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)
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Part D ASDN Chart
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Part F 2018 Housing Trust Fund Allocation Plan, including Attachment A NM NHTF Rehab Standards
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<td>Administrative</td>
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<td>Attorney General</td>
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<td>AMI</td>
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<td>BoS</td>
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<tr>
<td>CAPER</td>
<td>Consolidated Annual Performance and Evaluation Report</td>
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<tr>
<td>CDBG</td>
<td>Community Development Block Grants</td>
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<tr>
<td>CFL</td>
<td>Compact fluorescent light bulb</td>
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<tr>
<td>CFR</td>
<td>Code of Federal Regulations</td>
</tr>
<tr>
<td>CHDO</td>
<td>Community Housing Development Organization</td>
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<td>COC</td>
<td>Continuum of Care</td>
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<td>CHDO Operating Funds</td>
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<td>Department of Finance and Administration</td>
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<td>ELI</td>
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<td>ESG</td>
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<td>FHEO</td>
<td>Fair Housing and Economic Opportunity</td>
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<td>HMA</td>
<td>Health Management Alliance (HMA)</td>
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<td>HMIS</td>
<td>Homeless Management Information System</td>
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<td>HOME</td>
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<td>HOPWA</td>
<td>Housing Opportunities for Persons with AIDS</td>
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<tr>
<td>HOR</td>
<td>Homeowner Rehab</td>
</tr>
<tr>
<td>HUD</td>
<td>US Department of Housing and Urban Development</td>
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<td>IDIS</td>
<td>Integrated Disbursement and Information System</td>
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<td>Internal Revenue Service</td>
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<td>Minority Business Enterprise</td>
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<tr>
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<td>New Mexico Mortgage Finance Authority</td>
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<td>MRB</td>
<td>Mortgage Revenue Bonds</td>
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<td>MSA</td>
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<td>National Association of Housing and Redevelopment Officials</td>
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<td>NHTF</td>
<td>National Housing Trust Fund</td>
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<td>NMCEH</td>
<td>New Mexico Coalition to End Homelessness</td>
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<td>NSP</td>
<td>Neighborhood Stabilization Program</td>
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<td>Acronym</td>
<td>Description</td>
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<tr>
<td>---------</td>
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<td>Rehabilitation</td>
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<td>Request for Proposals</td>
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<td>Single Family Development</td>
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<td>Supportive Housing Program</td>
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<td>STRMU</td>
<td>Short Term Rent, Mortgage and Utilities</td>
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<td>Training and Technical Assistance</td>
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<td>TBRA</td>
<td>Tenant Based Rental Assistance</td>
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<td>UPCS</td>
<td>Uniform Physical Condition Standards</td>
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<td>VAWA</td>
<td>Violence Against Women Act</td>
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<tr>
<td>WAP</td>
<td>Weatherization Assistance Program</td>
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<tr>
<td>WBE</td>
<td>Women's Business Enterprise</td>
</tr>
</tbody>
</table>
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.

<table>
<thead>
<tr>
<th>Agency Role</th>
<th>Name</th>
<th>Department/Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lead Agency</td>
<td>NEW MEXICO</td>
<td>MFA</td>
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<tr>
<td>CDBG Administrator</td>
<td>NEW MEXICO</td>
<td>Community Development Bureau</td>
</tr>
<tr>
<td>HOPWA Administrator</td>
<td>NEW MEXICO</td>
<td>Community Development Department</td>
</tr>
<tr>
<td>HOME Administrator</td>
<td>NEW MEXICO</td>
<td>Policy and Planning Department</td>
</tr>
<tr>
<td>ESG Administrator</td>
<td>NEW MEXICO</td>
<td>Community Development Department</td>
</tr>
<tr>
<td>HTF Administrator</td>
<td>NEW MEXICO</td>
<td>Housing Development Department</td>
</tr>
</tbody>
</table>

*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(l)

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(l)).

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

<table>
<thead>
<tr>
<th>Agency/Group/Organization</th>
<th>NEW MEXICO COALITION TO END HOMELESSNESS</th>
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</thead>
<tbody>
<tr>
<td><strong>Agency/Group/Organization Type</strong></td>
<td>Services-homeless</td>
</tr>
</tbody>
</table>
| **What section of the Plan was addressed by Consultation?** | • 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. |

<table>
<thead>
<tr>
<th>Agency/Group/Organization</th>
<th>ALBUQUERQUE</th>
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| **Agency/Group/Organization Type** | • Service-Fair Housing  
• Other government - Local |
| **What section of the Plan was addressed by Consultation?** | • 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. |

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| **What section of the Plan was addressed by Consultation?** | • 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. |

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<td><strong>Agency/Group/Organization Type</strong></td>
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| **What section of the Plan was addressed by Consultation?** | • Housing Need Assessment  
• Homeless Needs - Chronically homeless  
• Non-Homeless Special Needs  
• Market Analysis  
• Economic Development |
<p>| <strong>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</strong> | Agency/Group/Organization received notice of the draft plan, comment period and public hearings and was asked to provide comments. |</p>
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<th>Agency/Group/Organization Type</th>
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<th>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</th>
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<td>Agency/Group/Organization received notice of the draft plan, comment period and public hearings and was asked to provide comments.</td>
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<td>Agency/Group/Organization received notice of the draft plan, comment period and public hearings and was asked to provide comments.</td>
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<td>Regional organization, Planning organization</td>
<td>NORTHWEST NEW MEXICO COUNCIL OF GOVERNMENTS</td>
<td>Housing Need Assessment, Market Analysis, Economic Development</td>
<td>Agency/Group/Organization received notice of the draft plan, comment period and public hearings and was asked to provide comments.</td>
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<td>Housing, Services – Housing, Services - Elderly Persons</td>
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<td>Housing Need Assessment</td>
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<td>Housing, Regional organization, Planning organization</td>
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<td>Housing Need Assessment, Public Housing Needs, Market Analysis, Anti-poverty Strategy</td>
<td>Agency/Group/Organization received notice of the draft plan, comment period and public hearings and was asked to provide comments.</td>
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| **Agency/Group/Organization Type** | • Regional organization  
• Planning organization  
• Organizations Serving Colonias |
| **What section of the Plan was addressed by Consultation?** | • 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. |

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<tr>
<th>Agency/Group/Organization</th>
<th>APARTMENT ASSOCIATION OF NEW MEXICO</th>
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| **Agency/Group/Organization Type** | • Housing  
• Service-Fair Housing |
| **What section of the Plan was addressed by Consultation?** | • 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. |

<table>
<thead>
<tr>
<th>Agency/Group/Organization</th>
<th>SANTA FE COUNTY</th>
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</thead>
</table>
| **Agency/Group/Organization Type** | • 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?** | • 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. |

<table>
<thead>
<tr>
<th>Agency/Group/Organization</th>
<th>OTERO COUNTY HABITAT FOR HUMANITY</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Agency/Group/Organization Type</strong></td>
<td>Housing</td>
</tr>
</tbody>
</table>
| **What section of the Plan was addressed by Consultation?** | • 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. |

<table>
<thead>
<tr>
<th>Agency/Group/Organization</th>
<th>SUPPORTIVE HOUSING COALITION OF NEW MEXICO</th>
</tr>
</thead>
</table>
| **Agency/Group/Organization Type** | • Housing  
• Services – Housing  
• Services-Persons with Disabilities  
• Services-Homeless |
<table>
<thead>
<tr>
<th>Agency/Group/Organization</th>
<th>ALBUQUERQUE HOUSING AUTHORITY</th>
</tr>
</thead>
</table>
| **What section of the Plan was addressed by Consultation?** | • 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. |
| **Agency/Group/Organization Type** | • Housing  
• PHA  
• Services – Housing  
• Services-Children  
• Services-Elderly Persons  
• Services-Persons with Disabilities  
• Services-Victims of Domestic Violence  
• Services-Homeless  
• Service-Fair Housing |

<table>
<thead>
<tr>
<th>Agency/Group/Organization</th>
<th>BERNALILLO COUNTY HOUSING DEPARTMENT</th>
</tr>
</thead>
</table>
| **What section of the Plan was addressed by Consultation?** | • 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. |
| **Agency/Group/Organization Type** | • 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 |

**Annual Action Plan**
<table>
<thead>
<tr>
<th>Agency/Group/Organization</th>
<th>EASTERN REGIONAL HOUSING AUTHORITY</th>
</tr>
</thead>
</table>
| Agency/Group/Organization Type | 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? | 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. |

<table>
<thead>
<tr>
<th>Agency/Group/Organization</th>
<th>WESTERN REGIONAL HOUSING AUTHORITY</th>
</tr>
</thead>
</table>
| Agency/Group/Organization Type | 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? | 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. |

<table>
<thead>
<tr>
<th>Agency/Group/Organization</th>
<th>BEHAVIORAL HEALTH SERVICES DIVISION</th>
</tr>
</thead>
</table>
| Agency/Group/Organization Type | 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? | Homeless Needs - Chronically homeless  
Homeless Needs - Families with children  
Homelessness Strategy |
<table>
<thead>
<tr>
<th>Agency/Group/Organization</th>
<th>NORTHERN REGIONAL HOUSING AUTHORITY</th>
</tr>
</thead>
</table>
| Agency/Group/Organization Type | • 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? | • 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 |
| Agency/Group/Organization | THE LOAN FUND/NORTH CENTRAL NM ECONOMIC DEVELOPMENT DISTRICT |
| Agency/Group/Organization Type | • Regional organization  
• Planning organization |
| What section of the Plan was addressed by Consultation? | • Market Analysis  
• Economic Development |
| Agency/Group/Organization | SOUTHEASTERN NM ECONOMIC DEVELOPMENT DISTRICT |
| Agency/Group/Organization Type | • Regional organization  
• Planning organization |
| What section of the Plan was addressed by Consultation? | • Market Analysis  
• Economic Development |
| Agency/Group/Organization | SOUTH CENTRAL COUNCIL OF GOVERNMENTS |
| Agency/Group/Organization Type | • Regional organization  
• Planning organization |
| What section of the Plan was addressed by Consultation? | • Market Analysis  
• Economic Development |
<table>
<thead>
<tr>
<th>Agency/Group/Organization</th>
<th>EASTERN PLAINS COUNCIL OF GOVERNMENTS</th>
</tr>
</thead>
</table>
| Agency/Group/Organization Type | • Regional organization  
                                  • Planning organization |
| What section of the Plan was addressed by Consultation? | • 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. |

<table>
<thead>
<tr>
<th>Agency/Group/Organization</th>
<th>BEHAVIORAL HEALTH COLLABORATIVE</th>
</tr>
</thead>
</table>
| Agency/Group/Organization Type | • Services-Persons with Disabilities  
                                  • Services-Homeless  
                                  • Services-Health  
                                  • Services – Victims  
                                  • Health Agency  
                                  • Other government - State |
| What section of the Plan was addressed by Consultation? | • 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. |

<table>
<thead>
<tr>
<th>Agency/Group/Organization</th>
<th>NEW MEXICO DEPARTMENT OF TRANSPORTATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agency/Group/Organization Type</td>
<td>Other government - State</td>
</tr>
<tr>
<td>What section of the Plan was addressed by Consultation?</td>
<td>Economic Development</td>
</tr>
<tr>
<td>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</td>
<td>Agency/Group/Organization received notice of the draft plan, comment period and public hearings and was asked to provide comments.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Agency/Group/Organization</th>
<th>NEW MEXICO ENVIRONMENT DEPARTMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agency/Group/Organization Type</td>
<td>Other government - State</td>
</tr>
<tr>
<td>What section of the Plan was addressed by Consultation?</td>
<td>Lead-based Paint Strategy</td>
</tr>
<tr>
<td>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</td>
<td>Agency/Group/Organization received notice of the draft plan, comment period and public hearings and was asked to provide comments.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Agency/Group/Organization</th>
<th>NEW MEXICO AGING AND LONG-TERM SERVICES DEPARTMENT</th>
</tr>
</thead>
</table>
| Agency/Group/Organization Type | • Services-Elderly Persons  
                                  • Other government - State |
| What section of the Plan was addressed by Consultation? | • 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. |

<table>
<thead>
<tr>
<th>Agency/Group/Organization</th>
<th>NEW MEXICO STATE FIRE MARSHAL’S OFFICE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agency/Group/Organization Type</td>
<td>Other government - State</td>
</tr>
<tr>
<td>What section of the Plan was addressed by Consultation?</td>
<td>Lead-based Paint Strategy</td>
</tr>
<tr>
<td>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</td>
<td>Agency/Group/Organization received notice of the draft plan, comment period and public hearings and was asked to provide comments.</td>
</tr>
<tr>
<td></td>
<td>Agency/Group/Organization</td>
</tr>
<tr>
<td>---</td>
<td>--------------------------</td>
</tr>
</tbody>
</table>
|   | Agency/Group/Organization Type | • Services-Children  
|   |                          | • Child Welfare Agency  
|   |                          | • Other government - State  |
|   | What section of the Plan was addressed by Consultation? | • 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. |

<table>
<thead>
<tr>
<th></th>
<th>Agency/Group/Organization</th>
<th>GOVERNOR’S COMMISSION ON DISABILITY</th>
</tr>
</thead>
</table>
|   | Agency/Group/Organization Type | • 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. |

<table>
<thead>
<tr>
<th></th>
<th>Agency/Group/Organization</th>
<th>NEW MEXICO FINANCE AUTHORITY</th>
</tr>
</thead>
</table>
|   | Agency/Group/Organization Type | • Other government – State  
|   |                          | • Planning organization  
|   |                          | • Organizations Serving Colonias  |
|   | What section of the Plan was addressed by Consultation? | • 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. |

<table>
<thead>
<tr>
<th></th>
<th>Agency/Group/Organization</th>
<th>USDA – RURAL DEVELOPMENT</th>
</tr>
</thead>
</table>
|   | Agency/Group/Organization Type | • Housing  
|   |                          | • Services – Housing  
|   |                          | • Services-Elderly Persons  
|   |                          | • Other government – Federal  
|   |                          | • Organizations Serving Colonias  |
|   | What section of the Plan was addressed by Consultation? | • 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. |
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

<table>
<thead>
<tr>
<th>Name of Plan</th>
<th>Lead Organization</th>
<th>How do the goals of your Strategic Plan overlap with the goals of each plan?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Continuum of Care</td>
<td>New Mexico Coalition to End Homelessness</td>
<td>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.</td>
</tr>
<tr>
<td>2017, 2018 Action Plan</td>
<td>Entitlement Cities</td>
<td>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.</td>
</tr>
</tbody>
</table>

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](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](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.
<table>
<thead>
<tr>
<th>Sort Order</th>
<th>Mode of Outreach</th>
<th>Target of Outreach</th>
<th>Summary of response/attendance</th>
<th>Summary of comments received</th>
<th>Summary of comments not accepted and reasons</th>
<th>URL (If applicable)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Public Hearings</td>
<td>Minorities Non-English Speaking - Specify other language: Spanish Non-targeted/broad community</td>
<td>MFA and DFA staff only</td>
<td>No comments were received</td>
<td>No comments</td>
<td><a href="http://www.housingnm.org">www.housingnm.org</a></td>
</tr>
<tr>
<td>2</td>
<td>Newspaper Ad</td>
<td>Minorities Non-English Speaking - Specify other language: Spanish</td>
<td>See &quot;All Exhibits Scanned, Part A&quot; for Publication Certifications</td>
<td>None</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Internet Outreach</td>
<td>Non-targeted /broad community</td>
<td>None</td>
<td>None</td>
<td>N/A</td>
<td><a href="http://www.housingnm.org/resources/new-mexico-annual-action-plan">http://www.housingnm.or g/resources/new-mexico-annual-action-plan</a>; <a href="http://www.nmdfa.state.nm.us/2011_New_Mexico_Action_Plan_1.aspx">http://www.nmdfa.state.n m.us/2011_New_Mexico_Action_Plan_1.aspx</a></td>
</tr>
</tbody>
</table>
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**

