

Grantee: New Mexico

Grant: B-08-DN-35-0001

January 1, 2016 thru March 31, 2016 Performance Report



Grant Number:

B-08-DN-35-0001

Obligation Date:**Award Date:**

03/20/2009

Grantee Name:

New Mexico

Contract End Date:

03/20/2013

Review by HUD:

Reviewed and Approved

Grant Award Amount:

\$19,600,000.00

Grant Status:

Active

QPR Contact:

No QPR Contact Found

LOCCS Authorized Amount:

\$19,600,000.00

Estimated PI/RL Funds:

\$9,363,219.17

Total Budget:

\$28,963,219.17

Disasters:

Declaration Number

No Disasters Found

Narratives

Areas of Greatest Need:

The Housing and Economic Recovery Act of 2008 (HERA) and the Neighborhood Stabilization Program (NSP) was created for emergency assistance to help problems associated with abandoned homes due to foreclosure. HUD selected local governments to stabilize communities hardest hit by foreclosures and delinquencies. HUD estimates 10,573 homes will be foreclosed in New Mexico and according to Realtytrac.com. New Mexico ranks 37 in the US with properties that have foreclosure filing. In addition, The Wall Street Journal states that in 2006 New Mexico had 22,782 high interest rate loans which makes up 26.2% of all Mortgages in the State.

HUD allocated the State of New Mexico \$19,600,000 to help with the foreclosure and abandonment problems. The five CDBG entitlement cities, Albuquerque, Santa Fe, Las Cruces, Rio Rancho, and Farmington, received no direct NSP funding. Department of Finance and Administration (DFA)/Local Government Division (LGD) requested all the entitlement cities and New Mexico Mortgage Finance Authority (MFA) to submit a narrative describing the eligible NSP uses and their intent for implementation. Those entitlement cities that expressed a need and had the capacity for NSP funds were the City of Albuquerque, City of Santa Fe, City of Las Cruces and MFA.

Therefore, DFA/LGD will administer NSP funds and will work in cooperation with City of Albuquerque, City of Santa Fe, City of Las Cruces, and New Mexico Mortgage Finance Authority (MFA) in order to effectively distribute the NSP funds to the areas of greatest need in New Mexico. The State of New Mexico awarded the following distribution of uses: City of Albuquerque \$7,000,000; City of Santa Fe \$2,000,000; City of Las Cruces \$1,500,000; Mortgage Finance Authority (MFA) \$8,708,000 and the State will keep \$392,000 for administrative funds to implement the program.

DFA/LGD estimates \$4,191,276.00 will be spent on eligible use (A) Establish financing mechanisms for purchase and redevelopment of foreclosed upon homes and residential properties, including such mechanisms as soft-second, loan loss reserves, and shared-equity loans for low- and moderate-income homebuyers. Approximately \$12,510,504.00 will be spent on eligible use (B) Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon, in order to sell, rent, or redevelop such homes and properties.

Roughly, \$437,500.00 will be spent on eligible use (C) Establish land banks for homes that have been foreclosed upon. It is also estimated that \$250,000 will be spent on eligible use (D) Demolish blighted structures and \$200,000 will be spent on eligible use (E) Redevelop demolished or vacant Properties. Additionally, each NSP activity is also CDBG-eligible under 42 U.S.C. 5305 (a) and meets a CDBG national objective. The project start and end dates for the activities listed above are estimated to start March 20, 2009 and end no later than June 20, 2013.

Action Plan: At the current time exact locations are unknown but the City of Albuquerque will focus on the following Census Tracts which are LMMMA's and scored highest on the three risk factors 0205, 0603, 0707, 0901, 0904, 1300, 1400, 1500, 2402, 2900, 4401, 4300, 4705, 4712, 4713, 4732. See Amendments.

Action Plan: The City of Las Cruces will concentrate on those areas of Greatest Need identified in the following Census Tracts, in order of pri

Areas of Greatest Need:

riority: First Priority is 0300; 0500; 0102; 0402; 0200; Second Priority is 0401; 0600; 0700; 0800; 0900.

Action Plan: The City of Santa Fe will concentrate in the following Census Tracts where the Greatest Need was identified 0700; 1106; 1202; 1107; 0101; 0200; 0300; 0400; 0500; 0600; 0800; 1002; 1201; 0500.

Action Plan: MFA will use their funds in the following counties who scored the highest on the Areas of Greatest Need; Sandoval County (including Rio Rancho); Valencia County; Bernalillo County (without Albuquerque); Chaves County; Lea County; Luna County; Eddy County; Curry County; Dona Ana County and San Juan County.



Distribution and and Uses of Funds:

City of Albuquerque:

Action Plan: HUD estimated foreclosure percentage for the City of Albuquerque is 35% of homes will be foreclosed in New Mexico. According to City-Data.Com the estimated median household income for Albuquerque in 2007 was \$43,677, the estimated median house value was \$184,700 of which 15.8% of residents lived in poverty. According to HUD's foreclosure and abandonment risk score Albuquerque has an average abandonment risk of 4.33, which is higher than the state average. Therefore, DFA awarded The City of Albuquerque \$7,000,000 of which \$490,000 is to be used for administration. \$3,375,000 will be used to purchase and rehabilitate approximately 22 homes above 50% of AMI (Eligible use B). \$1,750,000 will be used to purchase and rehabilitate approximately 20 homes 50% of AMI (Eligible use B-25% set aside). \$1,035,000 will be used for financing mechanisms on 22 homeowners whose income levels are above 50% of AMI (Eligible use A). \$250,000 will be used to demolish approximately 10 blighted structures (Eligible use D). \$100,000 will be used for HUD-Certified Counseling Provider (Eligible use E). The activities above are expected to Start March 20, 2009 and Finish June 20, 2013.

Amendment #1: In September 2009, City of Albuquerque re-evaluated their activities and decided it would be most beneficial if they canceled the demolition activity. The City added the additional funds from demolition to their purchase and rehabilitation activity and they also reduced their financing activity. As of September 2009 the City will use \$490,000 in Administration, \$4,310,000 will be used to purchase and rehabilitate approximately 34 homes above 50% of AMI (Eligible use B); \$1,750,000 will be used to purchase and rehabilitate approximately 22 rental units 50% of AMI (Eligible use B-25% set aside). \$350,000 for financing mechanisms on 7 homeowners whose income levels are above 50% of AMI (Eligible use A). \$100,000 will be used for HUD-Certified Counseling Provider (Eligible use E)

Amendment #2: On January 12, 2010 the City of Albuquerque did an evaluation of their target area and determined that the following census tracts needed to be included 2010:0110, 0114, 0120, 0121, 0123, 0128, 0204, 0208, 0206, 0207, 0604, 0704, 0708, 0712, 0713, 0903, 1200, 2000, 2401, 2700, 3201, 3202, 3400 and 4714, DFA and HUD approved.

