-assisted units must provide permanent rental housing for ELI families;
- NHTF-assisted units must remain affordable to ELI families for at least 30 years;
- The applicant must certify that NHTF-assisted units will comply with all NHTF requirements;
- The project must be financially feasible;
- NHTF-assisted rehabilitation projects must comply with the rehabilitation standards found in Attachment A: National Housing Trust Fund Rehabilitation Standards; and
- The project must include at least four (4) rental units.

All projects that meet the threshold criteria will be evaluated according to the following criteria:

	Scoring Criteria	Priority
	<p>Geographic diversity <i>No other Low Income Housing Tax Credit, public housing, or federally-subsidized housing projects within:</i></p> <ul style="list-style-type: none"> • ¼ mile radius • ½ mile radius 	Low
	<p>Duration of the affordability period beyond the required 30 years <i>Projects committed to an additional five or more years</i></p>	Low
	<p>Energy efficiency <i>Projects achieving a HERS rating lower than 75 for rehabilitation projects and 65 for new construction projects</i></p>	Low
	<p>Organization type <i>Developer/general partner is a New Mexico nonprofit organization, a Tribally Designated Housing Entity (TDHE) or Tribal Housing Authority, or a public housing authority</i></p>	Low
	<p>Absence of project-based rental assistance <i>Projects without project-based rental assistance or projects that have or will have project-based rental assistance covering less than or equal to 25% of the total units</i></p>	Low
	<p>Transit-oriented development <i>Projects within 1/2-mile radius of public transportation. Public transportation must be established and provided on a fixed route with scheduled service. Alternative forms of transportation may be acceptable, provided sufficient documentation is submitted that establishes the alternative form of transportation is acceptable to MFA. A future promise to provide service does not satisfy this scoring criterion.</i></p>	Medium
	<p>Rural location <i>Projects located in cities with populations of 50,000 or less (per latest U.S. Census)</i></p>	Medium
	<p>Creation of new units serving ELI households, through new construction, adaptive reuse or conversion of market-rate units</p>	Medium
	<p>Applicant's ability to obligate NHTF funds and undertake eligible activities in a timely manner <i>Projects that have</i></p> <ol style="list-style-type: none"> (1) <i>evidence of site control = 5 points</i> (2) <i>evidence that the current zoning of the proposed site does not prohibit multifamily housing = 5 points</i> (3) <i>evidence of all other non-MFA funding sources</i> <ol style="list-style-type: none"> a.) <i>firm letters of interest from all other non-MFA funding = 5 points</i> b.) <i>commitment letters from all other non-MFA funding sources = 10 points</i> 	High
	<p>Use of state, local and private funding sources <i>Projects that have funding sources outside of federal funding sources, low-income housing tax credits, bond financing, and MFA funding sources</i> <i>For each non-MFA funding source for which points are being requested, application must include a firm letter of interest including terms.</i></p>	High
	<p>Extent to which the project meets any of the following priority housing needs identified in the NM Consolidated Plan: housing for the elderly and frail elderly, housing for persons with severe mental illness, housing for persons with disabilities, housing for persons with alcohol or other addictions, housing for persons with HIV/AIDS, housing for victims of domestic violence, housing for individuals or households experiencing homelessness:</p>	High

5. Per-Unit Subsidy Limits

To allow maximum flexibility in the first two years of the program while MFA and its partners gain experience using NHTF to finance rental housing affordable to ELI households, the maximum per-unit subsidy limits for NHTF will be set at HUD's applicable limits for the HOME Program effective at the time of commitment of NHTF funds. Currently, these are as follows:

	Per-Unit Subsidy Limit
Bedrooms	as of May 2017
0	\$126,392
1	\$144,891
2	\$176,186
3	\$227,928
4+	\$250,193

MFA examined the development cost budgets of recent MFA-funded projects and determined that all were well within these subsidy limits, and that these limits would allow cost premiums that may be necessary in developing housing for certain ELI populations. For example, projects that will include accommodations for individuals with disabilities are likely to have higher development costs. Projects will be evaluated separately for cost efficiency.

6. Performance Goals and Benchmarks

Based on an assumed 2018 New Mexico allocation of \$3 million and the per-unit subsidy limits described in Section 4 above, it is estimated that 2018 NHTF dollars will assist a minimum of 10 units affordable to ELI households (in the unlikely event that the highest per-unit subsidy limits are used), with the possibility of assisting up to 43 units affordable to ELI households if costs are far lower than the subsidy limits.

7. Rehabilitation Standards

All NHTF-assisted rehabilitation projects must comply with the rehabilitation standards found in Attachment A: National Housing Trust Fund Rehabilitation Standards.

8. Limitation on Beneficiaries or Preferences

Preferences defined in the Allocation Plan or the NOFA may not violate nondiscrimination requirements in the NHTF interim rule at 24 CFR 93.350. Projects may not limit occupancy to or provide preference to students.

For the NHTF-funded, units, owners of NHTF-assisted projects are permitted to limit occupancy to or provide preference to the following populations:

- Households or individuals experiencing homelessness;
- Individuals with disabilities;
- Individuals with severe mental illnesses;
- Individuals with alcohol and other addictions;
- Individuals with HIV/AIDS;
- Victims of domestic violence;

- Seniors;
- Veterans;
- Individuals on public housing waiting lists;
- Youth transitioning out of foster care; and
- Ex-offenders.

While not required to limit occupancy or provide preferences to the populations described above, owners of NHTF-assisted projects who do must do so in accordance with 24 CFR 93.303(d). The intent is merely to allow owners of NHTF-assisted projects to limit occupancy to or provide preference to populations identified within this section as well as the priority housing needs identified in the NM Consolidated Plan. Any limitation or preference must not violate nondiscrimination requirements. Federal fair housing requirements, including the duty to affirmatively further fair housing, are applicable to the NHTF program. A limitation does not violate nondiscrimination requirements if the project also receives funding from a federal program that limits eligibility to a particular segment of the population (e.g. Housing Opportunity for Persons Living with AIDS program, the Section 202 and Section 811 programs) or the Housing for Older Persons Act.

9. Refinancing Guidelines

MFA may, at its discretion, use NHTF funds for refinancing only when needed in order to permit or continue affordability of rental units when (1) rehabilitation is the primary activity, (2) the use of NHTF funds is proportional to the number of NHTF-assisted units in the project, and (3) the rehabilitation cost attributable to the NHTF units is greater than the amount of debt to be refinanced that is attributable to the NHTF units. MFA's minimum affordability period and underwriting standards for an initial investment of NHTF funds would apply, which include: adequacy of management and owner, feasibility of project to meet operational and debt service requirements, consistency with market, and review of total development costs and sources available to meet these needs.

Attachment A – New Mexico NHTF Rehab Standards

State of New Mexico 2018 National Housing Trust Fund Allocation Plan

The National Housing Trust Fund (NHTF) was established under Title I of the Housing and Economic Recovery Act of 2008, Section 1131. In December 2014, the Federal Housing Finance Agency directed Fannie Mae and Freddie Mac to begin setting aside and allocating funds to the NHTF. On January 30, 2015, HUD published an interim rule (24 CFR Parts 91 and 93) providing guidelines for states to implement the NHTF. New Mexico's 2018 allocation is expected to be \$3 million. New Mexico Mortgage Finance Authority (MFA) will distribute these funds in accordance with 24 CFR Parts 91 and 93, as well as the following Allocation Plan.

For purposes of the Allocation Plan, MFA Mandatory Design Standards for Multifamily Housing (MFA Design Standards) will mean the MFA Design Standards in effect at the time application requesting NHTF funds is made.

1. Distribution of Funds

Up to 10 percent of MFA's allocation and of future program income will be used for eligible administrative and planning costs, in accordance with 24 CFR 93.202. MFA will distribute the remaining NHTF funds directly to recipients; no funds will be distributed to sub-grantees. Funds will be distributed in the form of loans and/or grants, in accordance with the guidelines set forth in this plan as well as any priority housing needs identified in the State's Consolidated Plan. The attached NHTF Notice of Funding Availability (NOFA) provides further detail on application requirements and selection criteria. Funds will be available statewide.

2. Eligibility Requirements

Eligible activities are the production, preservation and rehabilitation of rental housing projects containing units for households whose annual incomes do not exceed 30% of the Area Median Income (AMI), as determined by HUD, or the federal poverty line (hereinafter collectively defined as Extremely Low Income or "ELI" households). Projects may include permanent housing for the homeless, Single Room Occupancy (SRO) projects, senior projects and other special needs projects. Student dormitories and transient housing (e.g. emergency shelters for homeless persons and families) are ineligible. NHTF funds may be used for new construction or rehabilitation of public housing units only as described in 24 CFR 93.203. Given the high need for rental housing among ELI families and individuals, MFA does not intend to fund any homebuyer activities at this time but will revisit the feasibility of funding homebuyer activities in the future.

Eligible costs are the following: development hard costs, refinancing costs, acquisition costs, related soft costs, operating cost assistance/reserves and relocation costs, as defined in 24 CFR 93.201.

Eligible recipients include nonprofit entities, for-profit entities, public housing agencies, and tribally designated housing entities. Participating recipients must be approved by MFA and have demonstrated experience and capacity to conduct eligible activities that meet the requirements of 24 CFR 93.2.

3. Application Requirements

Entities seeking NHTF dollars for eligible projects may submit applications for funding to MFA using the application posted on MFA's website.

Subject to fund availability, final funding decisions will be made by MFA's Board of Directors. Applications must be received no later than 60 days prior to a regularly scheduled meeting of the MFA Board of Directors in order to be considered at that meeting. Meetings of the MFA Board of Directors are generally held every third Wednesday of the month, but applicants are advised to consult MFA's website for updates. All applications submitted by the deadline for a particular meeting of the MFA Board of Directors will be treated as one funding round and evaluated concurrently. If sufficient funds are not available to fund all projects in a funding round that meets the requirements outlined in this NOFA, the project receiving the highest score will be recommended to the Board for approval, followed by the next highest scoring project, etc. until the remaining funds are no longer sufficient to fulfill the next highest scoring project's requested loan amount.

At a minimum, applications will require information on the following:

- Applicant's development capacity and experience;
- Applicant's financial condition;
- Capacity and experience of all other members of the development team;
- Development cost budget;
- Proposed sources of financing;
- Unit mix and projected rents;
- Operating cost budget;
- Cash flow projection;
- Narrative description of the project; and
- Architectural plans.

4. Selection Criteria

All projects must meet the following threshold criteria:

- NHTF-assisted units must provide permanent rental housing for ELI families;
- NHTF-assisted units must remain affordable to ELI families for at least 30 years;
- The applicant must certify that NHTF-assisted units will comply with all NHTF requirements;
- The project must be financially feasible;
- NHTF-assisted rehabilitation projects must comply with the rehabilitation standards found in Attachment A: National Housing Trust Fund Rehabilitation Standards; and
- The project must include at least four (4) rental units.

