

GRANTEE UNIQUE APPENDICES

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Part A

Part A

Notice of Public Hearing Draft 2019 New Mexico Annual Action Plan

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Borrador
Plan de Acción Anual 2019 de Nuevo Mexico

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Part B

AFFIDAVIT OF PUBLICATION

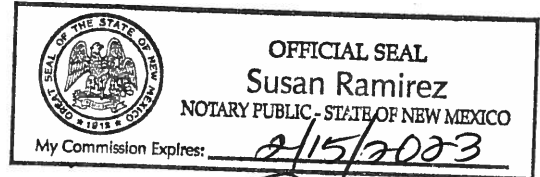
STATE OF NEW MEXICO

County of Bernalillo SS

NOTICE OF PUBLIC HEARING
DRAFT 2019 NEW MEXICO ANNUAL ACTION PLAN
THE NEW MEXICO MORTGAGE FINANCE AUTHORITY
MFA AND THE DEPARTMENT OF FINANCE AND ADMINISTRATION

Elise Rodriguez, the undersigned, on oath states that she is an authorized Representative of The Albuquerque Journal, and that this newspaper is duly qualified to publish legal notices or advertisements within the meaning of Section 3, Chapter 167, Session Laws of 1937, and that payment therefore has been made or assessed as court cost; that the notice, copy of which hereto attached, was published in said paper in the regular daily edition, for 1 time(s) on the following date(s):

05/10/2019



[Signature]
Sworn and subscribed before me, a Notary Public, in and for the County of Bernalillo and State of New Mexico this

10 day of May of 2019

PRICE \$617.65

Statement to come at the end of month.

ACCOUNT NUMBER 1011094

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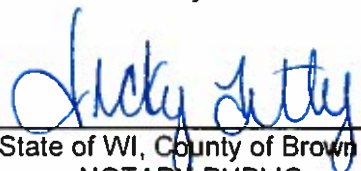
I, being duly sworn say: THE DAILY TIMES, a
daily newspaper of general circulation
published in English at Farmington, said county
and state, and that the hereto attached Legal
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issue of the said DAILY TIMES, a daily
newspaper duly
qualified for the purpose within the State of
New Mexico for publication and appeared in
the internet at The Daily Times web site on the
following days(s):

05/09/19



Legal Clerk

Subscribed and sworn before me this
9th of May 2019.



State of WI, County of Brown
NOTARY PUBLIC



My Commission Expires

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of Affidavits 0.00



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Se podrá hacer arreglos con 48 horas de notificación anterior para participantes que no hablen inglés y personas con discapacidades llamando al 505-843-6880. Todas las instalaciones son accesibles para silla de ruedas.

Legal No. 1285493 published in The Daily Times on May 9, 2019.

AFFIDAVIT OF LEGAL PUBLICATION

LEGAL #8118

STATE OF NEW MEXICO
COUNTIES OF CURRY
AND ROOSEVELT:

The undersigned, being dully sworn, says:
That she is a Legal Clerk of
The Eastern New Mexico News
Newspaper of general circulation,
Published in English at Clovis and Portales,
said counties and state, and that the
hereto attached

Notice of Public Hearing
Legal #8118

was published in The Eastern New Mexico News
a daily newspaper duly qualified for that purpose
within the meaning of Chapter 167 of the 1937
Session Laws of the State of New Mexico for
1 Days/weeks on the same days as follows:

First Publication: May 12, 2019

Second Publication

Third Publication:

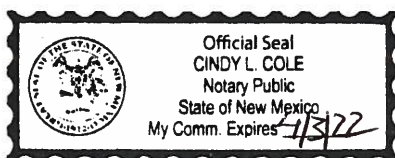
Fourth Publication

Gammy Newby
Legal Clerk

Subscribed and sworn to before me,
May 12, 2019

Cindy L Cole
Notary Public

My commission expires on April 3, 2022



Notice of Public Hearing

Draft

2019 New Mexico Annual Action Plan

Authority (MFA) and the Department of Finance and Administration, Local Government comment on the DRAFT State of New Mexico 2019 Annual Action Plan. A thirty day period will begin on May 15, 2019 and end on June 13, 2019. The 2019 Annual Action plan under the State of New Mexico 2015-2019 Consolidated Plan for Housing and Consolidated Plan is a five-year strategic plan that governs the administration of federal and community development activities that benefit persons of low- and moderate-income of New Mexico.

Following programs; HOME Investment Partnerships (HOME), Community Development Initiatives Grants (ESG), Housing Opportunities for Persons with AIDS (HOPWA) and the National Housing Trust Fund (NHTF). The 2019 Annual Action Plan outlines one year goals for approximately \$21.2 million for the five federal programs listed. The HOME, ESG, HOPWA and NHTF programs are administered by DFA.

The draft 2019 Annual Action Plan will be available on MFA's website at [http://www-newmexico-annual-action-plan](http://www.newmexico-annual-action-plan). If you are unable to download the Action Plan, please call to request a copy (505-843-6880) or toll free 1-800-444-6880. If you are an individual with a disability, a reader, amplifier, qualified sign language interpreter, or any other form of auxiliary person below. The draft 2019 Action Plan may be provided in alternative accessible format (audio tape) for the disabled and may also be translated into Spanish for limited-English speaking persons upon request. Dial 7-1-1 to use Hamilton Relay in New Mexico or call one of the following: 331, Voice: 800-659-1779, VCO (Voice Carry Over): 877-659-4174, Mobile Captioning: 888-659-3952, Spanish: 800-327-1857 (Includes Spanish-to-Spanish and trans-

For-profit and non-profit organizations may attend either of the two (2) Public Hearings at www.housingnm.org to provide their input in person and provide comments.

Authority (MFA)
June 5, 2019, 5:30 pm
New Mexico Mortgage Finance Authority (MFA)
Abbott Hall
344 4th Street SW
Albuquerque, NM 87102

For-profit and non-profit organizations may review the draft 2019 Action Plan and provide comment during the comment period, which begins on May 15, 2019, and will end at 11:59 p.m. MDT, June 13, 2019. Questions or comments may be directed to Sabrina Su by phone: (505) 843-6880 or toll free 1-800-444-6880; e-mail: ssu@housingnm.org; or mail: New Mexico Mortgage Finance Authority, 344 4th Street SW, Albuquerque, NM 87102. After receipt of public comments, MFA staff will prepare a summary of all comments and responses. In cases where any citizens' views are not accepted, provide reasons for the decision. The draft 2019 Action Plan will be available to the public and submitted to HUD on or before June 13, 2019.

At least 48 hours' notice for non-English speaking participants and individuals with disabilities.

Aviso de Audiencia Pública

Borrador

Plan de Acción Anual 2019 de Nuevo Mexico

Secaría de Nuevo México (MFA por sus siglas en inglés) y el Departamento de Finanzas y el Gubernamental (DFA por sus siglas en inglés) están solicitando comentarios del público Anual de Acción 2019 del Estado de Nuevo Mexico. Un plazo de examinación y comentarios será el 15 de mayo 2019 y terminará el 13 de junio 2019. El Plan Anual de Acción del 2019 es mentación bajo el Plan Consolidado para la Vivienda y el Desarrollo Urbano 2015-2019 del lan Consolidado es un plan estratégico de cinco años que regula la administración de fondos des para el desarrollo de la vivienda y la comunidad que benefician a personas de ingresos e todo el estado de Nuevo México.

Uye los siguientes programas: Colaboraciones para Invertir en Casas (HOME por sus siglas ue para el Desarrollo de la Comunidad (CDBG por sus siglas en inglés), Subvención para or sus siglas en inglés), Oportunidades de Vivienda para Personas con SIDA (HOPWA por iduciario Nacional para la Vivienda (NHTF por sus siglas en inglés). El Plan de Acción Anual año para aproximadamente \$22.1 millones de la financiación federal, a través de los cinco ados aquí. Los programas HOME, ESG, HOPWA y NHTF son administrados por la MFA, y el do por la DFA.

das y organizaciones con fines de lucro y sin fines de lucro pueden asistir a cualquiera de las estos lugares o a través de webcast en www.housingnm.org para ofrecer su aportación en tarios.

5 junio 2019, 5:30 pm
New Mexico Mortgage Finance Authority (MFA)
Abbott Hall
344 4th Street SW
Albuquerque, NM 87102

8, una copia del borrador del Plan de Acción Anual del 2019 está disponible en la página housingnm.org/resources/new-mexico-annual-action-plan. Si Ud. no puede descargar el se en contacto con la Autoridad Financiera Hipotecaria para pedir una copia (505-843-6880). Si Ud. tiene una discapacidad y necesita un lector, un amplificador, un intérprete calificado po de ayuda o servicio, haga el favor de ponerse en contacto con la persona cuyo nombre arador del Plan de Acción 2019 se podrá proveer en otros formatos (es decir, Braille/letra rsonas discapacitadas y también, al ser pedido, puede ser traducido al español para no hablen inglés (LEP por sus siglas en inglés). Marque el 7-1-1 para usar el 'Hamilton e a uno de los números sin cargo: TTY: 800-659-8331, Voz ('Voice' en inglés) 800-659-1779, és): 877-659-4174, Servicio Móvil de Poner Leyenda ('Mobile Caption Service' en inglés): a ('Speech-to-Speech' en inglés): 888-659-3952, Español: 800-327-1857 (Incluye del inglés al español).

las, y organizaciones con y sin fines de lucro pueden revisar del borrador del Plan de tar comentarios durante un plazo de treinta días para comentarios del público, que erminará a las 11:59 de la tarde MDT el 13 de junio 2019. Comentarios escritos y/o

LAS CRUCES SUN-NEWS

AFFIDAVIT OF PUBLICATION

Ad No.
0001285522

NEW MEXICO MORTGAGE FINANCE AU
344 4TH ST SW

ALBUQUERQUE NM 87102

I, a legal clerk of the Las Cruces Sun-News, a newspaper published daily at the county of Dona Ana, state of New Mexico and of general paid circulation in said county; that the same is a duly qualified newspaper under the laws of the State wherein legal notices and advertisements may be published; that the printed notice attached hereto was published in the regular and entire edition of said newspaper and not in supplement thereof on the date as follows, to wit:

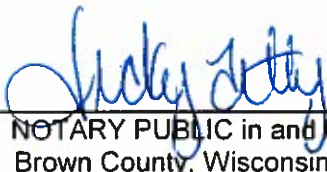
05/09/19

Despondent further states this newspaper is duly qualified to publish legal notice or advertisements within the meaning of Sec. Chapter 167, Laws of 1937.



Legal Clerk
STATE OF WISCONSIN ss.
County of Brown

Subscribed and sworn before me this
9th of May 2019.


NOTARY PUBLIC in and for
Brown County, Wisconsin



My Commission Expires



**Notice of Public Hearing
Draft**

2019 New Mexico Annual Action Plan

The New Mexico Mortgage Finance Authority (MFA) and the Department of Finance and Administration, Local Government Division (DFA) are seeking public comment on the DRAFT State of New Mexico 2019 Annual Action Plan. A thirty day public-examination and comment period will begin on May 15, 2019 and end on June 13, 2019. The 2019 Annual Action Plan is the fifth annual implementation plan under the State of New Mexico 2015-2019 Consolidated Plan for Housing and Community Development. The Consolidated Plan is a five-year strategic plan that governs the administration of federal funding appropriated for housing and community development activities that benefit persons of low- and moderate- income persons throughout the State of New Mexico. Such federal funding includes the following programs: HOME Investment Partnerships (HOME), Community Development Block Grant (CDBG), Emergency Solutions Grants (ESG), Housing Opportunities for Persons with AIDS (HOPWA) and the National Housing Trust Fund (NHTF). The 2019 Annual Action Plan outlines one year goals for approximately \$21.2 million of the federal funding, through the five federal programs listed. The HOME, ESG, HOPWA and NHTF programs are administered by the MFA and the CDBG program is administered by DFA. Beginning May 15, 2019, a copy of the draft 2019 Annual Action Plan will be available on MFA's website at <http://www.housingnm.org/resources/new-mexico-annual-action-plan>. If you are unable to download the Action Plan, please contact the Mortgage Finance Authority to request a copy (505-843-6880) or toll free 1-800-444-6880. If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any other form of auxiliary aid or service, please contact the person below. The draft 2019 Action Plan may be provided in alternative accessible formats (i.e., Braille/large print, audio tape) for the disabled and may also be translated into Spanish for limited-English proficient (LEP) Spanish speaking persons upon request. Dial 7-1-1 to use Hamilton Relay in New Mexico or call one of the toll free numbers: TTY: 800-659-8331, Voice: 800-659-1779. VCO (Voice Carry Over): 877-659-4174, Mobile Caption Service: 800-855-8111. Speech-to-Speech: 888-659-3952, Spanish: 800-327-1857 (Includes Spanish-to-Spanish and translation from English to Spanish). Citizens, interested agencies, and for-profit and non-profit organizations may attend either of the two (2) Public Hearings at these locations or via webcast at www.housingnm.org to provide their input in person and provide comments.

May 23, 2019 12:30 pm
New Mexico Mortgage Finance Authority (MFA)
Abbott Hall
344 4th Street SW
Albuquerque, NM 87102

June 5, 2019, 5:30 pm
New Mexico Mortgage Finance Authority (MFA)
Abbott Hall
344 4th Street SW
Albuquerque, NM 87102

Citizens, interested agencies, and for-profit and non-profit organizations may review the draft 2019 Action Plan and provide comments during a thirty-day public comment period, which begins on May 15, 2019, and will end at 11:59 p.m. MDT, June 13, 2019. Written comments and/or questions may be directed to Sabrina Su by phone: (505) 843-6880 or toll free 1-800-444-6880; fax: (505) 243-3289; e-mail: ssu@housingnm.org or mail: New Mexico Mortgage Finance Authority, 344 Fourth St. SW, Albuquerque, NM 87102. After receipt of public comments, MFA staff will prepare a summary of all comments received in writing and, in cases where any citizens' views are not accepted, provide reasons for the decision. This documentation will be attached to the 2019 Action Plan which will be available to the public and submitted to HUD on or before June 14, 2019. Accommodations can be made within 48 hours' notice for non-English speaking participants and individuals with disabilities by calling 505-843-6880. All facilities are wheelchair accessible.

Aviso de Audiencia Pública

Borrador

Plan de Acción Anual 2019 de Nuevo México

La Autoridad Financiera Hipotecaria de Nuevo México (MFA por sus siglas en inglés) y el Departamento de Finanzas y Administración, División Local Gubernamental (DFA por sus siglas en inglés) están solicitando comentarios del público sobre el BORRADOR del Plan Anual de Acción 2019 del Estado de Nuevo México. Un plazo de examinación y comentarios por parte del público empezará el 15 de mayo 2019 y terminará el 13 de junio 2019. El Plan Anual de Acción del 2019 es el quinto plan anual de implementación bajo el Plan Consolidado para la Vivienda y el Desarrollo Urbano 2015-2019 del Estado de Nuevo México. El Plan Consolidado es un plan estratégico de cinco años que regula la administración de fondos federales asignados a actividades para el desarrollo de la vivienda y la comunidad que benefician a personas de ingresos bajos y moderados a través de todo el estado de Nuevo México.

Tal financiamiento federal incluye los siguientes programas: Colaboraciones para Invertir en Casas (HOME por sus siglas en inglés), Subvención en Bloque para el Desarrollo de la Comunidad (CDBG por sus siglas en inglés), Subvención para Soluciones de Urgencia (ESG por sus siglas en inglés), Oportunidades de Vivienda para Personas con SIDA (HOPWA por sus siglas en inglés) y Fondo Fiduciario Nacional para la Vivienda (NHTF por sus siglas en inglés). El Plan de Acción Anual 2019 describe las metas de un año para aproximadamente \$22.1 millones de la financiación federal, a través de los cinco programas federales mencionados aquí. Los programas HOME, ESG, HOPWA y NHTF son administrados por la MFA, y el programa CDBG es administrado por la DFA.

Ciudadanos, agencias interesadas y organizaciones con fines de lucro y sin fines de lucro pueden asistir a cualquiera de las dos (2) audiencias públicas en estos lugares o a través de webcast en www.housingnm.org para ofrecer su aportación en persona y proporcionar comentarios.

23 mayo 2019, 12:30 pm
New Mexico Mortgage Finance Authority (MFA)
Abbott Hall
344 4th Street SW
Albuquerque, NM 87102

5 junio 2019, 5:30 pm
New Mexico Mortgage Finance Authority (MFA)
Abbott Hall
344 4th Street SW
Albuquerque, NM 87102

Empezando el 15 de mayo 2019, una copia del borrador del Plan de Acción Anual del 2019 está disponible en la página web de la MFA en <http://www.housingnm.org/resources/new-mexico-annual-action-plan>. Si Ud. no puede descargar el Plan de Acción, favor de ponerse en contacto con la Autoridad Financiera Hipotecaria para pedir una copia (505-843-6880 o sin cargo 1-800-444-6880). Si Ud. tiene una discapacidad y necesita un lector, un amplificador, un intérprete calificado de la lengua de señas, u otro tipo de ayuda o servicio, haga el favor de ponerse en contacto con la persona cuyo nombre aparece a continuación. El borrador del Plan de Acción 2019 se podrá proveer en otros formatos (es decir, Braille/letra grande, cinta de audio) para personas discapacitadas y también, al ser pedido, puede ser traducido al español para personas de habla hispana que no hablen inglés (LEP por sus siglas en inglés). Marque el 7-1-1 para usar el 'Hamilton Relay' en Nuevo México o llame a uno de los números sin cargo: TTY: 800-659-8331, Voz ('Voice' en inglés) 800-659-1779. VCO ('Voice Carry Over' en inglés): 877-659-4174, Servicio Móvil de Poner Leyenda ('Mobile Caption Service' en inglés): 800-855-8111. Palabra a Palabra ('Speech-to-Speech' en inglés): 888-659-3952. Español: 800-327-1857 (Incluye español a español y traducción del inglés al español).

