

LEGAL NOTICE

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

February 23, 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 **Thursday, March 12, 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 HOME Investment Partnerships (HOME) funds under Title II of the Cranston-Gonzalez National Affordable Housing Act of 1990, as amended (42 U.S.C. 12701 et seq.), as implemented under 24 CFR part 92, and National Housing Trust Fund (NHTF) funds under 24 CFR part 93. These funds will be used for the Nueva Acequia project, a proposed new construction affordable multifamily rental housing development located on three connected parcels (58801860, 99306754, and 99306755) totaling approximately 6.66 acres in Santa Fe, Santa Fe County, New Mexico. The development will remain on County owned land under a nominal value ground lease; no land acquisition will occur.

The proposed project consists of the construction of a 159-unit affordable multifamily rental development in two four-story buildings, together with related streets, sidewalks, on-site infrastructure, landscaping, and surface parking. Building 1 will be approximately 94,385 square feet and will provide 106 affordable units for families (studios through three-bedrooms), with common amenities including a food pantry, community kitchen, living room, community room, laundry facilities, a business office, and elevators. Building 2 will be approximately 48,046 square feet and will provide 53 affordable units for seniors aged 55 and older (studios through two-bedrooms), with amenities including a food pantry, community room, fitness room, laundry facilities, and elevators. Both buildings will incorporate Energy Star-rated appliances, low-flow plumbing fixtures, LED lighting, and durable modern finishes. Exterior community amenities will include a landscaped central courtyard with play areas between the buildings, raised garden beds, bicycle parking, and a site-wide security system with cameras and key-fob entry. Access to the site will be provided from Camino de Jacobo, San Ignacio Road, and Camino San Alberto, including associated roadway and sidewalk improvements.

The total estimated project cost is \$18,846,411. Housing New Mexico is requesting the release of approximately \$397,500 in HOME funds and \$210,000 in NHTF funds to support the 53-unit senior building and anticipates an additional HOME loan of approximately \$2,000,000 for the 106-unit family building, subject to MFA Board approval. All HOME and NHTF assistance for the 159-unit development is being evaluated under this environmental review. Any additional funds approved at a later date will be treated as

supplemental assistance to this previously reviewed project and will remain within the scope of 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 **Wednesday, March 11, 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 Nueva Acequia 9, LLLP to use HOME Investment Partnership Program funds and National Housing Trust Fund (NHTF) funding.

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