All projects that meet the threshold criteria will be evaluated according to the following criteria:

	Scoring Criteria	Priority
	<p>Geographic diversity <i>No other Low Income Housing Tax Credit, public housing, or federally-subsidized housing projects within:</i></p> <ul style="list-style-type: none"> • ¼ mile radius • ½ mile radius 	Low
	<p>Duration of the affordability period beyond the required 30 years <i>Projects committed to an additional five or more years</i></p>	Low
	<p>Energy efficiency <i>Projects achieving a HERS rating lower than 75 for rehabilitation projects and 65 for new construction projects</i></p>	Low
	<p>Organization type <i>Developer/general partner is a New Mexico nonprofit organization, a Tribally Designated Housing Entity (TDHE) or Tribal Housing Authority, or a public housing authority</i></p>	Low
	<p>Absence of project-based rental assistance <i>Projects without project-based rental assistance or projects that have or will have project-based rental assistance covering less than or equal to 25% of the total units</i></p>	Low
	<p>Transit-oriented development <i>Projects within 1/2-mile radius of public transportation. Public transportation must be established and provided on a fixed route with scheduled service. Alternative forms of transportation may be acceptable, provided sufficient documentation is submitted that establishes the alternative form of transportation is acceptable to MFA. A future promise to provide service does not satisfy this scoring criterion.</i></p>	Medium
	<p>Rural location <i>Projects located in cities with populations of 50,000 or less (per latest U.S. Census)</i></p>	Medium
	<p>Creation of new units serving ELI households, through new construction, adaptive reuse or conversion of market-rate units</p>	Medium
	<p>Applicant's ability to obligate NHTF funds and undertake eligible activities in a timely manner <i>Projects that have</i></p> <ol style="list-style-type: none"> (1) <i>evidence of site control = 5 points</i> (2) <i>evidence that the current zoning of the proposed site does not prohibit multifamily housing = 5 points</i> (3) <i>evidence of all other non-MFA funding sources</i> <ol style="list-style-type: none"> a.) <i>firm letters of interest from all other non-MFA funding = 5 points</i> b.) <i>commitment letters from all other non-MFA funding sources = 10 points</i> 	High
	<p>Use of state, local and private funding sources <i>Projects that have funding sources outside of federal funding sources, low-income housing tax credits, bond financing, and MFA funding sources</i></p> <p><i>For each non-MFA funding source for which points are being requested, application must include a firm letter of interest including terms.</i></p>	High

	Extent to which the project meets any of the following priority housing needs identified in the NM Consolidated Plan: housing for the elderly and frail elderly, housing for persons with severe mental illness, housing for persons with disabilities, housing for persons with alcohol or other addictions, housing for persons with HIV/AIDS, housing for victims of domestic violence, housing for individuals or households experiencing homelessness:	High

5. Per-Unit Subsidy Limits

To allow maximum flexibility in the first two years of the program while MFA and its partners gain experience using NHTF to finance rental housing affordable to ELI households, the maximum per-unit subsidy limits for NHTF will be set at HUD’s applicable limits for the HOME Program effective at the time of commitment of NHTF funds. Currently, these are as follows:

	Per-Unit Subsidy Limit
Bedrooms	as of May 2017
0	\$126,392
1	\$144,891
2	\$176,186
3	\$227,928
4+	\$250,193

MFA examined the development cost budgets of recent MFA-funded projects and determined that all were well within these subsidy limits, and that these limits would allow cost premiums that may be necessary in developing housing for certain ELI populations. For example, projects that will include accommodations for individuals with disabilities are likely to have higher development costs. Projects will be evaluated separately for cost efficiency.

6. Performance Goals and Benchmarks

Based on an assumed 2018 New Mexico allocation of \$3 million and the per-unit subsidy limits described in Section 4 above, it is estimated that 2018 NHTF dollars will assist a minimum of 10 units affordable to ELI households (in the unlikely event that the highest per-unit subsidy limits are used), with the possibility of assisting up to 43 units affordable to ELI households if costs are far lower than the subsidy limits.

7. Rehabilitation Standards

All NHTF-assisted rehabilitation projects must comply with the rehabilitation standards found in Attachment A: National Housing Trust Fund Rehabilitation Standards.

8. Limitation on Beneficiaries or Preferences

Preferences defined in the Allocation Plan or the NOFA may not violate nondiscrimination requirements in the NHTF interim rule at 24 CFR 93.350. Projects may not limit occupancy to or provide preference to students.

For the NHTF-funded, units, owners of NHTF-assisted projects are permitted to limit occupancy to or provide preference to the following populations:

- Households or individuals experiencing homelessness;
- Individuals with disabilities;
- Individuals with severe mental illnesses;
- Individuals with alcohol and other addictions;
- Individuals with HIV/AIDS;
- Victims of domestic violence;
- Seniors;
- Veterans;
- Individuals on public housing waiting lists;
- Youth transitioning out of foster care; and
- Ex-offenders.

While not required to limit occupancy or provide preferences to the populations described above, owners of NHTF-assisted projects who do must do so in accordance with 24 CFR 93.303(d). The intent is merely to allow owners of NHTF-assisted projects to limit occupancy to or provide preference to populations identified within this section as well as the priority housing needs identified in the NM Consolidated Plan. Any limitation or preference must not violate nondiscrimination requirements. Federal fair housing requirements, including the duty to affirmatively further fair housing, are applicable to the NHTF program. A limitation does not violate nondiscrimination requirements if the project also receives funding from a federal program that limits eligibility to a particular segment of the population (e.g. Housing Opportunity for Persons Living with AIDS program, the Section 202 and Section 811 programs) or the Housing for Older Persons Act.

9. Refinancing Guidelines

MFA may, at its discretion, use NHTF funds for refinancing only when needed in order to permit or continue affordability of rental units when (1) rehabilitation is the primary activity, (2) the use of NHTF funds is proportional to the number of NHTF-assisted units in the project, and (3) the rehabilitation cost attributable to the NHTF units is greater than the amount of debt to be refinanced that is attributable to the NHTF units. MFA's minimum affordability period and underwriting standards for an initial investment of NHTF funds would apply, which include: adequacy of management and owner, feasibility of project to meet operational and debt service requirements, consistency with market, and review of total development costs and sources available to meet these needs.

Attachment A

State of New Mexico National Housing Trust Fund Rehabilitation Standards

I. PURPOSE OF STANDARDS

- A. The National Housing Trust Fund Rehabilitation Standards (known herein as the “NHTF Standards”) are designed to outline the requirements for building rehabilitation for all New Mexico Mortgage Finance Authority (MFA) National Housing Trust Fund (NHTF) funded multifamily housing projects. All renovation activities performed on an NHTF-funded project must conform to these rehabilitation standards.
- B. The goal of the MFA NHTF program is to provide functional, safe, affordable, and durable housing that meets the needs of the tenants and communities in which the housing is located throughout its affordability period.
- C. Through use of the NHTF Standards, all health and safety deficiencies must be addressed and corrected.
- D. If a project is out of compliance with the NHTF Standards, the grantee will bring to the attention of MFA staff the specific portion of the project which does not comply, stating the reasons for non-compliance. MFA staff will make a determination as to whether an exception to the NHTF Standards will be granted.
- E. At the time of publication and adoption of the NHTF Standards, the adopted codes referenced are those in force. Should the referenced adopted codes be modified or updated by the state of New Mexico Construction Industries Division, the newly adopted code standard will apply.
- F. For purposes of the NHTF Standards, MFA Mandatory Design Standards for Multifamily Housing (MFA Design Standards) will mean the MFA Design Standards in effect at the time application requesting NHTF funds is made.

II. QUALITY OF WORK

- A. Quality of Work: Grantees and developers will ensure that all rehabilitation work is completed in a thorough and workmanlike manner in accordance with industry practice and contractually agreed upon plans and specifications, as well as subsequent mutually agreed upon change orders during the construction process. Grantees and developers will employ best practice industry standards relating to quality assurance to verify all work completed.
- B. Project Design Professionals
 1. Projects will be designed by licensed professionals per 14.5.2 New Mexico Administrative Codes (NMAC) – Permits.
 2. The project developer will formally contract with licensed architectural and engineering design professionals to provide appropriate professional services for each project. It is the responsibility of each licensed professional to assure that the scope of work is done in accordance with the generally accepted practices in their discipline, as well as designing the project to be in full conformance with all the applicable federal, state and local codes. (See Section III below.)
 3. In addition, the architect or engineer will provide contract specifications which stipulate quality standards, materials choices, installation methods and standards. Such specifications may reference other appropriate standards set by different trades associations and testing agencies such as ASTM, Underwriters Laboratory (U/L), Tile Council of America, Gypsum National Roofing Contractors Association (NRCA),

Architectural Woodwork Institute (AWI), Sheet Metal and Air Conditioning Contractors' National Association (SMACNA), and AFME.

- C. By meeting the various code requirements as a minimum standard, together with the other standards herein or in attendant MFA policies, each building rehabilitation project is assured to be brought up to an acceptable level of rehabilitation.
- D. Warranties will be required per the standard construction contracts on all materials, equipment and workmanship.

III. CODE COMPLIANCE

- A. All work must comply with all applicable federal, state of New Mexico and local codes, ordinances, and zoning requirements. The NMAC, including Title 14, Housing and Construction, can be found at <http://164.64.110.239/nmac/title14/title14.htm>.

Applicable state codes include but are not limited to:

1. 2009 New Mexico Commercial Building Code
2. 2009 New Mexico Residential Building Code
3. 2009 New Mexico Earthen Building Materials Code
4. 2009 New Mexico Non-Load Bearing Baled Straw Construction Building Standards
5. 2009 New Mexico Energy Conservation Code
6. 2009 New Mexico Existing Building Code
7. 2009 New Mexico Historic Earthen Buildings
8. 2012 New Mexico Plumbing Code
9. 2012 New Mexico Swimming Pool, Spa, and Hot Tub Code
10. 2012 New Mexico Mechanical Code
11. 2012 New Mexico Solar Energy Code
12. 2014 New Mexico Electrical Code
13. ANSI A117.1 as adopted by the New Mexico Commercial Building Code

Additionally, the following apply:

1. 2010 ADA Standards for Accessible Design
2. Fair Housing Act
3. Section 504 of the Rehabilitation Act of 1973

The Development Team is responsible to know and meet all accessibility requirements for their project.

- B. All MFA NHTF projects must demonstrate compliance with all applicable federal, state and local codes, standards, and ordinances through an MFA-approved set of permit documents (plans and specifications) prepared by an architect, stamped and signed by the design professional, and approved by the appropriate building officials.
- C. A code review analysis will be provided by the project's design professionals itemizing the applicable codes for each area of discipline.
- D. The NHTF Standards are designed to exceed the Uniform Physical Condition Standards (UPCS) and ensure that upon completion, the NHTF-assisted project and units will be decent, safe, sanitary, and in good repair as described in 24 CFR 5.703. See Appendix A attached hereto for a list of Inspectable Items and Observable Deficiencies, including descriptions of the type and degree of deficiency for each item that any NHTF-assisted project must address, at a minimum.

IV. HEALTH AND SAFETY

- A. If the housing is occupied at the time of rehabilitation, any and all life-threatening deficiencies must be identified and addressed immediately. See Appendix A for a list of Inspectable Items and Observable Deficiencies, including the identification of life-threatening deficiencies (highlighted in orange) for the property site, building exterior, building systems, common areas, and units.

V. SCOPE OF WORK DETERMINATION

- A. In developing scopes of work, grantees and developers will work with MFA staff to ensure that all requirements under the NHTF Standards are satisfied and that the proposed scope of work meets the goals of Part I above. MFA approval of all scopes of work is required.

VI. EXPECTED USEFUL LIFE / REHABILITATION SCOPE & CAPITAL PLANNING

- A. In developing scopes of work on housing rehabilitation projects, MFA NHTF grantees and developers will consider the remaining expected useful life of all building components with regard to building long-term sustainability and performance. Specifically, each building component with a remaining expected useful life of less than the applicable NHTF period of affordability (30 years) will be considered for replacement, repair or otherwise updated. Additionally, new building components with an expected useful life of less than 30 years will be considered for future replacement.
- B. Project CNAs will be required. The industry standard period for CNAs is 20 years; however, project CNAs must be updated every five years during the life of the project to ensure projected capital needs through the 30 year NHTF affordability period are anticipated and planned for. The initial CNA will cover years 1-20. The first five year update will be done in year 5 and cover years 6-25. The second 5-year update will be done in year 10 and will cover years 11-30.
- C. Once a scope of work has been developed by the grantee and their development team, the grantee must also develop a Capital Plan. Whether or not a particular building component has been replaced, repaired or otherwise updated as part of the rehabilitation scope of work, all building components and major systems must demonstrate adequate funding to be viable for at least 20 years, the length of the capital plan, with subsequent updates every five years during the 30-year affordability period.
 - Example #1: Kitchen cabinets with a remaining useful life of eight years may be permitted to be left in place and not included in the rehabilitation scope. However, adequate funding must be demonstrated in the building capital plan to replace those cabinets in year 8 of the post-rehabilitation capital plan.
 - Example #2: If a building component such as a new roof is installed during the rehabilitation and this roof has an expected useful life of 25 years, it will not show up on the initial CNA as needing replacement during that 20-year period. However, since MFA requires updates of CNA's for NHTF projects to be performed every 5 years, it will show up on the next 20-year CNA which will be performed in year 5 of the project and cover years 6 to 25. During these 5-year CNA updates, the project reserve contributions will be reviewed to ensure all future capital expenditures articulated in the CNA are adequately funded through the 30-year affordability period.
- D. Annual replacement reserves contributions of at least \$250 per unit per year (pupy) for senior projects and \$300 pupy for general occupancy projects are required through the 30-year affordability period. If the initial 20-year CNA and capital plan (and/or any subsequent five year updates) indicate that replacement costs for the period exceed the amount generated by the respective pupy contributions, a higher pupy contribution will be required.

