

LEGAL NOTICE

COMBINED NOTICE OF FINDING OF NO SIGNIFICANT IMPACT (FONSI) AND NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS (NOI-RROF)

April 20, 2026

Housing New Mexico | New Mexico Mortgage Finance Authority (MFA)
7425 Jefferson St., NE
Albuquerque, New Mexico 87109
505-843-6880

This notice shall satisfy two separate but related procedural requirements for activities to be undertaken by Housing New Mexico | MFA.

REQUEST FOR RELEASE OF FUNDS

On or about **Wednesday, May 6, 2026**, Housing New Mexico (New Mexico Mortgage Finance Authority) will submit a request to the U.S. Department of Housing and Urban Development (HUD) for the release of Self-Help Homeownership Opportunity Program (SHOP) funds under Section 11 of the Housing Opportunity Program Extension Act of 1996, as amended, and implementing regulations and guidance. These funds will be used for the 635 Alto Street Townhomes project, a planned development of five attached townhome units in two buildings on a vacant 0.25-acre (10,910 sq. ft.) lot at 635 Alto St, Santa Fe, New Mexico 87501 in the Guadalupe neighborhood of Santa Fe, Santa Fe County, New Mexico. The parcel was donated to Santa Fe Habitat for Humanity by the City of Santa Fe, and the project will retain residential use of the land on a currently vacant lot.

The proposed project will consist of two 2-story buildings with a total building area of approximately 6,448 sq. ft., using Type V-B construction with R-2 residential occupancy. Building 1 will contain four units (Units A–D) and Building 2 will contain one unit (Unit E); two units will have 2 bedrooms and 1.5 bathrooms each, and three units will have 3 bedrooms and 2 bathrooms each. Lot coverage by the new buildings will be approximately 45 percent of the site, consistent with the approved development plan. Associated site work will include grading; construction of building foundations, retaining walls, and private yards; driveways and vehicular access from Alto Street; ten off-street parking spaces (two per unit) located on the north and south sides of the property; concrete walkways and stairs; curb and gutter; bike rack; exterior lighting; and required landscaping and open space improvements. Existing public sewer, water, and electrical utilities are located adjacent to the site and will be extended and connected to serve the new townhomes, and stormwater management and dust control measures will be implemented during construction consistent with City of Santa Fe requirements.

The estimated total project cost is \$2,140,000, of which \$90,000 in HUD Self-Help Homeownership Opportunity Program (SHOP) funds are anticipated. All SHOP assistance for the five-unit development is being evaluated under this environmental review.

FINDING OF NO SIGNIFICANT IMPACT

The Housing New Mexico | MFA has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Review Record (ERR) on file at Housing New Mexico | MFA and may be examined or copied weekdays 9 AM to 5 PM. The ERR will be made available to the public for review either electronically or by U.S. mail. Please

submit your request by U.S. mail to Housing New Mexico | MFA, 7425 Jefferson St., NE, Albuquerque, NM 87109 or by email to mwerley@housingnm.org. Please call 505-843-6880.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to Housing New Mexico | MFA. All comments received by **May 5, 2026**, will be considered by Housing New Mexico | MFA prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

ENVIRONMENTAL CERTIFICATION

Housing New Mexico | MFA certifies to HUD that Isidoro Hernandez, Certifying Officer, in his capacity as Executive Director and CEO of Housing New Mexico | MFA, consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and permits Santa Fe Habitat for Humanity to use SHOP funds for the project.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of funds and Housing Mexico | MFA's certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of Housing New Mexico | MFA; (b) Housing New Mexico | MFA has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR part 58; (c) the grant recipient or other participation in the development process have committed funds, incurred costs or undertaken activities not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to HUD Albuquerque Field Office at CPDRROFABQ@hud.gov. Potential objectors should contact HUD Albuquerque Field Office to verify the actual last day of the objection period.

For Housing New Mexico | MFA
Isidoro Hernandez, Executive Director/CEO
Housing New Mexico | MFA, Certifying Officer