<table>
<thead>
<tr>
<th>Program</th>
<th>Source of Funds</th>
<th>Uses of Funds</th>
<th>Expected Amount Available Year 4</th>
<th>Year 4 + Year 5 Expected Amount Available Remainder of ConPlan $</th>
<th>Narrative Description</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>Annual Allocation: $</td>
<td>Program Income: $</td>
<td>Prior Year Resources: $</td>
</tr>
<tr>
<td>CDBG</td>
<td>public - federal</td>
<td>• Acquisition</td>
<td>11,086,607</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Admin and planning</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Economic development</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Housing</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Public improvements</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Public services</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>HOME</td>
<td>public - federal</td>
<td>• Acquisition</td>
<td>5,241,485</td>
<td>1,730,283</td>
<td>1,050,000</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Homebuyer assistance</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Homeowner rehab</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Multifamily rental new construction</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Multifamily rental rehab</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>• New construction for ownership</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>• CHDO</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Program</td>
<td>Source of Funds</td>
<td>Uses of Funds</td>
<td>Annual Allocation: $</td>
<td>Program Income: $</td>
<td>Prior Year Resources: $</td>
</tr>
<tr>
<td>-------------</td>
<td>-----------------</td>
<td>-------------------------------------------------------------------------------</td>
<td>-----------------------</td>
<td>----------------------</td>
<td>--------------------------</td>
</tr>
</tbody>
</table>
| HOPWA       | public - federal | • 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 | • 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 | • 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 | • 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. |
<table>
<thead>
<tr>
<th>Program</th>
<th>Source of Funds</th>
<th>Uses of Funds</th>
<th>Expected Amount Available Year 4</th>
<th>Year 4 + Year 5 Expected Amount Available Remainder of ConPlan</th>
<th>Narrative Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Other</td>
<td>public - state</td>
<td>• Homebuyer assistance • Housing</td>
<td>378,000,000 0 192,000,000 378,000,000</td>
<td>570,000,000</td>
<td>MFA provides low interest mortgages and other financing, with down payment assistance and grants, for homebuyers throughout the state</td>
</tr>
<tr>
<td>Other</td>
<td>public - state</td>
<td>• Overnight shelter • Permanent housing placement • Rapid rehousing (rental assistance) • Supportive services • TBRA • Transitional housing</td>
<td>1,215,700 0 0 1,215,700</td>
<td>3,647,100</td>
<td>State homeless funding for homeless programs across the state</td>
</tr>
</tbody>
</table>

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 publicly 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

<table>
<thead>
<tr>
<th>Sort Order</th>
<th>Goal Name</th>
<th>Start Year</th>
<th>End Year</th>
<th>Category</th>
<th>Geographic Area</th>
<th>Needs Addressed</th>
<th>Funding</th>
<th>Goal Outcome Indicator</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Finance multifamily rental new construction</td>
<td>2015</td>
<td>2019</td>
<td>Affordable Housing</td>
<td>Statewide</td>
<td>Low-moderate income renter households</td>
<td>HOME: $1,300,000 Housing Trust Fund: $3,000,000</td>
<td>Rental units constructed: 52, 10 HOME and 42 HTF household housing unit</td>
</tr>
<tr>
<td>2</td>
<td>Provide financial assistance to eligible homebuyers</td>
<td>2015</td>
<td>2019</td>
<td>Affordable Housing</td>
<td>Statewide</td>
<td>Low-moderate income owner households</td>
<td>HOME: $434,893</td>
<td>Homeowner housing added: 30 household housing unit</td>
</tr>
<tr>
<td>3</td>
<td>Provide resources for owner-occupied rehab</td>
<td>2015</td>
<td>2019</td>
<td>Affordable Housing</td>
<td>Statewide</td>
<td>Low-moderate income owner households</td>
<td>CDBG: $750,000 HOME: $3,350,000</td>
<td>Homeowner housing rehabilitated: 17 household housing unit + 10 for CDBG</td>
</tr>
</tbody>
</table>
| 4          | Encourage the development of special needs housing | 2015 | 2019 | Non-Homeless Special Needs | Statewide | • 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 |
<table>
<thead>
<tr>
<th>Sort Order</th>
<th>Goal Name</th>
<th>Start Year</th>
<th>End Year</th>
<th>Category</th>
<th>Geographic Area</th>
<th>Needs Addressed</th>
<th>Funding</th>
<th>Goal Outcome Indicator</th>
</tr>
</thead>
<tbody>
<tr>
<td>5</td>
<td>Expand housing for special needs populations</td>
<td>2015</td>
<td>2019</td>
<td>Non-Homeless</td>
<td>Statewide</td>
<td>• Elderly and frail</td>
<td>HOME: $768,000</td>
<td>Rental units constructed: 31 household housing unit</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Special Needs</td>
<td></td>
<td>• Elderly</td>
<td>ESG: $195,136 State homeless funds: $195,196</td>
<td>Tenant-based rental assistance / Rapid rehousing: 360 persons assisted</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>• Persons with disabilities</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>• Persons with HIV/AIDS</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>• Persons with alcohol and other addictions</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>• Severe mental illness</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>• Victims of domestic violence</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>Finance multifamily rental acquisition and rehab</td>
<td>2015</td>
<td>2019</td>
<td>Affordable Housing</td>
<td>Statewide</td>
<td>Low-moderate income renter households</td>
<td>HOME: $2,000,000</td>
<td>Rental units rehabilitated: 16 household housing unit</td>
</tr>
<tr>
<td>7</td>
<td>Fund services for and persons living with HIV/AIDS</td>
<td>2015</td>
<td>2019</td>
<td>Non-Homeless</td>
<td>Statewide</td>
<td>Homelessness</td>
<td>HOPWA: $808,266</td>
<td>Housing for people with HIV/AIDS added: 0 household housing unit</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Special Needs</td>
<td></td>
<td></td>
<td></td>
<td>HIV/AIDS housing operations: 199 household housing unit</td>
</tr>
<tr>
<td>8</td>
<td>Increase services for people experiencing homelessness</td>
<td>2015</td>
<td>2019</td>
<td>Homeless</td>
<td>Statewide</td>
<td>Homelessness</td>
<td>ESG: $738,821 State homeless funds: $708,527</td>
<td>Homeless person overnight shelter: 6,452 persons assisted</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Homelessness prevention: 470 persons assisted</td>
</tr>
<tr>
<td>9</td>
<td>Increase living environments for homeless persons</td>
<td>2015</td>
<td>2019</td>
<td>Homeless</td>
<td>Statewide</td>
<td>Homelessness</td>
<td>ESG: $0 State homeless funds: $0</td>
<td>Overnight/emergency shelter/transitional housing beds added: 0 beds</td>
</tr>
</tbody>
</table>

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

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. The number of units includes a portion of the National Housing Trust Fund. 10 HOME units and 42 HTF units.

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
<table>
<thead>
<tr>
<th>Goal</th>
<th>Description</th>
</tr>
</thead>
</table>
| 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 |
### Funding Allocation Priorities

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

*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

<table>
<thead>
<tr>
<th></th>
<th>State Program Name:</th>
<th>Funding Sources:</th>
<th>Describe the state program addressed by the Method of Distribution.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Continuum of Care Performance Program</td>
<td>State homeless funding</td>
<td>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.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>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.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>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.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Grant size limit for 2018 is $29,419.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>The outcome measures for the CoC funding are the number of clients served or the number of people assisted.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th>State Program Name:</th>
<th>Funding Sources:</th>
<th>Describe the state program addressed by the Method of Distribution.</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>Community Development Block Grant (CDBG) Program</td>
<td>CDBG</td>
<td>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.</td>
</tr>
</tbody>
</table>
| Describe all of the criteria that will be used to select applications and the relative importance of these criteria. | Eligible applicants must meet the following minimum requirements:  
- 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. |
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</td>
<td>DFA maintains CDBG applications, manuals and other necessary information on its website at <a href="http://www.nmdfa.state.nm.us/CDBG_Information_1.aspx">http://www.nmdfa.state.nm.us/CDBG_Information_1.aspx</a></td>
</tr>
</tbody>
</table>
Describe how resources will be allocated among funding categories.

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.*

- **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.

*Any of the funding categories above may be used in the Colonias.
**Describe threshold factors and grant size limits.**

- 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 have one open project at any time for up to $750,000 in 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.

**What are the outcome measures expected as a result of the method of distribution?**

Outcome measures associated with the following goal:

**Enhance the quality of New Mexico’s infrastructure:**

- **Availability/Accessibility:** 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.
- **Affordability:** 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.
- **Sustainability:** 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.

<table>
<thead>
<tr>
<th>3</th>
<th>State Program Name:</th>
<th>Emergency Homeless Assistance Program (EHAP)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Funding Sources:</td>
<td>ESG</td>
</tr>
<tr>
<td></td>
<td></td>
<td>State homeless funding</td>
</tr>
</tbody>
</table>

**Describe the state program addressed by the Method of Distribution.**

EHAP activities include emergency shelter operations, essential services and data collection using HMIS or Osnium 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.
Describe all of the criteria that will be used to select applications and the relative importance of these criteria.

<table>
<thead>
<tr>
<th>Agencies are required to submit:</th>
</tr>
</thead>
<tbody>
<tr>
<td>• 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.</td>
</tr>
<tr>
<td>• 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 <a href="https://secure.nmag.gov/coros/">https://secure.nmag.gov/coros/</a>. Verification should be in the form of the first page of the “NM Charitable Organization Registration Statement.”</td>
</tr>
<tr>
<td>• 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.</td>
</tr>
<tr>
<td>• Most recent monitoring letter(s) from major funders.</td>
</tr>
<tr>
<td>• Signed offeror’s certification.</td>
</tr>
</tbody>
</table>

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)

<table>
<thead>
<tr>
<th>In 2018, funds are distributed as a renewal of existing contracts. Restrictions on funding amounts include:</th>
</tr>
</thead>
<tbody>
<tr>
<td>• No organization will receive more than 15 percent of the total funds available.</td>
</tr>
<tr>
<td>• Limits to activities under Emergency Homeless Assistance will be in place.</td>
</tr>
<tr>
<td>• Administrative awards are issued to units of local government including local public housing authorities.</td>
</tr>
<tr>
<td>• Tribal entities and regional housing authorities are not eligible to receive federal ESG funds and will receive only state homeless funds.</td>
</tr>
</tbody>
</table>

Describe how resources will be allocated among funding categories.

| Deducted from the total available is 7.5 percent for administrative fees for MFA and $87,643.50 for the HMIS database management contract. |

Describe threshold factors and grant size limits.

| No organization will receive more than 15 percent of the total funds available. |

What are the outcome measures expected as a result of the method of distribution?

<table>
<thead>
<tr>
<th>Outcome measures associated with the following goals include:</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Increase services for people experiencing homelessness:</strong></td>
</tr>
<tr>
<td>• Availability/Accessibility: The number of homeless persons provided with services, the number and types of services provided to persons experiencing homelessness.</td>
</tr>
<tr>
<td>• Affordability: The number of persons who gained a stable transitional or permanent housing situation.</td>
</tr>
<tr>
<td><strong>Increase living environments for homeless persons:</strong></td>
</tr>
<tr>
<td>• Availability/Accessibility: 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.</td>
</tr>
<tr>
<td>• Affordability: The number of transitional housing units created, the number of permanent supportive housing units created.</td>
</tr>
<tr>
<td>• Sustainability: The number of previously homeless persons in transitional housing, the number of previously homeless persons placed in permanent supportive housing.</td>
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</tr>
</tbody>
</table>

**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.
| **Describe how resources will be allocated among funding categories.** | 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](http://www.housingnm.org/developers/community-housing-development-organizations-chdo).
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. |

| **Describe threshold factors and grant size limits.** | 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. |

| **What are the outcome measures expected as a result of the method of distribution?** | Finance Multi-family Rental Housing New Construction

*Availability/Accessibility:* The number of eligible households that benefit from new rental construction.

*Affordability:* The number of affordable rental housing units that have been financed.

*Sustainability:* The number of affordable rental housing units that have been added to the affordable rental housing stock.

Finance Multi-Family Rental Acquisition and Rehabilitation:

*Availability/Accessibility:* The number of eligible units that have benefited from rental rehabilitation.

*Affordability:* The number of rental units that have undergone rehabilitation and remain affordable.

*Sustainability:* The number of units that have been rehabilitated and become additions to the affordable rental housing stock. |

<p>| <strong>State Program Name:</strong> | Housing Opportunities for Persons with AIDS (HOPWA) Program |
| <strong>Funding Sources:</strong> | HOPWA |</p>
<table>
<thead>
<tr>
<th><strong>Describe the state program addressed by the Method of Distribution.</strong></th>
<th>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.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</strong></td>
<td>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.</td>
</tr>
<tr>
<td><strong>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</strong></td>
<td>HOPWA funding is allocated to subgrantees based upon a competitive RFP including a renewal option.</td>
</tr>
<tr>
<td><strong>Describe how resources will be allocated among funding categories.</strong></td>
<td>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.</td>
</tr>
<tr>
<td><strong>Describe threshold factors and grant size limits.</strong></td>
<td>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.</td>
</tr>
</tbody>
</table>
| **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**
  - **Availability/Accessibility**: The number of HIV/AIDS households served with housing without related services, the number of HIV/AIDS households served with housing and related services.
  - **Affordability**: The number of HIV/AIDS households assisted without services, the number of HIV/AIDS households assisted with services.
  - **Sustainability**: The number units rehabilitated and/or added to the HIV/AIDS available stock of units. |
<p>| <strong>State Program Name:</strong> | National Housing Trust Fund (HTF) |
| <strong>Funding Sources:</strong> | HTF |</p>
<table>
<thead>
<tr>
<th><strong>Describe the state program addressed by the Method of Distribution.</strong></th>
<th>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.</th>
</tr>
</thead>
</table>
| **Describe all of the criteria that will be used to select applications and the relative importance of these criteria.** | 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 Attachment A: National Housing Trust Fund Rehabilitation Standards.  
- The project must include at least four units.

All projects that meet the threshold criteria will be evaluated according to the following criteria:  
- 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.  
Please see Attachment B, National Housing Trust Fund NOFA. |
| **Describe how resources will be allocated among funding categories.** | 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. |
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**
- **Availability/Accessibility:** The number of eligible households that benefit from new rental construction.
- **Affordability:** The number of affordable rental housing units that have been financed.
- **Sustainability:** The number of affordable rental housing units that have been added to the affordable rental housing stock.

**Finance multifamily rental acquisition and rehabilitation**
- **Availability/Accessibility:** The number of eligible units that have benefited from rental rehabilitation.
- **Affordability:** The number of rental units that have undergone rehabilitation and remain affordable.
- **Sustainability:** The number of units that have been rehabilitated and become additions to the affordable rental housing stock.

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<table>
<thead>
<tr>
<th>State Program Name:</th>
<th>Rental Assistance Program (RAP)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Funding Sources:</td>
<td>ESG State homeless funds</td>
</tr>
</tbody>
</table>

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:
- 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/](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.
<table>
<thead>
<tr>
<th>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)</th>
<th>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.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Describe how resources will be allocated among funding categories</td>
<td>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.</td>
</tr>
</tbody>
</table>
| Describe threshold factors and grant size limits. | • 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. |
| What are the outcome measures expected as a result of the method of distribution? | The following outcome measures are expected  
**Increase the number of available living environments:**  
• *Availability/Accessibility:* 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.  
• *Affordability:* The number of transitional housing units created; the number of permanent supportive housing units created.  
• *Sustainability:* The number of previously homeless persons in transitional housing; the number of previously homeless persons placed in permanent supportive housing. |
| State Program Name: | Homeowner Occupied Rehabilitation (HOR) |
| Funding Sources: | HOME  
CDBG |
Describe the state program addressed by the Method of Distribution.

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.

Ten percent of HOME funds are designated for administrative fees, including subgrantee administrative costs for rehabilitation and lead-based paint remediation activities.

MFA is not investing HOME funds in ways other than those allowed in 24 CFR 92.205(b).

Describe all of the criteria that will be used to select applications and the relative importance of these criteria.

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:
   - 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.

Describe how resources will be allocated among funding categories.

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.

Describe threshold factors and grant size limits.

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.

What are the outcome measures expected as a result of the method of distribution?

Outcome measures associated with the following goals

Provide Resources for Owner-Occupied Homeowner Housing Rehabilitation:
- Availability/Accessibility: The number of eligible homeowner households that have received such rehab.
- Affordability: The number of affordable housing units that have been rehabilitated.
- Sustainability: The number of affordable homeowner units that have been rehabilitated and remain affordable.
<table>
<thead>
<tr>
<th><strong>State Program Name:</strong></th>
<th>HOME Homebuyer Assistance</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Funding Sources:</strong></td>
<td>HOME</td>
</tr>
<tr>
<td><strong>Describe the state program addressed by the Method of Distribution.</strong></td>
<td>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.</td>
</tr>
<tr>
<td><strong>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</strong></td>
<td>Homebuyer assistance is provided on a first-come, first-served basis, upon application to MFA.</td>
</tr>
<tr>
<td><strong>Describe how resources will be allocated among funding categories.</strong></td>
<td>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.</td>
</tr>
<tr>
<td><strong>Describe threshold factors and grant size limits.</strong></td>
<td>Underwriting will take place to ensure that homebuyers are not over-subsidized; grant amounts will vary based on financial need.</td>
</tr>
</tbody>
</table>
| **What are the outcome measures expected as a result of the method of distribution?** | Outcome measures associated with the following goals **Provide Financial Assistance to First-Time Homebuyers:**  
- **Availability/Accessibility:** The number of eligible households that have received educational training, financial counseling or post-purchase educational opportunities.  
- **Affordability:** The number of eligible households that have been able to purchase their first home.  
- **Sustainability:** 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.