- E. Grantees and their development teams should ensure that all building components are analyzed as part of a comprehensive effort to balance rehabilitation scope and capital planning in a way which maximizes long-term building performance as much as possible within the parameters of both development and projected operational funding available.

VII. ENERGY EFFICIENCY

- A. All MFA NHTF-funded projects are subject to the MFA Design Standards. Rehabilitation projects will comply with the “Rehabilitation” section, including the provisions for requiring that a project achieve a maximum post-construction HERS score of 85.
- B. When plumbing fixtures are replaced, NHTF-funded projects will reduce water usage utilize plumbing fixtures with flow rates and flush rates that are less than those required by code.

VIII. DISASTER MITIGATION

- A. To the extent applicable/relevant, the housing must be improved to mitigate the potential impact of potential disasters (e.g. earthquakes, floods, wildfires) in accordance with state or local codes, ordinances and requirements or such other requirements that HUD may establish.
- B. Specifically regarding flood hazards:
 - 1. Projects must meet FEMA federal regulation, and HUD’s floodplain management requirements at 24 CFR 55, including the 8-Step Floodplain Management Process (when applicable) at 24 CFR 55.20.
 - 2. Projects must meet fluvial erosion prevention requirements per local municipality regulations.
- C. Specifically regarding earthquakes:
 - 1. Projects located in earthquake prone regions must be assessed by a registered structural engineer for compliance with Section 707 of the 2009 International Existing Building Code.
 - 2. Projects located in earthquake-prone regions must further complete soils testing and grading of the soils by a registered soils engineer in accordance with the 2009 International Building Code Requirements. Such soils classifications will be used to determine if voluntary improvements of the seismic force-resisting system (Section 707.6 2009 IEBC) will be voluntary or compulsory.
- D. Specifically regarding wildfires:
 - 1. Projects located in wildfire-prone areas or which are located next to large expanses of forest, brush, open fields, or within predominantly natural landscapes will make efforts to reduce exposure to wildfires.
 - 2. Projects located in wildfire-prone areas will utilize best practices to protect the project including readily available information provided through the U.S. Forest Service and NFPA Firewise Community Program. Such efforts toward preparation will include basics of defensible space and sound landscaping techniques. Additional information can be found at www.firewise.org/wildfire-preparedness.aspx.

IX. BIDDING AND PROJECT MANAGEMENT

- A. All projects will be completely bid. Projects may choose to employ Construction Management (CM) and Construction Management Agreement (CMA) contracts to accomplish the work, however, the requirements of bidding will be applicable to all subcontract and trades work. Grantees and developers will submit a project management plan with their application which will outline how the project will be managed (e.g. General Contractor (GC) bid project, CM project or other project management plan). Any changes to project management operational structure which materially varies from the plan provided to MFA at the time the NHTF funding is

awarded requires prior notification to and approval by MFA NHTF staff, which will not be unreasonably withheld.

X. PROJECT ARCHITECTURAL REHABILITATION DESIGN STANDARDS

A. BUILDING OCCUPANCY & CONSTRUCTION TYPE

1. Fire resistance rating separation requirements per code.
2. Must comply with IBC chapters 4, 5, and 6.

B. HISTORIC BUILDINGS

1. Must comply with New Mexico existing building code.
2. Must comply with IBC, chapter 3409.

C. Historic buildings must be rehabilitated in a manner consistent with the requirements of Section 106 of the National Historic Preservation Act and the Secretary of Interior’s Standards for Rehabilitation and Guidelines for Rehabilitation of Historic Buildings.

D. ACCESSIBILITY REQUIREMENTS

1. Housing that is rehabilitated with NHTF funds must meet all applicable federal, state, and local regulations regarding accessibility for persons with disabilities. An overview of these requirements is provided below; however, the applicability of these rules is complex and therefore it is recommended that developers seeking NHTF funds consult with a qualified design professional.
2. General Requirements:
 - a. Projects must meet applicable federal, state, and local regulations and rules.
 - b. Projects must provide not less than 5 percent of the total units as accessible Type A units, with at least one of the units providing a roll-in shower.
 - c. Projects must comply with the Americans with Disabilities Act (ADA), Title II (for public entities) and Title III (for places of public accommodations) implemented at 24 CFR parts 35 and 36, and 2010 ADA Standard for Accessible Design and attendant Design Guide, as applicable.
 - d. Projects, if applicable, must comply with the Fair Housing Act, which states in part that covered multifamily dwellings as defined by HUD’s implementing regulations at 24 CFR 100.201 must meet the design requirements at 24 CFR 100.205.
 - e. Projects must comply with ANSI A117.1 as adopted by the state of New Mexico building codes.
3. Projects must comply with other standards as may apply or be required by funding sources (i.e. USDA Rural Development, Uniform Federal Accessibility Standards, etc.).
4. Projects, if applicable, must comply with Section 504 of the Rehabilitation Act of 1973 implemented at 24 CFR Part 8.
 - a. For “substantial” rehabilitation (projects with 15 or more total units and the cost of rehabilitation is 75 percent or more of the replacement cost):
 - i. At least 5 percent of the units (1 minimum) must be made fully accessible for persons with mobility impairments as described by ANSI A117.1 Type A requirements.
 - ii. In addition, at least 2 percent of the units (one additional unit minimum) must be made accessible for persons with sensory impairments.
 - iii. Common spaces must be made accessible to the greatest extent feasible.
 - b. For projects with “less-than-substantial” rehabilitation (anything less than “substantial”), the project must be made accessible to the greatest extent feasible until 5 percent of the units are physically accessible and common spaces should be made accessible as much as possible.

E. BUILDING DESIGN

1. The project developers are encouraged to draft an architectural program document outlining the goals for the project.
2. Building access – in general the access to a building will be safe, logical, readily identifiable, sheltered from the weather, and meeting the exit requirements to a public way. Pathways of circulation within a building will also be safe and logical.
3. Means of egress components must be in conformance with Chapter 10 of the IBC, including complete layout of the exits, corridor and stair dimensional requirements and arrangement, doors sizes and swings, door hardware, panic exit devices, door self-closers, interior finishes, walking surfaces, fire separations, stair enclosures, guards and railings, ramps, occupant load calculations, illumination and signage.
4. Design and rehabilitation of the property must be in conformance with MFA Design Standards.
 - a. Building exteriors will be improved to increase curb appeal and provide greater longevity/durability to the existing building.
 - b. Interior finishes will be easily cleanable and durable.
 - c. Kitchens, laundries, and storage areas will be improved for functionality, durability and accessibility.
 - d. Laundry facilities will be provided at properties with more than 20 units at the ratios required by the MFA Design Standards.
 - e. Community spaces and offices will be provided at properties with more than 20 units.
 - f. Recreational areas will be provided for all properties as required by the MFA Design Standards.
5. Apartment Layout:
 - a. Room sizes –minimum in accordance with IBC 1208 and/or local codes.
 - b. Interior environment must comply with Chapter 12 of the IBC.
 - c. Kitchens – in general, for apartment buildings – each unit will have a functional and code-compliant kitchen.
 - i. SROs and other special housing types may be an exception.
 - d. Baths – in general, for apartment buildings – each unit will have a functional and code-compliant bath in accordance with IBC 1210
 - i. SROs and other special housing types may be an exception.
6. Existing outbuildings and utility structures which are being retained will be in sound and serviceable condition, and not create health, safety or undue maintenance issues for the project.

XI. REHABILITATION CONSTRUCTION STANDARDS

A. SITE (CSI DIVISION 2)

1. General:
 - a. Assure that the site is safe, clean and usable and designed with details, assemblies and materials to provide ongoing durability without undue future maintenance.
 - b. Site design and engineering will be by a licensed professional civil engineer or other qualified professional.
 - c. Design and systems will conform to all applicable codes, rules and regulations:
 - i. Local and municipal zoning.
 - ii. Local fire code 2009 International Fire Code.
2. Utility connections, yard lines and laterals in accordance with state utility ordinances.

3. Drainage – assure that the grading surrounding the building will slope away from the building and drain properly, without ponding or erosion.
4. Sewer connections to municipal sewage systems and on-site sewage disposal:
 - a. Existing sewer laterals that are to be reused must be evaluated to assure that they are serviceable and have a remaining useful life of 30 years, or are covered by the 20-year capital plan and/or subsequent five-year updates during the 30-year affordability period.
 - b. New systems will be designed to conform to the state EPA requirements.
5. Water service:
 - a. Existing municipal water supplies to buildings will be evaluated to assure that they are serviceable, of adequate capacity and have a remaining useful life of 30 years, or are covered by the 20-year capital plan and/or subsequent five-year updates during the 30-year affordability period.
 - b. Required new systems will be designed to conform to the state EPA requirements.
6. Vehicular access to public way – site design will conform to local zoning and regulations, as well as be sensible in its layout to maximize vehicular and pedestrian safety.
7. On-site Parking – parking will be adequate for project type, meet local codes and be designed to drain well, with a durable appropriate surface material. Handicapped parking will be provided as required.
8. Pedestrian access and hardscape – In general, paved walkways within the site will be designed to provide sensible pedestrian access from the public way into the site, from parking areas, and provide access to buildings. All walkways should generally conform to applicable codes for width and slopes, and fall protection. Site stairs will be safe and sound, constructed of durable materials, with proper rise and run, and with code-approved railings as required. Accessible routes into buildings will be provided as required by code.
9. Site amenities – site amenities may be provided which enhance the livability of the project including playground areas, seating, benches, patio areas, picnic tables, bike racks, grills and fencing, etc.
10. Mailboxes - Provision will be made for USPS-approved cluster mailbox units if required by the USPS.
11. Landscaping – Required at all properties maximizing existing natural features or otherwise enhancing open spaces. Native, semi-native, or drought-tolerant plants and low water usage irrigation systems will be used.
12. Solid waste collection & storage – if necessary, provision will be made for the outdoor storage and collection of solid waste and recycling materials in receptacles (dumpsters, wheeled trash cans, totes). Enclosures may be provided and should be accessible as required by code. Garbage collection areas must be screened.
13. Site lighting with shielded fixtures may be provided to illuminate parking and pedestrian walkways, and will conform to local zoning.
 - a. Energy efficient lighting will be employed with emphasis on LED fixtures.
14. Underground or overhead utilities – as regulated by code and utility rules.

B. FOUNDATIONS (CSI DIVISION 3)

1. Existing foundations will be examined by qualified professionals.
 - a. Foundations to be adequately sized, free of broken components or deterioration which may compromise the load bearing structural integrity.
 - b. Design and implement structural reinforcements or reconstruction as necessary.
2. Above-grade masonry unit block or brick will be reasonably stable, plumb and sound with no missing units or voids.

3. Pointing of mortar joints will be specified as necessary to assure the continued integrity of the structural assembly.
4. New below-grade structures to conform to Chapter 18 of IBC as appropriate.
5. Basement floors:
 - a. Mechanical rooms - Provide sound concrete floors with raised housekeeping pads for equipment.
 2. Tenant accessed utility spaces (storage, laundry rooms, etc.) – provide sound concrete floors.
6. Moisture mitigation
 - a. Water and damp proofing – where possible and as may be required by existing conditions of groundwater and storm water intrusion into subsurface portions of buildings, provide waterproofing or damp proofing as appropriate.
 - b. Provide vapor barriers covered with a wear layer of pea stone over earthen basement or crawl space floors to remain.
 - c. Ventilation of basements and crawl spaces per IBC, Chapter 1203.

C. MASONRY COMPONENTS (CSI DIVISION 4)

1. Buildings with masonry bearing walls will be examined for their structural integrity. Existing masonry building components will be examined to assure sound condition, and repaired as necessary to provide the load-bearing capacity, resistance to water penetration and aesthetic quality to assure the assemblies will perform for the purpose intended.
 - a. Masonry will be plumb and structurally sound.
2. Repair or replace deteriorated portions or missing units.
 - a. Brick veneer will be sound or repaired to be sound.
3. Masonry mortar joints will be sound, and free of loose or deteriorated mortar, with no voids.
 - a. Pointing of mortar joints will be specified as necessary to assure the continued integrity of the structural assembly, and prevent water intrusion.
4. Historic masonry designated to remain will be restored to sound serviceable condition, and in accordance with Section 106 of National Historic Preservation Act.
 - a. Where masonry is considered historic, repairs will be carried out utilizing the Secretary of the Interior’s “Standards of Rehabilitation” and related NPS Preservation Briefs for “Repointing Mortar Joints on Historic Masonry Buildings.”
5. Chimneys
 - a. Assure structural integrity, reconstruct and point as necessary.
 - b. If used for fuel heating appliances – provide lining as may be required by code and as prescribed by the heating appliance manufacturer.