Amendment #3: On May 5, 2010 The City of Albuquerque requested budget changes, decreasing the budgeted amount for financing to \$0 and increasing the amount for acquisition and rehab at or below 50% AMI and 50% to 80% AMI from \$4,310,000 to \$6,412,500.00 which will then increase the amount of rental units from 10 to 38 and also increase home ownership for income levels between 81% to 120% AMI from 5 to 20.

Amendment #4: On July 2, 2010 The City of Albuquerque requested budget changes, splitting the budgeted amount of \$6,412,500.00 for acquisition and rehab for at or below 50% AMI to \$3,011,004.00 (25%) for 49 rental units and for income levels between 51% to 120% AMI to \$3,401,496.00 (above 50%) for 20 homes, for a combined total of \$6,412,500.00

Amendment #5 During the NSP Clinic the State of New Mexico learned that HUD counseling should have been a direct activity Albuquerque increased the Acquisition and Rehab Budget by \$97,500.00 for the HUD counseling act

Low Income Targeting:

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

Distribution and and Uses of Funds:

ed as completed and zeroed out to reflect the change.

Amendment #6: On May 17, 2013, The City of Albuquerque requested to use \$91,590.39 of Program Income received for Administrative expenditures. As of that date the City of Albuquerque had actually received \$1,526,506.58 in Program Income. The City of Albuquerque's request to use an additional \$91,590.39 plus the existing \$490,000 of Administration expenditures which gave Albuquerque a new Administration budget total of \$581,590.39 for Activity #09-NSP-6-G-03. The City of Albuquerque also revised their 1/3/2012 of estimated Program Income from \$2,284,979.40 to be \$1,978,345.63. The new estimate of \$1,978,345.63 (estimated Program Income) is now entered in the budget. Activity #09-NSP-3-G-03 (Purchase and Rehab for families over 50% AMI) will now have a new budget total of \$5,051,498.70 which is \$3,498,996.00 (Program Funds) plus \$1,552,502.70 (Program Income). Activity #09-NSP-3-G-03-25% (Purchase and Rehab for families under 50% AMI) will now have a new budget total of \$3,345,256.54 which is \$3,011,004.00 (Program Funds) plus \$334,252.54 (Program Income).

City of Santa Fe:

Action Plan: HUD estimated foreclosure percentage for the City is 2% will be foreclosed in New Mexico. According to Realtytrac.com, the City of Santa Fe has the third highest number of homes in pre-foreclosure. The City of Santa Fe believes Santa Fe is seeing a delayed hit in foreclosures and the amount of foreclosures will become more intense over the next year. According to City-Data.Com the estimated median Household income as \$44,266, the estimated median house value is \$330,000 of which 17.3% of Santa Fe's residents lived in poverty. According to HUD's foreclosure and abandonment risk score Santa Fe has an average abandonment risk of 2.47. Therefore, DFA awarded the City of Santa Fe \$2,000,000 of which \$140,000 is to be used for administration \$200,000 will be used to redevelop approximately 8 dilapidated or vacant properties (Eligible use E) for people whose income levels are below the 50% of AMI. \$730,000 will be used to purchase and rehabilitate (Eligible use B-25% Set-Aside) approximately 4 homes for persons whose income levels are at or below the 50% of AMI. \$930,000 will be used to purchase and rehabilitate (Eligible use B) approximately 10 homes for persons whose income levels are above 50% of Expected to Start March 20, 2009 and Finish June 20, 2013.

Amendment #1: In January 2010 the City of Santa Fe re-evaluated their activities and found that they were unable to find an affordable foreclosed land. Therefore, they canceled their land banking activity and added it to the purchase and rehabilitation for people whose income is below 25% AMI the City also found that there was a need for financing help. As of January 2010 they will use \$140,000 is to be used for administration. \$1,046,000 will be used to purchase and rehabilitate 4 homes for people whose income is below 50% AMI (Eligible use B-25% Set-Aside) approximately. \$189,957 will be used to purchase and rehabilitate (Eligible use B) approximately 1 homes for persons whose income levels are above 50% of AMI. \$396,043 will be used for financing mechanisms on 4 homeowners whose income levels are above 50% of AMI (Eligible use A) \$228,000 will be used to purchase and rehabilitate 1 home for people whose income is above 50%



Distribution and and Uses of Funds:

AMI (Eligible use A-25%).

Amendment #2: On May 7, 2010 City of Santa Fe requested to decrease budget amounts for Financing from \$396,043.00 to \$335,451.78, decrease purchase and rehab for 25% from \$1,046,000.00 to \$1,025,091.32 and Increase Financing Homes for the 25% set aside from \$228,000.00 to \$309,500.00. Also 10 cents was de-obligated from Purchase and rehab to balance the amount that had been obligated with what was actually expended.

Amendment #3: On August 17, 2010, the City of Santa Fe requested to decrease the budget amount of \$1,025,091.32 for Purchasing and Rehab of homes to \$842,091.38 to be able to assist two (2) more homes in financing. Financing Homes for the 25% set aside was increased from \$309,500.00 to \$401,000.00. Financing Homes for homeowners of 50-120% AMI was increased from \$335,451.78 to \$426,951.72.

Amendment #4: On June 1, 2011, the City of Santa Fe requested a budget change for activity #09-NSP-1-G-4 the present amount \$426,951.72 to \$455,151.72 to offrnacigr one more homes. This was approved by HUD on June 16, 2011.

City of Las Cruces:

Action Plan: HUD estimated foreclosures percentage for the City of Las Cruces is 4% of homes that will be foreclosed in New Mexico.

According to City-Data.Com the estimated median household income in 2007 was \$36,307, the estimated median house value was \$148,800 of which 20.6% of Las Cruces' residents lived in poverty. According HUD's foreclosure and abandonment risk score Las Cruces has an abandonment risk of 4.47 which is also higher than the state average. Therefore, DFA awarded the City of Las Cruces \$1,500,000 of which \$105,000 is to be used for administration. \$820,000 will be used to finance (Eligible use A) approximately 4 homes for persons whose income is 50% AMI and 4 homes for persons whose income is below 50% AMI. \$200,000.00 will be used to purchase and rehabilitate (Eligible use B-25% Set Aside) approximately 4 homes for persons whose income levels below 50% of AMI. \$375,000 will be used to purchase and rehabilitate (Eligible use B) approximately 4 homes for persons whose income levels above 50% of AMI. The activities are are expected to Start March 20, 2008 Finish June 20, 2013.

Amendment # 1: On February 1, 2010 the State of New Mexico approved Las Cruces to use the HUD Certification Statement of Cost Reasonableness form and also approved the appraised value of the property to not exceed the limit in the HUD Certification Statement of Cost Reasonableness

Amendment #2: On March 5, 2010 Las Cruces conducted an analysis of properties and determined a budget change was necessary.

Therefore, the State of New Mexico and HUD approved Las Cruces to reallocate funds from purchase and rehaulatin to demolition or redevelopmentf vacanand.Thnebudget is now \$169,000 for Financing, \$144,000.00 for financing people whose income is below 50% of AMI. \$37,000 for purchase anrehabilitation, \$105,000.00 in administrative money, \$150,000.00 to demolish or redevelop vacant properties, \$556,000.00 to demolish or redevelop vacant properties for people whose income is below 50% of AMI.