<table>
<thead>
<tr>
<th>#</th>
<th>Project Name</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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</tr>
</tbody>
</table>

*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.
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**

<table>
<thead>
<tr>
<th>State Program Name</th>
<th>Funding Sources</th>
</tr>
</thead>
<tbody>
<tr>
<td>DFA Administered CDBG Program</td>
<td>CDBG</td>
</tr>
</tbody>
</table>

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](http://www.nmdfa.state.nm.us/CDBG_Information_1.aspx) and [http://www.nmdfa.state.nm.us/CDBG_Implementation_Manual.aspx](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

<table>
<thead>
<tr>
<th>Target Area</th>
<th>Percentage of Funds</th>
</tr>
</thead>
<tbody>
<tr>
<td>COLONIAS NEIGHBORHOOD</td>
<td>10</td>
</tr>
<tr>
<td>Statewide</td>
<td>90</td>
</tr>
</tbody>
</table>

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.

<table>
<thead>
<tr>
<th>One Year Goals for the Number of Households to be Supported</th>
</tr>
</thead>
<tbody>
<tr>
<td>Homeless</td>
</tr>
<tr>
<td>Non-Homeless</td>
</tr>
<tr>
<td>Special-Needs</td>
</tr>
<tr>
<td>Total</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>One Year Goals for the Number of Households Supported Through</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rental Assistance</td>
</tr>
<tr>
<td>The Production of New Units</td>
</tr>
<tr>
<td>Rehab of Existing Units</td>
</tr>
<tr>
<td>Acquisition of Existing Units</td>
</tr>
<tr>
<td>Total</td>
</tr>
</tbody>
</table>

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)

<table>
<thead>
<tr>
<th>Service Description</th>
<th>Goal</th>
</tr>
</thead>
<tbody>
<tr>
<td>Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family</td>
<td>150</td>
</tr>
<tr>
<td>Tenant-based rental assistance</td>
<td>49</td>
</tr>
<tr>
<td>Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds</td>
<td>0</td>
</tr>
<tr>
<td>Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds</td>
<td>0</td>
</tr>
<tr>
<td>Total</td>
<td>199</td>
</tr>
</tbody>
</table>
**AP-75 Barriers to affordable housing – 91.320(i)**

**Introduction**

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.

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>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</td>
<td>0</td>
</tr>
<tr>
<td>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 grantees strategic plan.</td>
<td>0</td>
</tr>
<tr>
<td>3. The amount of surplus funds from urban renewal settlements</td>
<td>0</td>
</tr>
<tr>
<td>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</td>
<td>0</td>
</tr>
<tr>
<td>5. The amount of income from float-funded activities</td>
<td>0</td>
</tr>
</tbody>
</table>

**Total Program Income:** 0

Other CDBG Requirements

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. The amount of urgent need activities</td>
<td>0</td>
</tr>
<tr>
<td>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.</td>
<td>95%</td>
</tr>
</tbody>
</table>
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 formerly 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);
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:

<table>
<thead>
<tr>
<th>Scoring Criteria</th>
<th>Priority</th>
</tr>
</thead>
<tbody>
<tr>
<td>Geographic diversity</td>
<td></td>
</tr>
<tr>
<td><em>No other Low Income Housing Tax Credit, public housing, or federally-subsidized housing projects within:</em></td>
<td>Low</td>
</tr>
<tr>
<td>¾ mile radius</td>
<td></td>
</tr>
<tr>
<td>½ mile radius</td>
<td></td>
</tr>
<tr>
<td>Duration of the affordability period beyond the required 30 years</td>
<td>Low</td>
</tr>
<tr>
<td><em>Projects committed to an additional five or more years:</em></td>
<td></td>
</tr>
<tr>
<td>Energy efficiency</td>
<td>Low</td>
</tr>
<tr>
<td><em>Projects achieving a HERS rating lower than 75 for rehabilitation projects and 65 for new construction projects:</em></td>
<td></td>
</tr>
<tr>
<td>Organization type</td>
<td>Low</td>
</tr>
<tr>
<td><em>Developer/general partner is a New Mexico nonprofit organization, a Tribal Designated Housing Entity (TDHE), or a public housing authority:</em></td>
<td></td>
</tr>
<tr>
<td>Absence of pre-existing project-based rental assistance</td>
<td>Low</td>
</tr>
<tr>
<td><em>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:</em></td>
<td></td>
</tr>
<tr>
<td>Transit-oriented development</td>
<td>Medium</td>
</tr>
<tr>
<td><em>Projects within 1/2-mile radius of public transportation:</em></td>
<td></td>
</tr>
<tr>
<td>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.*</td>
<td></td>
</tr>
<tr>
<td>Rural location</td>
<td>Medium</td>
</tr>
<tr>
<td><em>Projects located in cities with populations of 50,000 or less (per latest U.S. Census)</em></td>
<td></td>
</tr>
<tr>
<td>Creation of new units serving ELI households, through new construction, adaptive reuse or conversion of market-rate units</td>
<td>Medium</td>
</tr>
<tr>
<td>Applicant’s ability to obligate HTF funds and undertake eligible activities in a timely manner</td>
<td>High</td>
</tr>
<tr>
<td><em>Projects that have:</em></td>
<td></td>
</tr>
<tr>
<td>(1) evidence of site control</td>
<td></td>
</tr>
<tr>
<td>(2) evidence that the current zoning of the proposed site does not prohibit multifamily housing</td>
<td></td>
</tr>
<tr>
<td>(3) evidence of all other non-MFA funding sources</td>
<td></td>
</tr>
<tr>
<td>a.) letters of interest from all other non-MFA funding</td>
<td></td>
</tr>
<tr>
<td>b.) commitment letters from all other non-MFA funding sources</td>
<td></td>
</tr>
<tr>
<td>Use of state, local and private funding sources</td>
<td>High</td>
</tr>
<tr>
<td><em>Projects that have funding sources outside of federal funding sources, Low Income Housing Tax Credits, bond financing, and MFA funding sources:</em></td>
<td></td>
</tr>
<tr>
<td>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</td>
<td>High</td>
</tr>
</tbody>
</table>

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”.

Annual Action Plan 62
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”. [X] 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”. [X] 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. [X] 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.

<table>
<thead>
<tr>
<th>Bedrooms</th>
<th>Per-Unit Subsidy Limit as of May 2017</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>$126,392</td>
</tr>
<tr>
<td>1</td>
<td>$144,891</td>
</tr>
<tr>
<td>2</td>
<td>$176,186</td>
</tr>
<tr>
<td>3</td>
<td>$227,928</td>
</tr>
<tr>
<td>4+</td>
<td>$250,193</td>
</tr>
</tbody>
</table>
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”.

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


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
AFFIDAVIT OF PUBLICATION

STATE OF NEW MEXICO

County of Bernalillo  SS

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 $280.10

Statement to come at the end of month.

ACCOUNT NUMBER 1011094
Los programas HOME, ESG, HCPWA y NHTF son administrados por la MFA, y el programa CDBG es administrado por la DPA.

Cada día, 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 webinar en www.hcusingnm.org para ofrecer su aportación en persona y proporcionar comentarios.

December 19, 2017, 14:00 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 de 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.hcusingnm.org/resources/new-mexico-annual-actiion-plan. Si Ud. no puede descargar el Plan de Acción, favor de ponerse en contacto con la Autoridad de Financiamiento Hipotecaria para pedir una copia (505-843-6880 o 1-800-444-6880). Si Ud. tiene una discapacidad y necesita un lector, un amplificador, un intérprete calificado de la lengua de señas, o cualquier otro medio que se le pueda proporcionar, favor de contactar con la DPA al 505-843-6880 o 1-800-444-6880.

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 Alhambra Street, Suite

500 E. 424.4 feet to a point, from whence a
N.M.L.S. No. 5213
ca2d b2b2 bused and used as a wit-
ness corner bears S.
00° 37' 44" W. 21.04
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
titled and numbered case
November 27, 2017,
be acting an order to fore-
close a mortgage on the
property
Plaintiff's judgment is
in the amount of
$45,254.87,
the same bears interest
at the variable rate of
5.000%, accruing at the rate of $6.20 per
diem. The Court re-
serves entry of final
judgment against De-
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
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
cash.

G. All Declarations of
ballots shall be filled 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
ballots
to be counted by
electronic vote tabulators.

PASSED, APPROVED AND ADOPTED, this 23rd day of Novem-
ber, 2017, at the Regular Meeting of the
Town Council.
Mayor Terri Thome
Councilmember Eilene
Cantú
Councillorone
Councilmember George "Fritz"
Hahn
TOWN OF TAOS
Daniel R. Barrone, Mayor
ATTES: APPROVED AS TO FORM
Reene Lucero,
Town Clerk
Stephen C. Ross,
Town Attorney

RESOLUCION DE ELECCION
La Ciudad de Taos
Resolución 17-50
Se resuelve por el cuerpo gobernante de la Ciudad de Taos que:
A. Una elección munici-
pal regular para la
elección de oficiales
municipales se llevará a cabo el 6 de
marzo de 2018.
B. Las balotas para votar en ausencia se pueden marcar en persona en la oficina de la Escritura de la Municipalidad, durante las horas y días hábiles, empezando el martes, 30 de enero de 2018, y terminando a las 5:00 P.M. el viernes, 2 de marzo de 2018.
C. Votación por Antici-
piado. El recuento de los votos por anticipado, de papeleta, se llevará a cabo por un tabulador electrónico en la oficina de la Escritura 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.
D. Las personas que deseen registrarse para votar en la elección municipal regular, deben registrar con la Escritura 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 Escritura del Condado cerrara los libros del registro.
E. Se archivará todas las Declaraciones de Candidatura con la Escritura Municipal el martes, 9 de enero de 2018 entre las horas de 8:00 A.M. y 5:00 P.M.
F. Se hará un record de los votos de los electores municipales calificados en las cuales se hará un recuento por tabuladores electrónicos.
Adoptado y aprobado
The Consolidated Plan is a five-year strategic plan that governs the administration of federal funding appropriated for housing and community development activity that benefits persons of low- and moderate-income persons throughout the State of New Mexico.

Such federal funding includes the following programs; HOME Investment Partnership programs (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 year goals for approximately $18.74 million of the federal funding, through the five federal programs listed. The HOME, 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/nm-mexico-annual-action-plan. If you are unable to download the Action Plan, please contact the Mortgage Finance Authority at 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 us at 505-843-6880, through the Telecommunications Relay Service at 711, or TTY at 505-966-0355.
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 NOTICES

STATE OF NEW MEXICO IN THE PROBATE COURT OF 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 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
103 Las Cruces Rd.
Taos, NM 87571
757779-0939

LEGAL NOTICES

LEGAL NOTICE

Notice is hereby given that on March 1, 2017, Chevron Mining Inc., P.O. Box 469, Questa, NM 87556, Contact: Kevin Doherty, filed with the Office of the State Engineer Application No. 1045A-7 at the Terminal Point of Diversion of Well No. RG-14117-X-COBB5-A4 to RG-14117-X-COBB5-B4 for the purpose of use, or any new or increased appropriation of water is requested by this application.

LEGAL NOTICES

LEGAL NOTICE

Notice is hereby given that on July 12, 2017, at 7:30 p.m., a public hearing will be held at the Ki Car-Soon Meeting Room 72 hours prior to the meeting. The meeting is open to the public. If special accommodations are required in order to attend and/or participate in the meeting, the following telephone number may be called, Frank Trujillo at (505) 429-4635.

LEGAL NOTICES

LEGAL NOTICIE

Notice of Hearing- Members of the public are invited to provide comment on the hearing for the issuance of or transfers of liquor licenses as outlined below. This Application No. 1037216, for a Restaurant/Beverage, Liquor License to Sal Y Vino, LLC d/b/a Salsa + Wine, located at 1017 Paseo Del Pueblo Norte, El Prado, New Mexico.

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LEGAL NOTICES

LEGAL NOTICE

Notice of Public Hearing - The New Mexico Mortgage Finance Authority (MFA) and the Department of Finance and Administration, Local Government Division (LGD), are seeking public comment on the Draft Amended 2017 New Mexico Annual Action Plan. The Draft Amended 2017 New Mexico Annual Action Plan is available for public review and comment until December 19, 2017.

LEGAL NOTICES

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LEGAL NOTICES

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LEGAL NOTICES

LEGAL NOTICE

Notice of Public Hearing - The New Mexico Mortgage Finance Authority (MFA) and the Department of Finance and Administration, Local Government Division (LGD), are seeking public comment on the Draft Amended 2017 New Mexico Annual Action Plan. The Draft Amended 2017 New Mexico Annual Action Plan is available for public review and comment until December 19, 2017.
Affidavit of Publication

STATE OF NM )
COUNTY OF TAOS ) SS

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

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

SIGNED:

__________________________
Agnes Hernandez

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

__________________________
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
Amended 2017 New Mexico Annual Action Plan and the draft 2018 Annual Action Plan can be found on the MFA’s web page at https://www.nmfa.com/assets/pdf/resources/new-mexico-annual- action-plan/2017.pdf. To download the Action Plan, please contact the New Mexico Mortgage Finance Authority to request a copy at 1-800-444-6880. If you are an individual with a disability and need a reader, amplifier, qualified sign language interpreter, or any other form of auxiliary aid or service please contact the person below. The 2018 Action Plan will be made available in alternative accessible formats (e.g., Braille or large print, audio tape, etc.) and may also be translated into Spanish for people with limited English proficiency (LEP). Spanish-speaking persons upon request. Hamilton Relay in New Mexico or call toll free numbers: TTY: 800-669-8331; Voice: 800-669-4174; Mobile Captioning: 800-669-8330. Speech-to-Speech: 888-845-3638. Spanish: 800-327-1857 (Includes Spanish to English and English to Spanish).

Aviso de Audiencia Pública

Plan de Acción Anual del 2017 de Nuevo México

La Autoridad Financiera de Nuevo México (MFA por sus siglas en inglés) y Departamento de Finanzas y Administración, Gobernacional, Local, Gubernamental (DOF por sus siglas en inglés) del Estado de Nuevo México, en virtud de la ley del Estado de Nuevo México, a través de los Planes de Acción del año 2017, el cual se publica en el periódico oficial del Estado de Nuevo México, a través de la web www.housingnm.org, preparó el documento para su aprobar su porción de los comentarios.

Dec. 19, 2017, 10:00 am

New Mexico Mortgage Finance Authority (MFA)
Board Room

344 4th Street SW
Albuquerque, NM 87102

Dec. 21, 2017, 5:30 pm

New Mexico Mortgage Finance Authority (MFA)
Board Room

344 4th Street SW
Albuquerque, NM 87102


La Autoridad Financiera de Nuevo México (MFA por sus siglas en inglés) y Departamento de Finanzas y Administración, Gobernacional, Local, Gubernamental (DOF por sus siglas en inglés) del Estado de Nuevo México, a través de los Planes de Acción del año 2017, el cual se publica en el periódico oficial del Estado de Nuevo México, a través de la web www.housingnm.org, preparó el documento para su aprobar su porción de los comentarios.
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.  

[Signature]
LEGAL ADVERTISEMENT REPRESENTATIVE  

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

[Signature] 
Notary  
Commission Expires: May 25, 2019  

OFFICIAL SEAL  
Mike S. Flores  
NOTARY PUBLIC  
STATE OF NEW MEXICO  
My Commission Expires: 2015-12-25  

SantaFeNewMexican.com  
202 East Marcy Street, Santa Fe, NM 87501-2021 - 505-983-3303 - fax: 505-984-1785 - P.O. Box 2048, Santa Fe, NM 87504-2048
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, División Local Gubernamental (CFA por sus siglas en inglés) están solicitando comentarios del 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 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 Álamos, 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 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 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 Anual de Acción 2018 describe las metas de un año para aproximadamente $16.74 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.housinngnm.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


Ciudadanos, agencias interesadas, y organizaciones con y sin fines de lucro pueden revisar el 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 empiece 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) 843-8880 o sin cargo 1-800-444-8880 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 será aceptado, se proverá motivo 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 de 2018.