D. STRUCTURE

1. A qualified professional will examine each building’s load-bearing structure, and assess its existing condition to determine suitability of continued use.
2. In general, structure evaluation and design will be in conformance with IBC, Chapter 16.
 - a. In most residential rehab projects where there is no change in use, it is not expected that the structure will be brought up to new construction standards.
 - b. Consideration will be given if there are any proposed changes in use which would impact the historical loading.
3. Deficiencies identified will be addressed and repairs designed and specified as necessary to correct such conditions:
 - a. Repairs will be made to any deteriorated load-bearing structural elements.

- b. Reinforce, install supplemental, or replace structural members determined to be inadequate for use.

E. ENCLOSURE - SHELL (CSI DIVISION 7)

1. Roofing
 - a. Existing
 - i. Examine existing roofing and flashing systems to determine suitability for continued use. Continued life expectancy of existing roofing should be a minimum of 30 years, or covered by the 20-year capital plan and/or subsequent five year updates during the 30-year affordability period.
 - ii. Repair existing roofing as required.
 - b. New Roofing
 - i. New roofing will be installed where existing roofing does not meet requirements for continued use. ii. New roofing system components will be compatible, and include the nail base, the underlayment layer, ice and water shield self-adhesive membrane flashings, metal flashings and roofing.
 - Strip existing roofing and dispose of properly.
 - Examine exposed existing substrate for structural soundness.
 - Install new roofing system per code and per NCRA trade practices and manufacturer specifications.
 - Flashings – deteriorated flashings will be replaced and the weatherproof integrity of the roof system will be assured.
 - c. Ventilation
 - i. Roof assemblies will be properly ventilated in accordance with applicable code requirements, and appropriate building science detailing.
2. Exterior Finishes
 - a. Cladding
 - i. Stucco
 - Examine existing stucco for soundness – will be free of major cracks, delamination and other deterioration which may compromise its useful life.
 - Stucco will be free of gaps and holes and provide continuous weatherproof system.
 - Repair or re-stucco as necessary to provide a weather-resistant enclosure.
 - ii. Masonry
 - Masonry bearing walls and veneers will be restored as necessary.
 1. Refer to Section XI C – Masonry.
 2. Refer also to Section XI F.2.b for insulation requirements.
 - iii. Other existing cladding system types and materials will be repaired and/or restored in-kind with matching or similar materials to provide a durable weather-resistant enclosure.
3. Trim – Exterior trim and architectural woodwork
 - a. Existing wood trim:
 - i. Existing trim to remain must be sound, free of defects and deterioration which compromise its use.
 - ii. Repair and restore trim to usable condition. Patch or replace in-kind any deteriorated wood trim components.
 - b. New wood trim will be installed in a workmanlike manner. Reference may be made to AWI standards.

- c. Other trim materials (PVC, cementitious, etc.) which are suitable may be used as appropriate and will be installed per manufacturer's recommendations.
 - d. Trim which is part of the weather-tight enclosure will be flashed or caulked with joint sealers as necessary to prevent water intrusion.
4. Paint
- a. In general, all existing exterior wood surfaces will receive new paint coatings, except as appropriate due to the recent application of paint and/or the sound condition of existing coatings.
 - b. Examine surfaces and apply paint only to sound acceptable materials/surfaces.
 - i. Prepare surfaces properly, removing loose or peeling previous paint.
 - ii. Paint prep will be done in accordance with applicable lead safe standards. (See Section XI N.1.b)
 - c. Before painting, assure that any moisture issues which may compromise the life expectancy of the paint system are remedied.
 - d. Exterior paint systems will be compatible and installed in accordance with manufacturer's specifications.
5. Porches, decks and steps
- a. Existing porches, decks, steps, and railings proposed to remain will be examined and repaired as necessary. Repair and reconstruction will be carried out to assure that they will have a continued useful life of 30 years, or covered by the 20-year capital plan and/or subsequent five year updates during the 30-year affordability period.
 - b. Inspect structure for soundness and reconstruct any deteriorated members as required.
 - c. Install new support piers as may be required.
 - d. Patch existing decking with matching materials, or install new durable decking.
 - e. Railings
 - i. Will be sound and adequately fastened to meet code requirements for structural loading. Repair or replace in-kind as appropriate.
 - ii. Will meet code requirements for height of protective guards, or have supplemental guards installed.
 - f. Steps will be safe and sound and meet applicable codes, with railings as necessary.
 - g. All porch elements will be able to withstand the weather elements to prevent premature deterioration.

F. ENCLOSURE – THERMAL (CSI DIVISION 7)

1. Energy Efficiency - In general, most buildings will be rehabbed with a goal of increasing the thermal shell efficiency.
 - a. All MFA NHTF funded projects are subject to the MFA Design Standards. Included in this standard are mandatory requirements to achieve a maximum HERS score of 85. Additionally, water reduction measures are included.
 - b. In both the design and implementation of the project rehabilitation scope of work, particular emphasis should be made to maximize the effectiveness of the energy efficiency related work scopes.
2. Insulation
 - a. Insulation levels will conform to the 2009 International Energy Efficiency Code.
 - b. Masonry walls will be insulated utilizing current building science detailing to ensure ongoing integrity of masonry systems.
3. Air sealing – comply with HERS requirements for thermal bypass air sealing, and duct sealing.

- a. Attention must be paid to the air barrier of each building and should be well thought out, detailed and carefully executed.
- b. Blower door testing will be performed to verify compliance and successful execution.
- 4. Indoor air quality
 - a. In general, all thermal upgrades to a building will take into consideration indoor air quality and moisture control/mitigation, and apply the current state of the art building science in this regard. Treatment of existing stone, concrete or masonry basement walls and of existing basement earthen floors or uninsulated basement slabs will be taken into consideration with regard to the need for moisture mitigation.
- 5. Ventilation
 - a. Venting of crawl spaces, attics and sloped ceilings will be per code. b. See Section XI E.1.c for roof assembly ventilation.

G. ACOUSTICAL TREATMENTS

- 1. Dwelling units separated acoustically as per Chapter 1207 of IBC.

H. DOORS (CSI DIVISION 8)

- 1. General
 - a. Doors to meet code requirements IBC Chapter 10.
 - b. Meet egress requirements for dimensions, swing and clearances, and be accessibility-compliant as required.
 - c. Be sound and secure.
 - d. New doors will be installed per manufacturer's recommendations and standard trade practice standards.
 - e. Flash properly, and have shim spaces insulated.
 - f. Existing doors to remain should be examined and determined to be suitable for reuse with a remaining life after restoration of 30 years, or covered by the 20-year capital plan and/or subsequent five year updates during the 30-year affordability period.
 - i. Restore as required to provide useful life.
 - ii. Will be tested and modified as necessary to operate properly.
 - iii. Install new weather-stripping and sweeps to provide seal against weather elements and air infiltration.
 - iv. Historic doors designated to remain will be restored to sound serviceable condition, and in accordance with the Secretary of the Interior's "Standards for Rehabilitation" project requirements.
- 2. Apartment doors
 - a. Apartment unit entry doors will be fire-rated as required by code.
- 3. Other doors – Access doors will meet code requirements for fire rating.
- 4. Door hardware will operate properly, be secure and must meet accessibility standards and NFPA 101, IBC Chapter 10.

I. WINDOWS (CSI DIVISION 8)

- 1. Windows will be of legal egress size when required by code.
- 2. Existing windows to remain
 - a. Examine and determine suitability for reuse with a reasonable remaining life after restoration of 30 years without undue future maintenance, or covered by the 20-year capital plan and/or subsequent 5-year updates during the 30-year affordability period.

- b. Will be capable of providing adequate seal against air infiltration, weather elements, and be determined to be appropriately energy efficient in keeping with the overall energy efficiency strategy of the project.
 - c. Install new weather-stripping to provide seal against weather elements and air infiltration.
 - d. Air seal shim spaces and window weight pockets if possible.
 - e. Restore and modify as required to provide useful life.
 - f. Will be tested and modified as necessary to operate smoothly and properly per code.
 - g. Hardware will be intact and operational, or be replaced with new hardware as required.
3. New Windows
- a. Where existing windows do not meet the standards for egress, condition and/or energy efficiency deemed appropriate to the project, they will be replaced by new windows.
 - b. New windows will be code-compliant and conform to International Energy Code requirements.
 - c. Additionally, new window units should be tested assemblies meeting ASTM standards for water penetration and air leakage.
 - d. All windows will be installed per manufacturer's installation guidelines and specifications, and will incorporate appropriate detail, flashings, joint sealers, and air sealing techniques.

J. INTERIOR FINISHES (CSI DIVISION 9)

1. In general, all interior finishes will be new and installed per manufacturer's recommendations and the standards of quality construction per trade practices and associations related to the particular product or trade.
2. Walls and ceilings
 - a. Where existing finishes are proposed to remain, they will be determined to meet the standard of being sound, durable, lead-safe, and have a remaining useful life of no less than 30 years, or covered by the 20- year capital plan and/or subsequent five year updates during the 30-year affordability period.
 - b. Where existing finishes are proposed to remain as part of a fire-rated assembly, the state DPS will assist in making a determination as to the suitability. Refer to codes as they pertain to archaic materials, and relevant NPS Preservation Briefs.
3. Flooring
 - a. Existing wood flooring in good condition should be repaired, sanded and refinished.
 - b. All new flooring materials (resilient flooring, wood flooring, laminate flooring, carpet, and/or ceramic tile) will be installed over suitable substrates per manufacturer's specs and the trade association practices.
4. Trim - Wood trim and architectural woodwork
 - a. Existing trim will be repaired and restored to usable condition, free of deterioration which compromises its use.
 - b. New wood trim will be installed in a workmanlike manner. Reference may be made to AWI standards.
5. Paint - In general, all interior ceiling, wall, and trim surfaces will receive renewed coatings of paint (or other clear/stain) finishes. Painting will be done in a workmanlike manner and in accordance with the manufacturer's recommendations. All painting, including preparation of existing surfaces, will be done in a lead-safe manner.

K. SPECIALTIES (CSI DIVISION 10)

1. Toilet accessories – each bath will have appropriate accessories such as towel bars, robe hooks, bath tissue holders, etc., installed and securely fastened in place. Accessories will be located per accessibility requirements where necessary.

2. Medicine cabinets and mirrors – install in each unit bath as appropriate.
3. Signage and identification – building signage will be provided as appropriate.
 - a. Building address 911 numbers, unit identifications, building directory, exits, stairways, and common and utility spaces will be in conformance with NFPA 101 Life Safety Code, and be accessibility-compliant and 911-approved.
4. Exit signage will be provided as required by code and be accessibility compliant as required.
5. Fire protection specialties – provide fire extinguishers in buildings, and in units as required by code and/or by state or local fire authorities. Locate as directed by authorities.
6. Shelving – provide durable, cleanable shelving for pantries, linen closets, clothes closets, and other storage as appropriate, securely fastened in place.

L. EQUIPMENT (CSI DIVISION 11)

1. Existing equipment to be retained and continued to be used will be in serviceable condition with an expected useful life of 30 years, or covered by the 20-year capital plan and/or subsequent five year updates during the 30-year affordability period.
2. Kitchen appliances
 - a. When replacing a range and space permits, provide a new, full-size (30," four burner) range.
 - b. Existing appliances to be reused will be in good and serviceable condition.
 - c. Provide other appliances (such as microwaves) as may be appropriate to the project.
 - d. All appliances in accessible apartment units will be accessibility-compliant, and located in an arrangement providing required clear floor spaces.
3. Laundries –where adequate space is available and when appropriate to meet the project goals, washers and dryers may be provided in laundry rooms or in units.
4. Solid waste handling – provide trash and recycling receptacles as appropriate to enable the tenants and property management staff to handle and store solid waste.
5. Playground equipment – provide safe, code-approved new playground equipment if a playground is appropriate, pursuant MFA Design Standards.