Ciudadanos, agencias interesadas, y organizaciones con y sin fines de lucro pueden revisar el borrador del Plan de Acción Anual del 2019 y presentar comentarios durante un plazo de treinta días para comentarios del público, que empieza el 15 de mayo 2019 y terminará a las 11:59 de la tarde MDT el 13 de junio 2019. Comentarios escritos y/o preguntas pueden ser enviados a Sabrina Su por teléfono: (505) 843-6880 o sin cargo 1-800-444-6880; por fax: (505) 243-3289; por correo electrónico: ssu@housingnm.org, o por correo: New Mexico Mortgage

Finance Authority, 344 Fourth St., SW, Albuquerque, NM 87102. Después de recibir los comentarios públicos, el personal de la MFA preparará un resumen de todos los comentarios recibidos en forma escrita, y en el caso en el cual el comentario de un ciudadano no sea aceptado, se proveerá motivos para la decisión. Esta documentación será disponible al público y sometida al HUD (Departamento Federal de Vivienda y Desarrollo Urbano) antes o en la fecha del 14 de junio 2019.

Se podrá hacer arreglos con 48 horas de notificación anterior para participantes que no hablen inglés y personas con discapacidades llamando al 505-843-6880. Todas las instalaciones son accesibles para silla de ruedas.

Pub#1285522

Run: May 9, 2019

AFFIDAVIT OF PUBLICATION

Legal# 19050159

Notice of Public Hearing
2019 NM Annual Action
Plan

COUNTY OF SAN MIGUEL
STATE OF NEW MEXICO } ss.

Jason W. Brooks

, Being first

duly sworn, on oath states that he is the General Manager of the Las Vegas Optic, a tri-weekly newspaper of general paid and general circulation in San Miguel county, New Mexico, entered under the second class postal privilege in said county, being the county in which the notice hereto attached is required to be published and said paper has been published in said San Miguel County continuously and uninterruptedly during a period of six months prior to the first issue thereof containing said notice. That the notice of which a copy as published is hereto attached and hereby made a part hereof was published in the English Language in said newspaper once each week for 1 consecutive weeks on the following dates, to wit:

First Publication on the 10 day of May, 20 19.

Second Publication on the ___ day of ___, 20 19.

Third Publication on the ___ day of ___, 20 19.

Fourth Publication on the ___ day of ___, 20 19.

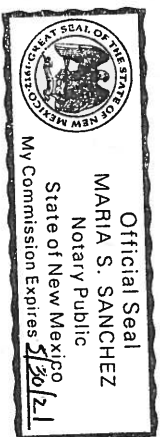
That such notice is a legal notice and was published in said newspaper duly qualified for that purpose within the meaning of the provisions of Chapter 167, session Laws of 1937, and that payment therefor has been made - assessed as Court costs.

General Manager / Publisher

Subscribed and sworn to before me this 15th day of May, 20 19.

Notary Public

Expires



www.lasvegasoptic.com

LAS VEGAS OPTIC

Classifieds

To place a classified ad call: 505-425-6796 or email: lvclassified@lasvegasoptic.com

To view legals online, go to: www.publicnoticeads.com • To view classifieds/legals online, go to: www.lasvegasoptic.com

710 Apartments for Rent

1 bedroom apartment.
505-398-5501

2 Bedroom Apt., \$600.
1 Bedroom, \$450 +
Utilities and Deposit.
505-429-5068

2 BR & 1BR Apts for
Rent 505-454-0013

Efficiency apartment
for rent. Cute place
near Highlands and
Carnegie. \$400/mon.
Call 505-670-1738

720 Houses for Rent

7 bedroom, 2 bath for
rent. Please call 505-
429-2961

\$800 - 3BR 1BA in
quiet neighborhood.
Avail. June 8th, 1 pet
OK, 505-274-9045

3 BR-2 Ba., garage,
new remodel. \$775/
mo. 2 BR.-1 Ba. w/d
hook-ups, new remodel.
\$645, 505-426-6774

800 Yard & Garage Sales

Huge Back Yard Sale
2115 8th St. Fri. Sat.
8 am - ? Weather permitting.
Lots of misc. items, a few antiques,
furniture and much more.

Saturday, May 10th:

labeled on the lower
left-hand corner of
the envelope RFP
#2019-05-Audit, (Audit
Services) and received
at the County Purchas-
ing Office at 1 Court-
house Drive, Mora,
NM 87732, or P.O. Box
580, Mora, New Mex-
ico 87732 on or before
May 14, 2019 at 3:00
p.m. MST, at which
time the proposals re-
ceived will be opened
and reviewed.

The County of Mora
reserves the right to
reject any or all pro-
posals, to waive the
technicalities and to
accept the proposal
that the County of Mora
deems to be in the best
interest of the County.
Original signatures are
required on proposal
forms. Faxes WILL
NOT be accepted.
Dated this 22nd day of
April, 2019.

/s/ Edna M. Sena, Chief
Procurement Officer
PUB: Las Vegas Optic,
Apr 24, 26, 28, May 1,
3, 5, 8, 10, 2019

#19040140
**IN THE FOURTH
JUDICIAL DISTRICT
COURT**
**SAN MIGUEL
COUNTY, NEW
MEXICO**
**No. D-
412-CV-2018-00691**
**Patio Plaza
Homeowners
Association, Inc.
Plaintiff.**

The Special Master
will accept only cash in
payment of a bid, or a
Bank's cashier's check
or a satisfactory letter
of credit, conditioned
such that the Special
Master receives cash
or certified funds by
3:00 pm of the day of
the foreclosure sale

**IN THE MATTER OF
THE ESTATE OF
JOSE O. CHAVEZ**
Deceased
**NOTICE TO KNOWN
CREDITORS**
**NOTICE IS HEREBY
GIVEN** that the un-
designed has been
appointed personal
representative of this
estate. All persons hav-
ing claims against this
estate are required to
present their claims
within four (4) months
after the date of any pub-
lication of any pub-
lished notice to credi-
tors or the date of mail-
ing or other delivery of
this notice, whichever
is later, or the claims
will be forever barred.
Claims must be pre-
sented either to the
undersigned personal
representative at the
address listed below, or
addressed to the Probate
Court of Mora County,
New Mexico, located at:
the following address:
P.O. Box 580, Mora,
N.M. 87732
DATED: 4/12/2019
/s/ Rudy C. Chavez,
personal representa-
tive
P.O. Box 104
Holman, NM 87723
PUB: Las Vegas Optic,
May 3, 10, 17, 2019

**STATE OF
NEW MEXICO
IN THE PROBATE
COURT**
**MORA COUNTY
No. 2019-012**
**IN THE MATTER OF
THE ESTATE OF
JOSE O. CHAVEZ**
Deceased
**NOTICE TO KNOWN
CREDITORS**
**NOTICE IS HEREBY
GIVEN** that the un-
designed has been
appointed personal
representative of this
estate. All persons hav-
ing claims against this
estate are required to
present their claims
within four (4) months
after the date of any pub-
lication of any pub-
lished notice to credi-
tors or the date of mail-
ing or other delivery of
this notice, whichever
is later, or the claims
will be forever barred.
Claims must be pre-
sented either to the
undersigned personal
representative at the
address listed below, or
addressed to the Probate
Court of Mora County,
New Mexico, located at:
the following address:
P.O. Box 580, Mora,
N.M. 87732
DATED: 4/12/2019
/s/ Rudy C. Chavez,
personal representa-
tive
P.O. Box 104
Holman, NM 87723
PUB: Las Vegas Optic,
May 3, 10, 17, 2019

new-mexico-annual-
action-plan. If you are
unable to download
the Action Plan, please
contact the Mortgage
Finance Authority to
request a copy (505-
843-6880) or toll free
1-800-444-6880. If you
are an individual with a
disability who is in need
of a reader, amplifier,
qualified sign language
interpreter, or any other
form of auxiliary aid or
service, please contact
the person below. The
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may be provided in
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into Spanish for limited-
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sons upon request. Dial
7-1-1 to use Hamilton
Relay in New Mexico or
call one of the toll free
numbers: TTY: 800-
659-8331, Voice: 800-
659-1779, VCO (Voice
Carry Over): 877-659-
4174, Mobile Caption
Service: 800-855-8111,
Speech-to-Speech: 888-659-3952, Span-
ish: 800-327-1857
(Includes Spanish-to-
Spanish and transla-
tion from English to
Spanish).
Citizens,
agencies, and for-
profit and non-profit
organizations may at-
tend either of the two

participants and individu-
als with disabilities by
calling 505-843-6880. NM
All facilities are wheel-
chair accessible.
...
Aviso de Audiencia
Pública
Borrador
Plan de Acción
Annual 2019 de Nuevo
México
La Autoridad Finan-
ciera Hipotecaria de
Nuevo México (MFA
por sus siglas en in-
glés) y el Departamen-
to de Finanzas y Ad-
ministración, División
Local Gubernamental
(DFA por sus siglas en
inglés) están sollicitan-
do comentarios del pú-
blico sobre el BORRA-
dor del Plan Anual de
Acción 2019 del Estado
de Nuevo México. Un
lector, un intérprete
calificado de la lengua
de señas, u otro tipo de
ayuda o servicio, haga
contacto con la perso-
na cuyo nombre apa-
rece a continuación.
El borrador del Plan de
Acción 2019 se podrá
proveer en otros for-
matos (es decir, Braille/
letra grande, cinta de
audio) para personas
discapacitadas y tam-
bién, al ser pedido,
el borrador es un plan
estratégico de cinco
años que regula la ad-
ministración de fondos
federales asignados a
actividades para el de-
sarrollo de la vivienda
y la comunidad que

todos los comentarios
recibidos en forma es-
crita, y en el caso en el
cual el comentario de
un ciudadano no sea
aceptado, se proveerá
motivos para la de-
cisión. Esta documen-
tación será disponible
al público y sometida
al HUD (Departamento
Federal de Vivienda y
Desarrollo Urbano) an-
tes o en la fecha del 14
de junio 2019.
Se podrá hacer ar-
reglos con 48 horas
de notificación ante-
rior para participantes
que no hablen inglés y
personas con discapa-
cidades llamando al
505-843-6880. Todas
las instalaciones son
accesibles para silla de
ruedas.
PUB: Las Vegas Optic,
May 10, 2019
#19050159

**FOURTH JUDICIAL
DISTRICT COURT
STATE OF
NEW MEXICO
COUNTY OF
SAN MIGUEL
NO. D-
412-CV-2019-00204**
**IN THE MATTER OF
THE PETITION
FOR CHANGE OF
NAME OF
MARIA R. PALMER
a/k/a RUFUGIO**
**NOTICE OF PETITION
FOR CHANGE OF
NAME**
TAKE NOTICE

that

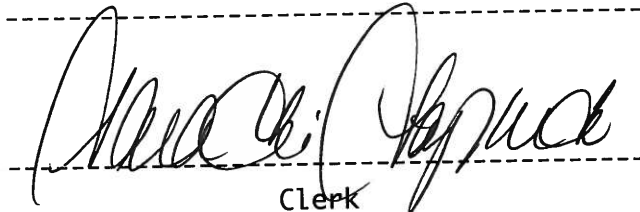
AFFIDAVIT OF PUBLICATION
STATE OF NEW MEXICO

I, Saralei Fajardo
Legals Clerk

Of the Roswell Daily Record, a daily newspaper published at Roswell, New Mexico do solemnly swear that the clipping hereto attached was published in the regular and entire issue of said paper and not in a supplement thereof for a period of:

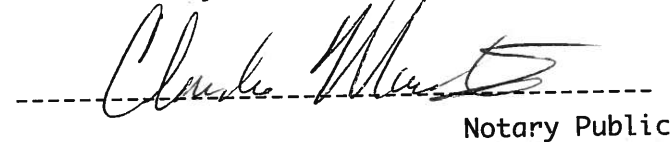
One time with the issue dated

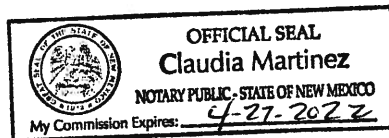
May 10, 2019


Clerk

Sworn and subscribed to before me

this 10th day of May, 2019


Notary Public



NM MFA Public Hearing...

Public Hearing May 10, 2019

Notice of Public Hearing

Draft

2019 New Mexico Annual Action Plan

The New Mexico Mortgage Finance Authority (MFA) and the Department of Finance and Administration, Local Government Division (DFA) are seeking public comment on the DRAFT State of New Mexico 2019 Annual Action Plan. A thirty day public-examination and comment period will begin on May 15, 2019 and end on June 13, 2019. The 2019 Annual Action Plan is the fifth annual implementation plan under the State of New Mexico 2015-2019 Consolidated Plan for Housing and Community Development. The Consolidated Plan is a five-year strategic plan that governs the administration of federal funding appropriated for housing and community development activities that benefit persons of low- and moderate- income persons through the State of New Mexico.

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May 23, 2019 12:30 pm June 5, 2019, 5:30 pm
New Mexico Mortgage Finance Authority (MFA) New Mexico Mortgage Finance Authority (MFA)
Abbott Hall Abbott Hall
344 4th Street SW 344 4th Street SW
Albuquerque, NM 87102 Albuquerque, NM 87102

Citizens, interested agencies, and for-profit and non-profit organizations may review the draft 2019 Action Plan and provide comments during a thirty-day public comment period, which begins on May 15, 2019, and will end at 11:59 p.m. MDT, June 13, 2019. Written comments and/or questions may be directed to Sabrina Su by phone: (505) 843-6880 or toll free 1-800-444-6880; fax: (505) 243-3289; e-mail: ssu@housingnm.org; or mail: New Mexico Mortgage Finance Authority, 344 Fourth St. SW, Albuquerque, NM 87102. After receipt of public comments, MFA staff will prepare a summary of all comments received in writing and, in cases where any citizens' views are not accepted, provide reasons for the decision. This documentation will be attached to the 2019 Action Plan which will be available to the public and submitted to HUD on or before June 14, 2019.

Accommodations can be made within 48 hours' notice for non-English speaking participants and individuals with disabilities by calling 505-843-6880. All facilities

erse en contacto con a continuación. El b se podrá proveer Braille/letra grande, capacitadas y también al español para no hablen inglés (Marque el 7-1-1 para Nuevo México o llame al 800-659-1779, VCC 877-659-4174, Servicio de Captación de Palabras a Palabras ('Sp' 659-3952, Español: español y traducción

Ciudadanos, agencias con y sin fines de lucro del Plan de Acción de comentarios durante comentarios del público 2018 y terminará a la junio 2019. Comentarios pueden ser enviados 843-6880 o sin cargo 243-3289; ssu@housingnm.org gage Finance Authority, NM 87102 comentarios públicos arará un resumen de en forma escrita, y er de un ciudadano n motivos para la decisión disponible al público miento Federal de Vivienda en la fecha del 14 de

Se podrá hacer arreglos anteriores para participar personas con discapacidades. Todas las instalaciones de ruedas.

NM MFA Public Hearing...

Publish May 10, 2019

Notice of Public Hearing

Draft

2019 New Mexico Annual Action Plan

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cord, a daily
Roswell, New
r that the
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a continuación. El borrador del Plan de Acción 20 se podrá proveer en otros formatos (es decir Braille/letra grande, cinta de audio) para personas d capacidades y también, al ser pedido, puede ser traducido al español para personas de habla hispana q no hablen inglés (LEP por sus siglas en inglés Marque el 7-1-1 para usar el 'Hamilton Relay', Nuevo México o llame a uno de los números cargo: TTY: 800-659-8331, Voz ('Voice' en inglés 800-659-1779, VCO ('Voice Carry Over' en inglés 877-659-4174, Servicio Móvil de Poner Leyenda ('Wible Caption Service' en inglés): 800-855-8111, Palabra a Palabra ('Speech-to-Speech' en inglés): 88 659-3952, Español: 800-327-1857 (Incluye español-español y traducción del inglés al español).

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Se podrá hacer arreglos con 48 horas de notificac anterior para participantes que no hablen inglés y p sonar con discapacidades llamando al 505-843-688 Todas las instalaciones son accesibles para silla (

Borrador
Plan de Acción Anual 2019 de Nuevo México

La Autoridad Financiera Hipotecaria de Nuevo México (MFA por sus siglas en inglés) y el Departamento de Finanzas y Administración, División Local Gubernamental (DFA por sus siglas en inglés) están solicitando comentarios del público sobre el BORRADOR del Plan Anual de Acción 2019 del Estado de Nuevo México. Un plazo de examinación y comentarios por parte del público empezará el 15 de mayo 2019 y terminará el 13 de junio 2019. El Plan Anual de Acción del 2019 es el quinto plan anual de implementación bajo el Plan Consolidado para la Vivienda y el Desarrollo Urbano 2015-2019 del Estado de Nuevo México. El Plan Consolidado es un plan estratégico de cinco años que regula la administración de fondos federales asignados a actividades para el desarrollo de la vivienda y la comunidad que benefician a personas de ingresos bajos y moderados a través de todo el estado de Nuevo México.