Se podrá hacer arreglos con 48 horas de notificación anterior para participantes que no hablen inglés y personas con discapacidades llamando al 505-843-8880. Todas las instalaciones son accesibles para silla de ruedas.
Public Hearing...

Publish 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 (LGD) 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 strategy plan that guides 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 $15.74 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 LGD.

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 1-800-444-8880. 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: 800-659-1778, VCO (Voice Carry Over): 877-859-4174, Mobile Caption Service: 800-655-8111, Speak-to-Speech: 888-859-9592, 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 December 21, 2017, 5:30 pm
New Mexico Mortgage Finance Authority (MFA) New Mexico Mortgage Finance Authority (MFA)
Board Room Board Room
344 4th Street SW 344 4th Street SW
Albuquerque, NM 87102 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 1-800-444-8880 or Fax: (505) 243-3209 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 15, 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.
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
NOTICE OF PUBLIC AUCTION SALE OF REAL PROPERTY FOR DELINQUENT PROPERTY TAXES OF THE STATE OF NEW MEXICO TAXATION AND REVENUE DEPARTMENT

Property Tax Division

V:\Lot: Notice is hereby given that pursuant to the provisions of Section 7-38-65 NMSA 1978, 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 ADDITIONAL LOCATION: 500 NM 518, Mora, NM the following described real property has been assessed to the said owner. All sions of Section 7-38-67(H) NMSA 1978 only on properties offered for sale that are specifically in their land grant-merced.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 hazard 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 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.
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

Plan de Acción Anual 2017 de Nuevo México Actuado 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, 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 México y el BORRADOR del Plan Anual de Acción 2018 del Estado de Nuevo México. Un plazo de 48 horas notificación para personas que hablen idiomas no-ingleses y personas con discapacidades se puede obtener llamando al 505-843-6880. Todos los edificios son accesibles para sillas de ruedas.

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**STATE OF NEW MEXICO IN THE PROBATE COURT MORA COUNTY NO. 2017-008 IN THE MATTER OF THE ESTATE OF PHILIP R. VIGIL NOTICE TO KNOWN 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 four (4) months after the date of the first publication of this notice, which is November 28, 2017.

Puerto del Sol, NM 87701

NOTICe: Las Vegas Optic, Dec 6, 2017

---

**Notice to Creditors**

NOTICE IS HEREBY GIVEN to the undersigned personal representative of this estate, that the undersigned has been appointed personal representative of this estate.

Puerto del Sol, NM 87701

NOTICe: Las Vegas Optic, Dec 6, 2017

---

**Fourth Judicial District Court of the State of New Mexico**

**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 four (4) months after the date of the first publication of this notice.

Puerto del Sol, NM 87701

NOTICe: Las Vegas Optic, Dec 6, 2017
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 1500 Iron 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 87101.

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) 242-7579

Publish: Las Vegas Optic, Nov 29, Dec 6, 13, 2017

The Honorable Matthew J. Sandovall, District Judge of the Fourth Judicial District at the San Miguel County Courthouse in Las Vegas, New Mexico at 10:30 a.m., on the 13th day of December, 2017 for a FINAL ORDER FOR CHANGE OF NAME from Maria Eulidia Padilla to Lily Eutimia Padilla. 

Petition has been presented, /s/ Lily E. Sanchez, Petitioner pro se P.O. Box 2693 Las Vegas, NM 87701 PUB: Las Vegas Optic, Nov 29, Dec 6, 2017

Notice of Public Hearing 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, 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 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, Eddy, Luna, McKinley, San Juan, 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 (includes Spanish to English 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.housefinn.com 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. M.T. Thursday, January 4, 2018. Written comments and questions may be directed to Debbie Davis. Phone (505) 841-6800 Fax (505) 841-6880 or Email ddavis@housfin.nm.gov. Mail: New Mexico Mortgage Finance Authority, 344 Fourth Street 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 18, 2018. Accommodations can be made for persons with disabilities. 請問您需要翻譯成什麼語言？ 翻譯成簡體中文或者繁體中文？
APPLICATION FOR PUBLICATION OF MARIANNE SANCHEZ

STATE OF NEW MEXICO
COUNTY OF SAN MIGUEL

APPROVAL OF PUBLICATION

JAN 9 2018
Miss a day. Miss a lot.
PROOF OF PUBLICATION

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

[Signature]

President
Official Position

STATE OF NEW MEXICO

ss.
County of Dona Ana
Subscribed and sworn before me this

[Signature]

Notary Public in and for
Dona Ana County, New Mexico

[Signature]
My Term Expires

[Seal]
Beginning December 6, 2017, a copy of the
Amended 2017 Annual Action Plan and
the draft 2018 Annual Action Plan can be found
If you are unable to download the Action
Plan, please contact the Mortgage Finance Au-
tority to request a copy. (505) 843-6880 or
toll free 1-800-444-6880. Local residents can also
reach the Mortgage Finance Authority at
(505) 639-1779, VCO (Voice Carry Over):
877-659-4174, Mobile Caption Service:
800-855-8111, Speech-to-Speech:
866-659-3952 and Spanish: 800-327-1857
(includes English-Spanish translation from
Spanish to English).

Citizens, interested agencies, and for-profit
and non-profit organizations may review the
Amended 2017 Action Plan and attend the
draft 2018 Action Plan public hearings.
Comments on the draft 2018 Action Plan may be
submitted at these locations or via webcast:
www.housingnm.org.

December 19, 2017, 10:00 am
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Albuquerque, NM 87102

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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 de 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
Hipotecaria de Nuevo México para pedir una copia
(505) 843-6880 o toll free 1-800-444-6880.
Si Ud. tiene una discapacidad y necesita un lec-
tor, amplificador, un interpréte calificado 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 que no hablan inglés (LEP por sus siglas en inglés). Marque el 711
para usar el Hamilton Relay en Nuevo México
o llame a uno de los números sin cargo: TTY;
900-659-8331, Voz (Voice en inglés):
877-659-4174, Mobile Caption Service:
800-855-8111, Speech-to-Speech:
866-659-3952 and Spanish:
800-327-1857 (Incluye español-ingles y
traducción del inglés al español).

Citadinos, agencias interesadas y
organizaciones con y sin fines de lucro pueden
revisar el borrador del Plan de Acción
Actualizado del 2017 y el borrador del Plan de

Aviso de audiencia pública

Accommodations can be made within
48 hours notice for non-English speaking partic-
pants and individuals with disabilities by calling
(505) 843-6880. All facilities are wheelchair
accessible.
STATE OF NEW MEXICO  
County of San Juan:  
JOHN R. MOSES, being duly sworn says: That I am 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 was $443.42

Affiant

John R. Moses

Affidavit of Publication

Ad No. 74549
NOTICE OF PUBLIC HEARING
Draft Amended 2017 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 comments on the Draft Amended 2017 New Mexico Annual Action Plan and the Draft State of New Mexico 2018 Annual Action Plan. The public hearing will be held on Thursday, January 4, 2018, at 6:00 p.m. in the Hearing Room of the New Mexico Mortgage Finance Authority, 344 Fourth Street Southwest, Albuquerque, NM 87102. All interested parties are encouraged to attend.

Accommodations can be made within 48 hours notice for non-English speaking participants and individuals with disabilities by calling 505-444-6680. All facilities are wheel chair accessible.

Aviso de Audiencia Pública

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

La Autoridad Financiera de Nuevo México (MFA) y el Departamento de Finanzas y Administración, División Local Gubernamental (DFA) están solicitando comentarios de los publicos sobre los Planes de Acción Anual del 2017 y del 2018 de Nuevo México. Todos los interesados están invitados a asistir a la audiencia pública que se realizará el 4 de enero de 2018, a las 6:00 p.m., en el Edificio de la Autoridad Financiera de Nuevo México, 344 Avenida Cuarta Sur, Albuquerque, NM 87102.

Citizens, interested agencies, and for-profit and non-profit organizations interested in attending any of the two (2) Public Hearings at these locations or via webcast at www.housingnm.org are invited to provide their input and participate in the discussions.

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

December 21, 2017, 8:00 am
New Mexico Mortgage Finance Authority (MFA)
Board Room
344 Fourth Street SW
Albuquerque, NM 87102

CITIZENS, interested agencies, and for-profit and non-profit organizations interested in attending any of the two (2) Public Hearings at these locations or via webcast at www.housingnm.org are invited to provide their input and participate in the discussions.

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

December 21, 2017, 8:00 am
New Mexico Mortgage Finance Authority (MFA)
Board Room
344 Fourth Street SW
Albuquerque, NM 87102

Ejercicio el 6 de diciembre de 2017, para la elaboración del Plan de Acción Anual del 2018 de la Autoridad Financiera de Nuevo México. El Plan de Acción Anual de 2017 está siendo actualizado para incluir un incremento en los precios de los bienes raíces de venta en las áreas de Bayer, Bernalillo, Doña Ana, Las Cruces, Santa Fe, San Miguel, y Taos Counties. El Plan de Acción Anual del 2018 contempla la implementación de programas en el Estado de Nuevo México para proveer servicios de vivienda a personas de bajos ingresos. Los interesados están invitados a asistir a la audiencia pública que se realizará el 4 de enero de 2018, a las 6:00 p.m., en el Edificio de la Autoridad Financiera de Nuevo México, 344 Avenida Cuarta Sur, Albuquerque, NM 87102.
**LEGALS**

**LEGAL 65148**
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 (NMIFA) and the Department of Finance and Administration, Local Government Division (LFD) 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 period for public examination and comment will begin on December 7, 2017 and end on January 4, 2018. The 2018 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.

Citizens, interested agencies, and for-profit and non-profit organizations may provide input on either or both of the plans by mail or email to the NMIFA at:

New Mexico Mortgage Finance Authority (NMIFA)
Board Room
344 4th Street SW
Albuquerque, NM 87102

**LEGAL 65168**
December 5, 2017

Application Notice

will prepare a summary of all comments received in writing and, in cases where any citizen's 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 15, 2018.

Accommodations can be made within 48 hours notice for non-English speaking participants and individuals with disabilities by calling 505-843-8880. All facilities are wheelchair accessible.

**LEGAL 65169**
December 5, 2017

Aviso de Audiencia Pública

Borrador de Plan de Acción Anual del 2017 del Programa de Mejora de Casas en Nuevo México

La Autoridad Financiera Hipotecaria de Nuevo México (NMIFA) 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 México y el Borrador del Plan Anual 2018 del Estado de Nuevo México. Un plazo de examen y comentarios por parte del público empezará el 6 de diciembre de 2017 y terminará el 4 de enero de 2018. El Plan de Acción 2017 está siendo actualizado a fin de solicitar un incremento en los precios medios de venta límite 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
AFFIDAVIT OF LEGAL PUBLICATION

LEGAL # 66148

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
IDAVIT OF PUBLICATION
E OF NEW MEXICO
of Bernalillo SS

Yvette Gonzales, the undersigned, on oath states that she is an authorized Representative of

La Autoridad Financiera Hipotecaria de Nuevo México (MFA por sus siglas en inglés) y el Departamento de Finanzas y

Plan de Acción Anual del 2017 de Nuevo Mexico Actualizado y

Administración, División Local Gubernamental (DFA por sus siglas en inglés) están solicitando comentarios del público sobre

Plan de Acción Anual 2018 de Nuevo Mexico

el BORRADOR Actualizado del Plan de Acción del 2017 de Nuevo Mexico y el BORRADOR del Plan Anual de Acción 2018

Un plazo de examinación y comentarios por parte del público empezará el 6 de diciembre del 2017 y terminará el 4 de enero del 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 del 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

and subscribed before me, a Notary Public, in and

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

County of Bernalillo and State of New Mexico this

County of Bernalillo and State of New Mexico this
day of December 2017 of 2017

$310.02

ent to come at the end of month.

OFFICIAL SEAL
Sandra B. Gutierrez
NOTARY PUBLIC
STATE OF NEW MEXICO

My Commission Expires: 2-18-21

Sandra B. Gutierrez

Fernette 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 judgments within the meaning of Section 3, Chapter 167, Session Laws of 1937, and that therefore has been made of assessed as court cost; that the notice, copy of which hereto was published in said paper in the regular daily edition, for 1 time(s) on the following:

Date of Publication: December 21, 2017

Amount: $310.02

This is to certify that said notice was published in the manner prescribed by law.

Notary Public in and for the County of Bernalillo and State of New Mexico

Sandra B. Gutierrez

My Commission Expires: 2-18-21

Official Seal

1011094
AFFIDAVIT OF PUBLICATION

STATE OF NEW MEXICO

County of Bernalillo        SS

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

PRICING $310.02
DAVIT OF PUBLICATION
OF NEW MEXICO

Bernalillo SS

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

ments within the meaning of Section 3, Chapter 167, Session Laws of 1937, and that therefore has been made of assessed as court cost, that the notice, copy of which hereto subscribed before me, a Notary Public, in and for the State of Bernalillo and State of New Mexico this day of December of 2017

$280.10

00 to come at the end of month.

NUMBER 1011094

OFFICIAL SEAL

Sandra B. Gutierrez
NOTARY PUBLIC
STATE OF NEW MEXICO

My Commission Expires:

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 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.

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
Part C SF424, SF424D and State Certifications
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 nondiscrimination 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 nondiscrimination. 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 1685-1666), 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 VII 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 7324-7326) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.


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).


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.
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.

\[Signature\]  \[Date\]

Signature of Authorized Official  \[6-18-2018\]

**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 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]
Signature of Authorized Official

[Date]
Date

[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: [Signature]
Date: 6/8/2018

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]
Signature of Authorized Officer

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: [Signatures]

Date: 6-18-2018

Title: [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:
   - ☒ Application
   - □ Preapplication
   - □ Continuation
   - □ Changed/Corrected Application
   - □ Revision

2. Type of Application:
   - ☒ New
   - □ Revision
   - □ 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): 05-6000555

   c. Organizational DUNS: 8085615670000

   d. Address:

      Street1: 407 Galisteo Street

      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: 505-627-4974

      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.):

* 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 [NM 1-3]

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

17. Proposed Project:
   * a. Start Date: 01/01/2019
   * b. End Date: 12/31/2018

18. Estimated Funding ($):
   * a. Federal
   * b. Applicant
   * c. State
   * d. Local
   * e. Other
   * f. Program Income
   * g. TOTAL 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  [X] 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 21, 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
Middle Name
* Last Name Martinez
Suffix
* Title Governor
* Telephone Number 505-476-2200
* Email Susana.martinez2@state.nm.us

* Signature of Authorized Representative: [Signature]
* Date Signed 06-18-2018
Application for Federal Assistance SF-424

1. Type of Submission:  
   - Preapplication
   - Application
   - Changed/Corrected Application

2. Type of Application:  
   - New
   - Continuation
   - Revision

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
   - City: Albuquerque
   - County/Parish: Bernalillo
   - State: NM: New Mexico
   - Country: USA: UNITED STATES
   - Zip / Postal Code: 87102-3206

e. Organizational Unit:

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 NM
   * b. Program/Project NM-3

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

17. Proposed Project:
   * a. Start Date: 01/01/2016
   * b. End Date: 12/31/2016

18. Estimated Funding ($):
   * a. Federal
   * b. Applicant
   * c. State
   * d. Local
   * e. Other
   * f. Program Income
   * g. TOTAL

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: Susana
Middle Name: 
Last Name: Martinez
Suffix: 
Title: Governor
Telephone Number: 505-476-2200
Fax Number: 
Email: Susana.martinez2@state.nm.us

Signature of Authorized Representative: 
Date Signed: 6/18/2018
Application for Federal Assistance SF-424

1. Type of Submission
   - Preapplicaton
   - Application
   - Changed/Corrected Application

2. Type of Application
   - New
   - Continuation
   - Revision

3. Date Received:

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

B. APPLICANT INFORMATION:

a. Legal Name: New Mexico Mortgage Finance Authority

b. Employer/Taxpayer Identification Number (EIN/TIN)
   - 85-0252746

c. Organizational DUNS
   - 032147420080

d. Address:
   - Street1: 344 4th Street SW
   - City: Albuquerque
   - County/Parish: Bernalillo
   - State: NM: New Mexico
   - Province: 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: 505-767-2766
* 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.):

* 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: NM1
   * b. Program/Project: NM-3

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

17. Proposed Project:
   * a. Start Date: 01/01/2018
   * b. End Date: 12/31/2018

18. Estimated Funding ($):
   * a. Federal: 808,226.00
   * b. Applicant:
   * c. State:
   * d. Local:
   * e. Other:
   * f. Program Income:
   * g. TOTAL: 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
   [x] 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  [x] 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 21, Section 1001)
   [x] 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: Susana
Middle Name:  
* Last Name: Martinez
Suffix:  
* Title: Governor
* Telephone Number: 505-476-2200
Fax Number:  
* Email: Susana.martinez2@state.nm.us