M. FURNISHINGS - CASEWORK (CSI DIVISION 12)

1. Kitchen cabinetry and counters
 - a. Existing cabinetry and/or countertops proposed to remain will be in good condition with a remaining useful life of 30 years, or covered by the 20-year capital plan and/or subsequent five year updates during the 30-year affordability period.
 - b. New cabinetry
 - i. Will be of good quality, meeting ANSI/KCMA A161.1-2012 "Performance & Construction Standards for Kitchen Cabinetry and Bath Vanities" standards. Other industry standards for cabinetry may be used as guidelines, such as the Kitchen Cabinet Manufacturer's Association (KCMA) "Severe Use Specification – 2014," or the AWI's Woodwork Standards and Cabinet Fabrication Handbook.
 - ii. New counters will be provided with a cleanable sanitary surface material impervious to water such as high pressure laminate (HPL).
 - Shop fabricated as one-piece assembly where possible. Seal field joints.
 - Installed level and securely fastened to cabinetry.
2. Bath cabinetry and counters – vanity lavatory tops, when used, should be one-piece integral bowl with integral backsplash.

N. SPECIAL CONSTRUCTION (CSI DIVISION 13)

1. Hazardous materials and remediation to be completed in accordance with EPA requirements and best practices.
 - a. Asbestos – project will be assessed for the existence of asbestos-containing building materials by qualified professionals:
 - i. National Emission Standards for Hazardous Air Pollutants (NESHAP) apply.
 - ii. Removal of asbestos must be carried out per federal EPA and state regulations and rules.
 - b. Lead - Health and Safety and Lead Safe Housing:
 - i. Lead-Based Paint
 - Federal and state regulations related to lead-based paint apply to target housing, which is defined as any housing constructed prior to 1978, except housing for the elderly or persons with disabilities (unless a child of less than six years of age resides or is expected to reside in such housing for the elderly or persons with disabilities) or any zero-bedroom dwelling.
 - Rehabilitation of target housing must be completed in a manner which ensures the health and safety of workers and residents, especially children. A number of regulations apply when lead painted surfaces are disturbed in residential properties, primarily requiring the appropriate training of workers and the use of safe work practices. In some cases, use of federal funds for rehabilitation will trigger a higher level of lead paint treatments based on the amount of federal money being used. The following regulations must be adhered to during all rehabilitation of target housing:
 - ii. Federal Regulations:
 - HUD Lead Safe Housing Rule (Title 24, Part 35) requires various levels of evaluation and treatment of lead paint hazards when federal money is used for rehabilitation of target housing. More information is available at: http://portal.hud.gov/hudportal/HUD?src=/program_offices/healthy_homes/enforcement/lshr
 - EPA Renovation Repair and Painting Rule (40 CFR Part 745) – Requires contractors conducting renovation, repair or maintenance that disturbs paint in target housing or child-occupied facilities to be licensed by EPA and use lead-safe work practices to complete the work. Developers must ensure contractors are properly trained and licensed. More information is available at: <http://www2.epa.gov/lead>
 - HUD/EPA Disclosure Regulations (Title 24, Part 35, Subpart A) – Requires owners of target housing to disclose all lead paint records and related information to potential buyers and/or tenants. More information is available at: http://portal.hud.gov/hudportal/documents/huddoc?id=DOC_12347.pdf
 - OSHA Lead in Construction Rule (29 CFR Part 1926.62) - Proscribes personal protection measures to be taken when workers are exposed to any lead during construction projects. More information is available at: https://www.osha.gov/pls/oshaweb/owadisp.show_document?p_table=STANDARDS&p_id=10641

O. CONVEYANCE SYSTEMS (CSI DIVISION 14)

1. Elevators may be installed when appropriate and possible, when such elevator is part of the project's program goals, or as required by code, as follows:

- a. Installed per code NFPA 101, Chapter 9.4
 - b. ASME 17.1 Safety Code for Elevators 2013
2. Existing elevators and lifts may be retained if they are appropriate to the use of the building and in serviceable condition with an expected useful life of 30 years, or covered by the 20-year capital plan and/or subsequent 5-year updates during the 30-year affordability period, and approved by agencies having jurisdiction.

P. MECHANICAL (CSI DIVISION 15)

- 1. General:
 - a. All mechanical systems will be designed by a mechanical engineer or other qualified professional.
 - b. Energy efficiency:
 - i. All MFA NHTF funded projects will conform to the MFA Design Standards . Additionally, such projects must also achieve a maximum HERS score of 85.
 - ii. In both the design and implementation of project rehabilitation scopes of work, particular emphasis should be made to maximize the effectiveness of the energy efficiency related work scopes.
 - c. All mechanical systems will meet State of New Mexico Mechanical, Plumbing, and Electrical Codes.
 - i. All mechanical systems will meet the requirements of 2009 International Energy Conservation Code.
 - ii. Plumbing fixtures will be accessibility compliant as required.
- 2. Fire protection
 - a. In general, all buildings assisted with NHTF funds will have automatic fire suppression as required by applicable codes with approved sprinkler systems installed as required by NFPA 13 or 13R.
 - i. Automatic fire suppression systems will be designed by an engineer licensed in the State of New Mexico and installed by an approved licensed contractor.
 - ii. Provide fire pumps, standpipes, and fire department connection as required per NFPA 13, 14 & 25.
 - b. Where possible, piping for the sprinkler system will be concealed.
- 3. Plumbing
 - a. Where existing components of a system are to be reused, they will be examined and determined to be in good condition, code-compliant and have a remaining useful life of a minimum of 30 years, or covered by the 20-year capital plan and/or subsequent five year updates during the 30-year affordability period. Substandard or critical non-code-compliant components must be replaced.
 - b. Use water-saving shower heads and faucet aerators as required by the MFA Design Standards.
 - c. All fixtures, piping fittings and equipment will be lead-free.
 - d. Kitchen fixtures – When existing kitchen fixtures are not reused in accordance with a. above, new sink and faucets, and associated plumbing will be installed in each unit or SRO food prep area.
 - e. Bath fixtures – When existing bath fixtures are not reused in accordance with a. above, new water saving toilets, tubs and tub surrounds, lavatory sinks, and faucets will be installed in each unit or SRO bathroom facility.
 - f. Laundry facilities will be provided in accordance with MFA Design Standards.

- g. Provision for other utility plumbing for janitor sinks, floor drains, outdoor faucets, drains for dehumidification systems, etc., may be made as desired or required.
- 4. Heating
 - a. System design:
 - i. Designed and constructed to conform with MFA Design Standards.
 - ii. Where existing components of a system are proposed to be reused, they will be examined and determined to be in good and serviceable condition, code-compliant and have a remaining useful life of a minimum of 30 years, or covered by the 20-year capital plan and/or subsequent 5-year updates during the 30-year affordability period.
 - b. Temperature control - The temperature in each unit will be individually thermostatically controlled. A waiver may be granted for reuse of existing equipment in accordance with a.ii. above.
 - c. Provide adequate heat in common spaces.
 - d. Install pipe insulation as per code and AHRAE requirements.
- 5. Ventilation
 - a. Code-compliant indoor air quality will be addressed by the installation of either exhaust only or balanced (heat recovery) ventilation systems as required by ASHRAE 62.2.
 - b. Balanced mechanical ventilation systems are encouraged.
 - c. Ventilation controls will be per applicable codes.
- 6. Domestic Hot Water
 - a. Install pipe insulation per code.

Q. ELECTRICAL (CSI DIVISION 16)

- 1. Project electrical design should be done by a licensed electrical engineer, or other qualified professional.
- 2. Project electrical must be installed by a licensed electrician.
- 3. Energy efficiency:
 - a. Electrical and lighting systems will be designed and constructed in accordance with the MFA Design Standards and achieve a maximum HERS score of 85.
- 4. Design will comply with local and state building code.
- 5. In general, the electrical system should be new throughout a building:
 - a. Where existing service entrances, disconnects, meters, distribution wiring, panels, and devices are proposed to remain, they will be examined and determined to be in good condition, code-compliant and have a remaining useful life of a minimum of 30 years, or covered by the 20-year capital plan and/or subsequent 5-year updates during the 30-year affordability period. The designer, in concert with the state electrical inspector, will examine the system and equipment. Existing components of the electrical system may be reused as appropriate. Substandard or critical non-code-compliant components must be replaced.
- 6. Utility connections will be installed per the rules and regulations of the electrical utility.
- 7. Electrical service and metering:
 - a. The service entrance size will be calculated to handle the proposed electrical loads.
 - b. Metering and disconnects will be per code and mounted at approved locations.
- 8. Elevator wiring will conform to the ANSI 17.1.
- 9. Electrical distribution system:
 - a. Lighting and receptacle circuits will be designed per code.
 - b. Locations and layout of devices and lighting to be logical and accessibility-compliant where required.

- c. Provision will be made for the wiring of dedicated equipment circuits and connections for heating, ventilation equipment/exhaust fans, pumps, appliances, etc.
- 10. Artificial lighting will be provided using IBC 1205.
- 11. Site lighting with shielded fixtures may be provided to illuminate parking and pedestrian walkways, and will conform to local zoning.
- 12. Emergency and exit lighting/illuminated signage will be per the NFPA 101, Life Safety Code and IBC Chapter 10.
- 13. Fire detection and alarms:
 - a. Will be installed as required by code: NFPA 101, Chapters 9.6, 30.3.4 and/or 31.3.4, and comply with NFPA 72, and NFPA 1.
 - b. Smoke detectors will be installed per International Fire Code requirements.
 - c. CO detectors will be installed per International Fire Code.
 - d. Where required, system annunciation will be in accordance with International Fire Code.
- 14. Communication low-voltage wiring- provisions for TV, telephone, internet data, security and intercoms should be considered and installed as appropriate to the project's use and livability.
- 15. PV Solar- an optional solar-powered photovoltaic panel system may be installed in accordance with the National Electrical code, state energy code, and the regulations of the governing utility.

MFA NHTF Rehab Standards Appendix A: Uniform Physical Condition Standards for Multi family Housing Rehabilitation - October 2016

NOTE: Deficiencies highlighted in orange are life-threatening and must be addressed immediately, if the housing is occupied.

Requirements for Site		
Inspectable Item	Observable Deficiency	Type and Degree of Deficiency that must be addressed
Fencing and Gates	Damaged/Falling/Leaning	Fence or gate is missing or damaged to the point it does not function as it should
	Holes	Hole in fence or gate is larger than 6 inches by 6 inches
	Missing Sections	An exterior fence, security fence or gate is missing a section which could threaten safety or security
Grounds	Erosion/Rutting Areas	Runoff has extensively displaced soils which has caused visible damage or potential failure to adjoining structures or threatens the safety of pedestrians or makes the grounds unusable
	Overgrown/Penetrating Vegetation	Vegetation has visibly damaged a component, area or system of the property or has made them unusable or unpassable
	Ponding/Site Drainage	There is an accumulation of more than 5 inches deep and/or a large section of the grounds-more than 20%-is unusable for it's intended purpose due to poor drainage or ponding
Health & Safety	Air Quality - Sewer Odor Detected	Sewer odors that could pose a health risk if inhaled for prolonged periods
	Air Quality - Propane/Natural Gas/Methane Gas Detected	Strong propane, natural gas or methane odors that could pose a risk of explosion/ fire and/or pose a health risk if inhaled
	Electrical Hazards - Exposed Wires/Open Panels	Any exposed bare wires or openings in electrical panels (capped wires do not pose a risk)
	Electrical Hazards - Water Leaks on/near Electrical Equipment	Any water leaking, puddling or ponding on or immediately near any electrical apparatus that could pose a risk of fire, electrocution or explosion
	Flammable Materials - Improperly Stored	Flammable materials are improperly stored, causing the potential risk of fire or explosion
	Garbage and Debris - Outdoors	Too much garbage has gathered-more than the planned storage capacity, or garbage has gathered in an area not sanctioned for staging or storing garbage or debris
	Hazards - Other	Any general defects or hazards that pose risk of bodily injury
	Hazards - Sharp Edges	Any physical defect that could cause cutting or breaking of human skin or other bodily harm
	Hazards - Tripping	Any physical defect in walkways or other travelled area that poses a tripping risk
	Infestation - Insects	Evidence of infestation of insects-including roaches and ants-throughout a unit or room, food preparation or storage area or other area of building substantial enough to present a health and safety risk
	Infestation - Rats/Mice/Vermin	Evidence of rats or mice--sightings, rat or mouse holes, or droppings substantial enough to present a health and safety risk
Mailboxes/Project Signs	Mailbox Missing/Damaged	Mailbox cannot be locked or is missing
	Signs Damaged	The project sign is not legible or readable because of deterioration or damage
Parking Lots/Driveways/Roads	Cracks	Cracks that are large enough to affect traffic ability over more than 5% of the property's parking lots/driveways/roads or pose a safety hazard
	Ponding	3 inches or more of water has accumulated making 5% or more of a parking lot/driveway unusable or unsafe
	Potholes/Loose Material	Potholes or loose material that have made a parking lot/driveway unusable/unpassable for vehicles and/or pedestrians or could cause tripping or falling
	Settlement/Heaving	Settlement/heaving has made a parking lot/driveway unusable/unpassable or creates unsafe conditions for pedestrians and vehicles
Play Areas and Equipment	Damaged/Broken Equipment	More than 20% of the equipment is broken or does not operate as it should or any item that poses a safety risk
	Deteriorated Play Area Surface	More than 20% of the play surface area shows deterioration or the play surface area could cause tripping or falling and thus poses a safety risk
Refuse Disposal	Broken/Damaged Enclosure-Inadequate Outside Storage Space	A single wall or gate of the enclosure has collapsed or is leaning and in danger of falling or trash cannot be stored in the designated area because it is too small to store refuse until disposal
Retaining Walls	Damaged/Falling/Leaning	A retaining wall is damaged and does not function as it should or is a safety risk
Storm Drainage	Damaged/Obstructed	The system is partially or fully blocked by a large quantity of debris, causing backup into adjacent areas or runoffs into areas where runoff is not intended