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23 mayo 2019, 12:30 pm 5 junio 2019, 5:30 pm
New Mexico Mortgage Finance Authority (MFA) New Mexico Mortgage Finance Authority (MFA)
Abbott Hall Abbott Hall
344 4th Street SW 344 4th Street SW
Albuquerque, NM 87102 Albuquerque, NM 87102

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SANTA FE NEW MEXICAN

Founded 1849

NM MORTGAGE FINANCE AUTHORITY.
344 4TH ST SW
ALBUQUERQUE, NM 87102

ACCOUNT: 2041
AD NUMBER: 0000254904
LEGAL NO 85765 P.O. #:
1 TIME(S) 514.50
AFFIDAVIT 10.00
TAX 44.25
TOTAL 568.75

AFFIDAVIT OF PUBLICATION

STATE OF NEW MEXICO
COUNTY OF SANTA FE

I, C. Valdez, being first duly sworn declare and say that I am Legal Advertising Representative of THE SANTA FE NEW MEXICAN, a daily newspaper published in the English language, and having a general circulation in the Counties of Santa Fe, Rio Arriba, San Miguel, and Los Alamos, State of New Mexico and being a newspaper duly qualified to publish legal notices and advertisements under the provisions of Chapter 167 on Session Laws of 1937; that the Legal No 85765 a copy of which is hereto attached was published in said newspaper 1 day(s) between 05/10/2019 and 05/10/2019 and that the notice was published in the newspaper proper and not in any supplement; the first date of publication being on the 10th day of May, 2019 and that the undersigned has personal knowledge of the matter and things set forth in this affidavit.

ISI C. Valdez
LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this 10th day of May, 2019

Notary Allison Everett

Commission Expires: 2-20-2022



Se podrá hacer arreglos con 48 horas de notificación anterior para participantes que no hablen Inglés y personas con discapacidades llamando al 505-843-6880. Todas las instalaciones son accesibles para silla de ruedas.

AFFP

Legal 16,800. Public Hrg Notic

Affidavit of Publication

STATE OF NM }
COUNTY OF TAOS }

SS

Legal No. 16,800.
Notice of
Public

Hearing

Renee Quintana, being duly sworn, says:

That she is Legal Advertising Representative of the The Taos News, a weekly newspaper of general circulation, printed and published in Colfax County, Rio Arriba County, Taos County, NM; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following

May 09, 2019

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

SIGNED:

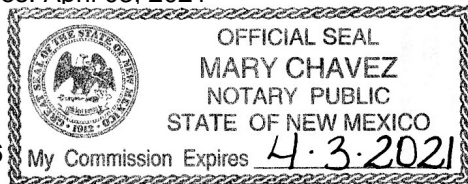


Subscribed to and sworn to me this 9th day of May 2019.



Mary Chavez, Notary Public, Taos County, NM

My commission expires: April 03, 2021



00006474 00028636

NEW MEXICO MORTGAGE FINANCE AUTHORITY
344 4TH ST. S.W.
ALBUQUERQUE, NM 87102

Draft
2019 New Mexico
Annual Action Plan

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Aviso de
Audiencia Pública

Borrador
Plan de Acción
Anual 2019
de Nuevo Mexico

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(Legal No.16,800; Pub. May 09, 2019.)

Part C

Application for Federal Assistance SF-424

*** 1. Type of Submission:**

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

*** 2. Type of Application:**

- ☒ New
☐ Continuation
☐ Revision

*** If Revision, select appropriate letter(s):**

*** Other (Specify):**

*** 3. Date Received:**

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

*** a. Legal Name:** State of New Mexico

*** b. Employer/Taxpayer Identification Number (EIN/TIN):**

85-6000565

*** c. Organizational DUNS:**

8085615670000

d. Address:

*** Street1:** 407 Galisteo Street

Street2:

*** City:** Santa Fe

County/Parish:

*** State:** NM: New Mexico

Province:

*** Country:** USA: UNITED STATES

*** Zip / Postal Code:** 87501-2641

e. Organizational Unit:

Department Name:

Finance and Administration

Division Name:

Local Government Division

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: *** First Name:** Scott

Middle Name:

*** Last Name:** Wright

Suffix:

Title: Community Development Bureau Chief

Organizational Affiliation:

*** Telephone Number:** 505-827-4974

Fax Number:

*** Email:** scotth.wright@state.nm.us

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

A: State Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

US Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14-228

CFDA Title:

Community Development Block Grants - States Program

*** 12. Funding Opportunity Number:**

B-19-DC-35-0001

* Title:

Community Development Block Grants - States Program

13. Competition Identification Number:

Title:

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

Add Attachment

Delete Attachment

View Attachment

*** 15. Descriptive Title of Applicant's Project:**

State of New Mexico 2019 Action Plan

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

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

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):*** a. Federal * b. Applicant * c. State * d. Local * e. Other * f. Program Income * g. TOTAL 13,195,866*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐ a. This application was made available to the State under the Executive Order 12372 Process for review on ☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☐ c. Program is not covered by E.O. 12372.*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☐ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

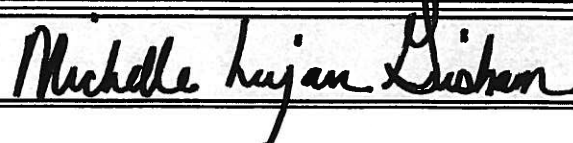
21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:Prefix: * First Name: Middle Name: * Last Name: Suffix: * Title: * Telephone Number: Fax Number: * Email:

* Signature of Authorized Representative:

* Date Signed:

Application for Federal Assistance SF-424

*** 1. Type of Submission:**

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

*** 2. Type of Application:**

- ☒ New
☐ Continuation
☐ Revision

*** If Revision, select appropriate letter(s):**

*** Other (Specify):**

*** 3. Date Received:**

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

*** a. Legal Name:**

New Mexico Mortgage Finance Authority

*** b. Employer/Taxpayer Identification Number (EIN/TIN):**

85-0252748

*** c. Organizational DUNS:**

0832147420000

d. Address:

*** Street1:**

344 4th Street SW

Street2:

*** City:**

Albuquerque

County/Parish:

*** State:**

NM: New Mexico

Province:

*** Country:**

USA: UNITED STATES

*** Zip / Postal Code:**

87102-3206

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

*** First Name:**

Sabrina

Middle Name:

*** Last Name:**

Su

Suffix:

Title:

Reporting and Grant Specialist

Organizational Affiliation:

*** Telephone Number:**

505-767-2249

Fax Number:

505-242-2766

*** Email:**

ssu@housingnm.org

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

A: State Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

US Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14-239

CFDA Title:

HOME Investment Partnerships Program

*** 12. Funding Opportunity Number:**

M-19-SG-35-0100

* Title:

HOME Investment Partnerships Program

13. Competition Identification Number:

Title:

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

Add Attachment

Delete Attachment

View Attachment

*** 15. Descriptive Title of Applicant's Project:**

State of New Mexico 2019 Action Plan

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant

NM1

* b. Program/Project

NM1-3

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

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

01/01/2019

* b. End Date:

12/31/2019

18. Estimated Funding (\$):

* a. Federal

4,685,234.00

* b. Applicant

* c. State

* d. Local

* e. Other

1,283,368

* f. Program Income

2,077,239

* g. TOTAL

~~4,685,234.00~~

8,045,841

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐ a. This application was made available to the State under the Executive Order 12372 Process for review on☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☐ c. Program is not covered by E.O. 12372.*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes☒ No

If "Yes", provide explanation and attach

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☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:

* First Name:

Michelle

Middle Name:

* Last Name:

Lujan Grisham

Suffix:

* Title:

Governor

* Telephone Number:

505-476-2200

Fax Number:

* Email:

M.LujanGrisham@State.nm.us

* Signature of Authorized Representative:

Michelle Lujan Grisham

* Date Signed:

6/12/19

Application for Federal Assistance SF-424

* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application		* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision		* If Revision, select appropriate letter(s): <div style="border: 1px solid black; height: 15px; width: 100%;"></div> * Other (Specify): <div style="border: 1px solid black; height: 15px; width: 100%;"></div>	
* 3. Date Received: <div style="border: 1px solid black; height: 15px; width: 100%;"></div>		4. Applicant Identifier: <div style="border: 1px solid black; height: 15px; width: 100%;"></div>			
5a. Federal Entity Identifier: <div style="border: 1px solid black; height: 15px; width: 100%;"></div>			5b. Federal Award Identifier: <div style="border: 1px solid black; height: 15px; width: 100%;"></div>		
State Use Only:					
6. Date Received by State: <div style="border: 1px solid black; height: 15px; width: 100%;"></div>		7. State Application Identifier: <div style="border: 1px solid black; height: 15px; width: 100%;"></div>			
8. APPLICANT INFORMATION:					
* a. Legal Name: <div style="border: 1px solid black; padding: 2px;">New Mexico Mortgage Finance Authority</div>					
* b. Employer/Taxpayer Identification Number (EIN/TIN): <div style="border: 1px solid black; padding: 2px;">85-0252748</div>			* c. Organizational DUNS: <div style="border: 1px solid black; padding: 2px;">0832147420000</div>		
d. Address:					
* Street1: <div style="border: 1px solid black; padding: 2px;">344 4th Street SW</div>					
Street2: <div style="border: 1px solid black; height: 15px; width: 100%;"></div>					
* City: <div style="border: 1px solid black; padding: 2px;">Albuquerque</div>					
County/Parish: <div style="border: 1px solid black; padding: 2px;">Bernalillo</div>					
* State: <div style="border: 1px solid black; padding: 2px;">NM: New Mexico</div>					
Province: <div style="border: 1px solid black; height: 15px; width: 100%;"></div>					
* Country: <div style="border: 1px solid black; padding: 2px;">USA: UNITED STATES</div>					
* Zip / Postal Code: <div style="border: 1px solid black; padding: 2px;">87102-3206</div>					
e. Organizational Unit:					
Department Name: <div style="border: 1px solid black; height: 15px; width: 100%;"></div>			Division Name: <div style="border: 1px solid black; height: 15px; width: 100%;"></div>		
f. Name and contact information of person to be contacted on matters involving this application:					
Prefix: <div style="border: 1px solid black; height: 15px; width: 100%;"></div>		* First Name: <div style="border: 1px solid black; padding: 2px;">Sabrina</div>			
Middle Name: <div style="border: 1px solid black; height: 15px; width: 100%;"></div>					
* Last Name: <div style="border: 1px solid black; padding: 2px;">Su</div>					
Suffix: <div style="border: 1px solid black; height: 15px; width: 100%;"></div>					
Title: <div style="border: 1px solid black; padding: 2px;">Reporting and Grant Specialist</div>					
Organizational Affiliation: <div style="border: 1px solid black; height: 15px; width: 100%;"></div>					
* Telephone Number: <div style="border: 1px solid black; padding: 2px;">505-767-2249</div>			Fax Number: <div style="border: 1px solid black; padding: 2px;">505-242-2766</div>		
* Email: <div style="border: 1px solid black; padding: 2px;">ssu@housingnm.org</div>					

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

A: State Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

US Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14-275

CFDA Title:

Housing Trust Fund

*** 12. Funding Opportunity Number:**

F19-SG-35-0100

* Title:

Housing Trust Fund

13. Competition Identification Number:

Title:

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

Add Attachment

Delete Attachment

View Attachment

*

*** 15. Descriptive Title of Applicant's Project:**

State of New Mexico 2019 Action Plan

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant

NM1

* b. Program/Project

NM1-3

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

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

01/01/2019

* b. End Date:

12/31/2019

18. Estimated Funding (\$):

* a. Federal

3,000,000.00

* b. Applicant

* c. State

* d. Local

* e. Other

2,900.00

* f. Program Income

* g. TOTAL

~~3,000,000.00~~

5,900,000

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐

a. This application was made available to the State under the Executive Order 12372 Process for review on

☒

b. Program is subject to E.O. 12372 but has not been selected by the State for review.

☐

c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐

Yes

☒

No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒

** I AGREE

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Authorized Representative:

Prefix:

* First Name:

Michelle

Middle Name:

* Last Name:

Lujan Grisham

Suffix:

* Title:

Governor

* Telephone Number:

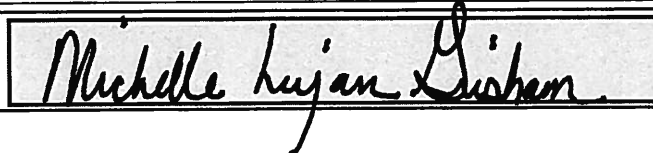
505-476-2200

Fax Number:

* Email:

m.lujangrisham@state.nm.us

* Signature of Authorized Representative:



* Date Signed:

6.12.19

Application for Federal Assistance SF-424

*** 1. Type of Submission:**

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

*** 2. Type of Application:**

- ☒ New
☐ Continuation
☐ Revision

*** If Revision, select appropriate letter(s):**

*** Other (Specify):**

*** 3. Date Received:**

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

*** a. Legal Name:**

New Mexico Mortgage Finance Authority

*** b. Employer/Taxpayer Identification Number (EIN/TIN):**

85-0252748

*** c. Organizational DUNS:**

0832147420000

d. Address:

*** Street1:**

344 4th Street SW

Street2:

*** City:**

Albuquerque

County/Parish:

*** State:**

NM: New Mexico

Province:

*** Country:**

USA: UNITED STATES

*** Zip / Postal Code:**

87102-3206

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

*** First Name:**

Sabrina

Middle Name:

*** Last Name:**

Su

Suffix:

Title: Reporting and Grant Specialist

Organizational Affiliation:

*** Telephone Number:**

505-767-2249

Fax Number:

505-242-2766

*** Email:**

ssu@housingnm.org

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

A: State Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

US Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14-231

CFDA Title:

Emergency Solutions Grants Program

*** 12. Funding Opportunity Number:**

EA19-DC-35-0001

* Title:

Emergency Solutions Grants Program

13. Competition Identification Number:

Title:

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

Add Attachment

Delete Attachment

View Attachment

*** 15. Descriptive Title of Applicant's Project:**

State of New Mexico 2019 Action Plan

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant NM1

* b. Program/Project NM1-3

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

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date: 01/01/2019

* b. End Date: 12/31/2019

18. Estimated Funding (\$):

* a. Federal	1,149,002.00
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	
* g. TOTAL	1,149,002.00

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- ☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
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☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name: Michelle

Middle Name:

* Last Name: Lujan Grisham

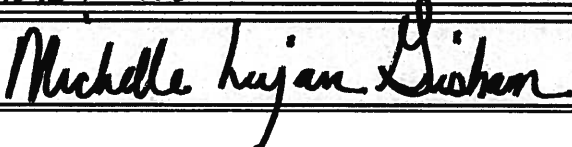
Suffix:

* Title: Governor

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

* Email: M.LujanGrisham@state.nm.us

* Signature of Authorized Representative:



* Date Signed: 6/12/19

Application for Federal Assistance SF-424

*** 1. Type of Submission:**

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

*** 2. Type of Application:**

- ☒ New
☐ Continuation
☐ Revision

*** If Revision, select appropriate letter(s):**

*** Other (Specify):**

*** 3. Date Received:**

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

*** a. Legal Name:** New Mexico Mortgage Finance Authority

*** b. Employer/Taxpayer Identification Number (EIN/TIN):**

85-0252748

*** c. Organizational DUNS:**

0832147420000

d. Address:

*** Street1:** 344 4th Street SW

Street2:

*** City:** Albuquerque

County/Parish:

*** State:** NM: New Mexico

Province:

*** Country:** USA: UNITED STATES

*** Zip / Postal Code:** 87102-3206

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: *** First Name:** Sabrina

Middle Name:

*** Last Name:** Su

Suffix:

Title: Reporting and Grant Specialist

Organizational Affiliation:

*** Telephone Number:** 505-767-2249

Fax Number: 505-242-2766

*** Email:** ssu@housingnm.org

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

A: State Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

US Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14-241

CFDA Title:

Housing Opportunities for Persons with AIDS (HOPWA)

* 12. Funding Opportunity Number:

NM H~~Q~~18-F999

* Title:

Housing Opportunities for Persons with AIDS

13. Competition Identification Number:

Title:

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

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

State of New Mexico 2019 Action Plan

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant

NM1

* b. Program/Project

NM1-3

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

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

01/01/2019

* b. End Date:

12/31/2019

18. Estimated Funding (\$):

* a. Federal

912,328.00

* b. Applicant

* c. State

* d. Local

* e. Other

* f. Program Income

* g. TOTAL

912,328.00

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☒ ** I AGREE

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Authorized Representative:

Prefix:

* First Name:

Michelle

Middle Name:

* Last Name:

Lujan Grisham

Suffix:

* Title:

Governor

* Telephone Number:

505-476-2200

Fax Number:

* Email:

M.LujanGrisham@state.nm.us

* Signature of Authorized Representative:

Michelle Lujan Grisham

* Date Signed:

6/12/19

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 02/28/2022

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

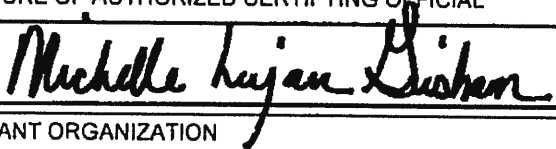
PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE Governor
APPLICANT ORGANIZATION State of New Mexico	DATE SUBMITTED 6/12/19

STATE CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the State certifies that:

Affirmatively Further Fair Housing -- The State will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

Anti-Lobbying --To the best of the State's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraphs 1 and 2 of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of State -- The submission of the consolidated plan is authorized under State law and the State possesses the legal authority to carry out the programs under the consolidated plan for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the State's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 135.