* Signature of Authorized Representative:  
* Date Signed: 01-18-20XX
Application for Federal Assistance SF-424

* 1. Type of Submission:
  - [ ] Preapplication
  - [x] Application
  - [ ] Changed/Corrected Application

* 2. Type of Application:
  - [x] New
  - [ ] Continuation
  - [ ] Revision
  * If Revision, select appropriate letter(s):

* 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: 0832147420003

  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: 505-767-2223
  Fax Number: 505-242-2766

* Email: davis@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:
    14-231

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.):

* 15. Descriptive Title of Applicant's Project:
    State of New Mexico 2018 Action Plan

Attach supporting documents as specified in agency instructions
Application for Federal Assistance SF-424

16. Congressional Districts Of:
   * a. Applicant: NM 1
   * b. Program/Project: NM 3

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

17. Proposed Project:
   * a. Start Date: 01/01/2018
   * b. End Date: 12/31/2018

18. Estimated Funding ($):
   * a. Federal
   * b. Applicant
   * c. State
   * d. Local
   * e. Other
   * f. Program Income
   * g. TOTAL: 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

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: Susana
Middle Name: 
* Last Name: Martinez
Suffix: 

* Title: Governor

* Telephone Number: 505-476-2200
Fax Number: 

* Email: Susana.martinez2@state.nm.us

* Signature of Authorized Representative:

Date Signed: 6-18-2013
Application for Federal Assistance SF-424

1. Type of Submission
   - Preapplication
   - Application
   - Changed/Corrected Application

2. Type of Application
   - New
   - Continuation
   - Revision
   - 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): 85-0252746

   c. Organizational DUNS: 0832147420000

   d. Address:
      - Street1: 344 4th Street SW
      - City: Albuquerque
      - County/Parish: Bernalillo
      - State: NM, New Mexico
      - Province: 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: 505-242-3766
      - * 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:
14.275

CFDA Title:
Housing Trust Fund

12. Funding Opportunity Number:

* Title:

13. Competition Identification Number:

Title:

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

* 15. Descriptive Title of Applicant’s Project:
State of New Mexico 2018 Action Plan

Attach supporting documents as specified in agency instructions.
# Application for Federal Assistance SF-424

### 16. Congressional Districts Of:
* a. Applicant M1
* b. Program/Project NM1-3

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

### 17. Proposed Project:
* a. Start Date: 01/01/2018
* b. End Date: 12/31/2018

### 18. Estimated Funding ($):

| * a. Federal | 3,000,000.00 |
| * b. Applicant | |
| * c. State | |
| * d. Local | |
| * e. Other | |
| * f. Program Income | |
| * g. TOTAL | 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
- [x] 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
- [x] 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: | |
| Middle Name: | |
| * Last Name: Martinez | |
| Suffix: | |
| * Title: Governor | |
| * Telephone Number: 505-476-2200 | Fax Number: |
| * Email: Susana.martinez2@state.nm.us | |

* Signature of Authorized Representative: [Signature]
* Date Signed: 6-18-2023
Part D 2018 ASDN Chart
## APPENDIX A

### 2018 Areas of Statistically Demonstrated Need

<table>
<thead>
<tr>
<th>County</th>
<th>2016 Census Population (a)</th>
<th>2012 Census Population (a)</th>
<th>Population Growth (%)</th>
<th>Population Growth &gt; -2.60% average</th>
<th>Port of MSA or County &gt; 10K</th>
<th>2017 % Rental Vacancy (b)</th>
<th>Rental Vacancy rate below 5.31%</th>
<th>2017 Determined Need (H = High, M = Medium)</th>
<th>2018 Determined Need (H = High, M = Medium)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bernalillo</td>
<td>676,953</td>
<td>672,685</td>
<td>0.63%</td>
<td>Y</td>
<td>Y</td>
<td>4.29%</td>
<td>Y</td>
<td>H</td>
<td>H</td>
</tr>
<tr>
<td>Catron</td>
<td>3,508</td>
<td>3,651</td>
<td>-4.08%</td>
<td>N</td>
<td>N</td>
<td>-</td>
<td>N</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Chaves</td>
<td>65,282</td>
<td>65,705</td>
<td>-0.65%</td>
<td>Y</td>
<td>Y</td>
<td>14.50%</td>
<td>N</td>
<td>M</td>
<td>M</td>
</tr>
<tr>
<td>Cibola</td>
<td>27,487</td>
<td>27,316</td>
<td>0.62%</td>
<td>Y</td>
<td>Y</td>
<td>2.70%</td>
<td>Y</td>
<td>H*</td>
<td>H</td>
</tr>
<tr>
<td>Colfax</td>
<td>12,253</td>
<td>13,226</td>
<td>-7.94%</td>
<td>N</td>
<td>Y</td>
<td>4.30%</td>
<td>Y</td>
<td>M</td>
<td>M</td>
</tr>
<tr>
<td>Curry</td>
<td>50,280</td>
<td>50,690</td>
<td>-0.82%</td>
<td>Y</td>
<td>Y</td>
<td>7.30%</td>
<td>N</td>
<td>M</td>
<td>M</td>
</tr>
<tr>
<td>De Baca</td>
<td>1,793</td>
<td>1,941</td>
<td>-8.25%</td>
<td>N</td>
<td>N</td>
<td>-</td>
<td>N</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Dona Ana</td>
<td>214,207</td>
<td>214,162</td>
<td>0.02%</td>
<td>Y</td>
<td>Y</td>
<td>4.80%</td>
<td>Y</td>
<td>M</td>
<td>H</td>
</tr>
<tr>
<td>Eddy</td>
<td>57,621</td>
<td>54,424</td>
<td>5.55%</td>
<td>Y</td>
<td>Y</td>
<td>6.70%</td>
<td>N</td>
<td>H.H</td>
<td>H</td>
</tr>
<tr>
<td>Grant</td>
<td>28,280</td>
<td>29,320</td>
<td>-3.68%</td>
<td>N</td>
<td>Y</td>
<td>1.80%</td>
<td>Y</td>
<td>M</td>
<td>M</td>
</tr>
<tr>
<td>Guadalupe</td>
<td>4,376</td>
<td>4,612</td>
<td>-5.39%</td>
<td>N</td>
<td>N</td>
<td>10.90%</td>
<td>N</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Harding</td>
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<td>698</td>
<td>-4.96%</td>
<td>N</td>
<td>N</td>
<td>-</td>
<td>N</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Hidalgo</td>
<td>4,302</td>
<td>4,785</td>
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<td>N</td>
<td>N</td>
<td>10.90%</td>
<td>N</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Lea</td>
<td>69,749</td>
<td>66,182</td>
<td>5.11%</td>
<td>Y</td>
<td>Y</td>
<td>7.30%</td>
<td>N</td>
<td>M</td>
<td>M</td>
</tr>
<tr>
<td>Lincoln</td>
<td>19,429</td>
<td>20,198</td>
<td>-3.96%</td>
<td>N</td>
<td>Y</td>
<td>10.90%</td>
<td>N</td>
<td>M</td>
<td>M*</td>
</tr>
<tr>
<td>Los Alamos</td>
<td>18,147</td>
<td>18,149</td>
<td>-0.01%</td>
<td>Y</td>
<td>Y</td>
<td>0.60%</td>
<td>Y</td>
<td>M</td>
<td>H</td>
</tr>
<tr>
<td>Luna</td>
<td>24,450</td>
<td>24,983</td>
<td>-2.18%</td>
<td>Y</td>
<td>Y</td>
<td>5.20%</td>
<td>Y</td>
<td>M</td>
<td>M</td>
</tr>
<tr>
<td>McKinley</td>
<td>74,923</td>
<td>72,691</td>
<td>2.98%</td>
<td>Y</td>
<td>Y</td>
<td>2.10%</td>
<td>Y</td>
<td>H</td>
<td>H</td>
</tr>
<tr>
<td>Mora</td>
<td>4,504</td>
<td>4,675</td>
<td>-3.80%</td>
<td>N</td>
<td>N</td>
<td>10.90%</td>
<td>N</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Otero</td>
<td>65,410</td>
<td>66,016</td>
<td>-0.93%</td>
<td>Y</td>
<td>Y</td>
<td>3.90%</td>
<td>Y</td>
<td>H</td>
<td>H</td>
</tr>
<tr>
<td>Quay</td>
<td>8,365</td>
<td>8,816</td>
<td>-5.39%</td>
<td>N</td>
<td>N</td>
<td>7.90%</td>
<td>N</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Rio Arriba</td>
<td>40,040</td>
<td>40,254</td>
<td>-0.53%</td>
<td>Y</td>
<td>Y</td>
<td>4.10%</td>
<td>Y</td>
<td>M*</td>
<td>H</td>
</tr>
<tr>
<td>Roosevelt</td>
<td>19,082</td>
<td>20,341</td>
<td>-6.60%</td>
<td>N</td>
<td>Y</td>
<td>3.60%</td>
<td>Y</td>
<td>M</td>
<td>M</td>
</tr>
<tr>
<td>Sandoval**</td>
<td>142,025</td>
<td>135,383</td>
<td>4.68%</td>
<td>Y</td>
<td>Y</td>
<td>3.11%</td>
<td>Y</td>
<td>H</td>
<td>H</td>
</tr>
<tr>
<td>San Juan</td>
<td>115,079</td>
<td>128,331</td>
<td>-11.52%</td>
<td>N</td>
<td>Y</td>
<td>7.30%</td>
<td>N</td>
<td>M*</td>
<td>H</td>
</tr>
<tr>
<td>San Miguel</td>
<td>27,760</td>
<td>29,026</td>
<td>-4.56%</td>
<td>N</td>
<td>Y</td>
<td>4.70%</td>
<td>Y</td>
<td>M</td>
<td>M</td>
</tr>
<tr>
<td>Santa Fe</td>
<td>148,651</td>
<td>146,157</td>
<td>1.68%</td>
<td>Y</td>
<td>Y</td>
<td>1.38%</td>
<td>Y</td>
<td>H</td>
<td>H</td>
</tr>
<tr>
<td>Sierra</td>
<td>11,191</td>
<td>11,881</td>
<td>-6.17%</td>
<td>N</td>
<td>Y</td>
<td>1.50%</td>
<td>Y</td>
<td>M</td>
<td>M</td>
</tr>
<tr>
<td>Socorro</td>
<td>17,027</td>
<td>17,524</td>
<td>-2.92%</td>
<td>N</td>
<td>Y</td>
<td>0.40%</td>
<td>Y</td>
<td>M</td>
<td>M</td>
</tr>
<tr>
<td>Taos</td>
<td>33,065</td>
<td>32,817</td>
<td>0.75%</td>
<td>Y</td>
<td>Y</td>
<td>17.30%</td>
<td>N</td>
<td>H*</td>
<td>H</td>
</tr>
<tr>
<td>Torrance</td>
<td>15,302</td>
<td>16,074</td>
<td>-5.05%</td>
<td>N</td>
<td>N</td>
<td>-</td>
<td>N</td>
<td>M*</td>
<td>H</td>
</tr>
<tr>
<td>Union</td>
<td>4,183</td>
<td>4,432</td>
<td>-5.95%</td>
<td>N</td>
<td>N</td>
<td>10.90%</td>
<td>N</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Valencia</td>
<td>75,626</td>
<td>76,639</td>
<td>-1.34%</td>
<td>Y</td>
<td>Y</td>
<td>5.00%</td>
<td>Y</td>
<td>M</td>
<td>H</td>
</tr>
</tbody>
</table>

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

Counts 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
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.

<table>
<thead>
<tr>
<th>RENTAL Activity</th>
<th>Average Per-Unit HOME</th>
<th>Minimum Period</th>
<th>Affordability</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rehabilitation or Acquisition of Existing Housing</td>
<td>&lt;$15,000</td>
<td>5 years</td>
<td></td>
</tr>
<tr>
<td></td>
<td>15,000 - $40,000</td>
<td>10 years</td>
<td></td>
</tr>
<tr>
<td></td>
<td>&gt;$40,000</td>
<td>15 years</td>
<td></td>
</tr>
<tr>
<td>Refinance of Rehabilitation Project</td>
<td>Any dollar amount</td>
<td>15 years</td>
<td></td>
</tr>
<tr>
<td>New Construction or Acquisition of New Housing</td>
<td>Any dollar amount</td>
<td>20 years</td>
<td></td>
</tr>
</tbody>
</table>
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.

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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.

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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:
<table>
<thead>
<tr>
<th>Scoring Criteria</th>
<th>Priority</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Geographic diversity</strong></td>
<td>Low</td>
</tr>
<tr>
<td>No other Low Income Housing Tax Credit, public housing, or federally-subsidized</td>
<td></td>
</tr>
<tr>
<td>housing projects within:</td>
<td></td>
</tr>
<tr>
<td>• ¼ mile radius</td>
<td></td>
</tr>
<tr>
<td>• ½ mile radius</td>
<td></td>
</tr>
<tr>
<td><strong>Duration of the affordability period beyond the required 30 years</strong></td>
<td>Low</td>
</tr>
<tr>
<td>Projects committed to an additional five or more years</td>
<td></td>
</tr>
<tr>
<td><strong>Energy efficiency</strong></td>
<td>Low</td>
</tr>
<tr>
<td>Projects achieving a HERS rating lower than 75 for rehabilitation projects and 65 for new construction projects</td>
<td></td>
</tr>
<tr>
<td><strong>Organization type</strong></td>
<td>Low</td>
</tr>
<tr>
<td>Developer/general partner is a New Mexico nonprofit organization, a Tribally</td>
<td></td>
</tr>
<tr>
<td>Designated Housing Entity (TDHE) or Tribal Housing Authority, or a public housing</td>
<td></td>
</tr>
<tr>
<td>authority</td>
<td></td>
</tr>
<tr>
<td><strong>Absence of project-based rental assistance</strong></td>
<td>Low</td>
</tr>
<tr>
<td>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</td>
<td></td>
</tr>
<tr>
<td><strong>Transit-oriented development</strong></td>
<td>Medium</td>
</tr>
<tr>
<td>Projects within 1/2-mile radius of public transportation. Public transportatio</td>
<td></td>
</tr>
<tr>
<td>n must be established and provided on a fixed route with scheduled service.</td>
<td></td>
</tr>
<tr>
<td>Alternative forms of transportation may be acceptable, provided sufficient</td>
<td></td>
</tr>
<tr>
<td>documentation is submitted that establishes the alternative form of</td>
<td></td>
</tr>
<tr>
<td>transportation is acceptable to MFA. A future promise to provide service does not satisfy this scoring criterion.</td>
<td></td>
</tr>
<tr>
<td><strong>Rural location</strong></td>
<td>Medium</td>
</tr>
<tr>
<td>Projects located in cities with populations of 50,000 or less (per latest U.S.</td>
<td></td>
</tr>
<tr>
<td>Census)</td>
<td></td>
</tr>
<tr>
<td><strong>Creation of new units serving ELI households, through new construction, adaptive reuse or conversion of market-rate units</strong></td>
<td>Medium</td>
</tr>
<tr>
<td><strong>Applicant’s ability to obligate NHTF funds and undertake eligible activities in a timely manner</strong></td>
<td>High</td>
</tr>
<tr>
<td>Projects that have</td>
<td></td>
</tr>
<tr>
<td>(1) evidence of site control = 5 points</td>
<td></td>
</tr>
<tr>
<td>(2) evidence that the current zoning of the proposed site does not prohibit</td>
<td></td>
</tr>
<tr>
<td>multifamily housing = 5 points</td>
<td></td>
</tr>
<tr>
<td>(3) evidence of all other non-MFA funding sources</td>
<td></td>
</tr>
<tr>
<td>a.) firm letters of interest from all other non-MFA funding = 5 points</td>
<td></td>
</tr>
<tr>
<td>b.) commitment letters from all other non-MFA funding sources = 10 points</td>
<td></td>
</tr>
<tr>
<td><strong>Use of state, local and private funding sources</strong></td>
<td>High</td>
</tr>
<tr>
<td>Projects that have funding sources outside of federal funding sources, low-income housing tax credits, bond financing, and MFA funding sources</td>
<td></td>
</tr>
<tr>
<td>For each non-MFA funding source for which points are being requested, application must include a firm letter of interest including terms.</td>
<td></td>
</tr>
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<td><strong>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</strong></td>
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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:

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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:
<table>
<thead>
<tr>
<th>Scoring Criteria</th>
<th>Priority</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Geographic diversity</strong></td>
<td>Low</td>
</tr>
<tr>
<td>No other Low Income Housing Tax Credit, public housing, or federally-subsidized housing projects within:</td>
<td></td>
</tr>
<tr>
<td>• ¼ mile radius</td>
<td></td>
</tr>
<tr>
<td>• ½ mile radius</td>
<td></td>
</tr>
<tr>
<td><strong>Duration of the affordability period beyond the required 30 years</strong></td>
<td>Low</td>
</tr>
<tr>
<td>Projects committed to an additional five or more years</td>
<td></td>
</tr>
<tr>
<td><strong>Energy efficiency</strong></td>
<td>Low</td>
</tr>
<tr>
<td>Projects achieving a HERS rating lower than 75 for rehabilitation projects and 65 for new construction projects</td>
<td></td>
</tr>
<tr>
<td><strong>Organization type</strong></td>
<td>Low</td>
</tr>
<tr>
<td>Developer/general partner is a New Mexico nonprofit organization, a Tribally Designated Housing Entity (TDHE) or Tribal Housing Authority, or a public housing authority</td>
<td></td>
</tr>
<tr>
<td><strong>Absence of project-based rental assistance</strong></td>
<td>Low</td>
</tr>
<tr>
<td>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</td>
<td></td>
</tr>
<tr>
<td><strong>Transit-oriented development</strong></td>
<td>Medium</td>
</tr>
<tr>
<td>Projects within 1/2-mile radius of public transportation.</td>
<td></td>
</tr>
<tr>
<td>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.</td>
<td></td>
</tr>
<tr>
<td><strong>Rural location</strong></td>
<td>Medium</td>
</tr>
<tr>
<td>Projects located in cities with populations of 50,000 or less (per latest U.S. Census)</td>
<td></td>
</tr>
<tr>
<td><strong>Creation of new units serving ELI households, through new construction, adaptive reuse or conversion of market-rate units</strong></td>
<td>Medium</td>
</tr>
<tr>
<td><strong>Applicant’s ability to obligate NHTF funds and undertake eligible activities in a timely manner</strong></td>
<td>High</td>
</tr>
<tr>
<td>Projects that have</td>
<td></td>
</tr>
<tr>
<td>(1) evidence of site control = 5 points</td>
<td></td>
</tr>
<tr>
<td>(2) evidence that the current zoning of the proposed site does not prohibit multifamily housing = 5 points</td>
<td></td>
</tr>
<tr>
<td>(3) evidence of all other non-MFA funding sources</td>
<td></td>
</tr>
<tr>
<td>a.) firm letters of interest from all other non-MFA funding = 5 points</td>
<td></td>
</tr>
<tr>
<td>b.) commitment letters from all other non-MFA funding sources = 10 points</td>
<td></td>
</tr>
<tr>
<td><strong>Use of state, local and private funding sources</strong></td>
<td>High</td>
</tr>
<tr>
<td>Projects that have funding sources outside of federal funding sources, low-income housing tax credits, bond financing, and MFA funding sources</td>
<td></td>
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<td>For each non-MFA funding source for which points are being requested, application must include a firm letter of interest including terms.</td>
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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
10. 2012 New Mexico Mechanical 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 puppy 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 puppy contributions, a higher puppy 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.).
      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 landscape – 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. ENCLOSEMENT – 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/ishr
         • 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=STAN

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.
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.

<table>
<thead>
<tr>
<th>Requirements for Site</th>
<th>Inspectable Item</th>
<th>Observable Deficiency</th>
<th>Type and Degree of Deficiency that must be addressed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fencing and Gates</td>
<td>Damaged/Falling/Leaning</td>
<td>Fence or gate is missing or damaged to the point it does not function as it should</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Holes</td>
<td>Hole in fence or gate is larger than 6 inches by 6 inches</td>
<td></td>
</tr>
<tr>
<td>Grounds</td>
<td>Missing Sections</td>
<td>An exterior fence, security fence or gate is missing a section which could threaten safety or security</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Erosion/Rutting Areas</td>
<td>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</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Overgrown/Penetrating Vegetation</td>
<td>Vegetation has visibly damaged a component, area or system of the property or has made them unusable or unpassable</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Ponding/Site Drainage</td>
<td>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</td>
<td></td>
</tr>
<tr>
<td>Health &amp; Safety</td>
<td>Air Quality - Sewer Odor Detected</td>
<td>Sewer odors that could pose a health risk if inhaled for prolonged periods</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Air Quality - Propane/Natural Gas/Methane Gas Detected</td>
<td>Strong propane, natural gas or methane odors that could pose a risk of explosion/fire and/or pose a health risk if inhaled</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Electrical Hazards - Exposed Wires/Open Panels</td>
<td>Any exposed bare wires or openings in electrical panels (capped wires do not pose a risk)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Electrical Hazards - Water Leaks on/near Electrical Equipment</td>
<td>Any water leaking, puddling or ponding on or immediately near any electrical apparatus that could pose a risk of fire, electrocution or explosion</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Flammable Materials - Improperly Stored</td>
<td>Flammable materials are improperly stored, causing the potential risk of fire or explosion</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Garbage and Debris - Outdoors</td>
<td>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</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Hazards - Other</td>
<td>Any general defects or hazards that pose risk of bodily injury</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Hazards - Sharp Edges</td>
<td>Any physical defect that could cause cutting or breaking of human skin or other bodily harm</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Hazards - Tripping</td>
<td>Any physical defect in walkways or other travelled area that poses a tripping risk</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Infestation - Insects</td>
<td>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</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Infestation - Rats/Mice/Vermin</td>
<td>Evidence of rats or mice--sightings, rat or mouse holes, or droppings substantial enough to present a health and safety risk</td>
<td></td>
</tr>
<tr>
<td>Mailboxes/Project Signs</td>
<td>Mailbox Missing/Damaged</td>
<td>Mailbox cannot be locked or is missing</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Signs Damaged</td>
<td>The project sign is not legible or readable because of deterioration or damage</td>
<td></td>
</tr>
<tr>
<td>Parking Lots/Driveways/Roads</td>
<td>Cracks</td>
<td>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</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Ponding</td>
<td>3 inches or more of water has accumulated making 5% or more of a parking lot/driveway unusable or unsafe</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Potholes/Loose Material</td>
<td>Potholes or loose material that have made a parking lot/driveway unusable/unpassable for vehicles and/or pedestrians or could cause tripping or falling</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Settlement/Heaving</td>
<td>Settlement/heaving has made a parking lot/driveway unusable/unpassable or creates unsafe conditions for pedestrians and vehicles</td>
<td></td>
</tr>
<tr>
<td>Play Areas and Equipment</td>
<td>Damaged/Broken Equipment</td>
<td>More than 20% of the equipment is broken or does not operate as it should or any item that poses a safety risk</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Deteriorated Play Area Surface</td>
<td>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</td>
<td></td>
</tr>
<tr>
<td>Refuse Disposal</td>
<td>Broken/Damaged Enclosure-Inadequate Outside Storage Space</td>
<td>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</td>
<td></td>
</tr>
<tr>
<td>Retaining Walls</td>
<td>Damaged/Falling/Leaning</td>
<td>A retaining wall is damaged and does not function as it should or is a safety risk</td>
<td></td>
</tr>
<tr>
<td>Storm Drainage</td>
<td>Damaged/Obstructed</td>
<td>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</td>
<td></td>
</tr>
</tbody>
</table>

Appendix A: Uniform Physical Conditions Standards
<table>
<thead>
<tr>
<th>Inspectable Item</th>
<th>Observable Deficiency</th>
<th>Type and Degree of Deficiency that must be addressed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Walkways/Steps</td>
<td>Broken/Missing Hand Railing</td>
<td>The hand rail is missing, damaged, loose or otherwise unusable</td>
</tr>
<tr>
<td></td>
<td>Cracks/Settlement/Heaving</td>
<td>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</td>
</tr>
<tr>
<td></td>
<td>Spalling/Exposed rebar</td>
<td>More than 5% of walkways have large areas of spalling—larger than 4 inches by 4 inches—they affect traffic ability</td>
</tr>
</tbody>
</table>

**Requirements for Building Exterior**

<table>
<thead>
<tr>
<th>Inspectable Item</th>
<th>Observable Deficiency</th>
<th>Type and Degree of Deficiency that must be addressed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Doors</td>
<td>Damaged Frames/Threshold/Lintels/Trim</td>
<td>Any door that is not functioning or cannot be locked because of damage to the frame, threshold, lintel or trim</td>
</tr>
<tr>
<td></td>
<td>Damaged Hardware/Locks</td>
<td>Any door that does not function as it should or cannot be locked because of damage to the door’s hardware</td>
</tr>
<tr>
<td></td>
<td>Damaged Surface (Holes/Paint/Rusting/Glass)</td>
<td>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</td>
</tr>
<tr>
<td></td>
<td>Damaged/Missing Screen/Storm/Security Door</td>
<td>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</td>
</tr>
<tr>
<td></td>
<td>Deteriorated/Missing Caulking/Seals</td>
<td>The seals/caulkings is missing on any entry door, or they are so damaged that they do not function as they should</td>
</tr>
<tr>
<td></td>
<td>Missing Door</td>
<td>Any exterior door that is missing</td>
</tr>
<tr>
<td>Fire Escapes</td>
<td>Blocked Egress/Ladders</td>
<td>Stored items or other barriers restrict or block people from exiting</td>
</tr>
<tr>
<td></td>
<td>Visibly Missing Components</td>
<td>Any of the functional components that affect the function of the fire escape—once section of a ladder or railing, for example—are missing</td>
</tr>
<tr>
<td>Foundations</td>
<td>Cracks/Gaps</td>
<td>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</td>
</tr>
<tr>
<td></td>
<td>Spalling/Exposed Rebar</td>
<td>Significant spalled areas affecting more than 10% of any foundation wall or any exposed reinforcing material—rebar or other</td>
</tr>
<tr>
<td>Health and Safety</td>
<td>Electrical Hazards - Exposed Wires/Open Panels</td>
<td>Any exposed bare wires or openings in electrical panels (capped wires do not pose a risk)</td>
</tr>
<tr>
<td></td>
<td>Electrical Hazards - Water Leaks on/near Electrical Equipment</td>
<td>Any water leaking, puddling on or immediately near any electrical apparatus that could pose a risk of fire, electrocution or explosion</td>
</tr>
<tr>
<td></td>
<td>Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable</td>
<td>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</td>
</tr>
<tr>
<td></td>
<td>Emergency Fire Exits - Missing Exit Signs</td>
<td>Exit signs that clearly identify all emergency exits are missing or there is no illumination in the area of the sign</td>
</tr>
<tr>
<td></td>
<td>Flammable/Combustible Materials - Improperly Stored</td>
<td>Flammable materials are improperly stored, causing the potential risk of fire or explosion</td>
</tr>
<tr>
<td></td>
<td>Garbage and Debris - Outdoors</td>
<td>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</td>
</tr>
<tr>
<td></td>
<td>Hazards - Other</td>
<td>Any general defects or hazards that pose risk of bodily injury</td>
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<tr>
<td></td>
<td>Hazards - Sharp Edges</td>
<td>Any physical defect that could cause cutting or breaking of human skin or other bodily harm</td>
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<tr>
<td></td>
<td>Hazards - Tripping</td>
<td>Any physical defect in walkways or other travelled area that poses a tripping risk</td>
</tr>
<tr>
<td></td>
<td>Infestation - Insects</td>
<td>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</td>
</tr>
<tr>
<td></td>
<td>Infestation - Rats/Mice/Vermin</td>
<td>Evidence of rats or mice—sightings, rat or mouse holes, or droppings substantial enough to present a health and safety risk</td>
</tr>
<tr>
<td>Lighting</td>
<td>Broken Fixtures/Bulbs</td>
<td>10% or more of the lighting fixtures and bulbs surveyed are broken or missing</td>
</tr>
<tr>
<td>Roofs</td>
<td>Damaged Soffits/Fascia</td>
<td>Soffits or fascia that should be there are missing or so damaged that water penetration is visibly possible</td>
</tr>
<tr>
<td></td>
<td>Damaged Vents</td>
<td>Vents are missing or so visibly damaged that further roof damage is possible</td>
</tr>
</tbody>
</table>
## Appendix A: Uniform Physical Conditions Standards

### Inspectable Item

<table>
<thead>
<tr>
<th>Inspectable Item</th>
<th>Observable Deficiency</th>
<th>Type and Degree of Deficiency that must be addressed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Damaged/Clogged Drains</td>
<td></td>
<td>The drain is damaged or partially clogged with debris or the drain no longer functions</td>
</tr>
<tr>
<td>Damaged/Torn Membrane/Missing Ballast</td>
<td></td>
<td>Ballast has shifted and no longer functions as it should or there is damage to the roof membrane that may result in water penetration</td>
</tr>
<tr>
<td>Missing/Damaged Components from Downspout/Gutter</td>
<td></td>
<td>Drainage system components are missing or damaged causing visible damage to the roof, structure, exterior wall surface, or interior</td>
</tr>
<tr>
<td>Missing/Damaged Shingles</td>
<td></td>
<td>Roofing shingles are missing or damaged enough to create a risk of water penetration</td>
</tr>
<tr>
<td>Ponding</td>
<td></td>
<td>Evidence of standing water on roof, causing potential or visible damage to roof surface or underlying materials</td>
</tr>
<tr>
<td>Walls</td>
<td>Cracks/Gaps</td>
<td>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</td>
</tr>
<tr>
<td></td>
<td>Damaged Chimneys</td>
<td>Part or all of the chimney has visibly separated 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</td>
</tr>
<tr>
<td></td>
<td>Missing/Damaged Caulking/Mortar</td>
<td>Any exterior wall caulking or mortar deterioration that presents a risk of water penetration or risk of structural damage</td>
</tr>
<tr>
<td></td>
<td>Missing Pieces/Holes/Spalling</td>
<td>Any exterior wall deterioration or holes of any size that present a risk of water penetration or risk of structural damage</td>
</tr>
<tr>
<td></td>
<td>Stained/Peeling/Needs Paint</td>
<td>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</td>
</tr>
<tr>
<td>Windows</td>
<td>Broken/Missing/Cracked Panes</td>
<td>Any missing panes of glass or cracked panes of glass where the crack is either greater than 4&quot; and/or substantial enough to impact the structural integrity of the window pane</td>
</tr>
<tr>
<td></td>
<td>Damaged Sills/ Frames/Lintels/Trim</td>
<td>Sills, frames, lintels, or trim are missing or damaged, exposing the inside of the surrounding walls and compromising its weather tightness</td>
</tr>
<tr>
<td></td>
<td>Damaged/Missing Screens</td>
<td>Missing screens or screens with holes greater than 1 inch by 1 inch or tears greater than 2 inches in length</td>
</tr>
<tr>
<td></td>
<td>Missing/Deteriorated Caulking/Seals/Glazing Compound</td>
<td>There are missing or deteriorated caulks or seals—with evidence of leaks or damage to the window or surrounding structure</td>
</tr>
<tr>
<td></td>
<td>Peeling/Needs Paint</td>
<td>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</td>
</tr>
<tr>
<td></td>
<td>Security Bars Prevent Egress</td>
<td>The ability to exit through egress window is limited by security bars that do not function properly and, therefore, pose safety risks</td>
</tr>
</tbody>
</table>