Amendment #3: On July 2, 2010 The City of Las Cruces decided to reduce the budget and reallocate funds to accommodate the expenses being incurred for purchase andehabThreoradjustinghe fianingbu

Distribution and and Uses of Funds:

get from \$302,600.00 combined to \$0. This adjustment will offer an increase for the acquisition/rehab budget from \$522,300.00 to \$607,145.00 and an increase for redevelopment from \$570,100.00 to \$787,855.00

Amendment #4: On July 29, 2010. City of Las Cruces decreased the purchase and rehab budget to \$452,699.00 in order to increase the vacant property budget to \$942,301.

Amendment #5: On June 17, 2011, the City of Las Cruces determined that another budget change was necessary to reallocate administrative funds to other activities which will allow the City to undertake at least one more project under Activity #09-NSP-7-G-02-25%. The Administrative Activity #09-NSP-6-02 was reduced from \$105,000 to \$60,000. Activity #09-NSP-3-G-02 was increased to \$456,531.00 and Activity #09-NSP-7-G-02-25% was increased to \$983,469; this was approved by HUD on July 14, 2011.

Amendment #6: On February 4, 2014, the City of Las Cruces determined that another budget change was necessary to reallocate budgets of Program Income between activities which will allow the City to complete projects under Activity #09-NSP-7-G-02-25%. Activity #09-NSP-3-G-02 total budget was decreased to \$456,531.00 and Activity #09-NSP-7-G-02-25% was increased to \$1,327,665.33.

Mexico Mortgage Finance Authority (MFA):

Action Pla:MA idetified10counties with the greatest need throughout the State of New Mexico (excluding the entitlement Cities) Sandoval County (including Rio Rancho) is estimated to have 1,285 homes in foreclosure; Valencia County is estimated to have 474 homes in foreclosure; Bernalillo County (without Albuquerque) is estimated to have 798 homes in foreclosure; Chaves County is estimated to have 321 homes in foreclosure; Lea County is estimated to have 295 homes in foreclosure; Luna County is estimated to have 145 homes in foreclosure; Eddy County is estimated to have 275 homes in foreclosure, Curry County is estimated to have 26 home in foreclosure; Dona Ana County is estimated to have 854 homes in foreclosure and San Juan is estimated to have 464 homes in foreclosure. Therefore, DFA awarded Mortgage Finance Authority (MFA) \$8,708,000 of which \$783,720 is to be used for administration. \$1,750,000 of the funds must be spent Rancho/Sandoval County \$1,465,956 will be used for rural counties not appearing in the counties listed above. \$2,336,276 will be used to finance (Eligible use A) approximately 15 homes. MFA estimates that they will finance 4 homes in Sandoval County; 1 home in Valencia County; 2 homes in Bernalillo County; 1 home in Chaves County; 1 home in Lea County; 1 home in Eddy County; 1 home in Curry County; 1 home in Dona Ana County; 1 home in San Juan County. \$5,150,504 will be used to purchase and rehabilitate (Eligible use B) approximately 34 homes. MFA estimates they will be Albuquerque 7 homes in Sandoval County; 3 homes in Valencia County; 5 homes in Beralillo County; 4 homes in Chaves County; 2 homes in Lea County; 1 home in Luna County; 2 homes in Eddy County; 2 homes in Curry County; 5 homes in Dona Anna County; 3 homes in San Juan County. \$437,500 will be used to land bank (Eligible use C) apprhoimaely5 lots. MFA estimates that property wil beandnkedin Sandoval County and 4 properties in Valencia. The activities above are expected to Start March 20, 2009 and Finish June 20, 2013./p> strongt;mend

Distribution and and Uses of Funds:

nt#1:On April 17, 2009 MFA established a budget of \$437,500.00 for land banking.

Amendment #2: In June 2009 MFA evaluated their action planned deleted the redevelopment of land and added it to purchase and rehab MFA amended their budget as follows \$2,336,276 for financing 12 homes (Eligible use A), \$5,150,504 to purchase



and rehab 13 homes whose income is below 50% AMI (Eligible use B-25%) and 21 homes for whose income is between 50-120% AMI (Eligible use B). \$437,500 for Land Banks and \$783,720 is to be used for administration.

Amendment #3: In September 2009 MFA conducted an analysis of existing activity allocations and found that they needed to remove the money budgeted from land banking and add it to acquisition and rehab. MFA amended their budget as follows \$1,836,280 to finance homes (Eligible use A), \$4,148,690 to acquire and rehab homes for people's income between 50-120% of AMI (Eligible use B), \$1,939,310 to acquire and rehab homes for people's income below 50% of AMI (Eligible use B-25%) and \$783,720 is to be used for administration.

Amendment #4: In January 2010 the MFA Policy Committee conducted an analysis of existing activity allocations and found that changes were necessary to assist MFA in meeting the 25% at 50% AMI set-aside. MFA removed the money from financing (Eligible use A) and removed the money from acquire and rehab homes (Eligible use B-25%) and reallocated their budget as follows; \$2,096,280 to finance homes for people with incomes below 50% of AMI (Eligible use A-25%), \$5,828,000 to acquire and rehab homes (Eligible use B) and \$783,720 is to be used for administration.

Amendment #5: On April 20, 2010, MFA conducted an analysis of existing activity allocations for NSP, and found that a reallocation is in order. MFA amended the approved state plan in order to accommodate the re allocations between activities by the policy committee. In addition, the first mortgage program was modified, returning the income limit to 120%. Funding has been taken from financing allocation and applied to the acquisition/rehab allocation, and the financing allocation has been moved. Financing was decreased to \$1,000,000 for families below 120%.

Amendment #6: On May 25, 2010 MFA requested additional counties (this was denied) however it was approved the following: 1) maximum loan to value of 100% 2) interest rate for the first mortgage 3% interest amortizing for DFA and soft second 0% amortizing; 3) soft second mortgages have a maximum loan amount of \$50,000. Soft Second fees may be paid in addition to the maximum loan amount; 4) affordability period 30 years,

Amendment #7: On June 22, 2010 MFA moved the last \$1,000,000.00 from financing to acquisition and rehab.

Amendment #8 On March 21, 2011, MFA moved \$270,394 from the non-set-aside acquisition and Rehab (Activity B) to the 25% set-aside in Activity B to accommodate the additional cost to rehab the apartments in Belen

1/3/2012-Due to the new release of DRGR, The State was required to estimate future program income of all grantees. Each project budget has been increased, each activity budget, and beneficiaries information has been updated to reflect the new budgeted amounts with estimated program income. The State of New Mexico estimates a total of \$12,729,613.06 to be received by grantees by September 30, 2013, for

Distribution and and Uses of Funds:

for the State of New Mexico's total budget to go to \$32,329,613.06

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

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

Amendment #11: On July 23, 2014, MFA lowered the estimated Program Income in Activity #09-NSP-3-J-01 to \$4,529,904.37. This Activity to purchase, rehab and resale to families over 50% AMI to 120% AMI will now show a budget of \$10,347,192.12. This is the \$5,817,287.75 Line of Credit plus estimated Program Income of \$4,529,904.37. The Program Income estimate of \$2,009,179.53 in Activity #09-NSP-3-J-01-25% was left unchanged. MFA also acknowledged the receipt to date of \$6,439,677.36 in Program Income as defined by 24 CFR 570.500(a) and expended in the NSP Program.