Inspectable Item	Observable Deficiency	Type and Degree of Deficiency that must be addressed
Walkways/Steps	Broken/Missing Hand Railing	<i>The hand rail is missing, damaged, loose or otherwise unusable</i>
	Cracks/Settlement/Heaving	<i>Cracks, hinging/tilting or missing sections that affect traffic ability over more than 5% of the property's walkways/steps or any defect that creates a tripping or falling hazard</i>
	Spalling/Exposed rebar	<i>More than 5% of walkways have large areas of spalling--larger than 4 inches by 4 inches--that affects traffic ability</i>
Requirements for Building Exterior		
Inspectable Item	Observable Deficiency	
Doors	Damaged Frames/Threshold/Lintels/Trim	<i>Any door that is not functioning or cannot be locked because of damage to the frame, threshold, lintel or trim</i>
	Damaged Hardware/Locks	<i>Any door that does not function as it should or cannot be locked because of damage to the door's hardware</i>
	Damaged Surface (Holes/Paint/Rusting/Glass)	<i>Any door that has a hole or holes greater than 1 inch in diameter, significant peeling/cracking/no paint or rust that affects the integrity of the door surface, or broken/missing glass</i>
	Damaged/Missing Screen/Storm/Security Door	<i>Any screen door or storm door that is damaged or is missing screens or glass--shown by an empty frame or frames or any security door that is not functioning or is missing</i>
	Deteriorated/Missing Caulking/Seals	<i>The seals/caulking is missing on any entry door, or they are so damaged that they do not function as they should</i>
	Missing Door	<i>Any exterior door that is missing</i>
Fire Escapes	Blocked Egress/Ladders	<i>Stored items or other barriers restrict or block people from exiting</i>
	Visibly Missing Components	<i>Any of the functional components that affect the function of the fire escape--one section of a ladder or railing, for example--are missing</i>
Foundations	Cracks/Gaps	<i>Large cracks in foundation more than 3/8 inches wide by 3/8 inches deep by 6 inches long that present a possible sign of a serious structural problem, or opportunity for water penetration or sections of wall or floor that are broken apart</i>
	Spalling/Exposed Rebar	<i>Significant spalled areas affecting more than 10% of any foundation wall or any exposed reinforcing material--rebar or other</i>
Health and Safety	Electrical Hazards - Exposed Wires/Open Panels	<i>Any exposed bare wires or openings in electrical panels (capped wires do not pose a risk)</i>
	Electrical Hazards - Water Leaks on/near Electrical Equipment	<i>Any water leaking, puddling or ponding on or immediately near any electrical apparatus that could pose a risk of fire, electrocution or explosion</i>
	Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable	<i>The exit cannot be used or exit is limited because a door or window is nailed shut, a lock is broken, panic hardware is chained, debris, storage, or other conditions block exit</i>
	Emergency Fire Exits - Missing Exit Signs	<i>Exit signs that clearly identify all emergency exits are missing or there is no illumination in the area of the sign</i>
	Flammable/Combustible Materials - Improperly Stored	<i>Flammable materials are improperly stored, causing the potential risk of fire or explosion</i>
	Garbage and Debris - Outdoors	<i>Too much garbage has gathered--more than the planned storage capacity or garbage has gathered in an area not sanctioned for staging or storing garbage or debris</i>
	Hazards - Other	<i>Any general defects or hazards that pose risk of bodily injury</i>
	Hazards - Sharp Edges	<i>Any physical defect that could cause cutting or breaking of human skin or other bodily harm</i>
	Hazards - Tripping	<i>Any physical defect in walkways or other travelled area that poses a tripping risk</i>
	Infestation - Insects	<i>Evidence of infestation of insects--including roaches and ants--throughout a unit or room, food preparation or storage area or other area of building substantial enough to present a health and safety risk</i>
Infestation - Rats/Mice/Vermin	<i>Evidence of rats or mice--sightings, rat or mouse holes, or droppings substantial enough to present a health and safety risk</i>	
Lighting	Broken Fixtures/Bulbs	<i>10% or more of the lighting fixtures and bulbs surveyed are broken or missing</i>
	Damaged Soffits/Fascia	<i>Soffits or fascia that should be there are missing or so damaged that water penetration is visibly possible</i>
Roofs	Damaged Vents	<i>Vents are missing or so visibly damaged that further roof damage is possible</i>

Inspectable Item	Observable Deficiency	Type and Degree of Deficiency that must be addressed
	Damaged/Clogged Drains	<i>The drain is damaged or partially clogged with debris or the drain no longer functions</i>
	Damaged/Torn Membrane/Missing Ballast	<i>Balast has shifted and no longer functions as it should or there is damage to the roof membrane that may result in water penetration</i>
	Missing/Damaged Components from Downspout/Gutter	<i>Drainage system components are missing or damaged causing visible damage to the roof, structure, exterior wall surface, or interior</i>
	Missing/Damaged Shingles	<i>Roofing shingles are missing or damaged enough to create a risk of water penetration</i>
	Ponding	<i>Evidence of standing water on roof, causing potential or visible damage to roof surface or underlying materials</i>
Walls	Cracks/Gaps	<i>Any large crack or gap that is more than 3/8 inches wide or deep and 6 inches long that presents a possible sign of serious structural problem or opportunity for water penetration</i>
	Damaged Chimneys	<i>Part or all of the chimney has visibly seperated from the adjacent wall or there are cracked or missing pieces large enough to present a sign of chimney failure or there is a risk of falling pieces that could create a safety hazard</i>
	Missing/Damaged Caulking/Mortar	<i>Any exterior wall caulking or mortar deterioration that presents a risk of water pentration or risk of structural damage</i>
	Missing Pieces/Holes/Spalling	<i>Any exterior wall deterioration or holes of any size that present a risk of water penetration or risk of structural damage</i>
	Stained/Peeling/Needs Paint	<i>More than 20% of the exterior paint is peeling or paint is missing and siding surface is exposed thereby exposing siding to water penetration and deterioration</i>
Windows	Broken/Missing/Cracked Panes	<i>Any missing panes of glass or cracked panes of glass where the crack is either greater than 4" and/or substantial enough to impact the structural integrity of the window pane</i>
	Damaged Sills/Frames/Lintels/Trim	<i>Sills, frames, lintels, or trim are missing or damaged, exposing the inside of the surrounding walls and compromising its weather tightness</i>
	Damaged/Missing Screens	<i>Missing screens or screens with holes greater than 1 inch by 1 inch or tears greater than 2 inches in length</i>
	Missing/Deteriorated Caulking/Seals/Glazing Compound	<i>There are missing or deteriorated caulk or seals--with evidence of leaks or damage to the window or surrounding structure</i>
	Peeling/Needs Paint	<i>More than 20% of the exterior window paint is peeling or paint is missing and window frame surface is exposed thereby exposing window frame to water penetration and deterioration</i>
	Security Bars Prevent Egress	<i>The ability to exit through egress window is limited by security bars that do not function properly and, therefore, pose safety risks</i>
Requirements for Building Systems		
Inspectable Item	Observable Deficiency	
Domestic Water	Leaking Central Water Supply	<i>Leaking water from water supply line is observed</i>
	Missing Pressure Relief Valve	<i>There is no pressure relief valve or pressure relief valve does not drain down to the floor</i>
	Rust/Corrosion on Heater Chimney	<i>The water heater chimney shows evidence of flaking, discoloration, pitting, or crevices that may create holes that could allow toxic gases to leak from the chimney</i>
	Water Supply Inoperable	<i>There is no running water in any area of the building where there should be</i>
Electrical System	Blocked Access/Improper Storage	<i>One or more fixed items or items of sufficient size and weight impede access to the building system's electrical panel during an emergency</i>
	Burnt Breakers	<i>Carbon residue, melted breakers or arcing scars are evident</i>
	Evidence of Leaks/Corrosion	<i>Any corrosion that affects the condition of the components that carry current or any stains or rust on the interior of electrical enclosures, or any evidence of water leaks in the enclosure or hardware</i>
	Frayed Wiring	<i>Any nicks, abrasion, or fraying of the insulation that exposes any conducting wire</i>
	Missing Breakers/Fuses	<i>Any open and/or exposed breaker port</i>
	Missing Outlet Covers	<i>A cover is missing, which results in exposed visible electrical connections</i>
Elevators	Not Operable	<i>The elevator does not function at all or the elevator doors open when the cab is not there</i>
Emergency Power	Auxiliary Lighting Inoperable (if applicable)	<i>Auxiliary lighting does not function</i>

Inspectable Item	Observable Deficiency	Type and Degree of Deficiency that must be addressed
Fire Protection	Missing Sprinkler Head	Any sprinkler head is missing, visibly disabled, painted over, blocked, or capped
	Missing/Damaged/Expired Extinguishers	There is missing, damaged or expired fire extinguisher in any area of the building where a fire extinguisher is required
Health & Safety	Air Quality - Mold and/or Mildew Observed	Evidence of mold or mildew is observed that is substantial enough to pose a health risk
	Air Quality - Propane/Natural Gas/Methane Gas Detected	Strong propane, natural gas or methane odors that could pose a risk of explosion/fire and/or pose a health risk if inhaled
	Air Quality - Sewer Odor Detected	Sewer odors that could pose a health risk if inhaled for prolonged periods
	Electrical Hazards - Exposed Wires/Open Panels	Any exposed bare wires or openings in electrical panels (capped wires do not pose a risk)
	Electrical Hazards - Water Leaks on/near Electrical Equipment	Any water leaking, puddling or ponding on or immediately near any electrical apparatus that could pose a risk of fire, electrocution or explosion
	Elevator - Tripping	An elevator is misaligned with the floor by more than 3/4 of an inch. The elevator does not level as it should, which causes a tripping hazard
	Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable	The exit cannot be used or exit is limited because a door or window is nailed shut, a lock is broken, panic hardware is chained, debris, storage, or other conditions block exit
	Emergency Fire Exits - Missing Exit Signs	Exit signs that clearly identify all emergency exits are missing or there is no illumination in the area of the sign
	Flammable Materials - Improperly Stored	Flammable materials are improperly stored, causing the potential risk of fire or explosion
	Garbage and Debris - Indoors	Too much garbage has gathered-more than the planned storage capacity or garbage has gathered in an area not sanctioned for staging or storing garbage or debris
	Hazards - Other	Any general defects or hazards that pose risk of bodily injury
	Hazards - Sharp Edges	Any physical defect that could cause cutting or breaking of human skin or other bodily harm
	Hazards – Tripping Hazards	Any physical defect in walkways or other travelled area that poses a tripping risk
	Infestation - Insects	Evidence of infestation of insects-including roaches and ants-throughout a unit or room, food preparation or storage area or other area of building substantial enough to present a health and safety risk
	Infestation - Rats/Mice/Vermin	Evidence of rats or mice--sightings, rat or mouse holes, or droppings substantial enough to present a health and safety risk
HVAC	Boiler/Pump Leaks	Evidence of water or steam leaking in piping or pump packing
	Fuel Supply Leaks	Evidence of any amount of fuel leaking from the supply tank or piping
	General Rust/Corrosion	Significant formations of metal oxides, significant flaking, discoloration, or the development of a noticeable pit or crevice
	Misaligned Chimney/Ventilation System	A misalignment of an exhaust system on a combustion fuel-fired unit (oil, natural gas, propane, wood pellets etc.) that causes improper or dangerous venting of gases
Roof Exhaust System	Roof Exhaust Fan(s) Inoperable	The roof exhaust fan unit does not function
Sanitary System	Broken/Leaking/Clogged Pipes or Drains	Evidence of active leaks in or around the system components or evidence of standing water, puddles or ponding--a sign of leaks or clogged drains
	Missing Drain/Cleanout/Manhole Covers	A protective cover is missing
Requirements for Common Areas		
Inspectable Item	Observable Deficiency	
Basement/Garage/Carport	Baluster/Side Railings - Damaged	Any damaged or missing balusters or side rails that limit the safe use of an area
Closet/Utility/Mechanical	Cabinets - Missing/Damaged	10% or more of cabinet, doors, or shelves are missing or the laminate is separating
Community Room	Call for Aid - Inoperable	The system does not function as it should
Halls/Corridors/Stairs	Ceiling - Holes/Missing Tiles/Panels/Cracks	Any holes in ceiling, missing tiles or large cracks wider than 1/4 of an inch and greater than 11 inches long
Kitchen	Ceiling - Peeling/Needs Paint	More than 10% of ceiling has peeling paint or is missing paint
Laundry Room	Ceiling - Water Stains/Water Damage/Mold/Mildew	Evidence of a leak, mold or mildew--such as a darkened area--over a ceiling area greater than 1 foot square
Lobby	Countertops - Missing/Damaged	10% or more of the countertop working surface is missing, deteriorated, or damaged below the laminate --- not a sanitary surface to prepare food