 6/12/19
Signature of Authorized Official Date

Governor

Title

Specific Community Development Block Grant Certifications

The State certifies that:

Citizen Participation -- It is following a detailed citizen participation plan that satisfies the requirements of 24 CFR §91.115 and each unit of general local government that receives assistance from the State is following a detailed citizen participation plan that satisfies the requirements of 24 CFR §570.486.

Consultation with Local Governments --

1. It has consulted with affected units of local government in the nonentitlement area of the State in determining the method of distribution of funding;
2. It engages in or will engage in planning for community development activities;
3. It provides or will provide technical assistance to units of local government in connection with community development programs; and
4. It will not refuse to distribute funds to any unit of general local government on the basis of the particular eligible activity selected by the unit of general local government to meet its community development needs, except that a State is not prevented from establishing priorities in distributing funding on the basis of the activities selected.

Local Needs Identification -- It will require each unit of general local government to be funded to identify its community development and housing needs, including the needs of low-income and moderate-income families, and the activities to be undertaken to meet these needs.

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available.
2. Overall Benefit. In the aggregate, not less than 70 percent of the CDBG funds, including Section 108 guaranteed loans, received by the State during the following fiscal year(s) 2017, 2018, 2019 [a period designated by the State of one, two, or three specific consecutive fiscal year(s)] will be used for activities that benefit persons of low and moderate income.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG Funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It will require units of general local government that receive CDBG funds to certify that they have adopted and are enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

Compliance with Laws -- It will comply with applicable laws.

Michelle Lujan Grisham 6/12/19
Signature of Authorized Official Date

Governor
Title

Specific HOME Certifications

The State certifies that:

Tenant Based Rental Assistance -- If it plans to use HOME funds for tenant-based rental assistance, tenant-based rental assistance is an essential element of the State's consolidated plan.

Eligible Activities and Costs -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §92.205 through §92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

Subsidy Layering -- Before committing any funds to a project, the State or its recipients will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing.

Michelle Lujan Gishen 6/12/19
Signature of Authorized Official Date

Governor
Title

Emergency Solutions Grant Certifications

Each State that seeks funding under the Emergency Solutions Grants Program must provide the following certifications:

Matching Funds – The State will obtain any matching amounts required under 24 CFR 576.201 in a manner so that its subrecipients that are least capable of providing matching amounts receive the benefit of the exception under 24 CFR 576.201(a)(2).

Discharge Policy – The State will establish and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

Confidentiality – The State will develop and implement procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

The State will ensure that its subrecipients comply with the following criteria:

Major rehabilitation/conversion/renovation – If an emergency shelter's rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the building will be maintained as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation. If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the building will be maintained as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion. In all other cases where ESG funds are used for renovation, the building will be maintained as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

Essential Services and Operating Costs – If ESG funds are used for shelter operations or essential services related to street outreach or emergency shelter, the subrecipient will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the applicant serves the same type of persons (e.g., families with children, unaccompanied youth, veterans, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

Renovation – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services – The subrecipient will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, counseling, supervision, and other services essential for achieving independent living), and other Federal State, local, and private assistance available for such individuals.

Homeless Persons Involvement – To the maximum extent practicable, the subrecipient will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under ESG, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted ESG.

Consolidated Plan – All activities the subrecipient undertakes with assistance under ESG are consistent with the State's current HUD-approved consolidated plan.

Michelle Lujan Gishen 6/12/19
Signature of Authorized Official Date

Governor
Title

Housing Opportunities for Persons With AIDS Certifications

The State HOPWA grantee certifies that:

Activities -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

Building -- Any building or structure assisted under the program shall be operated for the purpose specified in the consolidated plan:

1. For a period of not less than 10 years, in the case of any building or structure purchased, leased, rehabilitated, renovated, or converted with HOPWA assistance,
2. For a period of not less than 3 years, in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

 6/12/19
Signature of Authorized Official Date

Governor
Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Part D

2019 Areas of Statistically Demonstrated Need

County	2013 Census Population ^(a)	2017 Census Population ^(a)	Population growth ^(a)	Population Growth > 0.14%	Part of MSA or County > 10 K	2018 % Rental Vacancy ^(b)	Rental Vacancy rate below 4.86%	2018 Determined Need (H = High, M = Medium)	2019 Determined Need (H = High, M = Medium)
Bernalillo	673,914	676,773	0.42%	Y	Y	5.39%	N	H	H*
Catron	3,587	3,587	0.00%	N	N	N/A	N		
Chaves	65,836	64,866	-1.47%	N	Y	4.30%	Y	M	M
Cibola	27,341	26,853	-1.78%	N	Y	3.40%	Y	H	H*
Colfax	13,055	12,174	-6.75%	N	Y	8.10%	N	M	M*
Curry	50,494	49,812	-1.35%	N	Y	5.50%	N	M	M*
De Baca	1,921	1,829	-4.79%	N	N	N/A	N		
Dona Ana	213,425	215,579	1.01%	Y	Y	4.80%	Y	H	H
Eddy	55,518	56,997	2.66%	Y	Y	1.10%	Y	H*	H
Grant	29,047	27,687	-4.68%	N	Y	2.20%	Y	M	M
Guadalupe	4,533	4,429	-2.29%	N	N	7.50%	N		
Harding	694	692	-0.29%	N	N	N/A	N		
Hidalgo	4,619	4,305	-6.80%	N	N	8.10%	N		
Lea	68,173	68,759	0.86%	Y	Y	5.30%	N	M	M
Lincoln	19,953	19,395	-2.80%	N	Y	6.60%	N	M*	
Los Alamos	17,830	18,738	5.09%	Y	Y	1.30%	Y	H	H
Luna	24,562	24,078	-1.97%	N	Y	3.60%	Y	H	H*
McKinley	72,604	72,564	-0.06%	N	Y	2.90%	Y	H	H*
Mora	4,697	4,551	-3.11%	N	N	N/A	N		
Otero	65,677	65,817	0.21%	Y	Y	3.80%	Y	H	H
Quay	8,669	8,306	-4.19%	N	N	6.20%	N		
Rio Arriba	40,003	39,159	-2.11%	N	Y	7.50%	N	H	H*
Roosevelt	19,969	18,847	-5.62%	N	Y	5.50%	N	M	M*
Sandoval**	136,151	142,507	4.67%	Y	Y	4.12%	Y	H	H
San Juan	129,324	126,926	-1.85%	N	Y	6.30%	N		
San Miguel	28,749	27,748	-3.48%	N	Y	5.60%	N	M	M*
Santa Fe	146,616	148,750	1.46%	Y	Y	1.49%	Y	H	H
Sierra	11,524	11,116	-3.54%	N	Y	3.80%	Y	M	M
Socorro	17,477	16,798	-3.89%	N	Y	5.40%	N	M	M*
Taos	32,840	32,795	-0.14%	N	Y	2.30%	Y	H	H*
Torrance	15,704	15,506	-1.26%	N	Y	8.10%	N	M*	
Union	4,341	4,187	-3.55%	N	N	8.10%	N		
Valencia	76,314	75,940	-0.49%	N	Y	2.70%	Y	H	H*
	2,085,161	2,088,070	0.14%			4.86%			

Tier 1 - High

Tier 2 - Medium

*Remains on list for second year

**Vacancy rate for Sandoval County is an average of Rio Rancho (4.64%) and Sandoval (3.6%) data

N/A - Counties did not report data

Counties combined due to limited number of affordable housing developments

Sources:

(a) U.S. Census Bureau, Annual Estimates of the Resident Population for New Mexico: **April 1, 2010 to July 1, 2017** (PEPANNRES)

(b) Vacancy Surveys: (1) Performed by BBER April, 2018, (2) Apartment Market Survey Summary, **May 2018**, CB Richard Ellis Multi-Housing Group

Part E

PART E

MFA RECAPTURE/AFFORDABILITY GUIDELINES

A.1. MFA RESOURCES TO BE APPLIED IN 2018

When necessary, MFA will require repayment of the outstanding amount of HOME funds in the event of noncompliance with HOME affordability requirements. Noncompliance occurs when, if at any time during the period of affordability: 1) the original HOME-assisted homebuyer fails to occupy the unit as the principal residence (i.e., the unit is rented or vacant), or 2) the home is sold and the recapture provisions are not enforced. Affordability is ensured through the recordation of restrictive covenants accompanied by a lien filed on the property.

Maintaining Affordability

In general, all HOME activities require the borrower or beneficiary to execute, at a minimum, a Restrictive Covenants Agreement or Tribal Land Award Agreement. Loans are due upon sale or transfer of the property, with some exceptions in owner-occupied rehabilitation. In the case of the DPA program, mortgage liens are placed in second position behind MFA's first-time homebuyer mortgage backed security (MBS) program loans. In MFA's Owner-Occupied Rehabilitation program, these liens can assume a variety of positions, including first. Finally, in the case of MFA's Rental New Construction and Rehabilitation programs, a Land Use Restriction Agreement is executed along with the note and mortgage to ensure long term compliance with HUD guidelines. All guidelines under which repayment must be made are spelled out in the note, mortgage and/or restrictive covenant documents, depending upon the activity.

MFA ensures long-term affordability of assisted properties as follows:

For homebuyer properties, MFA has chosen the recapture provision over the resale option as discussed in HOME regulations at 24 CFR 92.254(a)(5). This is discussed in more detail in the following subsection.

For Rental Projects, the length of the affordability period is based on the amount of HOME funds invested in the property, as well as on the nature of the activity funded.

RENTAL Activity	Average Per-Unit HOME	Minimum Period	Affordability
Rehabilitation or Acquisition of Existing Housing	<\$15,000 15,000 - \$40,000 >\$40,000	5 years 10 years 15 years	
Refinance of Rehabilitation Project	Any dollar amount	15 years	
New Construction or Acquisition of New Housing	Any dollar amount	20 years	

In the case of foreclosure on the property during the period of affordability, MFA files an answer and monitors the foreclosure. If there are any excess funds at the foreclosure sale, MFA will file a claim for those funds. This demonstrates that MFA has made every effort to recover the HOME funds on behalf of HUD. For all homeowner activities, recapture provisions must be limited to net proceeds, and MFA's repayment obligation is limited to the amount of the HOME subsidy, if any, that it is able to recover. For rental activities, per §92.252(e)(4), the termination of the restrictions on the project does not terminate the participating jurisdiction's repayment obligation under §92.503(b). However, in §92.252(e)(2), though, "the participating jurisdiction may use purchase options, rights of first refusal or other preemptive rights to purchase the housing before foreclosure or deed in lieu of foreclosure in order to preserve affordability." After the period of affordability, MFA files a disclaimer to the property.

In the case of a bankruptcy during the period of affordability, MFA files an answer and proof of claim on the property thus establishing MFA's interest in the property. After the period of affordability, a disclaimer is filed.

Recapture guidelines:

Under the Down Payment Assistance Program, homebuyer projects are subject to a Note and Mortgage with a recapture provision. The length of the affordability period is based on the amount of HOME funds provided as a direct subsidy to the homebuyer, as shown in the table below.

Amount of HOME Subsidy to the Buyer	Minimum Affordability Period
<\$15,000	5 years
15,000 - \$40,000	10 years
>\$40,000	15 years

A direct subsidy is funding that makes a home more affordable to a homebuyer, and includes down payment and closing cost assistance as well as the difference between fair market value and the sale price, or the amount of a soft second mortgage that makes the home affordable to the buyer.

The borrower executes notes and mortgages for these loans as well as a HOME written agreement (i.e. MFA Disclosure to Buyer). The HOME-assisted homebuyer may sell the unit to any person, at any price the market will bear, at any time during the period of affordability. However, if the property is sold or transferred during the period of affordability, these recapture provisions apply:

In the event there are sufficient net proceeds from the sale to repay the total amount of the borrower's initial investment (down payment) and the outstanding HOME balance, then both parties shall recover their investments. The borrower will pay to lender the entire

balance due on the loan. Additional proceeds will be shared between the borrower and the lender.

In the event, however, the net proceeds from the sale or transfer of the property are **not** sufficient for the borrower to recover its initial investment and repay the outstanding HOME loan balance, then MFA will permit the borrower to recover its down payment first, and the remaining amount of net proceeds from the sale will then be recaptured. Upon recapture, the borrower's loan will be considered satisfied. MFA will never recapture more than the amount of net proceeds than are available. If there are no net proceeds from the sale or transfer, then no HOME funds will be recaptured and the loan will be considered satisfied. The term "Net Proceeds" means the sales price of the property, less the amount necessary to repay any loans superior to the HOME mortgage secured by the property, and less any closing costs associated with such sale or transfer. (That is: Net proceeds are defined as: Sales Price - Superior (non-HOME) debt - Closing costs = Net Proceeds). The amount to be recaptured will be limited to the available net proceeds.

Homebuyers must agree to reside in the HOME-assisted property for the duration of the period of affordability, or until there is a sale or other transfer of ownership of the property. MFA will monitor principal residency throughout the period of affordability. First, as a lien holder, MFA will be notified upon a sale of the property, and second, MFA is a loss payee on the hazard insurance and would be advised of any change in the insurance coverage. Should the homebuyer cease to reside in the home as its principal residence by vacating or renting the unit during the period of affordability, then the outstanding amount of the down payment assistance loan will be due and payable immediately, and the lender will take legal action to enforce the residency requirement.

Any variation on this recapture provision must be submitted to the State of New Mexico for review and approval by the State and by HUD.

Part F

Part F

State of New Mexico 2019 National Housing Trust Fund Allocation Plan

The National Housing Trust Fund (NHTF) was established under Title I of the Housing and Economic Recovery Act of 2008, Section 1131. In December 2014, the Federal Housing Finance Agency directed Fannie Mae and Freddie Mac to begin setting aside and allocating funds to the NHTF. On January 30, 2015, HUD published an interim rule (24 CFR Parts 91 and 93) providing guidelines for states to implement the NHTF. New Mexico's 2019 allocation is expected to be \$3 million. New Mexico Mortgage Finance Authority (MFA) will distribute these funds in accordance with 24 CFR Parts 91 and 93, as well as the following Allocation Plan.

For purposes of the Allocation Plan, MFA Mandatory Design Standards for Multifamily Housing (MFA Design Standards) will mean the MFA Design Standards in effect at the time application requesting NHTF funds is made.

1. Distribution of Funds

Up to 10 percent of MFA's allocation and of future program income will be used for eligible administrative and planning costs, in accordance with 24 CFR 93.202. MFA will distribute the remaining NHTF funds directly to recipients; no funds will be distributed to sub-grantees. Funds will be distributed in the form of loans and/or grants, in accordance with the guidelines set forth in this plan as well as any priority housing needs identified in the State's Consolidated Plan. The attached NHTF Notice of Funding Availability (NOFA) provides further detail on application requirements and selection criteria. Funds will be available statewide.

2. Eligibility Requirements

Eligible activities are the production, preservation and rehabilitation of rental housing projects containing units for households whose annual incomes do not exceed 30% of the Area Median Income (AMI), as determined by HUD, or the federal poverty line (hereinafter collectively defined as Extremely Low Income or "ELI" households). Projects may include permanent housing for the homeless, Single Room Occupancy (SRO) projects, senior projects and other special needs projects. Student dormitories and transient housing (e.g. emergency shelters for homeless persons and families) are ineligible. NHTF funds may be used for new construction or rehabilitation of public housing units only as described in 24 CFR 93.203. Given the high need for rental housing among ELI families and individuals, MFA does not intend to fund any homebuyer activities at this time but will revisit the feasibility of funding homebuyer activities in the future.

Eligible costs are the following: development hard costs, refinancing costs, acquisition costs, related soft costs, operating cost assistance/reserves and relocation costs, as defined in 24 CFR 93.201.

Eligible recipients include nonprofit entities, for-profit entities, public housing agencies, and tribally designated housing entities. Participating recipients must be approved by MFA and have demonstrated experience and capacity to conduct eligible activities that meet the requirements of 24 CFR 93.2.

3. Application Requirements

Entities seeking NHTF dollars for eligible projects may submit applications for funding to MFA using the application posted on MFA's website.

Subject to fund availability, final funding decisions will be made by MFA's Board of Directors. Applications must be received no later than 60 days prior to a regularly scheduled meeting of the MFA Board of Directors in order to be considered at that meeting. Meetings of the MFA Board of Directors are generally held every third Wednesday of the month, but applicants are advised to consult MFA's website for updates. All applications submitted by the deadline for a particular meeting of the MFA Board of Directors will be treated as one funding round and evaluated concurrently. If sufficient funds are not available to fund all projects in a funding round that meets the requirements outlined in this NOFA, the project receiving the highest score will be recommended to the Board for approval, followed by the next highest scoring project, etc. until the remaining funds are no longer sufficient to fulfill the next highest scoring project's requested loan amount.

At a minimum, applications will require information on the following:

- Applicant's development capacity and experience;
- Applicant's financial condition;
- Capacity and experience of all other members of the development team;
- Development cost budget;
- Proposed sources of financing;
- Unit mix and projected rents;
- Operating cost budget;
- Cash flow projection;
- Narrative description of the project; and
- Architectural plans.

4. Selection Criteria

All projects must meet the following threshold criteria:

- NHTF-assisted units must provide permanent rental housing for ELI families;
- NHTF-assisted units must remain affordable to ELI families for at least 30 years;
- The applicant must certify that NHTF-assisted units will comply with all NHTF requirements;
- The project must be financially feasible;
- NHTF-assisted rehabilitation projects must comply with the rehabilitation standards found in Attachment A: National Housing Trust Fund Rehabilitation Standards; and
- The project must include at least four (4) rental units.