Definitions and Descriptions:

None at this time

Acquisition and Relocation:

None at this time

Public Comment:

None to at this time

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$28,645,190.48
Total Budget	\$0.00	\$28,645,190.48
Total Obligated	\$0.00	\$27,438,029.67
Total Funds Drawdown	\$0.00	\$26,105,057.42



Program Funds Drawdown	\$0.00	\$17,666,512.81
Program Income Drawdown	\$0.00	\$8,438,544.61
Program Income Received	\$0.00	\$8,494,193.59
Total Funds Expended	\$0.00	\$26,105,057.42
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$2,940,000.00	\$0.00
Limit on Admin/Planning	\$1,960,000.00	\$1,445,335.52
Limit on State Admin	\$0.00	\$1,445,335.52

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$4,900,000.00	\$9,148,014.73

Overall Progress Narrative:

The State of New Mexico has expended \$26,105,057.42 on the NSP-1 Project of which more than the 25% set-aside requirement was expended to assist families with incomes less than 50% AMI.. The State has generated a total of \$8,494,193.59 program income to date.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
09-NSP-2-G-02, City of Las Cruces	\$0.00	\$1,880,000.00	\$1,484,432.07
09-NSP-2-G-03, City of Albuquerque	\$0.00	\$8,978,345.63	\$5,274,090.29
09-NSP-2-G-04, City of Santa Fe	\$0.00	\$2,183,813.28	\$1,998,707.97
09-NSP-2-J-01, MFA	\$0.00	\$15,468,000.00	\$8,632,699.40
09-NSP-STATE, The State of New Mexico	\$0.00	\$453,060.26	\$276,583.08



Activities

Project # / Title: 09-NSP-2-G-02 / City of Las Cruces

Grantee Activity Number: 09-NSP-3-G-02

Activity Title: Purchase and Rehab Homes City of Las Cruces

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

09-NSP-2-G-02

Projected Start Date:

03/20/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Program Income Account:

The City of Las Cruces Program Income Account

Activity Status:

Under Way

Project Title:

City of Las Cruces

Projected End Date:

06/20/2013

Completed Activity Actual End Date:

Responsible Organization:

The City of Las Cruces

Overall	Jan 1 thru Mar 31, 2016	To Date
Total Projected Budget from All Sources	N/A	\$456,531.00
Total Budget	\$0.00	\$456,531.00
Total Obligated	\$0.00	\$456,531.00
Total Funds Drawdown	\$0.00	\$456,531.00
Program Funds Drawdown	\$0.00	\$456,531.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$137,253.44
Total Funds Expended	\$0.00	\$456,531.00
The City of Las Cruces	\$0.00	\$456,531.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Action Plan: The City will establish a funding mechanism to purchase and rehabilitate residential properties that have been abandoned or foreclosed upon, in order to sell the redeveloped homes and properties. The major program features are: a) The partnering organization/developer must organize a team of at least the following specialty areas: (i) construction with appropriate trades; (ii) real estate brokerage; and (iii) appraising; (iv) lending institutions; and (v) homeownership counseling, as part of their development team. b) Single family detached houses are preferred, though duplexes (single family attached properties), may be considered. All properties must either be foreclosed and available or abandoned, blighted and unused, with owners willing to sell. Vacant lots for infill purposes may also be considered for new residential construction. c) Ownership is limited to families at or below 120% of Area Median Income (AMI). The City encourages the developer to give priority consideration to those persons/households above 50% and below 120% of AMI. The monthly cost of a property to an eligible applicant should be no more than 30% of that applicant's monthly gross income. Developer will work with NSP applicant's and local lending institutions to gain favorable mortgage terms. e) The developer has the option of establishing a sweat equity requirement of no more than 500 hours per property. These hours will be applied to the cost of the rehabilitation, to help ensure the affordability of the property. f) Properties may be sold outright or on a lease-to-own basis, with a lease term of no more than thirty-six (36) months. g) Once the properties are sold any



program income generated by the developer as a result of the sale must be returned to the City for re-investment in similar properties during the initial 4-year program period. h) At the time of sale (after completion of rehabilitation to code), appraised value must be in the "affordable housing" range, which currently (2008) is not-to-exceed \$140,000 per unit in Las Cruces. Exceptions and special circumstances will be considered. A soft second to ensure affordability is required based on the differences between the appraisal and actual sell value.

Amendment # 1: On February 1, 2010 the State of New Mexico approved Las Cruces to use the HUD Certification Statement of Cost Reasonableness form and also approved the appraised value of the property to not exceed the limits in the HUD Certification Statement of Cost Reasonableness

Amendment # 2: On March 5, 2010 State of New Mexico approved Las Cruces increase their Purchase and Rehab budget by \$176,000.00 to be able to meet the current market needs in Las Cruces. Total budget for Purchase and Rehab \$376,000.00 for people whose income is below 120% AMI.

Amendment #3: On July 2, 2010 State of New Mexico approved Las Cruce to increase their Purchase and Rehab budget by \$84,845.00 to be able to meet the current market needs in Las Cruces. Total budget for Purchase and Rehab \$607,145.00 for people whose income is below 120% AMI.

Amendment #4: On July 29, 2010, City of Las Cruces decreased this budget to \$452,699.00 in order to increase the vacant property budget.

Amendment #5; On June 17, 2011, the City of Las Cruces determined that another budget change was necessary to reallocate administrative funds to other activities which will allow the City to address needed changes under Activity #09-NSP-3-G-02 to correct expenses charged to the incorrect activity. The Administrative Activity #09-NSP-6-02 was reduced from \$105,000 to \$60,000. Activity #09-NSP-3-G-02 was increased to \$456,531.00 and Activity #09-NSP-7-G-02-25% was increased to \$983,469.00. This was approved by HUD on July 14, 2011.

1/3/2012-Las Cruces 09-NSP-3-G-02, grant funds \$456,531.00, program income received as of 9/30/2011\$0.00 estimated program income though 9/30/2013 is \$285,000.00 total budget with estimated program income \$741,531.00.