### Requirements for Building Systems

<table>
<thead>
<tr>
<th>Inspectable Item</th>
<th>Observable Deficiency</th>
</tr>
</thead>
<tbody>
<tr>
<td>Domestic Water</td>
<td>Leaking Central Water Supply</td>
</tr>
<tr>
<td></td>
<td>Leaking water from water supply line is observed</td>
</tr>
<tr>
<td></td>
<td>Missing Pressure Relief Valve</td>
</tr>
<tr>
<td></td>
<td>There is no pressure relief valve or pressure relief valve does not drain down to the floor</td>
</tr>
<tr>
<td></td>
<td>Rust/Corrosion on Heater Chimney</td>
</tr>
<tr>
<td></td>
<td>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</td>
</tr>
<tr>
<td></td>
<td>Water Supply Inoperable</td>
</tr>
<tr>
<td></td>
<td>There is no running water in any area of the building where there should be</td>
</tr>
<tr>
<td>Electrical System</td>
<td>Blocked Access/Improper Storage</td>
</tr>
<tr>
<td></td>
<td>One or more fixed items or items of sufficient size and weight impede access to the building system's electrical panel during an emergency</td>
</tr>
<tr>
<td></td>
<td>Burnt Breakers</td>
</tr>
<tr>
<td></td>
<td>Carbon residue, melted breakers or arcing scars are evident</td>
</tr>
<tr>
<td></td>
<td>Evidence of Leaks/Corrosion</td>
</tr>
<tr>
<td></td>
<td>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</td>
</tr>
<tr>
<td></td>
<td>Frayed Wiring</td>
</tr>
<tr>
<td></td>
<td>Any nicks, abrasion, or fraying of the insulation that exposes any conducting wire</td>
</tr>
<tr>
<td></td>
<td>Missing Breakers/Fuses</td>
</tr>
<tr>
<td></td>
<td>Any open and/or exposed breaker port</td>
</tr>
<tr>
<td></td>
<td>Missing Outlet Covers</td>
</tr>
<tr>
<td></td>
<td>A cover is missing, which results in exposed visible electrical connections</td>
</tr>
<tr>
<td>Elevators</td>
<td>Not Operable</td>
</tr>
<tr>
<td></td>
<td>The elevator does not function at all or the elevator doors open when the cab is not there</td>
</tr>
<tr>
<td>Emergency Power</td>
<td>Auxiliary Lighting Inoperable (if applicable)</td>
</tr>
<tr>
<td></td>
<td>Auxiliary lighting does not function</td>
</tr>
<tr>
<td><strong>Inspectable Item</strong></td>
<td><strong>Observable Deficiency</strong></td>
</tr>
<tr>
<td>---------------------</td>
<td>---------------------------</td>
</tr>
<tr>
<td>Fire Protection</td>
<td>Missing Sprinkler Head</td>
</tr>
<tr>
<td></td>
<td>Missing/Damaged/Expired Extinguishers</td>
</tr>
<tr>
<td>Health &amp; Safety</td>
<td>Air Quality - Mold and/or Mildew Observed</td>
</tr>
<tr>
<td></td>
<td>Air Quality - Propane/Natural Gas/Methane Gas Detected</td>
</tr>
<tr>
<td>Electrical Hazards</td>
<td>Sewer Odor Detected</td>
</tr>
<tr>
<td></td>
<td>Electrical Hazards - Exposed Wires/Open Panels</td>
</tr>
<tr>
<td></td>
<td>Electrical Hazards - Water Leaks on/near Electrical Equipment</td>
</tr>
<tr>
<td></td>
<td>Elevator - Tripping</td>
</tr>
<tr>
<td></td>
<td>Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable</td>
</tr>
<tr>
<td></td>
<td>Emergency Fire Exits - Missing Exit Signs</td>
</tr>
<tr>
<td></td>
<td>Flammable Materials - Improperly Stored</td>
</tr>
<tr>
<td></td>
<td>Garbage and Debris - Indoors</td>
</tr>
<tr>
<td></td>
<td>Hazards - Other</td>
</tr>
<tr>
<td></td>
<td>Hazards - Sharp Edges</td>
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<tr>
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<td>Hazards - Tripping Hazards</td>
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<tr>
<td></td>
<td>Infestation - Insects</td>
</tr>
<tr>
<td></td>
<td>Infestation - Rats/Mice/Vermin</td>
</tr>
<tr>
<td>HVAC</td>
<td>Boiler/Pump Leaks</td>
</tr>
<tr>
<td></td>
<td>Fuel Supply Leaks</td>
</tr>
<tr>
<td></td>
<td>General Rust/Corrosion</td>
</tr>
<tr>
<td></td>
<td>Maligned Chimney/Ventilation System</td>
</tr>
<tr>
<td>Roof Exhaust System</td>
<td>Roof Exhaust Fan(s) Inoperable</td>
</tr>
<tr>
<td>Sanitary System</td>
<td>Broken/Leaking/Clogged Pipes or Drains</td>
</tr>
<tr>
<td></td>
<td>Missing Drain/Cleanout/Manhole Covers</td>
</tr>
</tbody>
</table>

**Requirements for Common Areas**

<table>
<thead>
<tr>
<th><strong>Inspectable Item</strong></th>
<th><strong>Observable Deficiency</strong></th>
<th><strong>Type and Degree of Deficiency that must be addressed</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Basement/Garage/Carport</td>
<td>Baluster/Side Railings - Damaged</td>
<td>Any damaged or missing balusters or side rails that limit the safe use of an area</td>
</tr>
<tr>
<td>Closet/Utility/Mechanical</td>
<td>Cabinets - Missing/Damaged</td>
<td>10% or more of cabinet, doors, or shelves are missing or the laminate is separating</td>
</tr>
<tr>
<td>Community Room</td>
<td>Call for Aid - Inoperable</td>
<td>The system does not function as it should</td>
</tr>
<tr>
<td>Halls/Corridors/Stairs</td>
<td>Ceiling - Holes/Missing Tiles/Panels/Cracks</td>
<td>Any holes in ceiling, missing tiles or large cracks wider than 1/4 of an inch and greater than 11 inches long</td>
</tr>
<tr>
<td>Kitchen</td>
<td>Ceiling - Peeling/Needs Paint</td>
<td>More than 10% of ceiling has peeling paint or is missing paint</td>
</tr>
<tr>
<td>Laundry Room</td>
<td>Ceiling - Water Stains/Water Damage/Mold/Mildew</td>
<td>Evidence of a leak, mold or mildew—such as a darkened area—over a ceiling area greater than 1 foot square</td>
</tr>
<tr>
<td>Lobby</td>
<td>Countertops - Missing/Damaged</td>
<td>10% or more of the countertop working surface is missing, deteriorated, or damaged below the laminate --- not a sanitary surface to prepare food</td>
</tr>
<tr>
<td>Inspectable Item</td>
<td>Observable Deficiency</td>
<td>Type and Degree of Deficiency that must be addressed</td>
</tr>
<tr>
<td>------------------------------------------</td>
<td>----------------------------------------------</td>
<td>---------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Office</td>
<td>Dishwasher/Garbage Disposal - Inoperable</td>
<td>The dishwasher or garbage disposal does not operate as it should</td>
</tr>
<tr>
<td>Other Community Spaces</td>
<td>Doors - Damaged Frames/Threshold/Lintels/Trim</td>
<td>Any door that is not functioning or cannot be locked because of damage to the frame, threshold, lintel or trim</td>
</tr>
<tr>
<td>Patio/Porch/Balcony</td>
<td>Doors - Damaged Hardware/locks</td>
<td>Any door that does not function as it should or cannot be locked because of damage to the door’s hardware</td>
</tr>
<tr>
<td>Restrooms</td>
<td>Doors - Damaged Surface (Holes/Paint/Rust/Glass)</td>
<td>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</td>
</tr>
<tr>
<td>Storage</td>
<td>Doors - Damaged/Missing Screen/Storm/Security Door</td>
<td>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</td>
</tr>
<tr>
<td></td>
<td>Doors - Deteriorated/Missing Seals (Entry Only)</td>
<td>The seals/caulking is missing on any entry door, or they are so damaged that they do not function as they should</td>
</tr>
<tr>
<td></td>
<td>Doors - Missing Door</td>
<td>Any door that is missing that is required for the functional use of the space</td>
</tr>
<tr>
<td></td>
<td>Dryer Vent - Missing/Damaged/Inoperable</td>
<td>The dryer vent is missing or it is not functioning because it is blocked. Dryer exhaust is not effectively vented to the outside</td>
</tr>
<tr>
<td></td>
<td>Electrical - Blocked Access to Electrical Panel</td>
<td>One or more fixed items or items of sufficient size and weight impede access to the building’s electrical panel during an emergency</td>
</tr>
<tr>
<td></td>
<td>Electrical - Burnt Breakers</td>
<td>Carbon residue, melted breakers or arcing scars are evident</td>
</tr>
<tr>
<td></td>
<td>Electrical - Evidence of Leaks/Corrosion</td>
<td>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</td>
</tr>
<tr>
<td></td>
<td>Electrical - Frayed Wiring</td>
<td>Any nicks, abrasion, or fraying of the insulation that exposes any conducting wire</td>
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<td>Electrical - Missing Breakers</td>
<td>Any open and/or exposed breaker port</td>
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<td>Electrical - Missing Covers</td>
<td>A cover is missing, which results in exposed visible electrical connections</td>
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<td></td>
<td>Floors - Bulging/Buckling</td>
<td>Any flooring that is bulging, buckling or sagging or a problem with alignment between flooring types</td>
</tr>
<tr>
<td></td>
<td>Floors - Floor Covering Damaged</td>
<td>More than 10% of floor covering has stains, surface burns, shallow cuts, small holes, tears, loose areas or exposed seams.</td>
</tr>
<tr>
<td></td>
<td>Floors - Missing Floor/Tiles</td>
<td>More than 5% of the flooring or tile flooring is missing</td>
</tr>
<tr>
<td></td>
<td>Floors - Peeling/Needs Paint</td>
<td>Any painted flooring that has peeling or missing paint on more than 10% of the surface</td>
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<tr>
<td></td>
<td>Floors - Rot/Deteriorated Subfloor</td>
<td>Any rotted or deteriorated subflooring greater than 6 inches by 6 inches</td>
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<td></td>
<td>Floors - Water Stains/Water Damage/Mold/Mildew</td>
<td>Evidence of a leak, mold or mildew—such as a darkened area—covering a flooring area greater than 1 foot square</td>
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<tr>
<td></td>
<td>GFI - Inoperable</td>
<td>The GFI does not function</td>
</tr>
<tr>
<td></td>
<td>Graffiti</td>
<td>Any graffiti on any exposed surface greater than 6 inches by 6 inches</td>
</tr>
<tr>
<td></td>
<td>HVAC - Convection/Radiant Heat System Covers Missing/Damaged</td>
<td>Cover is missing or substantially damaged, allowing contact with heating/surface elements or associated fans</td>
</tr>
<tr>
<td></td>
<td>HVAC - General Rust/Corrosion</td>
<td>Significant formations of metal oxides, flaking, or discoloration—ar a pit crevice</td>
</tr>
<tr>
<td></td>
<td>HVAC - Inoperable</td>
<td>HVAC does not function. It does not provide the heating and cooling it should. The system does not respond when the controls are engaged</td>
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<tr>
<td></td>
<td>HVAC - Misaligned Chimney/Ventilation System</td>
<td>Any misalignment that may cause improper or dangerous venting of gases</td>
</tr>
<tr>
<td></td>
<td>HVAC - Noisy/Vibrating/Leaking</td>
<td>HVAC system shows signs of abnormal vibrations, other noise, or leaks when engaged</td>
</tr>
<tr>
<td></td>
<td>Lavatory Sink - Damaged/Missing</td>
<td>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</td>
</tr>
<tr>
<td></td>
<td>Lighting - Missing/Damaged/Inoperable Fixture</td>
<td>More than 10% of the permanent lighting fixtures are missing or damaged so they do not function</td>
</tr>
<tr>
<td></td>
<td>Mailbox - Missing/Damaged</td>
<td>The U.S Postal Service mailbox cannot be locked or is missing</td>
</tr>
<tr>
<td></td>
<td>Outlets/switches/Cover Plates - Missing/Broken</td>
<td>Outlet or switch is missing or a cover plate is missing or broken, resulting in exposed wiring</td>
</tr>
<tr>
<td></td>
<td>Pedestrian/ Wheelchair Ramp</td>
<td>A walkway or ramp is damaged and cannot be used by people on foot, in wheelchair, or using walkers</td>
</tr>
<tr>
<td>Inspectable Item</td>
<td>Observable Deficiency</td>
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</tr>
<tr>
<td>------------------------------------------------------</td>
<td>-----------------------</td>
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</tr>
<tr>
<td>Plumbing - Clogged Drains</td>
<td>Drain is substantially or completely clogged or has suffered extensive deterioration</td>
<td></td>
</tr>
<tr>
<td>Plumbing - Leaking Faucet/Pipes</td>
<td>A steady leak that is adversely affecting the surrounding area</td>
<td></td>
</tr>
<tr>
<td>Range Hood /Exhaust Fans - Excessive Grease/Inoperable</td>
<td>A substantial accumulation of dirt or grease that threatens the free passage of air</td>
<td></td>
</tr>
<tr>
<td>Range/Stove - Missing/Damaged/Inoperable</td>
<td>One or more burners are not functioning or doors are impeded or on gas ranges pilot is out and/or flames are not distributed equally or oven not functioning</td>
<td></td>
</tr>
<tr>
<td>Refrigerator - Damaged/Inoperable</td>
<td>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</td>
<td></td>
</tr>
<tr>
<td>Restroom Cabinet - Damaged/Missing</td>
<td>Damaged or missing shelves, vanity top, drawers, or doors that are not functioning as they should for storage or their intended purpose</td>
<td></td>
</tr>
<tr>
<td>Shower/Tub - Damaged/Missing</td>
<td>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</td>
<td></td>
</tr>
<tr>
<td>Sink - Missing/Damaged</td>
<td>Any cracks in sink through which water can pass or extensive discoloration over more than 10% of the sink surface or sink is missing</td>
<td></td>
</tr>
<tr>
<td>Smoke Detector - Missing/Inoperable</td>
<td>Smoke detector is missing or does not function as it should</td>
<td></td>
</tr>
<tr>
<td>Stairs - Broken/Damaged/Missing Steps</td>
<td>A step is missing or broken</td>
<td></td>
</tr>
<tr>
<td>Stairs - Broken/Missing Hand Railing</td>
<td>The hand rail is missing, damaged, loose or otherwise unusable</td>
<td></td>
</tr>
<tr>
<td>Ventilation/Exhaust System - Inoperable</td>
<td>Exhaust fan is not functioning or window designed for ventilation does not open</td>
<td></td>
</tr>
<tr>
<td>Walls - Bulging/Buckling</td>
<td>Bulging, buckling or sagging walls or a lack of horizontal alignment</td>
<td></td>
</tr>
<tr>
<td>Walls - Damaged</td>
<td>Any hole in wall greater than 2 inches by 2 inches</td>
<td></td>
</tr>
<tr>
<td>Walls - Damaged/Deteriorated Trim</td>
<td>10% or more of the wall trim is damaged</td>
<td></td>
</tr>
<tr>
<td>Walls - Peeling/Needs Paint</td>
<td>10% or more of interior wall paint is peeling or missing</td>
<td></td>
</tr>
<tr>
<td>Walls - Water Stains/Water Damage/Mold/Mildew</td>
<td>Evidence of a leak, mold or mildew—such as a common area—covering a wall area greater than 1 foot square</td>
<td></td>
</tr>
<tr>
<td>Water Closet/Toilet - Damaged/Clogged/Missing</td>
<td>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</td>
<td></td>
</tr>
<tr>
<td>Windows - Cracked/Broken/Missing Panes</td>
<td>Any missing panes of glass or cracked pains of glass where the crack is either greater than 4” and/or substantial enough to impact the structural integrity of the window pane</td>
<td></td>
</tr>
<tr>
<td>Windows - Damaged Window Sill</td>
<td>The sill is damaged enough to expose the inside of the surrounding walls and compromise its weather tightness</td>
<td></td>
</tr>
<tr>
<td>Windows - Inoperable/Not Lockable</td>
<td>Any window that is not functioning or cannot be secured because lock is broken</td>
<td></td>
</tr>
<tr>
<td>Windows - Missing/Deteriorated Caulking-Seals/Glazing Compound</td>
<td>There are missing or deteriorated caulik or seals—with evidence of leaks or damage to the window or surrounding structure</td>
<td></td>
</tr>
<tr>
<td>Windows - Peeling/Needs Paint</td>
<td>More than 10% of interior window paint is peeling or missing</td>
<td></td>
</tr>
<tr>
<td>Windows - Security Bars Prevent Egress</td>
<td>The ability to exit through the window is limited by security bars that do not function properly and, therefore, pose safety risks</td>
<td></td>
</tr>
<tr>
<td>Health &amp; Safety</td>
<td>Evidence of mold or mildew is observed that is substantial enough to pose a health risk</td>
<td></td>
</tr>
<tr>
<td>Air Quality - Mold and/or Mildew Observed</td>
<td>Strong propane, natural gas or methane odors that could pose a risk of explosion/fire and/or pose a health risk if inhaled</td>
<td></td>
</tr>
<tr>
<td>Air Quality - Propane/Natural Gas/Methane Gas Detected</td>
<td>Sewer odors that could pose a health risk if inhaled for prolonged periods</td>
<td></td>
</tr>
<tr>
<td>Air Quality - Sewer Odor Detected</td>
<td>Any exposed bare wires or openings in electrical panels (capped wires do not pose a risk)</td>
<td></td>
</tr>
<tr>
<td>Electrical Hazards - Exposed Wires/Open Panels</td>
<td>Any water leaking, puddling or ponding on or immediately near any electrical apparatus that could pose a risk of fire, electrocution or explosion</td>
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</tr>
<tr>
<td>Electrical Hazards - Water Leaks on/near Electrical Equipment</td>
<td>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</td>
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</tr>
<tr>
<td>Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable</td>
<td>Exit signs that clearly identify all emergency exits are missing or there is no illumination in the area of the sign</td>
<td></td>
</tr>
<tr>
<td>Emergency Fire Exits - Missing Exit Signs</td>
<td>Flammable or combustible materials are improperly stored, causing the potential risk of fire or explosion</td>
<td></td>
</tr>
<tr>
<td>Flammable/Combustible Materials - Improperly Stored</td>
<td>Too much garbage has gathered—more than the planned storage capacity or garbage has gathered in an area not sanctioned for storing garbage or debris</td>
<td></td>
</tr>
<tr>
<td>Inspectable Item</td>
<td>Observable Deficiency</td>
<td>Type and Degree of Deficiency that must be addressed</td>
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<tr>
<td>------------------------------------------</td>
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<td>---------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Garbage and Debris - Outdoors</td>
<td>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</td>
<td></td>
</tr>
<tr>
<td>Hazards - Other</td>
<td>Any general defects or hazards that pose risk of bodily injury</td>
<td></td>
</tr>
<tr>
<td>Hazards - Sharp Edges</td>
<td>Any physical defect that could cause cutting or breaking of human skin or other bodily harm</td>
<td></td>
</tr>
<tr>
<td>Hazards - Tripping</td>
<td>Any physical defect in walkways or other travelled area that poses a tripping risk</td>
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</tr>
<tr>
<td>Infestation - Insects</td>
<td>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</td>
<td></td>
</tr>
<tr>
<td>Infestation - Rats/Mice/Vermin</td>
<td>Evidence of rats or mice— sightings, rat or mouse holes, or droppings substantial enough to present a health and safety risk</td>
<td></td>
</tr>
<tr>
<td>Pools and Related Structures</td>
<td>Fencing - Damaged/Not Intact</td>
<td>Any damage that could compromise the integrity of the fence</td>
</tr>
<tr>
<td>Trash Collection Areas</td>
<td>Chutes - Damaged/Missing Components</td>
<td>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</td>
</tr>
</tbody>
</table>