All projects that meet the threshold criteria will be evaluated according to the following criteria:

	Scoring Criteria	Priority
	<p>Geographic diversity</p> <p><i>No other Low Income Housing Tax Credit, public housing, or federally-subsidized housing projects within:</i></p> <ul style="list-style-type: none"> • ¼ mile radius • ½ mile radius 	Low
	<p>Duration of the affordability period beyond the required 30 years</p> <p><i>Projects committed to an additional five or more years</i></p>	Low
	<p>Energy efficiency</p> <p><i>Projects achieving a HERS rating lower than 75 for rehabilitation projects and 65 for new construction projects</i></p>	Low
	<p>Organization type</p> <p><i>Developer/general partner is a New Mexico nonprofit organization, a Tribally Designated Housing Entity (TDHE) or Tribal Housing Authority, or a public housing authority</i></p>	Low
	<p>Absence of project-based rental assistance</p> <p><i>Projects without project-based rental assistance or projects that have or will have project-based rental assistance covering less than or equal to 25% of the total units</i></p>	Low
	<p>Transit-oriented development</p> <p><i>Projects within 1/2-mile radius of public transportation. Public transportation must be established and provided on a fixed route with scheduled service. Alternative forms of transportation may be acceptable, provided sufficient documentation is submitted that establishes the alternative form of transportation is acceptable to MFA. A future promise to provide service does not satisfy this scoring criterion.</i></p>	Medium
	<p>Rural location</p> <p><i>Projects located in cities with populations of 50,000 or less (per latest U.S. Census)</i></p>	Medium
	<p>Creation of new units serving ELI households, through new construction, adaptive reuse or conversion of market-rate units</p>	Medium
	<p>Applicant's ability to obligate NHTF funds and undertake eligible activities in a timely manner</p> <p><i>Projects that have</i></p> <ul style="list-style-type: none"> (1) <i>evidence of site control = 5 points</i> (2) <i>evidence that the current zoning of the proposed site does not prohibit multifamily housing = 5 points</i> (3) <i>evidence of all other non-MFA funding sources</i> <ul style="list-style-type: none"> a.) <i>firm letters of interest from all other non-MFA funding = 5 points</i> b.) <i>commitment letters from all other non-MFA funding sources = 10 points</i> 	High
	<p>Use of state, local and private funding sources</p> <p><i>Projects that have funding sources outside of federal funding sources, low-income housing tax credits, bond financing, and MFA funding sources</i></p> <p><i>For each non-MFA funding source for which points are being requested, application must include a firm letter of interest including terms.</i></p>	High

	Extent to which the project meets any of the following priority housing needs identified in the NM Consolidated Plan: housing for the elderly and frail elderly, housing for persons with severe mental illness, housing for persons with disabilities, housing for persons with alcohol or other addictions, housing for persons with HIV/AIDS, housing for victims of domestic violence, housing for individuals or households experiencing homelessness:	High

5. Per-Unit Subsidy Limits

To allow maximum flexibility in the first five years of the program while MFA and its partners gain experience using NHTF to finance rental housing affordable to ELI households, the maximum per-unit subsidy limits for NHTF will be set at HUD's applicable limits for the HOME Program effective at the time of commitment of NHTF funds.

MFA examined the development cost budgets of recent MFA-funded projects and determined that all were well within the HOME subsidy limits, and that these limits would allow cost premiums that may be necessary in developing housing for certain ELI populations. For example, projects that will include accommodations for individuals with disabilities are likely to have higher development costs. Projects will be evaluated separately for cost efficiency.

6. Performance Goals and Benchmarks

Based on an assumed 2019 New Mexico allocation of \$3 million and the per-unit subsidy limits described in Section 4 above, it is estimated that 2019 NHTF dollars will assist a minimum of 8 units affordable to ELI households (in the unlikely event that the highest per-unit subsidy limits are used), with the possibility of assisting up to 35 units affordable to ELI households if costs are far lower than the subsidy limits.

7. Rehabilitation Standards

All NHTF-assisted rehabilitation projects must comply with the rehabilitation standards found in Attachment A: National Housing Trust Fund Rehabilitation Standards.

8. Limitation on Beneficiaries or Preferences

Preferences defined in the Allocation Plan or the NOFA may not violate nondiscrimination requirements in the NHTF interim rule at 24 CFR 93.350. Projects may not limit occupancy to or provide preference to students.

For the NHTF-funded, units, owners of NHTF-assisted projects are permitted to limit occupancy to or provide preference to the following populations:

- Households or individuals experiencing homelessness;
- Individuals with disabilities;
- Individuals with severe mental illnesses;
- Individuals with alcohol and other addictions;
- Individuals with HIV/AIDS;

- Victims of domestic violence;
- Seniors;
- Veterans;
- Individuals on public housing waiting lists;
- Youth transitioning out of foster care; and
- Ex-offenders.

While not required to limit occupancy or provide preferences to the populations described above, owners of NHTF-assisted projects who do must do so in accordance with 24 CFR 93.303(d). The intent is merely to allow owners of NHTF-assisted projects to limit occupancy to or provide preference to populations identified within this section as well as the priority housing needs identified in the NM Consolidated Plan. Any limitation or preference must not violate nondiscrimination requirements. Federal fair housing requirements, including the duty to affirmatively further fair housing, are applicable to the NHTF program. A limitation does not violate nondiscrimination requirements if the project also receives funding from a federal program that limits eligibility to a particular segment of the population (e.g. Housing Opportunity for Persons Living with AIDS program, the Section 202 and Section 811 programs) or the Housing for Older Persons Act.

9. Refinancing Guidelines

MFA may, at its discretion, use NHTF funds for refinancing only when needed in order to permit or continue affordability of rental units when (1) rehabilitation is the primary activity, (2) the use of NHTF funds is proportional to the number of NHTF-assisted units in the project, and (3) the rehabilitation cost attributable to the NHTF units is greater than the amount of debt to be refinanced that is attributable to the NHTF units. MFA's minimum affordability period and underwriting standards for an initial investment of NHTF funds would apply, which include: adequacy of management and owner, feasibility of project to meet operational and debt service requirements, consistency with market, and review of total development costs and sources available to meet these needs.

Attachment A

State of New Mexico National Housing Trust Fund Rehabilitation Standards

I. PURPOSE OF STANDARDS

- A. The National Housing Trust Fund Rehabilitation Standards (known herein as the “NHTF Standards”) are designed to outline the requirements for building rehabilitation for all New Mexico Mortgage Finance Authority (MFA) National Housing Trust Fund (NHTF) funded multifamily housing projects. All renovation activities performed on an NHTF-funded project must conform to these rehabilitation standards.
- B. The goal of the MFA NHTF program is to provide functional, safe, affordable, and durable housing that meets the needs of the tenants and communities in which the housing is located throughout its affordability period.
- C. Through use of the NHTF Standards, all health and safety deficiencies must be addressed and corrected.
- D. If a project is out of compliance with the NHTF Standards, the grantee will bring to the attention of MFA staff the specific portion of the project which does not comply, stating the reasons for non-compliance. MFA staff will make a determination as to whether an exception to the NHTF Standards will be granted.
- E. At the time of publication and adoption of the NHTF Standards, the adopted codes referenced are those in force. Should the referenced adopted codes be modified or updated by the state of New Mexico Construction Industries Division, the newly adopted code standard will apply.
- F. For purposes of the NHTF Standards, MFA Mandatory Design Standards for Multifamily Housing (MFA Design Standards) will mean the MFA Design Standards in effect at the time application requesting NHTF funds is made.

II. QUALITY OF WORK

- A. Quality of Work: Grantees and developers will ensure that all rehabilitation work is completed in a thorough and workmanlike manner in accordance with industry practice and contractually agreed upon plans and specifications, as well as subsequent mutually agreed upon change orders during the construction process. Grantees and developers will employ best practice industry standards relating to quality assurance to verify all work completed.
- B. Project Design Professionals
 - 1. Projects will be designed by licensed professionals per 14.5.2 New Mexico Administrative Codes (NMAC) – Permits.
 - 2. The project developer will formally contract with licensed architectural and engineering design professionals to provide appropriate professional services for each project. It is the responsibility of each licensed professional to assure that the scope of work is done in accordance with the generally accepted practices in their discipline, as well as designing the project to be in full conformance with all the applicable federal, state and local codes. (See Section III below.)
 - 3. In addition, the architect or engineer will provide contract specifications which stipulate quality standards, materials choices, installation methods and standards. Such specifications may reference other appropriate standards set by different trades associations and testing agencies such as ASTM, Underwriters Laboratory (U/L), Tile Council of America, Gypsum National Roofing Contractors Association (NRCA),

Architectural Woodwork Institute (AWI), Sheet Metal and Air Conditioning Contractors' National Association (SMACNA), and AFME.

- C. By meeting the various code requirements as a minimum standard, together with the other standards herein or in attendant MFA policies, each building rehabilitation project is assured to be brought up to an acceptable level of rehabilitation.
- D. Warranties will be required per the standard construction contracts on all materials, equipment and workmanship.

III. CODE COMPLIANCE

- A. All work must comply with all applicable federal, state of New Mexico and local codes, ordinances, and zoning requirements. The NMAC, including Title 14, Housing and Construction, can be found at http://164.64.110.239/nmac/_title14/title14.htm.

Applicable state codes include but are not limited to:

1. 2009 New Mexico Commercial Building Code
2. 2009 New Mexico Residential Building Code
3. 2009 New Mexico Earthen Building Materials Code
4. 2009 New Mexico Non-Load Bearing Baled Straw Construction Building Standards
5. 2009 New Mexico Energy Conservation Code
6. 2009 New Mexico Existing Building Code
7. 2009 New Mexico Historic Earthen Buildings
8. 2012 New Mexico Plumbing Code
9. 2012 New Mexico Swimming Pool, Spa, and Hot Tub Code
10. 2012 New Mexico Mechanical Code
11. 2012 New Mexico Solar Energy Code
12. 2014 New Mexico Electrical Code
13. ANSI A117.1 as adopted by the New Mexico Commercial Building Code

Additionally, the following apply:

1. 2010 ADA Standards for Accessible Design
2. Fair Housing Act
3. Section 504 of the Rehabilitation Act of 1973

The Development Team is responsible to know and meet all accessibility requirements for their project.

- B. All MFA NHTF projects must demonstrate compliance with all applicable federal, state and local codes, standards, and ordinances through an MFA-approved set of permit documents (plans and specifications) prepared by an architect, stamped and signed by the design professional, and approved by the appropriate building officials.
- C. A code review analysis will be provided by the project's design professionals itemizing the applicable codes for each area of discipline.
- D. The NHTF Standards are designed to exceed the Uniform Physical Condition Standards (UPCS) and ensure that upon completion, the NHTF-assisted project and units will be decent, safe, sanitary, and in good repair as described in 24 CFR 5.703. See Appendix A attached hereto for a list of Inspectable Items and Observable Deficiencies, including descriptions of the type and degree of deficiency for each item that any NHTF-assisted project must address, at a minimum.

IV. HEALTH AND SAFETY

- A. If the housing is occupied at the time of rehabilitation, any and all life-threatening deficiencies must be identified and addressed immediately. See Appendix A for a list of Inspectable Items and Observable Deficiencies, including the identification of life-threatening deficiencies (highlighted in orange) for the property site, building exterior, building systems, common areas, and units.

V. SCOPE OF WORK DETERMINATION

- A. In developing scopes of work, grantees and developers will work with MFA staff to ensure that all requirements under the NHTF Standards are satisfied and that the proposed scope of work meets the goals of Part I above. MFA approval of all scopes of work is required.

VI. EXPECTED USEFUL LIFE / REHABILITATION SCOPE & CAPITAL PLANNING

- A. In developing scopes of work on housing rehabilitation projects, MFA NHTF grantees and developers will consider the remaining expected useful life of all building components with regard to building long-term sustainability and performance. Specifically, each building component with a remaining expected useful life of less than the applicable NHTF period of affordability (30 years) will be considered for replacement, repair or otherwise updated. Additionally, new building components with an expected useful life of less than 30 years will be considered for future replacement.
- B. Project CNAs will be required. The industry standard period for CNAs is 20 years; however, project CNAs must be updated every five years during the life of the project to ensure projected capital needs through the 30 year NHTF affordability period are anticipated and planned for. The initial CNA will cover years 1-20. The first five year update will be done in year 5 and cover years 6-25. The second 5-year update will be done in year 10 and will cover years 11-30.
- C. Once a scope of work has been developed by the grantee and their development team, the grantee must also develop a Capital Plan. Whether or not a particular building component has been replaced, repaired or otherwise updated as part of the rehabilitation scope of work, all building components and major systems must demonstrate adequate funding to be viable for at least 20 years, the length of the capital plan, with subsequent updates every five years during the 30-year affordability period.
 - Example #1: Kitchen cabinets with a remaining useful life of eight years may be permitted to be left in place and not included in the rehabilitation scope. However, adequate funding must be demonstrated in the building capital plan to replace those cabinets in year 8 of the post-rehabilitation capital plan.
 - Example #2: If a building component such as a new roof is installed during the rehabilitation and this roof has an expected useful life of 25 years, it will not show up on the initial CNA as needing replacement during that 20-year period. However, since MFA requires updates of CNA's for NHTF projects to be performed every 5 years, it will show up on the next 20-year CNA which will be performed in year 5 of the project and cover years 6 to 25. During these 5-year CNA updates, the project reserve contributions will be reviewed to ensure all future capital expenditures articulated in the CNA are adequately funded through the 30-year affordability period.
- D. Annual replacement reserves contributions of at least \$250 per unit per year (pupy) for senior projects and \$300 pupy for general occupancy projects are required through the 30-year affordability period. If the initial 20-year CNA and capital plan (and/or any subsequent five year updates) indicate that replacement costs for the period exceed the amount generated by the respective pupy contributions, a higher pupy contribution will be required.

- E. Grantees and their development teams should ensure that all building components are analyzed as part of a comprehensive effort to balance rehabilitation scope and capital planning in a way which maximizes long-term building performance as much as possible within the parameters of both development and projected operational funding available.

VII. ENERGY EFFICIENCY

- A. All MFA NHTF-funded projects are subject to the MFA Design Standards. Rehabilitation projects will comply with the “Rehabilitation” section, including the provisions for requiring that a project achieve a maximum post-construction HERS score of 85.
- B. When plumbing fixtures are replaced, NHTF-funded projects will reduce water usage utilize plumbing fixtures with flow rates and flush rates that are less than those required by code.

VIII. DISASTER MITIGATION

- A. To the extent applicable/relevant, the housing must be improved to mitigate the potential impact of potential disasters (e.g. earthquakes, floods, wildfires) in accordance with state or local codes, ordinances and requirements or such other requirements that HUD may establish.
- B. Specifically regarding flood hazards:
 - 1. Projects must meet FEMA federal regulation, and HUD’s floodplain management requirements at 24 CFR 55, including the 8-Step Floodplain Management Process (when applicable) at 24 CFR 55.20.
 - 2. Projects must meet fluvial erosion prevention requirements per local municipality regulations.
- C. Specifically regarding earthquakes:
 - 1. Projects located in earthquake prone regions must be assessed by a registered structural engineer for compliance with Section 707 of the 2009 International Existing Building Code.
 - 2. Projects located in earthquake-prone regions must further complete soils testing and grading of the soils by a registered soils engineer in accordance with the 2009 International Building Code Requirements. Such soils classifications will be used to determine if voluntary improvements of the seismic force-resisting system (Section 707.6 2009 IEBC) will be voluntary or compulsory.
- D. Specifically regarding wildfires:
 - 1. Projects located in wildfire-prone areas or which are located next to large expanses of forest, brush, open fields, or within predominantly natural landscapes will make efforts to reduce exposure to wildfires.
 - 2. Projects located in wildfire-prone areas will utilize best practices to protect the project including readily available information provided through the U.S. Forest Service and NFPA Firewise Community Program. Such efforts toward preparation will include basics of defensible space and sound landscaping techniques. Additional information can be found at www.firewise.org/wildfire-preparedness.aspx.

IX. BIDDING AND PROJECT MANAGEMENT

- A. All projects will be completely bid. Projects may choose to employ Construction Management (CM) and Construction Management Agreement (CMA) contracts to accomplish the work, however, the requirements of bidding will be applicable to all subcontract and trades work. Grantees and developers will submit a project management plan with their application which will outline how the project will be managed (e.g. General Contractor (GC) bid project, CM project or other project management plan). Any changes to project management operational structure which materially varies from the plan provided to MFA at the time the NHTF funding is

awarded requires prior notification to and approval by MFA NHTF staff, which will not be unreasonably withheld.

X. PROJECT ARCHITECTURAL REHABILITATION DESIGN STANDARDS

A. BUILDING OCCUPANCY & CONSTRUCTION TYPE

1. Fire resistance rating separation requirements per code.
2. Must comply with IBC chapters 4, 5, and 6.

B. HISTORIC BUILDINGS

1. Must comply with New Mexico existing building code.
2. Must comply with IBC, chapter 3409.

C. Historic buildings must be rehabilitated in a manner consistent with the requirements of Section 106 of the National Historic Preservation Act and the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitation of Historic Buildings.