Amendment #6; On February 4, 2014, the City of Las Cruces determined that another budget change was necessary to reallocate budgets of Program Income between activities which will allow the City to complete projects under Activity #09-NSP-7-G-02-25%. This Activity #09-NSP-3-G-02 total budget was decreased to \$456,531.00 and Activity #09-NSP-7-G-02-25% was increased to \$1,327,665.33. The Program Income of \$285,000 will be expended in Activity #09-NSP-7-G-02-25%

Location Description:

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

Activity Progress Narrative:

The City of Las Cruces has requested to be closed out and has submitted the required Closeout Checklist. This DRGR accounting Activity #09-NSP-3-G-02 has several expenditures that can be counted in the 25% Set-Aside Requirement and those now are now in the process of being moved to Activity #09-NSP-7-G-02-25%

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	3/3

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/0	3/3	3/3	100.00



Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number: 09-NSP-6-G-02

Activity Title: Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

09-NSP-2-G-02

Project Title:

City of Las Cruces

Projected Start Date:

03/20/2009

Projected End Date:

06/20/2013

Benefit Type:

()

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

The City of Las Cruces

Program Income Account:

The City of Las Cruces Program Income Account

Overall	Jan 1 thru Mar 31, 2016	To Date
Total Projected Budget from All Sources	N/A	\$60,000.00
Total Budget	\$0.00	\$60,000.00
Total Obligated	\$0.00	\$60,000.00
Total Funds Drawdown	\$0.00	\$51,749.24
Program Funds Drawdown	\$0.00	\$47,979.24
Program Income Drawdown	\$0.00	\$3,770.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$51,749.24
The City of Las Cruces	\$0.00	\$51,749.24
Match Contributed	\$0.00	\$0.00

Activity Description:

Amendment #5 This Administration activity was decreased from \$140,000 to \$60,000 in order to increase Activity #09-NSP-3-G-02 to \$456,531 and increase #09-NSP-7-G-02-25% to \$983,469.
1/3/2012-Las Cruces 09-NSP-6-G-02, grant funds \$60,000.00 no estimated program income at this time.

Location Description:

Administrative Money

Activity Progress Narrative:

The City of Las Cruces is using their Admin funds for expenditures directly related to the properties purchased. The City could have used their Admin funds to reimburse their employees' salaries but choose to use the funds for NSP program assistance.

Accomplishments Performance Measures

No Accomplishments Performance Measures



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number:	09-NSP-7-G-02-25%
Activity Title:	Redevelopment of Vacant Properties

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
09-NSP-2-G-02

Project Title:
City of Las Cruces

Projected Start Date:
03/20/2009

Projected End Date:
06/20/2013

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
The City of Las Cruces

Program Income Account:
The City of Las Cruces Program Income Account

Overall	Jan 1 thru Mar 31, 2016	To Date
Total Projected Budget from All Sources	N/A	\$1,327,665.33
Total Budget	\$0.00	\$1,327,665.33
Total Obligated	\$0.00	\$1,320,348.16
Total Funds Drawdown	\$0.00	\$1,320,348.16
Program Funds Drawdown	\$0.00	\$979,921.83
Program Income Drawdown	\$0.00	\$340,426.33
Program Income Received	\$0.00	\$206,942.89
Total Funds Expended	\$0.00	\$1,320,348.16
The City of Las Cruces	\$0.00	\$1,320,348.16
Match Contributed	\$0.00	\$0.00

Activity Description:

Amendment #2: On March 5, 2010 the State of New Mexico and HUD approved the City of Las Cruces budgeting 25% Demolition and Redevelopment of Vacant properties. This activity was originally submitted in the Action plan but had not made it into the DRGR system. The City will establish a funding mechanism to purchase and rehabilitate residential properties that are vacant and available for sale and redevelopment, in order to sell the redeveloped homes and properties. Ownership is limited to families at or below 50% of Area Median Income. Total budgeted for Demolition or redevelopment of vacant property 25% requirement \$556,000.00

Amendment #3: On July 2, 2010 The City of Las Cruces combined \$80,000.00 from activity for income levels at 51%-120% AMI with this activity because vacant properties do not count toward the 25% set aside therefore increasing the budget amount for this activity from \$570,100.00 to \$787,855.00.

Amendment #4: On July 29, 2010 The City of Las Cruces decreased purchase and rehb to increase vacant properties to \$942,301

Amendment #5: On June 17, 2011, the City of Las Cruces determined that another budget change was necessary to reallocate administrative funds to other activities which will allow the City to undertake at least one more project under Activity #09-NSP-7-G-02-25%. The Administrative Activity #09-NSP-6-02 was reduced from \$105,000 to \$60,000. Activity #09-NSP-3-G-02 was increased to \$456,531.00 and Activity #09-NSP-7-G-02-25% was increased to \$983,469.00.

1/3/2012:Las Cruces 09-NSP-7-G-02, grant funds \$983,469.00, program income received as of 9/30/2011\$0.00 estimated program income though 9/30/2013 is \$95,000.00 total budget with estimated program income \$1,078,469.00.

Amendment #6: On February 4, 2014, the City of Las Cruces determined that another budget change was necessary to reallocate budgets of Program Income between activities which will allow the City to complete projects under Activity #09-NSP-7-G-02-25%. Activity #09-NSP-3-G-02 total budget was decreased to \$456,531.00 and this Activity #09-NSP-7-G-02-25% was increased to \$1,363,469.00. The \$1,363,469.00 includes \$983,469.00



Grant Funds plus \$204,574.97 Program Income Received and \$175,425.03 estimated future Program Income. Amendment #7; On May 6,2014, the City of Las Cruces determined that a budget change was necessary to include the additional generated Program Income which will allow the City to complete a rental project under Activity #09-NSP-7-G-02-25%. Activity #09-NSP-7-G-02-25% budget was determined to be \$1,327,665.33. The \$1,327,665.33 includes \$983,469.00 Grant Funds plus \$344,196.33 of generated Program Income. The previously included \$175,425.03 estimated future Program Income is no longer necessary for DRGR accounting purposes.

Location Description:

First priority on properties proposed for acquisition are within those areas of greatest identified need and are the following Census Tracts, in order of priority: First Priority Level: Census Tract 3.00, Census Tract 5.00, Census Tract 1.02, Census Tract 4.02, Census Tract 2.00; Second Priority Level: Census Tract 4.01, Census Tract 6.00, Census Tract 7.00, Census Tract 8.00, Census Tract 9.00. The need is for all block groups within these Census Tracts. These are within the heart of the city and near jobs, shopping, transit, and government access. Other Census Tracts, outside the first and Second priority Levels but within the city limits may be considered, but are not the first priority for property identification and selection.

Activity Progress Narrative:

The City of Las Cruces has requested to be closed out and has submitted the required Closeout Checklist. The Activity #09-NSP-3-G-02 has several expenditures that can be counted in this 25% Set-Aside expenditures and is now in the process of those expenditures being moved here. At this date the total amount that can be moved is being reviewed.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	5/7

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	5/0	0/7	5/7	100.00
# Owner Households	0	0	0	5/0	0/7	5/7	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Project # / Title: 09-NSP-2-G-04 / City of Santa Fe



Grantee Activity Number: 09-NSP-1-G-04

Activity Title: Financing Homes

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

09-NSP-2-G-04

Projected Start Date:

02/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Program Income Account:

City of Santa Fe Program Income Account

Activity Status:

Completed

Project Title:

City of Santa Fe

Projected End Date:

08/30/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Santa Fe

Overall	Jan 1 thru Mar 31, 2016	To Date
Total Projected Budget from All Sources	N/A	\$455,151.72
Total Budget	\$0.00	\$455,151.72
Total Obligated	\$0.00	\$455,151.72
Total Funds Drawdown	\$0.00	\$455,151.72
Program Funds Drawdown	\$0.00	\$455,151.72
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$455,151.72
City of Santa Fe	\$0.00	\$455,151.72
Match Contributed	\$0.00	\$0.00

Activity Description:

Include a narrative describing the area of greatest need that the activity addresses; the expected benefit to income-qualified persons; and whether funds used for this activity will be used to meet the low income housing requirement for those below 50% of area median income.