### Requirements for Unit

<table>
<thead>
<tr>
<th>Inspectable Item</th>
<th>Observable Deficiency</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bathroom</td>
<td>Damaged or missing shelves, vanity tops, drawers, or doors that are not functioning as they should for storage or their intended purpose</td>
</tr>
<tr>
<td>Lavatory Sink - Damaged/Missing</td>
<td>Any cracks in sink through which water can pass or extensive discoloration over more than 10% of the sink surface or sink is missing</td>
</tr>
<tr>
<td>Plumbing - Clogged Drains, Faucets</td>
<td>Drain or faucet is substantially or completely clogged or has suffered extensive deterioration</td>
</tr>
<tr>
<td>Plumbing - Leaking Faucet/Pipes</td>
<td>A steady leak that is adversely affecting the surrounding area</td>
</tr>
<tr>
<td>Shower/Tub - Damaged/Missing</td>
<td>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</td>
</tr>
<tr>
<td>Ventilation/Exhaust System – Absent/Inoperable</td>
<td>Exhaust fan is not functioning or window designed for ventilation does not open</td>
</tr>
<tr>
<td>Water Closet/Toilet - Damaged/Clogged/Missing</td>
<td>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</td>
</tr>
<tr>
<td>Call-for-Aid (if applicable)</td>
<td>Inoperable</td>
</tr>
<tr>
<td></td>
<td>The system does not function as it should</td>
</tr>
<tr>
<td>Ceiling</td>
<td>Bulging/Buckling/Leaking</td>
</tr>
<tr>
<td></td>
<td>Bulging, buckling or sagging ceiling or problem with alignment</td>
</tr>
<tr>
<td>Holes/Missing Tiles/panels/Cracks</td>
<td>Any holes in ceiling, missing tiles or large cracks wider than 1/4 of an inch and greater than 6 inches long</td>
</tr>
<tr>
<td>Peeling/Needs Paint</td>
<td>More than 10% of ceiling has peeling paint or is missing paint</td>
</tr>
<tr>
<td>Water Stains/Water Damage/Mold/Mildew</td>
<td>Evidence of a leak, mold or mildew—such as a darkened area—over a ceiling area greater than 1 foot square</td>
</tr>
<tr>
<td>Doors</td>
<td>Damaged Frames/Threshold/Lintels/Trim</td>
</tr>
<tr>
<td></td>
<td>Any door that is not functioning or cannot be locked because of damage to the frame, threshold, lintel or trim</td>
</tr>
<tr>
<td>Damaged Hardware/Locks</td>
<td>Any door that does not function as it should or cannot be locked because of damage to the door’s hardware</td>
</tr>
<tr>
<td>Damaged/Missing Screen/Storm/Security Door</td>
<td>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</td>
</tr>
<tr>
<td>Damaged Surface - Holes/Paint/Rusting/Glass/Rotting</td>
<td>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</td>
</tr>
<tr>
<td>Deteriorated/Missing Seals (Entry Only)</td>
<td>The seals/caulking is missing on any entry door, or they are so damaged that they do not function as they should</td>
</tr>
<tr>
<td>Missing Door</td>
<td>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</td>
</tr>
<tr>
<td>Electrical System</td>
<td>Blocked Access to Electrical Panel</td>
</tr>
<tr>
<td></td>
<td>One or more fixed items or items of sufficient size and weight impede access to the building system’s electrical panel during an emergency</td>
</tr>
<tr>
<td>Burnt Breakers</td>
<td>Carbon residue, melted breakers or arcing scars are evident</td>
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</table>

Appendix A: Uniform Physical Conditions Standards
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<th>Inspectable Item</th>
<th>Observable Deficiency</th>
<th>Type and Degree of Deficiency that must be addressed</th>
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<td>Evidence of Leaks/Corrosion</td>
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<td>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.</td>
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<td>Frayed Wiring</td>
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<td>Any nicks, abrasion, or fraying of the insulation that exposes any conducting wire.</td>
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<td>GFI - Inoperable</td>
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<td>The GFI does not function.</td>
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<td>Missing Breakers/Fuses</td>
<td></td>
<td>Any open and/or exposed breaker port.</td>
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<td>Missing Covers</td>
<td></td>
<td>A cover is missing, which results in exposed visible electrical connections.</td>
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<td>Flooring</td>
<td>Bulging/Bucking</td>
<td>Any flooring that is bulging, buckling or sagging or a problem with alignment between flooring types.</td>
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<td></td>
<td>Floor Covering Damage</td>
<td>More than 10% of floor covering has stains, surface burns, shallow cuts, small holes, tears, loose areas or exposed seams.</td>
</tr>
<tr>
<td></td>
<td>Missing Flooring Tiles</td>
<td>Any flooring or tile flooring that is missing.</td>
</tr>
<tr>
<td></td>
<td>Peeling/Needs Paint</td>
<td>Any painted flooring that has peeling or missing paint on more than 10% of the surface.</td>
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<td></td>
<td>Rot/Deteriorated Subfloor</td>
<td>Any rotted or deteriorated subflooring greater than 6 inches by 6 inches.</td>
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<td></td>
<td>Water Stains/Water Damage/Mold/Mildew</td>
<td>Evidence of a leak, mold or mildew—such as a darkened area—covering a flooring area greater than 1 foot square.</td>
</tr>
<tr>
<td>Health &amp; Safety</td>
<td>Air Quality - Mold and/or Mildew Observed</td>
<td>Evidence of mold or mildew observed that is substantial enough to pose a health risk.</td>
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<td>Air Quality - Sewer Odor Detected</td>
<td>Sewer odors that could pose a health risk if inhaled for prolonged periods.</td>
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<td></td>
<td>Air Quality - Propane/Natural Gas/Methane Gas Detected</td>
<td>Strong propane, natural gas or methane odors that could pose a risk of explosion/fire and/or pose a health risk if inhaled.</td>
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<td>Electrical Hazards - Exposed Wires/Open Panels</td>
<td>Any exposed bare wires or openings in electrical panels (capped wires do not pose a risk)</td>
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<td>Electrical Hazards - Water Leaks on/near Electrical Equipment</td>
<td>Any water leaking, puddling or ponding on or immediately near any electrical apparatus that could pose a risk of fire, electrocution or explosion.</td>
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<tr>
<td></td>
<td>Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable</td>
<td>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.</td>
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<td></td>
<td>Emergency Fire Exits - Missing Exit Signs</td>
<td>Exit signs that clearly identify all emergency exits are missing or there is no illumination in the area of the sign</td>
</tr>
<tr>
<td></td>
<td>Flammable Materials - Improperly Stored</td>
<td>Flammable materials are improperly stored, causing the potential risk of fire or explosion.</td>
</tr>
<tr>
<td></td>
<td>Garbage and Debris - Indoors</td>
<td>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.</td>
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<td>Hazards - Other</td>
<td>Any general defects or hazards that pose risk of bodily injury.</td>
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<td>Any physical defect that could cause cutting or breaking of human skin or other bodily harm.</td>
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<td>Any physical defect in walkways or other travelled area that poses a tripping risk.</td>
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<td>Infestation - Insects</td>
<td>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.</td>
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<td></td>
<td>Infestation - Rats/Mice/Vermin</td>
<td>Evidence of rats or mice—sightings, rat or mouse holes, or droppings substantial enough to present a health and safety risk.</td>
</tr>
<tr>
<td>Hot Water Heater</td>
<td>Misaligned Chimney/Ventilation System</td>
<td>Any misalignment that may cause improper or dangerous venting of gases.</td>
</tr>
<tr>
<td></td>
<td>Inoperable Unit/Components</td>
<td>Hot water from hot water taps is no warmer than room temperature indicating hot water heater is not functioning properly.</td>
</tr>
<tr>
<td></td>
<td>Leaking Valves/Tanks/Pipes</td>
<td>There is evidence of active water leaks from hot water heater or related components.</td>
</tr>
<tr>
<td></td>
<td>Pressure Relief Valve Missing</td>
<td>There is no pressure relief valve or pressure relief valve does not drain down to the floor.</td>
</tr>
<tr>
<td></td>
<td>Rust/Corrosion</td>
<td>Significant formations of metal oxides, flaking, or discoloration—or a pit or crevice.</td>
</tr>
<tr>
<td>HVAC System</td>
<td>Convection/Radiant Heat System Covers Missing/Damaged</td>
<td>Cover is missing or substantially damaged, allowing contact with heating/surface elements or associated fans.</td>
</tr>
<tr>
<td></td>
<td>Inoperable</td>
<td>HVAC does not function. It does not provide the heating and cooling it should. The system does not respond when the controls are engaged.</td>
</tr>
<tr>
<td>Inspectable Item</td>
<td>Observable Deficiency</td>
<td>Type and Degree of Deficiency that must be addressed</td>
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<tr>
<td>Misaligned Chimney/Ventilation System</td>
<td>Any misalignment that may cause improper or dangerous venting of gases</td>
<td></td>
</tr>
<tr>
<td>Noisy/Vibrating/Leaking</td>
<td>The HVAC system shows signs of abnormal vibrations, other noise, or leaks when engaged</td>
<td></td>
</tr>
<tr>
<td>Rust/Corrosion</td>
<td>Deterioration from rust or corrosion on the HVAC system in the dwelling unit</td>
<td></td>
</tr>
<tr>
<td>Kitchen</td>
<td>10% or more of cabinet, doors, or shelves are missing or the laminate is separating</td>
<td></td>
</tr>
<tr>
<td>Countertops - Missing/Damaged</td>
<td>10% or more of the countertop working surface is missing, deteriorated, or damaged below the laminate -- not a sanitary surface to prepare food</td>
<td></td>
</tr>
<tr>
<td>Dishwasher/Garbage Disposal - Inoperative</td>
<td>The dishwasher or garbage disposal does not operate as it should</td>
<td></td>
</tr>
<tr>
<td>Plumbing - Clogged Drains</td>
<td>Drain is substantially or completely clogged or has suffered extensive deterioration</td>
<td></td>
</tr>
<tr>
<td>Plumbing - Leaking Faucet/Pipes</td>
<td>A steady leak that is adversely affecting the surrounding area</td>
<td></td>
</tr>
<tr>
<td>Range Hood/Exhaust Fans - Excessive Grease/Inoperative</td>
<td>A substantial accumulation of dirt or grease that threatens the free passage of air</td>
<td></td>
</tr>
<tr>
<td>Range/Stove - Missing/Damaged/Inoperative</td>
<td>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</td>
<td></td>
</tr>
<tr>
<td>Refrigerator-Missing/Damaged/Inoperative</td>
<td>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</td>
<td></td>
</tr>
<tr>
<td>Sink - Damaged/Missing</td>
<td>Any cracks in sink through which water can pass or extensive discoloration over more than 10% of the sink surface or sink is missing</td>
<td></td>
</tr>
<tr>
<td>Laundry Area (Room)</td>
<td>The dryer vent is missing or it is not functioning because it is blocked. Dryer exhaust is not effectively vented to the outside</td>
<td></td>
</tr>
<tr>
<td>Dryer Vent - Missing/Damaged/Inoperative</td>
<td>A permanent light fixture is missing or not functioning, and no other switched light source is functioning in the room</td>
<td></td>
</tr>
<tr>
<td>Lighting</td>
<td>An outlet or switch is missing</td>
<td></td>
</tr>
<tr>
<td>Lighting</td>
<td>Any damaged or missing balusters or side rails that limit the safe use of an area</td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Lighting</td>
<td>A step is missing or broken</td>
<td></td>
</tr>
<tr>
<td>Stairs</td>
<td>The hand rail is missing, damaged, loose or otherwise unusable</td>
<td></td>
</tr>
<tr>
<td>Stairs</td>
<td>Bulging, buckling or sagging walls or a lack of horizontal alignment</td>
<td></td>
</tr>
<tr>
<td>Windows</td>
<td>Any hole in wall greater than 2 inches by 2 inches</td>
<td></td>
</tr>
<tr>
<td>Windows</td>
<td>10% or more of the wall trim is damaged</td>
<td></td>
</tr>
<tr>
<td>Windows</td>
<td>10% or more of interior wall paint is peeling or missing</td>
<td></td>
</tr>
<tr>
<td>Windows</td>
<td>Evidence of a leak, mold or mildew covering a wall area greater than 1 foot square</td>
<td></td>
</tr>
<tr>
<td>Windows</td>
<td>Any missing panes of glass or cracked pains of glass where the crack is either greater than 4&quot; and/or substantial enough to impact the structural integrity of the window pane</td>
<td></td>
</tr>
<tr>
<td>Windows</td>
<td>The sill is damaged enough to expose the inside of the surrounding walls and compromise its weather tightness</td>
<td></td>
</tr>
<tr>
<td>Windows</td>
<td>There are missing or deteriorated caulk or seals--with evidence of leaks or damage to the window or surrounding structure</td>
<td></td>
</tr>
<tr>
<td>Windows</td>
<td>Any window that is not functioning or cannot be secured because lock is broken</td>
<td></td>
</tr>
<tr>
<td>Windows</td>
<td>More than 10% of interior window paint is peeling or missing</td>
<td></td>
</tr>
<tr>
<td>Security Bars Prevent Egress</td>
<td>The ability to exit through the window is limited by security bars that do not function properly and, therefore, pose safety risks</td>
<td></td>
</tr>
</tbody>
</table>
Part G HOME Homeownership Sales Price Limits
HOME Sales Price Limits, amended

<table>
<thead>
<tr>
<th>County Name</th>
<th>Existing</th>
<th>New</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bernalillo County</td>
<td>$192,850</td>
<td>$254,144</td>
</tr>
<tr>
<td>Dona Ana County</td>
<td>$156,750</td>
<td>$224,000</td>
</tr>
<tr>
<td>Los Alamos County</td>
<td>$272,650</td>
<td>$329,446</td>
</tr>
<tr>
<td>Sandoval County</td>
<td>$185,250</td>
<td>$278,350</td>
</tr>
<tr>
<td>Santa Fe County</td>
<td>$322,525</td>
<td>$379,905</td>
</tr>
<tr>
<td>San Miguel County</td>
<td>$199,500</td>
<td>$224,000</td>
</tr>
<tr>
<td>Taos County</td>
<td>$308,750</td>
<td>$308,750</td>
</tr>
</tbody>
</table>

approved 3/5/18