

LEGAL NOTICE

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

October 31, 2025

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 November 18, 2025, Housing New Mexico | MFA 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. These funds will be used for the Plaza Luna Lofts project which is a proposed new construction affordable rental housing apartment project located at 880 Juan Perea Rd., SE, Village of Los Lunas, Valencia County, NM. The proposed project will involve new construction of a 57-unit multifamily rental housing development on an approximately 2.05-acre vacant parcel. The project will consist of one three-story residential building totaling approximately 58,000 square feet, with 46 one-bedroom and 11 two-bedroom units, along with shared amenities including a community room, fitness room, laundry facilities, and a leasing office. Site improvements will include surface parking, landscaped open spaces, pedestrian sidewalks, and outdoor seating and picnic areas. Sustainable design features will include low-flow plumbing fixtures and drought-tolerant xeriscaping. The undeveloped site will be raised above the floodplain through placement of fill material. The developer will seek to obtain a Conditional Letter of Map Revision Based on Fill (CLOMR-F) prior to grading, and a final Letter of Map Revision Based on Fill (LOMR-F) will be completed prior to occupancy. Construction will include full ground disturbance, slab-on-grade foundations, utility extensions, stormwater management, and landscaping. No off-site improvements beyond standard utility connections are anticipated.

The total estimated project cost is \$18,400,000. Housing New Mexico | MFA is requesting a release of \$500,000 in 2021 grant year HOME Investment Partnerships funds towards the project cost.

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 **Monday, November 17, 2025**, 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 Plaza Luna Lofts L.P. to use HOME Investment Partnership Program 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