The City intends to use the NSP funds on a L/M Income Housing basis to purchase foreclosed homes throughout the City. There is not one physical area to focus on. Persons who earn 50%-100% of the AMI will benefit from this program. This program will not be used to meet the low income housing requirement.

Amendment #1: In January 2010 the City of Santa Fe re-evaluated their activities and found that they were unable to find an affordable foreclosed land. Therefore, they canceled their land banking activity and added it to the purchase and rehabilitation for people who's income is below 25% AMI the City also found that there was a need for financing help. As of January 2010 the City will now use \$140,000 is to be used for administration. \$1,046,000 will be used to purchase and rehabilitate 4 homes for people whose income is below 50% AMI (Eligible use B-25% Set-Aside) approximately. \$189,957 will be used to purchase and rehabilitate (Eligible use B) approximately 1 homes for persons whose income levels are above 50% of AMI. \$396,043 will be used for financing mechanisms on 4 homeowners whose income levels are above 50% of AMI (Eligible use A) \$228,000 will be used to purchase and rehabilitate 1 home for people whose income is below 50% AMI (Eligible use A-25%).

Amendment #2: On May 7, 2010, The City of Santa Fe requested to decrease the budgeted amount from \$396,043 to \$335,451.78 so an increase can be made for Financing. This was approved by HUD and then DFA in June 2010.

Amendment #3: On August 17, 2010, the City of Santa Fe requested a budget change for this activity to increase the present amount \$335,451.78 to 426,951.72 to offer financing for one more home. This was approved by HUD on August 19, 2010.

Amendment #4: On June 1, 2011, the City of Santa Fe requested a budget change for this activity to increase the present amount \$426,951.72 to \$455,151.72 to offer financing for one more home. This was approved by HUD on June 16, 2011.



1/3/2012-Santa Fe 09-NSP-1-G-04, grant funds \$455,151.72 no estimated program income at this time.

Location Description:

NSP funds initially will be spent in one of the following census tracts that are identified as areas of the greatest need;000700, 001106, 001202, 001202, 001107, 000101, 000200, 000300, 000400, 000500, 000600, 000800, 001002, 001201, 010500.

Activity Progress Narrative:

This activity has been completed and all funds expended

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/0	8/9	8/9	100.00
# Owner Households	0	0	0	0/0	8/9	8/9	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number: 09-NSP-1-G-04-25%

Activity Title: Financing 25%

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

09-NSP-2-G-04

Projected Start Date:

02/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Program Income Account:

City of Santa Fe Program Income Account

Activity Status:

Completed

Project Title:

City of Santa Fe

Projected End Date:

08/30/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Santa Fe

Overall	Jan 1 thru Mar 31, 2016	To Date
Total Projected Budget from All Sources	N/A	\$584,813.28
Total Budget	\$0.00	\$584,813.28
Total Obligated	\$0.00	\$584,813.28
Total Funds Drawdown	\$0.00	\$584,813.28
Program Funds Drawdown	\$0.00	\$401,000.00
Program Income Drawdown	\$0.00	\$183,813.28
Program Income Received	\$0.00	\$183,813.28
Total Funds Expended	\$0.00	\$584,813.28
City of Santa Fe	\$0.00	\$584,813.28
Match Contributed	\$0.00	\$0.00

Activity Description:

The City intends to use the NSP funds on a L/M Income Housing basis to purchase foreclosed homes throughout the City. There is not one physical area to focus on. Persons who earn less than 50% of the AMI will benefit from this program. This program will be used to meet the low income housing requirement.

Amendment #1: In January 2010 the City of Santa Fe re-evaluated their activities and found that they were unable to find an affordable foreclosed land. Therefore, they canceled their land banking activity and added it to the purchase and rehabilitation for people whose income is below 25% AMI the City also found that there was a need for financing help. As of January 2010 the City will now use \$140,000 is to be used for administration. \$1,046,000 will be used to purchase and rehabilitate 4 homes for people whose income is below 50% AMI (Eligible use B-25% Set-Aside) approximately. \$189,957 will be used to purchase and rehabilitate (Eligible use B) approximately 1 homes for persons whose income levels are above 50% of AMI. \$396,043 will be used for financing mechanisms on 4 homeowners whose income levels are above 50% of AMI (Eligible use A) \$228,000 will be used to purchase and rehabilitate 1 home for people whose income is below 50% AMI (Eligible use A-25%).

Amendment #2: On May 7, 2010, The City of Santa Fe has requested budget changes for this activity to increase from \$228,000.00 to \$309,500.00. To offer financing for 1 more home.

Amendment #3: On August 17, 2010, the City of Santa Fe requested a budget change for this activity to increase the present amount of \$309,500.00 to \$401,000.00 to offer financing to one other home.

1/3/2012-Santa Fe 09-NSP-1-G-04-25%, grant funds \$401,000.00 program income received as of 9/30/2011 \$183,813.28 estimated program income though 9/30/2013 is \$0.00 total budget with estimated program income \$584,813.00



Location Description:

The area of Greatest need in Santa Fe.

Activity Progress Narrative:

This activity has been completed and all funds were expended on families with incomes below the 50% AMI

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	4/5	0/0	5/5	80.00
# Owner Households	0	0	0	4/5	0/0	5/5	80.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number: 09-NSP-3-G-04

Activity Title: Purchase and Rehab Homes City of SF

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

09-NSP-2-G-04

Projected Start Date:

03/20/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Program Income Account:

City of Santa Fe Program Income Account

Activity Status:

Completed

Project Title:

City of Santa Fe

Projected End Date:

06/20/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Santa Fe

Overall	Jan 1 thru Mar 31, 2016	To Date
Total Projected Budget from All Sources	N/A	\$189,956.90
Total Budget	\$0.00	\$189,956.90
Total Obligated	\$0.00	\$189,956.90
Total Funds Drawdown	\$0.00	\$189,956.90
Program Funds Drawdown	\$0.00	\$189,956.90
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$189,956.90
City of Santa Fe	\$0.00	\$189,956.90
Match Contributed	\$0.00	\$0.00

Activity Description:

The City intends to use the NSP funds on a L/M Income Housing basis to purchase foreclosed homes throughout the City. For housing related activities, include: 1) duration or term of assistance - these affordable rental units will be permanently affordable 2) tenure of beneficiaries--rental or homeownership - rental 3) a description of how the design of the activity will ensure continued affordability - each rental will have a shared equity lien recorded. There is no intention for these units to ever be sold. If there is some reason to sell the property, all efforts will be put into the unit changing hands in management but maintaining it as an affordable rental. If that is not possible, a home will then be sold to an affordable buyer and follow the lien restrictions as provided by DFA/LGD