D. ACCESSIBILITY REQUIREMENTS

1. Housing that is rehabilitated with NHTF funds must meet all applicable federal, state, and local regulations regarding accessibility for persons with disabilities. An overview of these requirements is provided below; however, the applicability of these rules is complex and therefore it is recommended that developers seeking NHTF funds consult with a qualified design professional.
2. General Requirements:
 - a. Projects must meet applicable federal, state, and local regulations and rules.
 - b. Projects must provide not less than 5 percent of the total units as accessible Type A units, with at least one of the units providing a roll-in shower.
 - c. Projects must comply with the Americans with Disabilities Act (ADA), Title II (for public entities) and Title III (for places of public accommodations) implemented at 24 CFR parts 35 and 36, and 2010 ADA Standard for Accessible Design and attendant Design Guide, as applicable.
 - d. Projects, if applicable, must comply with the Fair Housing Act, which states in part that covered multifamily dwellings as defined by HUD's implementing regulations at 24 CFR 100.201 must meet the design requirements at 24 CFR 100.205.
 - e. Projects must comply with ANSI A117.1 as adopted by the state of New Mexico building codes.
3. Projects must comply with other standards as may apply or be required by funding sources (i.e. USDA Rural Development, Uniform Federal Accessibility Standards, etc.).
4. Projects, if applicable, must comply with Section 504 of the Rehabilitation Act of 1973 implemented at 24 CFR Part 8.
 - a. For "substantial" rehabilitation (projects with 15 or more total units and the cost of rehabilitation is 75 percent or more of the replacement cost):
 - i. At least 5 percent of the units (1 minimum) must be made fully accessible for persons with mobility impairments as described by ANSI A117.1 Type A requirements.
 - ii. In addition, at least 2 percent of the units (one additional unit minimum) must be made accessible for persons with sensory impairments.
 - iii. Common spaces must be made accessible to the greatest extent feasible.
 - b. For projects with "less-than-substantial" rehabilitation (anything less than "substantial"), the project must be made accessible to the greatest extent feasible until 5 percent of the units are physically accessible and common spaces should be made accessible as much as possible.

E. BUILDING DESIGN

1. The project developers are encouraged to draft an architectural program document outlining the goals for the project.
2. Building access – in general the access to a building will be safe, logical, readily identifiable, sheltered from the weather, and meeting the exit requirements to a public way. Pathways of circulation within a building will also be safe and logical.
3. Means of egress components must be in conformance with Chapter 10 of the IBC, including complete layout of the exits, corridor and stair dimensional requirements and arrangement, doors sizes and swings, door hardware, panic exit devices, door self-closers, interior finishes, walking surfaces, fire separations, stair enclosures, guards and railings, ramps, occupant load calculations, illumination and signage.
4. Design and rehabilitation of the property must be in conformance with MFA Design Standards.
 - a. Building exteriors will be improved to increase curb appeal and provide greater longevity/durability to the existing building.
 - b. Interior finishes will be easily cleanable and durable.
 - c. Kitchens, laundries, and storage areas will be improved for functionality, durability and accessibility.
 - d. Laundry facilities will be provided at properties with more than 20 units at the ratios required by the MFA Design Standards.
 - e. Community spaces and offices will be provided at properties with more than 20 units.
 - f. Recreational areas will be provided for all properties as required by the MFA Design Standards.
5. Apartment Layout:
 - a. Room sizes –minimum in accordance with IBC 1208 and/or local codes.
 - b. Interior environment must comply with Chapter 12 of the IBC.
 - c. Kitchens – in general, for apartment buildings – each unit will have a functional and code-compliant kitchen.
 - i. SROs and other special housing types may be an exception.
 - d. Baths – in general, for apartment buildings – each unit will have a functional and code-compliant bath in accordance with IBC 1210
 - i. SROs and other special housing types may be an exception.
6. Existing outbuildings and utility structures which are being retained will be in sound and serviceable condition, and not create health, safety or undue maintenance issues for the project.

XI. REHABILITATION CONSTRUCTION STANDARDS

A. SITE (CSI DIVISION 2)

1. General:
 - a. Assure that the site is safe, clean and usable and designed with details, assemblies and materials to provide ongoing durability without undue future maintenance.
 - b. Site design and engineering will be by a licensed professional civil engineer or other qualified professional.
 - c. Design and systems will conform to all applicable codes, rules and regulations:
 - i. Local and municipal zoning.
 - ii. Local fire code 2009 International Fire Code.
2. Utility connections, yard lines and laterals in accordance with state utility ordinances.

3. Drainage – assure that the grading surrounding the building will slope away from the building and drain properly, without ponding or erosion.
4. Sewer connections to municipal sewage systems and on-site sewage disposal:
 - a. Existing sewer laterals that are to be reused must be evaluated to assure that they are serviceable and have a remaining useful life of 30 years, or are covered by the 20-year capital plan and/or subsequent five-year updates during the 30-year affordability period.
 - b. New systems will be designed to conform to the state EPA requirements.
5. Water service:
 - a. Existing municipal water supplies to buildings will be evaluated to assure that they are serviceable, of adequate capacity and have a remaining useful life of 30 years, or are covered by the 20-year capital plan and/or subsequent five-year updates during the 30-year affordability period.
 - b. Required new systems will be designed to conform to the state EPA requirements.
6. Vehicular access to public way – site design will conform to local zoning and regulations, as well as be sensible in its layout to maximize vehicular and pedestrian safety.
7. On-site Parking – parking will be adequate for project type, meet local codes and be designed to drain well, with a durable appropriate surface material. Handicapped parking will be provided as required.
8. Pedestrian access and hardscape – In general, paved walkways within the site will be designed to provide sensible pedestrian access from the public way into the site, from parking areas, and provide access to buildings. All walkways should generally conform to applicable codes for width and slopes, and fall protection. Site stairs will be safe and sound, constructed of durable materials, with proper rise and run, and with code-approved railings as required. Accessible routes into buildings will be provided as required by code.
9. Site amenities – site amenities may be provided which enhance the livability of the project including playground areas, seating, benches, patio areas, picnic tables, bike racks, grills and fencing, etc.
10. Mailboxes - Provision will be made for USPS-approved cluster mailbox units if required by the USPS.
11. Landscaping – Required at all properties maximizing existing natural features or otherwise enhancing open spaces. Native, semi-native, or drought-tolerant plants and low water usage irrigation systems will be used.
12. Solid waste collection & storage – if necessary, provision will be made for the outdoor storage and collection of solid waste and recycling materials in receptacles (dumpsters, wheeled trash cans, totes). Enclosures may be provided and should be accessible as required by code. Garbage collection areas must be screened.
13. Site lighting with shielded fixtures may be provided to illuminate parking and pedestrian walkways, and will conform to local zoning.
 - a. Energy efficient lighting will be employed with emphasis on LED fixtures.
14. Underground or overhead utilities – as regulated by code and utility rules.

B. FOUNDATIONS (CSI DIVISION 3)

1. Existing foundations will be examined by qualified professionals.
 - a. Foundations to be adequately sized, free of broken components or deterioration which may compromise the load bearing structural integrity.
 - b. Design and implement structural reinforcements or reconstruction as necessary.
2. Above-grade masonry unit block or brick will be reasonably stable, plumb and sound with no missing units or voids.

3. Pointing of mortar joints will be specified as necessary to assure the continued integrity of the structural assembly.
4. New below-grade structures to conform to Chapter 18 of IBC as appropriate.
5. Basement floors:
 - a. Mechanical rooms - Provide sound concrete floors with raised housekeeping pads for equipment.
 2. Tenant accessed utility spaces (storage, laundry rooms, etc.) – provide sound concrete floors.
6. Moisture mitigation
 - a. Water and damp proofing – where possible and as may be required by existing conditions of groundwater and storm water intrusion into subsurface portions of buildings, provide waterproofing or damp proofing as appropriate.
 - b. Provide vapor barriers covered with a wear layer of pea stone over earthen basement or crawl space floors to remain.
 - c. Ventilation of basements and crawl spaces per IBC, Chapter 1203.

C. MASONRY COMPONENTS (CSI DIVISION 4)

1. Buildings with masonry bearing walls will be examined for their structural integrity. Existing masonry building components will be examined to assure sound condition, and repaired as necessary to provide the load-bearing capacity, resistance to water penetration and aesthetic quality to assure the assemblies will perform for the purpose intended.
 - a. Masonry will be plumb and structurally sound.
2. Repair or replace deteriorated portions or missing units.
 - a. Brick veneer will be sound or repaired to be sound.
3. Masonry mortar joints will be sound, and free of loose or deteriorated mortar, with no voids.
 - a. Pointing of mortar joints will be specified as necessary to assure the continued integrity of the structural assembly, and prevent water intrusion.
4. Historic masonry designated to remain will be restored to sound serviceable condition, and in accordance with Section 106 of National Historic Preservation Act.
 - a. Where masonry is considered historic, repairs will be carried out utilizing the Secretary of the Interior's "Standards of Rehabilitation" and related NPS Preservation Briefs for "Repointing Mortar Joints on Historic Masonry Buildings."
5. Chimneys
 - a. Assure structural integrity, reconstruct and point as necessary.
 - b. If used for fuel heating appliances – provide lining as may be required by code and as prescribed by the heating appliance manufacturer.

D. STRUCTURE

1. A qualified professional will examine each building's load-bearing structure, and assess its existing condition to determine suitability of continued use.
2. In general, structure evaluation and design will be in conformance with IBC, Chapter 16.
 - a. In most residential rehab projects where there is no change in use, it is not expected that the structure will be brought up to new construction standards.
 - b. Consideration will be given if there are any proposed changes in use which would impact the historical loading.
3. Deficiencies identified will be addressed and repairs designed and specified as necessary to correct such conditions:
 - a. Repairs will be made to any deteriorated load-bearing structural elements.

- b. Reinforce, install supplemental, or replace structural members determined to be inadequate for use.

E. ENCLOSURE - SHELL (CSI DIVISION 7)

- 1. Roofing
 - a. Existing
 - i. Examine existing roofing and flashing systems to determine suitability for continued use. Continued life expectancy of existing roofing should be a minimum of 30 years, or covered by the 20-year capital plan and/or subsequent five year updates during the 30-year affordability period.
 - ii. Repair existing roofing as required.
 - b. New Roofing
 - i. New roofing will be installed where existing roofing does not meet requirements for continued use. ii. New roofing system components will be compatible, and include the nail base, the underlayment layer, ice and water shield self-adhesive membrane flashings, metal flashings and roofing.
 - Strip existing roofing and dispose of properly.
 - Examine exposed existing substrate for structural soundness.
 - Install new roofing system per code and per NCRA trade practices and manufacturer specifications.
 - Flashings – deteriorated flashings will be replaced and the weatherproof integrity of the roof system will be assured.
 - c. Ventilation
 - i. Roof assemblies will be properly ventilated in accordance with applicable code requirements, and appropriate building science detailing.
- 2. Exterior Finishes
 - a. Cladding
 - i. Stucco
 - Examine existing stucco for soundness – will be free of major cracks, delamination and other deterioration which may compromise its useful life.
 - Stucco will be free of gaps and holes and provide continuous weatherproof system.
 - Repair or re-stucco as necessary to provide a weather-resistant enclosure.
 - ii. Masonry
 - Masonry bearing walls and veneers will be restored as necessary.
 - 1. Refer to Section XI C – Masonry.
 - 2. Refer also to Section XI F.2.b for insulation requirements.
 - iii. Other existing cladding system types and materials will be repaired and/or restored in-kind with matching or similar materials to provide a durable weather-resistant enclosure.
- 3. Trim – Exterior trim and architectural woodwork
 - a. Existing wood trim:
 - i. Existing trim to remain must be sound, free of defects and deterioration which compromise its use.
 - ii. Repair and restore trim to usable condition. Patch or replace in-kind any deteriorated wood trim components.
 - b. New wood trim will be installed in a workmanlike manner. Reference may be made to AWI standards.

- c. Other trim materials (PVC, cementitious, etc.) which are suitable may be used as appropriate and will be installed per manufacturer's recommendations.
 - d. Trim which is part of the weather-tight enclosure will be flashed or caulked with joint sealers as necessary to prevent water intrusion.
- 4. Paint
 - a. In general, all existing exterior wood surfaces will receive new paint coatings, except as appropriate due to the recent application of paint and/or the sound condition of existing coatings.
 - b. Examine surfaces and apply paint only to sound acceptable materials/surfaces.
 - i. Prepare surfaces properly, removing loose or peeling previous paint.
 - ii. Paint prep will be done in accordance with applicable lead safe standards. (See Section XI N.1.b)
 - c. Before painting, assure that any moisture issues which may compromise the life expectancy of the paint system are remedied.
 - d. Exterior paint systems will be compatible and installed in accordance with manufacturer's specifications.
- 5. Porches, decks and steps
 - a. Existing porches, decks, steps, and railings proposed to remain will be examined and repaired as necessary. Repair and reconstruction will be carried out to assure that they will have a continued useful life of 30 years, or covered by the 20-year capital plan and/or subsequent five year updates during the 30-year affordability period.
 - b. Inspect structure for soundness and reconstruct any deteriorated members as required.
 - c. Install new support piers as may be required.
 - d. Patch existing decking with matching materials, or install new durable decking.
 - e. Railings
 - i. Will be sound and adequately fastened to meet code requirements for structural loading. Repair or replace in-kind as appropriate.
 - ii. Will meet code requirements for height of protective guards, or have supplemental guards installed.
 - f. Steps will be safe and sound and meet applicable codes, with railings as necessary.
 - g. All porch elements will be able to withstand the weather elements to prevent premature deterioration.

F. ENCLOSURE – THERMAL (CSI DIVISION 7)

- 1. Energy Efficiency - In general, most buildings will be rehabbed with a goal of increasing the thermal shell efficiency.
 - a. All MFA NHTF funded projects are subject to the MFA Design Standards. Included in this standard are mandatory requirements to achieve a maximum HERS score of 85. Additionally, water reduction measures are included.
 - b. In both the design and implementation of the project rehabilitation scope of work, particular emphasis should be made to maximize the effectiveness of the energy efficiency related work scopes.
- 2. Insulation
 - a. Insulation levels will conform to the 2009 International Energy Efficiency Code.
 - b. Masonry walls will be insulated utilizing current building science detailing to ensure ongoing integrity of masonry systems.
- 3. Air sealing – comply with HERS requirements for thermal bypass air sealing, and duct sealing.

- a. Attention must be paid to the air barrier of each building and should be well thought out, detailed and carefully executed.
 - b. Blower door testing will be performed to verify compliance and successful execution.
- 4. Indoor air quality
 - a. In general, all thermal upgrades to a building will take into consideration indoor air quality and moisture control/mitigation, and apply the current state of the art building science in this regard. Treatment of existing stone, concrete or masonry basement walls and of existing basement earthen floors or uninsulated basement slabs will be taken into consideration with regard to the need for moisture mitigation.
- 5. Ventilation
 - a. Venting of crawl spaces, attics and sloped ceilings will be per code. b. See Section XI E.1.c for roof assembly ventilation.

G. ACOUSTICAL TREATMENTS

- 1. Dwelling units separated acoustically as per Chapter 1207 of IBC.

H. DOORS (CSI DIVISION 8)

- 1. General
 - a. Doors to meet code requirements IBC Chapter 10.
 - b. Meet egress requirements for dimensions, swing and clearances, and be accessibility-compliant as required.
 - c. Be sound and secure.
 - d. New doors will be installed per manufacturer's recommendations and standard trade practice standards.
 - e. Flash properly, and have shim spaces insulated.
 - f. Existing doors to remain should be examined and determined to be suitable for reuse with a remaining life after restoration of 30 years, or covered by the 20-year capital plan and/or subsequent five year updates during the 30-year affordability period.
 - i. Restore as required to provide useful life.
 - ii. Will be tested and modified as necessary to operate properly.
 - iii. Install new weather-stripping and sweeps to provide seal against weather elements and air infiltration.
 - iv. Historic doors designated to remain will be restored to sound serviceable condition, and in accordance with the Secretary of the Interior's "Standards for Rehabilitation" project requirements.
- 2. Apartment doors
 - a. Apartment unit entry doors will be fire-rated as required by code.
- 3. Other doors – Access doors will meet code requirements for fire rating.
- 4. Door hardware will operate properly, be secure and must meet accessibility standards and NFPA 101, IBC Chapter 10.

I. WINDOWS (CSI DIVISION 8)

- 1. Windows will be of legal egress size when required by code.
- 2. Existing windows to remain
 - a. Examine and determine suitability for reuse with a reasonable remaining life after restoration of 30 years without undue future maintenance, or covered by the 20-year capital plan and/or subsequent 5-year updates during the 30-year affordability period.

- b. Will be capable of providing adequate seal against air infiltration, weather elements, and be determined to be appropriately energy efficient in keeping with the overall energy efficiency strategy of the project.
 - c. Install new weather-stripping to provide seal against weather elements and air infiltration.
 - d. Air seal shim spaces and window weight pockets if possible.
 - e. Restore and modify as required to provide useful life.
 - f. Will be tested and modified as necessary to operate smoothly and properly per code.
 - g. Hardware will be intact and operational, or be replaced with new hardware as required.
3. New Windows
- a. Where existing windows do not meet the standards for egress, condition and/or energy efficiency deemed appropriate to the project, they will be replaced by new windows.
 - b. New windows will be code-compliant and conform to International Energy Code requirements.
 - c. Additionally, new window units should be tested assemblies meeting ASTM standards for water penetration and air leakage.
 - d. All windows will be installed per manufacturer's installation guidelines and specifications, and will incorporate appropriate detail, flashings, joint sealers, and air sealing techniques.