Inspectable Item	Observable Deficiency	Type and Degree of Deficiency that must be addressed
Office	Dishwasher/Garbage Disposal - Inoperable	<i>The dishwasher or garbage disposal does not operate as it should</i>
Other Community Spaces	Doors - Damaged Frames/Threshold/Lintels/Trim	<i>Any door that is not functioning or cannot be locked because of damage to the frame, threshold, lintel or trim</i>
Patio/Porch/Balcony	Doors - Damaged Hardware/Locks	<i>Any door that does not function as it should or cannot be locked because of damage to the door's hardware</i>
Restrooms	Doors - Damaged Surface (Holes/Paint/Rust/Glass)	<i>Any door that has a hole or holes greater than 1 inch in diameter, significant peeling/cracking/no paint or rust that affects the integrity of the door surface, or broken/missing glass</i>
Storage	Doors - Damaged/Missing Screen/Storm/Security Door	<i>Any screen door or storm door that is damaged or is missing screens or glass--shown by an empty frame or frames or any security door that is not functioning or is missing</i>
	Doors - Deteriorated/Missing Seals (Entry Only)	<i>The seals/caulking is missing on any entry door, or they are so damaged that they do not function as they should</i>
	Doors - Missing Door	<i>Any door that is missing that is required for the functional use of the space</i>
	Dryer Vent -Missing/Damaged/Inoperable	<i>The dryer vent is missing or it is not functioning because it is blocked. Dryer exhaust is not effectively vented to the outside</i>
	Electrical - Blocked Access to Electrical Panel	<i>One or more fixed items or items of sufficient size and weight impede access to the building system's electrical panel during an emergency</i>
	Electrical - Burnt Breakers	<i>Carbon residue, melted breakers or arcing scars are evident</i>
	Electrical - Evidence of Leaks/Corrosion	<i>Any corrosion that affects the condition of the components that carry current or any stains or rust on the interior of electrical enclosures or any evidence of water leaks in the enclosure or hardware</i>
	Electrical - Frayed Wiring	<i>Any nicks, abrasion, or fraying of the insulation that exposes any conducting wire</i>
	Electrical - Missing Breakers	<i>Any open and/or exposed breaker port</i>
	Electrical - Missing Covers	<i>A cover is missing, which results in exposed visible electrical connections</i>
	Floors - Bulging/Buckling	<i>Any flooring that is bulging, buckling or sagging or a problem with alignment between flooring types</i>
	Floors - Floor Covering Damaged	<i>More than 10% of floor covering has stains, surface burns, shallow cuts, small holes, tears, loose areas or exposed seams.</i>
	Floors - Missing Floor/Tiles	<i>More than 5% of the flooring or tile flooring is missing</i>
	Floors - Peeling/Needs Paint	<i>Any painted flooring that has peeling or missing paint on more than 10% of the surface</i>
	Floors - Rot/Deteriorated Subfloor	<i>Any rotted or deteriorated subflooring greater than 6 inches by 6 inches</i>
	Floors - Water Stains/Water Damage/Mold/Mildew	<i>Evidence of a leak, mold or mildew--such as a darkened area--covering a flooring area greater than 1 foot square</i>
	GFI - Inoperable	<i>The GFI does not function</i>
	Graffiti	<i>Any graffiti on any exposed surface greater than 6 inches by 6 inches</i>
	HVAC - Convection/Radiant Heat System Covers Missing/Damaged	<i>Cover is missing or substantially damaged, allowing contact with heating/surface elements or associated fans</i>
	HVAC - General Rust/Corrosion	<i>Significant formations of metal oxides, flaking, or discoloration--or a pit or crevice</i>
	HVAC - Inoperable	<i>HVAC does not function. It does not provide the heating and cooling it should. The system does not respond when the controls are engaged</i>
	HVAC - Misaligned Chimney/Ventilation System	<i>Any misalignment that may cause improper or dangerous venting of gases</i>
	HVAC - Noisy/Vibrating/Leaking	<i>HVAC system shows signs of abnormal vibrations, other noise, or leaks when engaged</i>
	Lavatory Sink - Damaged/Missing	<i>Sink has extensive discoloration or cracks in over 50% of the basin or the the sink or associated hardware have failed or are missing and the sink can't be used</i>
	Lighting - Missing/Damaged/Inoperable Fixture	<i>More than 10% of the permanent lighting fixtures are missing or damaged so they do not function</i>
	Mailbox - Missing/Damaged	<i>The U.S Postal Service mailbox cannot be locked or is missing</i>
	Outlets/Switches/Cover Plates - Missing/Broken	<i>Outlet or switch is missing or a cover plate is missing or broken, resulting in exposed wiring</i>
	Pedestrian/Wheelchair Ramp	<i>A walkway or ramp is damaged and cannot be used by people on foot, in wheelchair, or using walkers</i>

Inspectable Item	Observable Deficiency	Type and Degree of Deficiency that must be addressed
	Plumbing - Clogged Drains	<i>Drain is substantially or completely clogged or has suffered extensive deterioration</i>
	Plumbing - Leaking Faucet/Pipes	<i>A steady leak that is adversely affecting the surrounding area</i>
	Range Hood /Exhaust Fans - Excessive Grease/Inoperable	<i>A substantial accumulation of dirt or grease that threatens the free passage of air</i>
	Range/Stove - Missing/Damaged/Inoperable	<i>One or more burners are not functioning or doors or drawers are impeded or on gas ranges pilot is out and/or flames are not distributed equally or oven not functioning</i>
	Refrigerator - Damaged/Inoperable	<i>The refrigerator has an extensive accumulation of ice or the seals around the doors are deteriorated or is damaged in any way which substantially impacts its performance</i>
	Restroom Cabinet - Damaged/Missing	<i>Damaged or missing shelves, vanity top, drawers, or doors that are not functioning as they should for storage or their intended purpose</i>
	Shower/Tub - Damaged/Missing	<i>Any cracks in tub or shower through which water can pass or extensive discoloration over more than 20% of tub or shower surface or tub or shower is missing</i>
	Sink - Missing/Damaged	<i>Any cracks in sink through which water can pass or extensive discoloration over more than 10% of the sink surface or sink is missing</i>
	Smoke Detector - Missing/Inoperable	<i>Smoke detector is missing or does not function as it should</i>
	Stairs - Broken/Damaged/Missing Steps	<i>A step is missing or broken</i>
	Stairs - Broken/Missing Hand Railing	<i>The hand rail is missing, damaged, loose or otherwise unusable</i>
	Ventilation/Exhaust System - Inoperable	<i>exhaust fan is not functioning or window designed for ventilation does not open</i>
	Walls - Bulging/Buckling	<i>Bulging, buckling or sagging walls or a lack of horizontal alignment</i>
	Walls - Damaged	<i>Any hole in wall greater than 2 inches by 2 inches</i>
	Walls - Damaged/Deteriorated Trim	<i>10% or more of the wall trim is damaged</i>
	Walls - Peeling/Needs Paint	<i>10% or more of interior wall paint is peeling or missing</i>
	Walls - Water Stains/Water Damage/Mold/Mildew	<i>Evidence of a leak, mold or mildew--such as a common area--covering a wall area greater than 1 foot square</i>
	Water Closet/Toilet - Damaged/Clogged/Missing	<i>Fixture elements--seat, flush handle, cover etc.--are missing or damaged or the toilet seat is cracked or has a broken hinge or toilet cannot be flushed</i>
	Windows - Cracked/Broken/Missing Panes	<i>Any missing panes of glass or cracked panes of glass where the crack is either greater than 4" and/or substantial enough to impact the structural integrity of the window pane</i>
	Windows - Damaged Window Sill	<i>The sill is damaged enough to expose the inside of the surrounding walls and compromise its weather tightness</i>
	Windows - Inoperable/Not Lockable	<i>Any window that is not functioning or cannot be secured because lock is broken</i>
	Windows - Missing/Deteriorated Caulking/Seals/Glazing Compound	<i>There are missing or deteriorated caulk or seals--with evidence of leaks or damage to the window or surrounding structure</i>
	Windows - Peeling/Needs Paint	<i>More than 10% of interior window paint is peeling or missing</i>
	Windows - Security Bars Prevent Egress	<i>The ability to exit through the window is limited by security bars that do not function properly and, therefore, pose safety risks</i>
Health & Safety	Air Quality - Mold and/or Mildew Observed	<i>Evidence of mold or mildew is observed that is substantial enough to pose a health risk</i>
	Air Quality - Propane/Natural Gas/Methane Gas Detected	<i>Strong propane, natural gas or methane odors that could pose a risk of explosion/ fire and/or pose a health risk if inhaled</i>
	Air Quality - Sewer Odor Detected	<i>Sewer odors that could pose a health risk if inhaled for prolonged periods</i>
	Electrical Hazards - Exposed Wires/Open Panels	<i>Any exposed bare wires or openings in electrical panels (capped wires do not pose a risk)</i>
	Electrical Hazards - Water Leaks on/near Electrical Equipment	<i>Any water leaking, puddling or ponding on or immediately near any electrical apparatus that could pose a risk of fire, electrocution or explosion</i>
	Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable	<i>The exit cannot be used or exit is limited because a door or window is nailed shut, a lock is broken, panic hardware is chained, debris, storage, or other conditions block exit</i>
	Emergency Fire Exits - Missing Exit Signs	<i>Exit signs that clearly identify all emergency exits are missing or there is no illumination in the area of the sign</i>
	Flammable/Combustible Materials - Improperly Stored	<i>Flammable or combustible materials are improperly stored, causing the potential risk of fire or explosion</i>
	Garbage and Debris - Indoors	<i>Too much garbage has gathered-more than the planned storage capacity or garbage has gathered in an area not sanctioned for staging or storing garbage or debris</i>