Amendment #1: In January 2010 the City of Santa Fe re-evaluated their activities and found that they were unable to find an affordable foreclosed land. Therefore, they canceled their land banking activity and added it to the purchase and rehabilitation for people who's income is below 25% AMI the City also found that there was a need for financing help. As of January 2010 the City will now use \$140,000 is to be used for administration. \$1,046,000 will be used to purchase and rehabilitate 4 homes for people whose income is below 50% AMI (Eligible use B-25% Set-Aside) approximately. \$189,957 will be used to purchase and rehabilitate (Eligible use B) approximately 1 homes for persons whose income levels are above 50% of AMI. \$396,043 will be used for financing mechanisms on 4 homeowners whose income levels are above 50% of AMI (Eligible use A) \$228,000 will be used to purchase and rehabilitate 1 home for people whose income is below 50% AMI (Eligible use A-25%).

Amendment #2: On May 7,2010 The City of Santa Fe asked for a budget change. This activity was originally budgeted for \$189,957.00.The City of Santa Fe expended .10 cents less than what had been obligated for this activity, the budget change reflects the .10 cent de-obligation to now total \$189,956.90.

1/3/2012 Santa Fe 09-NSP-3-G-04, grant funds \$189,956.90 project completed, no estimated program income at this time.



Location Description:

The Areas of Greatest need in the City of Santa Fe

Activity Progress Narrative:

This activity has been completed and will have no further expenditures

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/0	1/1	1/1	100.00
# Owner Households	0	0	0	0/0	1/1	1/1	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number:	09-NSP-3-G-04-25%
Activity Title:	Purchase and Rehab Homes 25% City of SF

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Completed

Project Number:
09-NSP-2-G-04

Project Title:
City of Santa Fe

Projected Start Date:
03/20/2009

Projected End Date:
06/20/2013

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

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

Responsible Organization:
City of Santa Fe

Program Income Account:
City of Santa Fe Program Income Account

Overall	Jan 1 thru Mar 31, 2016	To Date
Total Projected Budget from All Sources	N/A	\$842,091.38
Total Budget	\$0.00	\$842,091.38
Total Obligated	\$0.00	\$842,091.38
Total Funds Drawdown	\$0.00	\$842,091.38
Program Funds Drawdown	\$0.00	\$842,091.38
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$842,091.38
City of Santa Fe	\$0.00	\$842,091.38
Match Contributed	\$0.00	\$0.00

Activity Description:

The City intends to use the NSP funds on a L/M Income Housing basis to purchase foreclosed homes throughout the City. For housing related activities, include: 1) duration or term of assistance - these affordable rental units will be permanently affordable 2) tenure of beneficiaries--rental or homeownership - rental 3) a description of how the design of the activity will ensure continued affordability - each rental will have a shared equity lien recorded. There is no intention for these units to ever be sold. If there is some reason to sell the property, all efforts will be put into the unit changing hands in management but maintaining it as an affordable rental. If that is not possible, a home will then be sold to an affordable buyer and follow the lien restrictions as provided by DFA/LGD

Amendment #1: In January 2010 the City of Santa Fe re-evaluated their activities and found that they were unable to find an affordable foreclosed land. Therefore, they canceled their land banking activity and added it to the purchase and rehabilitation for people who's income is below 25% AMI the City also found that there was a need for financing help. As of January 2010 the City will now use \$140,000 is to be used for administration. \$1,046,000 will be used to purchase and rehabilitate 4 homes for people whose income is below 50% AMI (Eligible use B-25% Set-Aside) approximately. \$189,957 will be used to purchase and rehabilitate (Eligible use B) approximately 1 homes for persons whose income levels are above 50% of AMI. \$396,043 will be used for financing mechanisms on 4 homeowners whose income levels are above 50% of AMI (Eligible use A) \$228,000 will be used to purchase and rehabilitate 1 home for people whose income is below 50% AMI (Eligible use A-25%).

Amendment #2: On May 7, 2010 The City of Santa Fe decreased the budget amount for this activity from \$1,046,000.00 to \$1,025,091.32 to then increase amounts budgeted for financing.

Amendment #3: On August 17, 2010, the City of Santa Fe requested a budget change for this activity to decrease this budget amount from \$1,025,091.32 to \$842,091.38 and increase the budget for financing.

1/3/2012 - Santa Fe 09-NSP-3-G-04-25%, grant funds \$842,091.38 no estimated program income at this time.



Location Description:

Areas of Greatest Need in City of Santa Fe

Activity Progress Narrative:

This activity has been completed and will have no further expenditures

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	2/0

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	4/4	0/0	4/4	100.00
# Renter Households	0	0	0	4/4	0/0	4/4	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number:	09-NSP-6-G-04
Activity Title:	Administration City of SF

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

09-NSP-2-G-04

Project Title:

City of Santa Fe

Projected Start Date:

03/20/2009

Projected End Date:

06/20/2013

Benefit Type:

()

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

City of Santa Fe

Program Income Account:

City of Santa Fe Program Income Account

Overall	Jan 1 thru Mar 31, 2016	To Date
Total Projected Budget from All Sources	N/A	\$111,800.00
Total Budget	\$0.00	\$111,800.00
Total Obligated	\$0.00	\$111,800.00
Total Funds Drawdown	\$0.00	\$110,507.97
Program Funds Drawdown	\$0.00	\$110,507.97
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$110,507.97
City of Santa Fe	\$0.00	\$110,507.97
Match Contributed	\$0.00	\$0.00

Activity Description:

Amendment #4 On June 1, 2011, this Activity #09-NSP-6-G-04 was reduced from \$140,000 to \$111,800 and \$28,200 was added to Activity #09-NSP-1-G-04.
1/3/2012-Santa Fe 09-NSP-6-G-04, grant funds \$111,800.00 no estimated program income at this time.

Location Description:

Administration Money

Activity Progress Narrative:

The City of Santa Fe is in the process of completing the Closeout Checklist that is required before the Closeout Agreement can be completed. Onsite Technical Closeout Assistance was conducted March 2, 2016.



Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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

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

Activity Title: Purchase and Rehab Homes

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

09-NSP-2-J-01

Projected Start Date:

03/20/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Program Income Account:

MFA Program Income Account

Activity Status:

Under Way

Project Title:

MFA

Projected End Date:

06/20/2015

Completed Activity Actual End Date:

Responsible Organization:

MFA

Overall

Total Projected Budget from All Sources

Jan 1 thru Mar 31, 2016

N/A

To Date

\$10,347,192.12

Total Budget

\$0.00

\$10,347,192.12

Total Obligated

\$0.00

\$10,271,428.94

Total Funds Drawdown

\$0.00

\$10,271,428.94

Program Funds Drawdown

\$0.00

\$5,674,091.11



Program Income Drawdown	\$0.00	\$4,597,337.83
Program Income Received	\$0.00	\$6,439,677.40
Total Funds Expended	\$0.00	\$10,271,428.94
MFA	\$0.00	\$10,271,428.94
Match Contributed	\$0.00	\$0.00

Activity Description:

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

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

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

Amendment #4: In January 2010 the MFA Policy Committee conducted an analysis of existing activity allocations and found that changes were necessary to assist MFA in meeting the 25% at 50% AMI seaside. MFA removed the money from financing and removed the money from acquire and rehab homes and reallocated their budget as follows; \$2,096,280 to finance homes for people with incomes below 50% of AMI, \$5,828,000 to acquire and rehab homes and \$783,720 is to be used for administration.

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

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

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

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

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

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

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

Location Description:



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

Activity Progress Narrative:

MFA has expended the \$10,271,428.94 for assistance of 53 families to obtain housing.

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



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

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

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

Project Title:
MFA

Projected Start Date:
03/20/2009

Projected End Date:
06/20/2015

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

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

Responsible Organization:
MFA

Program Income Account:
MFA Program Income Account

Overall	Jan 1 thru Mar 31, 2016	To Date
Total Projected Budget from All Sources	N/A	\$4,375,853.53
Total Budget	\$0.00	\$4,375,853.53
Total Obligated	\$0.00	\$4,375,853.53
Total Funds Drawdown	\$0.00	\$4,221,388.21
Program Funds Drawdown	\$0.00	\$2,500,579.05
Program Income Drawdown	\$0.00	\$1,720,809.16
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$4,221,388.21
MFA	\$0.00	\$4,221,388.21
Match Contributed	\$0.00	\$0.00

Activity Description:

MFA will purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon, in order to sell, rent, or redevelop such homes and properties. Properties purchased and rehabilitated shall meet the following requirements: I. MFA will provide acquisition rehabilitation and subsequently sell to low to middle income purchasers. MFA and/or recipients may acquire, rehabilitate and rent the housing to lower income families or special needs populations that are in need of service enriched housing. II. NSP rental assisted units shall meet the rent, income and affordability requirements for a period of 20 years. MFA will have a restrictive covenant recorded to assure compliance with this requirement. III. All properties will be purchased at a minimum discount rate of 15% below current market appraised value, unless a lesser discount is pre-approved by MFA. In no circumstance can a discount be less than 5%. IV. Eight (8) hours of housing counseling assistance is required of all homebuyers, by a HUD approved housing counseling agency. V. NSP sub grant funds will be provided in the form of a non-amortizing grant. VI. Priority to purchase HUD-Real Estate Owned ("REO") foreclosed properties will be encouraged.

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

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

Amendment #4: In January 2010 the MFA Policy Committee conducted an analysis of existing activity allocations and found that changes were necessary to assist MFA in meeting the 25% at 50% AMI seaside. MFA removed the money from financing and removed the money from acquire and rehab homes and reallocated their budget as follows; \$2,096,280 to finance homes for people with incomes below 50% of AMI, \$5,828,000 to acquire and rehab



homes and \$783,720 is to be used for administration.

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

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

Amendment #8 MFA increased this Activity by \$270,394 to accommodate additional rehab cost to the apartments in Belen for families below 50% AMI, funds were moved from 09-NSP-3-J-01.

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

Amendment #11: The Program Income estimate of \$2,009,179.53 (\$768,600.70 Line of Credit plus estimated program income of \$1,240,578.83) was left unchanged in this Activity #09-NSP-3-J-01-25%.

Location Description:

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

Activity Progress Narrative:

MFA has expended \$4,221,388.21 on families with incomes less than 50% AMI for 27.9% and exceeding the 25% set-aside requirement

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number: 09-NSP-6-J-01

Activity Title: MFA's Admin

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

09-NSP-2-J-01

Project Title:

MFA

Projected Start Date:

03/20/2009

Projected End Date:

06/20/2015

Benefit Type:

()

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

MFA

Program Income Account:

MFA Program Income Account

Overall	Jan 1 thru Mar 31, 2016	To Date
Total Projected Budget from All Sources	N/A	\$524,038.25
Total Budget	\$0.00	\$524,038.25
Total Obligated	\$0.00	\$524,038.25
Total Funds Drawdown	\$0.00	\$523,910.67
Program Funds Drawdown	\$0.00	\$458,029.24
Program Income Drawdown	\$0.00	\$65,881.43
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$523,910.67
MFA	\$0.00	\$523,910.67
Match Contributed	\$0.00	\$0.00

Activity Description:

Mortgage Finance Authority Administrative Costs.

1/3/2012-MFA 09-NSP-6-J-01 grant funds \$783,720, no estimated future program income at this time.

Amendment #9: On March 25, 2013, MFA moved \$295,081.75 from the Administration Budget to the purchase and rehab activity to allow MFA to purchase additional homes for rehab and resale. The MFA Activity #09-NSP-3-J-01 to purchase, rehab and resale to families over 50% AMI to 120% AMI will now show a grant fund budget of \$5,768,405.58.

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

Location Description:

Mortgage Finance Authority Administrative Costs

Activity Progress Narrative:

The New Mexico Mortgage Finance submitted the required Closeout Checklist and has requested to close out their JPA for NSP.



Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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

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

Activity Title: Administration

Activity Category:

Administration

Project Number:

09-NSP-STATE

Projected Start Date:

03/20/2009

Benefit Type:

()

National Objective:

N/A

Activity Status:

Under Way

Project Title:

The State of New Mexico

Projected End Date:

06/20/2013

Completed Activity Actual End Date:

Responsible Organization:

The State of New Mexico

Overall

Total Projected Budget from All Sources

Jan 1 thru Mar 31, 2016

N/A

To Date

\$392,000.00

Total Budget

\$0.00

\$392,000.00

Total Obligated

\$0.00

\$392,000.00



Total Funds Drawdown	\$0.00	\$276,583.08
Program Funds Drawdown	\$0.00	\$276,583.08
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$276,583.08
The State of New Mexico	\$0.00	\$276,583.08
Match Contributed	\$0.00	\$0.00

Activity Description:

Administrative Money
 1/3/2012-State of New Mexico 09-NSP-6-JG-01 grant funds \$392,000.00 no estimated program income at this time.

Location Description:

Administrative Money

Activity Progress Narrative:

The State is preparing the closeout procedures for Grantees to use when closing their Grants and JPA. The first step is the Closeout Checklist for Grantees to submit. The Closeout Checklist have been presented to The City of Santa Fe, The City of Las Cruces and The New Mexico Mortgage Finance Authority. A Closeout Agreement draft for Grantees is in process

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Monitoring, Audit, and Technical Assistance

Event Type	This Report Period	To Date
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Monitoring, Audits, and Technical Assistance	0	53
Monitoring Visits	0	31
Audit Visits	0	0
Technical Assistance Visits	0	28
Monitoring/Technical Assistance Visits	0	0
Report/Letter Issued	0	30