J. INTERIOR FINISHES (CSI DIVISION 9)

1. In general, all interior finishes will be new and installed per manufacturer's recommendations and the standards of quality construction per trade practices and associations related to the particular product or trade.
2. Walls and ceilings
 - a. Where existing finishes are proposed to remain, they will be determined to meet the standard of being sound, durable, lead-safe, and have a remaining useful life of no less than 30 years, or covered by the 20- year capital plan and/or subsequent five year updates during the 30-year affordability period.
 - b. Where existing finishes are proposed to remain as part of a fire-rated assembly, the state DPS will assist in making a determination as to the suitability. Refer to codes as they pertain to archaic materials, and relevant NPS Preservation Briefs.
3. Flooring
 - a. Existing wood flooring in good condition should be repaired, sanded and refinished.
 - b. All new flooring materials (resilient flooring, wood flooring, laminate flooring, carpet, and/or ceramic tile) will be installed over suitable substrates per manufacturer's specs and the trade association practices.
4. Trim - Wood trim and architectural woodwork
 - a. Existing trim will be repaired and restored to usable condition, free of deterioration which compromises its use.
 - b. New wood trim will be installed in a workmanlike manner. Reference may be made to AWI standards.
5. Paint - In general, all interior ceiling, wall, and trim surfaces will receive renewed coatings of paint (or other clear/stain) finishes. Painting will be done in a workmanlike manner and in accordance with the manufacturer's recommendations. All painting, including preparation of existing surfaces, will be done in a lead-safe manner.

K. SPECIALTIES (CSI DIVISION 10)

1. Toilet accessories – each bath will have appropriate accessories such as towel bars, robe hooks, bath tissue holders, etc., installed and securely fastened in place. Accessories will be located per accessibility requirements where necessary.

2. Medicine cabinets and mirrors – install in each unit bath as appropriate.
3. Signage and identification – building signage will be provided as appropriate.
 - a. Building address 911 numbers, unit identifications, building directory, exits, stairways, and common and utility spaces will be in conformance with NFPA 101 Life Safety Code, and be accessibility-compliant and 911-approved.
4. Exit signage will be provided as required by code and be accessibility compliant as required.
5. Fire protection specialties – provide fire extinguishers in buildings, and in units as required by code and/or by state or local fire authorities. Locate as directed by authorities.
6. Shelving – provide durable, cleanable shelving for pantries, linen closets, clothes closets, and other storage as appropriate, securely fastened in place.

L. EQUIPMENT (CSI DIVISION 11)

1. Existing equipment to be retained and continued to be used will be in serviceable condition with an expected useful life of 30 years, or covered by the 20-year capital plan and/or subsequent five year updates during the 30-year affordability period.
2. Kitchen appliances
 - a. When replacing a range and space permits, provide a new, full-size (30," four burner) range.
 - b. Existing appliances to be reused will be in good and serviceable condition.
 - c. Provide other appliances (such as microwaves) as may be appropriate to the project.
 - d. All appliances in accessible apartment units will be accessibility-compliant, and located in an arrangement providing required clear floor spaces.
3. Laundries –where adequate space is available and when appropriate to meet the project goals, washers and dryers may be provided in laundry rooms or in units.
4. Solid waste handling – provide trash and recycling receptacles as appropriate to enable the tenants and property management staff to handle and store solid waste.
5. Playground equipment – provide safe, code-approved new playground equipment if a playground is appropriate, pursuant MFA Design Standards.

M. FURNISHINGS - CASEWORK (CSI DIVISION 12)

1. Kitchen cabinetry and counters
 - a. Existing cabinetry and/or countertops proposed to remain will be in good condition with a remaining useful life of 30 years, or covered by the 20-year capital plan and/or subsequent five year updates during the 30-year affordability period.
 - b. New cabinetry
 - i. Will be of good quality, meeting ANSI/KCMA A161.1-2012 "Performance & Construction Standards for Kitchen Cabinetry and Bath Vanities" standards. Other industry standards for cabinetry may be used as guidelines, such as the Kitchen Cabinet Manufacturer's Association (KCMA) "Severe Use Specification – 2014," or the AWI's Woodwork Standards and Cabinet Fabrication Handbook.
 - ii. New counters will be provided with a cleanable sanitary surface material impervious to water such as high pressure laminate (HPL).
 - Shop fabricated as one-piece assembly where possible. Seal field joints.
 - Installed level and securely fastened to cabinetry.
2. Bath cabinetry and counters – vanity lavatory tops, when used, should be one-piece integral bowl with integral backsplash.

N. SPECIAL CONSTRUCTION (CSI DIVISION 13)

1. Hazardous materials and remediation to be completed in accordance with EPA requirements and best practices.
 - a. Asbestos – project will be assessed for the existence of asbestos-containing building materials by qualified professionals:
 - i. National Emission Standards for Hazardous Air Pollutants (NESHAP) apply.
 - ii. Removal of asbestos must be carried out per federal EPA and state regulations and rules.
 - b. Lead - Health and Safety and Lead Safe Housing:
 - i. Lead-Based Paint
 - Federal and state regulations related to lead-based paint apply to target housing, which is defined as any housing constructed prior to 1978, except housing for the elderly or persons with disabilities (unless a child of less than six years of age resides or is expected to reside in such housing for the elderly or persons with disabilities) or any zero-bedroom dwelling.
 - Rehabilitation of target housing must be completed in a manner which ensures the health and safety of workers and residents, especially children. A number of regulations apply when lead painted surfaces are disturbed in residential properties, primarily requiring the appropriate training of workers and the use of safe work practices. In some cases, use of federal funds for rehabilitation will trigger a higher level of lead paint treatments based on the amount of federal money being used. The following regulations must be adhered to during all rehabilitation of target housing:
 - ii. Federal Regulations:
 - HUD Lead Safe Housing Rule (Title 24, Part 35) requires various levels of evaluation and treatment of lead paint hazards when federal money is used for rehabilitation of target housing. More information is available at: http://portal.hud.gov/hudportal/HUD?src=/program_offices/healthy_homes/enforcement/lshr
 - EPA Renovation Repair and Painting Rule (40 CFR Part 745) – Requires contractors conducting renovation, repair or maintenance that disturbs paint in target housing or child-occupied facilities to be licensed by EPA and use lead-safe work practices to complete the work. Developers must ensure contractors are properly trained and licensed. More information is available at: <http://www2.epa.gov/lead>
 - HUD/EPA Disclosure Regulations (Title 24, Part 35, Subpart A) – Requires owners of target housing to disclose all lead paint records and related information to potential buyers and/or tenants. More information is available at: http://portal.hud.gov/hudportal/documents/huddoc?id=DOC_12347.pdf
 - OSHA Lead in Construction Rule (29 CFR Part 1926.62) - Proscribes personal protection measures to be taken when workers are exposed to any lead during construction projects. More information is available at: https://www.osha.gov/pls/oshaweb/owadisp.show_document?p_table=STANDARDS&p_id=10641

O. CONVEYANCE SYSTEMS (CSI DIVISION 14)

1. Elevators may be installed when appropriate and possible, when such elevator is part of the project's program goals, or as required by code, as follows:

- a. Installed per code NFPA 101, Chapter 9.4
- b. ASME 17.1 Safety Code for Elevators 2013
- 2. Existing elevators and lifts may be retained if they are appropriate to the use of the building and in serviceable condition with an expected useful life of 30 years, or covered by the 20-year capital plan and/or subsequent 5-year updates during the 30-year affordability period, and approved by agencies having jurisdiction.

P. MECHANICAL (CSI DIVISION 15)

- 1. General:
 - a. All mechanical systems will be designed by a mechanical engineer or other qualified professional.
 - b. Energy efficiency:
 - i. All MFA NHTF funded projects will conform to the MFA Design Standards . Additionally, such projects must also achieve a maximum HERS score of 85.
 - ii. In both the design and implementation of project rehabilitation scopes of work, particular emphasis should be made to maximize the effectiveness of the energy efficiency related work scopes.
 - c. All mechanical systems will meet State of New Mexico Mechanical, Plumbing, and Electrical Codes.
 - i. All mechanical systems will meet the requirements of 2009 International Energy Conservation Code.
 - ii. Plumbing fixtures will be accessibility compliant as required.
- 2. Fire protection
 - a. In general, all buildings assisted with NHTF funds will have automatic fire suppression as required by applicable codes with approved sprinkler systems installed as required by NFPA 13 or 13R.
 - i. Automatic fire suppression systems will be designed by an engineer licensed in the State of New Mexico and installed by an approved licensed contractor.
 - ii. Provide fire pumps, standpipes, and fire department connection as required per NFPA 13, 14 & 25.
 - b. Where possible, piping for the sprinkler system will be concealed.
- 3. Plumbing
 - a. Where existing components of a system are to be reused, they will be examined and determined to be in good condition, code-compliant and have a remaining useful life of a minimum of 30 years, or covered by the 20-year capital plan and/or subsequent five year updates during the 30-year affordability period. Substandard or critical non-code-compliant components must be replaced.
 - b. Use water-saving shower heads and faucet aerators as required by the MFA Design Standards.
 - c. All fixtures, piping fittings and equipment will be lead-free.
 - d. Kitchen fixtures – When existing kitchen fixtures are not reused in accordance with a. above, new sink and faucets, and associated plumbing will be installed in each unit or SRO food prep area.
 - e. Bath fixtures – When existing bath fixtures are not reused in accordance with a. above, new water saving toilets, tubs and tub surrounds, lavatory sinks, and faucets will be installed in each unit or SRO bathroom facility.
 - f. Laundry facilities will be provided in accordance with MFA Design Standards.

- g. Provision for other utility plumbing for janitor sinks, floor drains, outdoor faucets, drains for dehumidification systems, etc., may be made as desired or required.
- 4. Heating
 - a. System design:
 - i. Designed and constructed to conform with MFA Design Standards.
 - ii. Where existing components of a system are proposed to be reused, they will be examined and determined to be in good and serviceable condition, code-compliant and have a remaining useful life of a minimum of 30 years, or covered by the 20-year capital plan and/or subsequent 5-year updates during the 30-year affordability period.
 - b. Temperature control - The temperature in each unit will be individually thermostatically controlled. A waiver may be granted for reuse of existing equipment in accordance with a.ii. above.
 - c. Provide adequate heat in common spaces.
 - d. Install pipe insulation as per code and AHRAE requirements.
- 5. Ventilation
 - a. Code-compliant indoor air quality will be addressed by the installation of either exhaust only or balanced (heat recovery) ventilation systems as required by ASHRAE 62.2.
 - b. Balanced mechanical ventilation systems are encouraged.
 - c. Ventilation controls will be per applicable codes.
- 6. Domestic Hot Water
 - a. Install pipe insulation per code.

Q. ELECTRICAL (CSI DIVISION 16)

- 1. Project electrical design should be done by a licensed electrical engineer, or other qualified professional.
- 2. Project electrical must be installed by a licensed electrician.
- 3. Energy efficiency:
 - a. Electrical and lighting systems will be designed and constructed in accordance with the MFA Design Standards and achieve a maximum HERS score of 85.
- 4. Design will comply with local and state building code.
- 5. In general, the electrical system should be new throughout a building:
 - a. Where existing service entrances, disconnects, meters, distribution wiring, panels, and devices are proposed to remain, they will be examined and determined to be in good condition, code-compliant and have a remaining useful life of a minimum of 30 years, or covered by the 20-year capital plan and/or subsequent 5-year updates during the 30-year affordability period. The designer, in concert with the state electrical inspector, will examine the system and equipment. Existing components of the electrical system may be reused as appropriate. Substandard or critical non-code-compliant components must be replaced.
- 6. Utility connections will be installed per the rules and regulations of the electrical utility.
- 7. Electrical service and metering:
 - a. The service entrance size will be calculated to handle the proposed electrical loads.
 - b. Metering and disconnects will be per code and mounted at approved locations.
- 8. Elevator wiring will conform to the ANSI 17.1.
- 9. Electrical distribution system:
 - a. Lighting and receptacle circuits will be designed per code.
 - b. Locations and layout of devices and lighting to be logical and accessibility-compliant where required.

- c. Provision will be made for the wiring of dedicated equipment circuits and connections for heating, ventilation equipment/exhaust fans, pumps, appliances, etc.
- 10. Artificial lighting will be provided using IBC 1205.
- 11. Site lighting with shielded fixtures may be provided to illuminate parking and pedestrian walkways, and will conform to local zoning.
- 12. Emergency and exit lighting/illuminated signage will be per the NFPA 101, Life Safety Code and IBC Chapter 10.
- 13. Fire detection and alarms:
 - a. Will be installed as required by code: NFPA 101, Chapters 9.6, 30.3.4 and/or 31.3.4, and comply with NFPA 72, and NFPA 1.
 - b. Smoke detectors will be installed per International Fire Code requirements.
 - c. CO detectors will be installed per International Fire Code.
 - d. Where required, system annunciation will be in accordance with International Fire Code.
- 14. Communication low-voltage wiring- provisions for TV, telephone, internet data, security and intercoms should be considered and installed as appropriate to the project's use and livability.
- 15. PV Solar- an optional solar-powered photovoltaic panel system may be installed in accordance with the National Electrical code, state energy code, and the regulations of the governing utility.

MFA NHTF Rehab Standards Appendix A: Uniform Physical Condition Standards for Multi family Housing Rehabilitation - October 2016

NOTE: Deficiencies highlighted in orange are life-threatening and must be addressed immediately, if the housing is occupied.

Requirements for Site		
Inspectable Item	Observable Deficiency	Type and Degree of Deficiency that must be addressed
Fencing and Gates	Damaged/Falling/Leaning	Fence or gate is missing or damaged to the point it does not function as it should
	Holes	Hole in fence or gate is larger than 6 inches by 6 inches
	Missing Sections	An exterior fence, security fence or gate is missing a section which could threaten safety or security
Grounds	Erosion/Rutting Areas	Runoff has extensively displaced soils which has caused visible damage or potential failure to adjoining structures or threatens the safety of pedestrians or makes the grounds unusable
	Overgrown/Penetrating Vegetation	Vegetation has visibly damaged a component, area or system of the property or has made them unusable or unpassable
	Ponding/Site Drainage	There is an accumulation of more than 5 inches deep and/or a large section of the grounds-more than 20%-is unusable for it's intended purpose due to poor drainage or ponding
Health & Safety	Air Quality - Sewer Odor Detected	Sewer odors that could pose a health risk if inhaled for prolonged periods
	Air Quality - Propane/Natural Gas/Methane Gas Detected	Strong propane, natural gas or methane odors that could pose a risk of explosion/ fire and/or pose a health risk if inhaled
	Electrical Hazards - Exposed Wires/Open Panels	Any exposed bare wires or openings in electrical panels (capped wires do not pose a risk)
	Electrical Hazards - Water Leaks on/near Electrical Equipment	Any water leaking, puddling or ponding on or immediately near any electrical apparatus that could pose a risk of fire, electrocution or explosion
	Flammable Materials - Improperly Stored	Flammable materials are improperly stored, causing the potential risk of fire or explosion
	Garbage and Debris - Outdoors	Too much garbage has gathered-more than the planned storage capacity, or garbage has gathered in an area not sanctioned for staging or storing garbage or debris
	Hazards - Other	Any general defects or hazards that pose risk of bodily injury
	Hazards - Sharp Edges	Any physical defect that could cause cutting or breaking of human skin or other bodily harm
	Hazards - Tripping	Any physical defect in walkways or other travelled area that poses a tripping risk
	Infestation - Insects	Evidence of infestation of insects-including roaches and ants-throughout a unit or room, food preparation or storage area or other area of building substantial enough to present a health and safety risk
	Infestation - Rats/Mice/Vermin	Evidence of rats or mice--sightings, rat or mouse holes, or droppings substantial enough to present a health and safety risk
Mailboxes/Project Signs	Mailbox Missing/Damaged	Mailbox cannot be locked or is missing
	Signs Damaged	The project sign is not legible or readable because of deterioration or damage
Parking Lots/Driveways/Roads	Cracks	Cracks that are large enough to affect traffic ability over more than 5% of the property's parking lots/driveways/roads or pose a safety hazard
	Ponding	3 inches or more of water has accumulated making 5% or more of a parking lot/driveway unusable or unsafe
	Potholes/Loose Material	Potholes or loose material that have made a parking lot/driveway unusable/unpassable for vehicles and/or pedestrians or could cause tripping or falling
	Settlement/Heaving	Settlement/heaving has made a parking lot/driveway unusable/unpassable or creates unsafe conditions for pedestrians and vehicles
Play Areas and Equipment	Damaged/Broken Equipment	More than 20% of the equipment is broken or does not operate as it should or any item that poses a safety risk
	Deteriorated Play Area Surface	More than 20% of the play surface area shows deterioration or the play surface area could cause tripping or falling and thus poses a safety risk
Refuse Disposal	Broken/Damaged Enclosure-Inadequate Outside Storage Space	A single wall or gate of the enclosure has collapsed or is leaning and in danger of falling or trash cannot be stored in the designated area because it is too small to store refuse until disposal
Retaining Walls	Damaged/Falling/Leaning	A retaining wall is damaged and does not function as it should or is a safety risk
Storm Drainage	Damaged/Obstructed	The system is partially or fully blocked by a large quantity of debris, causing backup into adjacent areas or runoffs into areas where runoff is not intended