Inspectable Item	Observable Deficiency	Type and Degree of Deficiency that must be addressed
	Garbage and Debris - Outdoors	<i>Too much garbage has gathered--more than the planned storage capacity or garbage has gathered in an area not sanctioned for staging or storing garbage or debris</i>
	Hazards - Other	<i>Any general defects or hazards that pose risk of bodily injury</i>
	Hazards - Sharp Edges	<i>Any physical defect that could cause cutting or breaking of human skin or other bodily harm</i>
	Hazards - Tripping	<i>Any physical defect in walkways or other travelled area that poses a tripping risk</i>
	Infestation - Insects	<i>Evidence of infestation of insects--including roaches and ants--throughout a unit or room, food preparation or storage area or other area of building substantial enough to present a health and safety risk</i>
	Infestation - Rats/Mice/Vermin	<i>Evidence of rats or mice--sightings, rat or mouse holes, or droppings substantial enough to present a health and safety risk</i>
Pools and Related Structures	Fencing - Damaged/Not Intact	<i>Any damage that could compromise the integrity of the fence</i>
Trash Collection Areas	Chutes - Damaged/Missing Components	<i>Garbage has backed up into chutes, because the collection structure is missing or broken or compactors or components--chute, chute door, and other components--have failed</i>
Requirements for Unit		
Inspectable Item	Observable Deficiency	
Bathroom	Bathroom Cabinets - Damaged/Missing	<i>Damaged or missing shelves, vanity tops, drawers, or doors that are not functioning as they should for storage or their intended purpose</i>
	Lavatory Sink - Damaged/Missing	<i>Any cracks in sink through which water can pass or extensive discoloration over more than 10% of the sink surface or sink is missing</i>
	Plumbing - Clogged Drains, Faucets	<i>Drain or faucet is substantially or completely clogged or has suffered extensive deterioration</i>
	Plumbing - Leaking Faucet/Pipes	<i>A steady leak that is adversely affecting the surrounding area</i>
	Shower/Tub - Damaged/Missing	<i>Any cracks in tub or shower through which water can pass or extensive discoloration over more than 20% of tub or shower surface or tub or shower is missing</i>
	Ventilation/Exhaust System – Absent/Inoperable	<i>exhaust fan is not functioning or window designed for ventilation does not open</i>
	Water Closet/Toilet - Damaged/Clogged/Missing	<i>Fixture elements--seat, flush handle, cover etc.--are missing or damaged or the toilet seat is cracked or has a broken hinge or toilet cannot be flushed</i>
Call-for-Aid (if applicable)	Inoperable	<i>The system does not function as it should</i>
Ceiling	Bulging/Buckling/Leaking	<i>Bulging, buckling or sagging ceiling or problem with alignment</i>
	Holes/Missing Tiles/Panels/Cracks	<i>Any holes in ceiling, missing tiles or large cracks wider than 1/4 of an inch and greater than 6 inches long</i>
	Peeling/Needs Paint	<i>More than 10% of ceiling has peeling paint or is missing paint</i>
	Water Stains/Water Damage/Mold/Mildew	<i>Evidence of a leak, mold or mildew--such as a darkened area--over a ceiling area greater than 1 foot square</i>
Doors	Damaged Frames/Threshold/Lintels/Trim	<i>Any door that is not functioning or cannot be locked because of damage to the frame, threshold, lintel or trim</i>
	Damaged Hardware/Locks	<i>Any door that does not function as it should or cannot be locked because of damage to the door's hardware</i>
	Damaged/Missing Screen/Storm/Security Door	<i>Any screen door or storm door that is damaged or is missing screens or glass--shown by an empty frame or frames or any security door that is not functioning or is missing</i>
	Damaged Surface - Holes/Paint/Rusting/Glass/Rotting	<i>Any door that has a hole or holes greater than 1 inch in diameter, significant peeling/cracking/no paint or rust that affects the integrity of the door surface, or broken/missing glass</i>
	Deteriorated/Missing Seals (Entry Only)	<i>The seals/caulking is missing on any entry door, or they are so damaged that they do not function as they should</i>
	Missing Door	<i>Any door that is required for security (entry) or privacy (Bathroom) that is missing or any other unit door that is missing and is required for proper unit functionality</i>
Electrical System	Blocked Access to Electrical Panel	<i>One or more fixed items or items of sufficient size and weight impede access to the building system's electrical panel during an emergency</i>
	Burnt Breakers	<i>Carbon residue, melted breakers or arcing scars are evident</i>

Inspectable Item	Observable Deficiency	Type and Degree of Deficiency that must be addressed
	Evidence of Leaks/Corrosion	<i>Any corrosion that affects the condition of the components that carry current or any stains or rust on the interior of electrical enclosures or any evidence of water leaks in the enclosure or hardware</i>
	Frayed Wiring	<i>Any nicks, abrasion, or fraying of the insulation that exposes any conducting wire</i>
	GFI - Inoperable	<i>The GFI does not function</i>
	Missing Breakers/Fuses	<i>Any open and/or exposed breaker port</i>
	Missing Covers	<i>A cover is missing, which results in exposed visible electrical connections</i>
Floors	Bulging/Buckling	<i>Any flooring that is bulging, buckling or sagging or a problem with alignment between flooring types</i>
	Floor Covering Damage	<i>More than 10% of floor covering has stains, surface burns, shallow cuts, small holes, tears, loose areas or exposed seams.</i>
	Missing Flooring Tiles	<i>Any flooring or tile flooring that is missing</i>
	Peeling/Needs Paint	<i>Any painted flooring that has peeling or missing paint on more than 10% of the surface</i>
	Rot/Deteriorated Subfloor	<i>Any rotted or deteriorated subflooring greater than 6 inches by 6 inches</i>
	Water Stains/Water Damage/Mold/Mildew	<i>Evidence of a leak, mold or mildew--such as a darkened area--covering a flooring area greater than 1 foot square</i>
Health & Safety	Air Quality - Mold and/or Mildew Observed	<i>Evidence of mold or mildew is observed that is substantial enough to pose a health risk</i>
	Air Quality - Sewer Odor Detected	<i>Sewer odors that could pose a health risk if inhaled for prolonged periods</i>
	Air Quality - Propane/Natural Gas/Methane Gas Detected	<i>Strong propane, natural gas or methane odors that could pose a risk of explosion/ fire and/or pose a health risk if inhaled</i>
	Electrical Hazards - Exposed Wires/Open Panels	<i>Any exposed bare wires or openings in electrical panels (capped wires do not pose a risk)</i>
	Electrical Hazards - Water Leaks on/near Electrical Equipment	<i>Any water leaking, puddling or ponding on or immediately near any electrical apparatus that could pose a risk of fire, electrocution or explosion</i>
	Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable	<i>The exit cannot be used or exit is limited because a door or window is nailed shut, a lock is broken, panic hardware is chained, debris, storage, or other conditions block exit</i>
	Emergency Fire Exits - Missing Exit Signs	<i>Exit signs that clearly identify all emergency exits are missing or there is no illumination in the area of the sign</i>
	Flammable Materials - Improperly Stored	<i>Flammable materials are improperly stored, causing the potential risk of fire or explosion</i>
	Garbage and Debris - Indoors	<i>Too much garbage has gathered-more than the planned storage capacity or garbage has gathered in an area not sanctioned for staging or storing garbage or debris</i>
	Garbage and Debris - Outdoors	<i>Too much garbage has gathered-more than the planned storage capacity or garbage has gathered in an area not sanctioned for staging or storing garbage or debris</i>
	Hazards - Other	<i>Any general defects or hazards that pose risk of bodily injury</i>
	Hazards - Sharp Edges	<i>Any physical defect that could cause cutting or breaking of human skin or other bodily harm</i>
	Hazards - Tripping	<i>Any physical defect in walkways or other travelled area that poses a tripping risk</i>
	Infestation - Insects	<i>Evidence of infestation of insects-including roaches and ants-throughout a unit or room, food preparation or storage area or other area of building substantial enough to present a health and safety risk</i>
	Infestation - Rats/Mice/Vermin	<i>Evidence of rats or mice--sightings, rat or mouse holes, or droppings substantial enough to present a health and safety risk</i>
Hot Water Heater	Misaligned Chimney/Ventilation System	<i>Any misalignment that may cause improper or dangerous venting of gases</i>
	Inoperable Unit/Components	<i>Hot water from hot water taps is no warmer than room temperature indicating hot water heater is not functioning properly</i>
	Leaking Valves/Tanks/Pipes	<i>There is evidence of active water leaks from hot water heater or related components</i>
	Pressure Relief Valve Missing	<i>There is no pressure relief valve or pressure relief valve does not drain down to the floor</i>
	Rust/Corrosion	<i>Significant formations of metal oxides, flaking, or discoloration--or a pit or crevice</i>
HVAC System	Convection/Radiant Heat System Covers Missing/Damaged	<i>Cover is missing or substantially damaged, allowing contact with heating/surface elements or associated fans</i>
	Inoperable	<i>HVAC does not function. It does not provide the heating and cooling it should. The system does not respond when the controls are engaged</i>

Inspectable Item	Observable Deficiency	Type and Degree of Deficiency that must be addressed
	Misaligned Chimney/Ventilation System	Any misalignment that may cause improper or dangerous venting of gases
	Noisy/Vibrating/Leaking	The HVAC system shows signs of abnormal vibrations, other noise, or leaks when engaged
	Rust/Corrosion	Deterioration from rust or corrosion on the HVAC system in the dwelling unit
Kitchen	Cabinets - Missing/Damaged	10% or more of cabinet, doors, or shelves are missing or the laminate is separating
	Countertops - Missing/Damaged	10% or more of the countertop working surface is missing, deteriorated, or damaged below the laminate -- not a sanitary surface to prepare food
	Dishwasher/Garbage Disposal - Inoperable	The dishwasher or garbage disposal does not operate as it should
	Plumbing - Clogged Drains	Drain is substantially or completely clogged or has suffered extensive deterioration
	Plumbing - Leaking Faucet/Pipes	A steady leak that is adversely affecting the surrounding area
	Range Hood/Exhaust Fans - Excessive Grease/Inoperable	A substantial accumulation of dirt or grease that threatens the free passage of air
	Range/Stove - Missing/Damaged/Inoperable	One or more burners are not functioning or doors or drawers are impeded or on gas ranges pilot is out and/or flames are not distributed equally or oven not functioning
	Refrigerator-Missing/Damaged/Inoperable	The refrigerator has an extensive accumulation of ice or the seals around the doors are deteriorated or is damaged in any way which substantially impacts its performance
	Sink - Damaged/Missing	Any cracks in sink through which water can pass or extensive discoloration over more than 10% of the sink surface or sink is missing
Laundry Area (Room)	Dryer Vent - Missing/Damaged/Inoperable	The dryer vent is missing or it is not functioning because it is blocked. Dryer exhaust is not effectively vented to the outside
Lighting	Missing/Inoperable Fixture	A permanent light fixture is missing or not functioning, and no other switched light source is functioning in the room
Outlets/Switches	Missing	An outlet or switch is missing
	Missing/Broken Cover Plates	An outlet or switch has a broken cover plate over a junction box or the cover plate is missing
Patio/Porch/Balcony	Baluster/Side Railings Damaged	Any damaged or missing balusters or side rails that limit the safe use of an area
Smoke Detector	Missing/Inoperable	Smoke detector is missing or does not function as it should
Stairs	Broken/Damaged/Missing Steps	A step is missing or broken
	Broken/Missing Hand Railing	The hand rail is missing, damaged, loose or otherwise unusable
Walls	Bulging/Buckling	Bulging, buckling or sagging walls or a lack of horizontal alignment
	Damaged	Any hole in wall greater than 2 inches by 2 inches
	Damaged/Deteriorated Trim	10% or more of the wall trim is damaged
	Peeling/Needs Paint	10% or more of interior wall paint is peeling or missing
	Water Stains/Water Damage/Mold/Mildew	Evidence of a leak, mold or mildew covering a wall area greater than 1 foot square
Windows	Cracked/Broken/Missing Panes	Any missing panes of glass or cracked panes of glass where the crack is either greater than 4" and/or substantial enough to impact the structural integrity of the window pane
	Damaged Window Sill	The sill is damaged enough to expose the inside of the surrounding walls and compromise its weather tightness
	Missing/Deteriorated Caulking/Seals/Glazing Compound	There are missing or deteriorated caulk or seals--with evidence of leaks or damage to the window or surrounding structure
	Inoperable/Not Lockable	Any window that is not functioning or cannot be secured because lock is broken
	Peeling/Needs Paint	More than 10% of interior window paint is peeling or missing
	Security Bars Prevent Egress	The ability to exit through the window is limited by security bars that do not function properly and, therefore, pose safety risks

Part G HOME Homeownership Sales Price Limits

HOME Sales Price Limits, amended

County Name	Existing	New
Bernalillo County	\$192,850	\$254,144
Dona Ana County	\$156,750	\$224,000
Los Alamos County	\$272,650	\$329,446
Sandoval County	\$185,250	\$278,350
Santa Fe County	\$322,525	\$379,905
San Miguel County	\$199,500	\$224,000
Taos County	\$308,750	\$308,750

approved 3/5/18