Inspectable Item	Observable Deficiency	Type and Degree of Deficiency that must be addressed
Walkways/Steps	Broken/Missing Hand Railing	<i>The hand rail is missing, damaged, loose or otherwise unusable</i>
	Cracks/Settlement/Heaving	<i>Cracks, hinging/tilting or missing sections that affect traffic ability over more than 5% of the property's walkways/steps or any defect that creates a tripping or falling hazard</i>
	Spalling/Exposed rebar	<i>More than 5% of walkways have large areas of spalling--larger than 4 inches by 4 inches--that affects traffic ability</i>
Requirements for Building Exterior		
Inspectable Item	Observable Deficiency	
Doors	Damaged Frames/Threshold/Lintels/Trim	<i>Any door that is not functioning or cannot be locked because of damage to the frame, threshold, lintel or trim</i>
	Damaged Hardware/Locks	<i>Any door that does not function as it should or cannot be locked because of damage to the door's hardware</i>
	Damaged Surface (Holes/Paint/Rusting/Glass)	<i>Any door that has a hole or holes greater than 1 inch in diameter, significant peeling/cracking/no paint or rust that affects the integrity of the door surface, or broken/missing glass</i>
	Damaged/Missing Screen/Storm/Security Door	<i>Any screen door or storm door that is damaged or is missing screens or glass--shown by an empty frame or frames or any security door that is not functioning or is missing</i>
	Deteriorated/Missing Caulking/Seals	<i>The seals/caulking is missing on any entry door, or they are so damaged that they do not function as they should</i>
	Missing Door	<i>Any exterior door that is missing</i>
Fire Escapes	Blocked Egress/Ladders	<i>Stored items or other barriers restrict or block people from exiting</i>
	Visibly Missing Components	<i>Any of the functional components that affect the function of the fire escape--one section of a ladder or railing, for example--are missing</i>
Foundations	Cracks/Gaps	<i>Large cracks in foundation more than 3/8 inches wide by 3/8 inches deep by 6 inches long that present a possible sign of a serious structural problem, or opportunity for water penetration or sections of wall or floor that are broken apart</i>
	Spalling/Exposed Rebar	<i>Significant spalled areas affecting more than 10% of any foundation wall or any exposed reinforcing material--rebar or other</i>
Health and Safety	Electrical Hazards - Exposed Wires/Open Panels	<i>Any exposed bare wires or openings in electrical panels (capped wires do not pose a risk)</i>
	Electrical Hazards - Water Leaks on/near Electrical Equipment	<i>Any water leaking, puddling or ponding on or immediately near any electrical apparatus that could pose a risk of fire, electrocution or explosion</i>
	Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable	<i>The exit cannot be used or exit is limited because a door or window is nailed shut, a lock is broken, panic hardware is chained, debris, storage, or other conditions block exit</i>
	Emergency Fire Exits - Missing Exit Signs	<i>Exit signs that clearly identify all emergency exits are missing or there is no illumination in the area of the sign</i>
	Flammable/Combustible Materials - Improperly Stored	<i>Flammable materials are improperly stored, causing the potential risk of fire or explosion</i>
	Garbage and Debris - Outdoors	<i>Too much garbage has gathered--more than the planned storage capacity or garbage has gathered in an area not sanctioned for staging or storing garbage or debris</i>
	Hazards - Other	<i>Any general defects or hazards that pose risk of bodily injury</i>
	Hazards - Sharp Edges	<i>Any physical defect that could cause cutting or breaking of human skin or other bodily harm</i>
	Hazards - Tripping	<i>Any physical defect in walkways or other travelled area that poses a tripping risk</i>
	Infestation - Insects	<i>Evidence of infestation of insects--including roaches and ants--throughout a unit or room, food preparation or storage area or other area of building substantial enough to present a health and safety risk</i>
	Infestation - Rats/Mice/Vermin	<i>Evidence of rats or mice--sightings, rat or mouse holes, or droppings substantial enough to present a health and safety risk</i>
Lighting	Broken Fixtures/Bulbs	<i>10% or more of the lighting fixtures and bulbs surveyed are broken or missing</i>
Roofs	Damaged Soffits/Fascia	<i>Soffits or fascia that should be there are missing or so damaged that water penetration is visibly possible</i>
	Damaged Vents	<i>Vents are missing or so visibly damaged that further roof damage is possible</i>

Inspectable Item	Observable Deficiency	Type and Degree of Deficiency that must be addressed
	Damaged/Clogged Drains	The drain is damaged or partially clogged with debris or the drain no longer functions
	Damaged/Torn Membrane/Missing Ballast	Balast has shifted and no longer functions as it should or there is damage to the roof membrane that may result in water penetration
	Missing/Damaged Components from Downspout/Gutter	Drainage system components are missing or damaged causing visible damage to the roof, structure, exterior wall surface, or interior
	Missing/Damaged Shingles	Roofing shingles are missing or damaged enough to create a risk of water penetration
	Ponding	Evidence of standing water on roof, causing potential or visible damage to roof surface or underlying materials
Walls	Cracks/Gaps	Any large crack or gap that is more than 3/8 inches wide or deep and 6 inches long that presents a possible sign of serious structural problem or opportunity for water penetration
	Damaged Chimneys	Part or all of the chimney has visibly separated from the adjacent wall or there are cracked or missing pieces large enough to present a sign of chimney failure or there is a risk of falling pieces that could create a safety hazard
	Missing/Damaged Caulking/Mortar	Any exterior wall caulking or mortar deterioration that presents a risk of water penetration or risk of structural damage
	Missing Pieces/Holes/Spalling	Any exterior wall deterioration or holes of any size that present a risk of water penetration or risk of structural damage
	Stained/Peeling/Needs Paint	More than 20% of the exterior paint is peeling or paint is missing and siding surface is exposed thereby exposing siding to water penetration and deterioration
Windows	Broken/Missing/Cracked Panes	Any missing panes of glass or cracked panes of glass where the crack is either greater than 4" and/or substantial enough to impact the structural integrity of the window pane
	Damaged Sills/Frames/Lintels/Trim	Sills, frames, lintels, or trim are missing or damaged, exposing the inside of the surrounding walls and compromising its weather tightness
	Damaged/Missing Screens	Missing screens or screens with holes greater than 1 inch by 1 inch or tears greater than 2 inches in length
	Missing/Deteriorated Caulking/Seals/Glazing Compound	There are missing or deteriorated caulk or seals--with evidence of leaks or damage to the window or surrounding structure
	Peeling/Needs Paint	More than 20% of the exterior window paint is peeling or paint is missing and window frame surface is exposed thereby exposing window frame to water penetration and deterioration
	Security Bars Prevent Egress	The ability to exit through egress window is limited by security bars that do not function properly and, therefore, pose safety risks
Requirements for Building Systems		
Inspectable Item	Observable Deficiency	
Domestic Water	Leaking Central Water Supply	Leaking water from water supply line is observed
	Missing Pressure Relief Valve	There is no pressure relief valve or pressure relief valve does not drain down to the floor
	Rust/Corrosion on Heater Chimney	The water heater chimney shows evidence of flaking, discoloration, pitting, or crevices that may create holes that could allow toxic gases to leak from the chimney
	Water Supply Inoperable	There is no running water in any area of the building where there should be
Electrical System	Blocked Access/Improper Storage	One or more fixed items or items of sufficient size and weight impede access to the building system's electrical panel during an emergency
	Burnt Breakers	Carbon residue, melted breakers or arcing scars are evident
	Evidence of Leaks/Corrosion	Any corrosion that affects the condition of the components that carry current or any stains or rust on the interior of electrical enclosures, or any evidence of water leaks in the enclosure or hardware
	Frayed Wiring	Any nicks, abrasion, or fraying of the insulation that exposes any conducting wire
	Missing Breakers/Fuses	Any open and/or exposed breaker port
	Missing Outlet Covers	A cover is missing, which results in exposed visible electrical connections
Elevators	Not Operable	The elevator does not function at all or the elevator doors open when the cab is not there
Emergency Power	Auxiliary Lighting Inoperable (if applicable)	Auxiliary lighting does not function

Inspectable Item	Observable Deficiency	Type and Degree of Deficiency that must be addressed
Fire Protection	Missing Sprinkler Head	Any sprinkler head is missing, visibly disabled, painted over, blocked, or capped
	Missing/Damaged/Expired Extinguishers	There is missing, damaged or expired fire extinguisher in any area of the building where a fire extinguisher is required
Health & Safety	Air Quality - Mold and/or Mildew Observed	Evidence of mold or mildew is observed that is substantial enough to pose a health risk
	Air Quality - Propane/Natural Gas/Methane Gas Detected	Strong propane, natural gas or methane odors that could pose a risk of explosion/fire and/or pose a health risk if inhaled
	Air Quality - Sewer Odor Detected	Sewer odors that could pose a health risk if inhaled for prolonged periods
	Electrical Hazards - Exposed Wires/Open Panels	Any exposed bare wires or openings in electrical panels (capped wires do not pose a risk)
	Electrical Hazards - Water Leaks on/near Electrical Equipment	Any water leaking, puddling or ponding on or immediately near any electrical apparatus that could pose a risk of fire, electrocution or explosion
	Elevator - Tripping	An elevator is misaligned with the floor by more than 3/4 of an inch. The elevator does not level as it should, which causes a tripping hazard
	Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable	The exit cannot be used or exit is limited because a door or window is nailed shut, a lock is broken, panic hardware is chained, debris, storage, or other conditions block exit
	Emergency Fire Exits - Missing Exit Signs	Exit signs that clearly identify all emergency exits are missing or there is no illumination in the area of the sign
	Flammable Materials - Improperly Stored	Flammable materials are improperly stored, causing the potential risk of fire or explosion
	Garbage and Debris - Indoors	Too much garbage has gathered--more than the planned storage capacity or garbage has gathered in an area not sanctioned for staging or storing garbage or debris
	Hazards - Other	Any general defects or hazards that pose risk of bodily injury
	Hazards - Sharp Edges	Any physical defect that could cause cutting or breaking of human skin or other bodily harm
	Hazards - Tripping Hazards	Any physical defect in walkways or other travelled area that poses a tripping risk
	Infestation - Insects	Evidence of infestation of insects--including roaches and ants--throughout a unit or room, food preparation or storage area or other area of building substantial enough to present a health and safety risk
	Infestation - Rats/Mice/Vermin	Evidence of rats or mice--sightings, rat or mouse holes, or droppings substantial enough to present a health and safety risk
HVAC	Boiler/Pump Leaks	Evidence of water or steam leaking in piping or pump packing
	Fuel Supply Leaks	Evidence of any amount of fuel leaking from the supply tank or piping
	General Rust/Corrosion	Significant formations of metal oxides, significant flaking, discoloration, or the development of a noticable pit or crevice
	Misaligned Chimney/Ventilation System	A misalignment of an exhaust system on a combustion fuel-fired unit (oil, natural gas, propane, wood pellets etc.) that causes improper or dangerous venting of gases
Roof Exhaust System	Roof Exhaust Fan(s) Inoperable	The roof exhaust fan unit does not function
Sanitary System	Broken/Leaking/Clogged Pipes or Drains	Evidence of active leaks in or around the system components or evidence of standing water, puddles or ponding--a sign of leaks or clogged drains
	Missing Drain/Cleanout/Manhole Covers	A protective cover is missing
Requirements for Common Areas		
Inspectable Item	Observable Deficiency	
Basement/Garage/Carport	Baluster/Side Railings - Damaged	Any damaged or missing balusters or side rails that limit the safe use of an area
Closet/Utility/Mechanical	Cabinets - Missing/Damaged	10% or more of cabinet, doors, or shelves are missing or the laminate is separating
Community Room	Call for Aid - Inoperable	The system does not function as it should
Halls/Corridors/Stairs	Ceiling - Holes/Missing Tiles/Panels/Cracks	Any holes in ceiling, missing tiles or large cracks wider than 1/4 of an inch and greater than 11 inches long
Kitchen	Ceiling - Peeling/Needs Paint	More than 10% of ceiling has peeling paint or is missing paint
Laundry Room	Ceiling - Water Stains/Water Damage/Mold/Mildew	Evidence of a leak, mold or mildew--such as a darkened area--over a ceiling area greater than 1 foot square
Lobby	Countertops - Missing/Damaged	10% or more of the countertop working surface is missing, deteriorated, or damaged below the laminate --- not a sanitary surface to prepare food

Inspectable Item	Observable Deficiency	Type and Degree of Deficiency that must be addressed
Office	Dishwasher/Garbage Disposal - Inoperable	<i>The dishwasher or garbage disposal does not operate as it should</i>
Other Community Spaces	Doors - Damaged Frames/Threshold/Lintels/Trim	<i>Any door that is not functioning or cannot be locked because of damage to the frame, threshold, lintel or trim</i>
Patio/Porch/Balcony	Doors - Damaged Hardware/Locks	<i>Any door that does not function as it should or cannot be locked because of damage to the door's hardware</i>
Restrooms	Doors - Damaged Surface (Holes/Paint/Rust/Glass)	<i>Any door that has a hole or holes greater than 1 inch in diameter, significant peeling/cracking/no paint or rust that affects the integrity of the door surface, or broken/missing glass</i>
Storage	Doors - Damaged/Missing Screen/Storm/Security Door	<i>Any screen door or storm door that is damaged or is missing screens or glass--shown by an empty frame or frames or any security door that is not functioning or is missing</i>
	Doors - Deteriorated/Missing Seals (Entry Only)	<i>The seals/caulking is missing on any entry door, or they are so damaged that they do not function as they should</i>
	Doors - Missing Door	<i>Any door that is missing that is required for the functional use of the space</i>
	Dryer Vent -Missing/Damaged/Inoperable	<i>The dryer vent is missing or it is not functioning because it is blocked. Dryer exhaust is not effectively vented to the outside</i>
	Electrical - Blocked Access to Electrical Panel	<i>One or more fixed items or items of sufficient size and weight impede access to the building system's electrical panel during an emergency</i>
	Electrical - Burnt Breakers	<i>Carbon residue, melted breakers or arcing scars are evident</i>
	Electrical - Evidence of Leaks/Corrosion	<i>Any corrosion that affects the condition of the components that carry current or any stains or rust on the interior of electrical enclosures or any evidence of water leaks in the enclosure or hardware</i>
	Electrical - Frayed Wiring	<i>Any nicks, abrasion, or fraying of the insulation that exposes any conducting wire</i>
	Electrical - Missing Breakers	<i>Any open and/or exposed breaker port</i>
	Electrical - Missing Covers	<i>A cover is missing, which results in exposed visible electrical connections</i>
	Floors - Bulging/Buckling	<i>Any flooring that is bulging, buckling or sagging or a problem with alignment between flooring types</i>
	Floors - Floor Covering Damaged	<i>More than 10% of floor covering has stains, surface burns, shallow cuts, small holes, tears, loose areas or exposed seams.</i>
	Floors - Missing Floor/Tiles	<i>More than 5% of the flooring or tile flooring is missing</i>
	Floors - Peeling/Needs Paint	<i>Any painted flooring that has peeling or missing paint on more than 10% of the surface</i>
	Floors - Rot/Deteriorated Subfloor	<i>Any rotted or deteriorated subflooring greater than 6 inches by 6 inches</i>
	Floors - Water Stains/Water Damage/Mold/Mildew	<i>Evidence of a leak, mold or mildew--such as a darkened area--covering a flooring area greater than 1 foot square</i>
	GFI - Inoperable	<i>The GFI does not function</i>
	Graffiti	<i>Any graffiti on any exposed surface greater than 6 inches by 6 inches</i>
	HVAC - Convection/Radiant Heat System Covers Missing/Damaged	<i>Cover is missing or substantially damaged, allowing contact with heating/surface elements or associated fans</i>
	HVAC - General Rust/Corrosion	<i>Significant formations of metal oxides, flaking, or discoloration--or a pit or crevice</i>
	HVAC - Inoperable	<i>HVAC does not function. It does not provide the heating and cooling it should. The system does not respond when the controls are engaged</i>
	HVAC - Misaligned Chimney/Ventilation System	<i>Any misalignment that may cause improper or dangerous venting of gases</i>
	HVAC - Noisy/Vibrating/Leaking	<i>HVAC system shows signs of abnormal vibrations, other noise, or leaks when engaged</i>
	Lavatory Sink - Damaged/Missing	<i>Sink has extensive discoloration or cracks in over 50% of the basin or the sink or associated hardware have failed or are missing and the sink can't be used</i>
	Lighting - Missing/Damaged/Inoperable Fixture	<i>More than 10% of the permanent lighting fixtures are missing or damaged so they do not function</i>
	Mailbox - Missing/Damaged	<i>The U.S Postal Service mailbox cannot be locked or is missing</i>
	Outlets/Switches/Cover Plates - Missing/Broken	<i>Outlet or switch is missing or a cover plate is missing or broken, resulting in exposed wiring</i>
	Pedestrian/Wheelchair Ramp	<i>A walkway or ramp is damaged and cannot be used by people on foot, in wheelchair, or using walkers</i>

Inspectable Item	Observable Deficiency	Type and Degree of Deficiency that must be addressed
	Plumbing - Clogged Drains	<i>Drain is substantially or completely clogged or has suffered extensive deterioration</i>
	Plumbing - Leaking Faucet/Pipes	<i>A steady leak that is adversely affecting the surrounding area</i>
	Range Hood /Exhaust Fans - Excessive Grease/Inoperable	<i>A substantial accumulation of dirt or grease that threatens the free passage of air</i>
	Range/Stove - Missing/Damaged/Inoperable	<i>One or more burners are not functioning or doors or drawers are impeded or on gas ranges pilot is out and/or flames are not distributed equally or oven not functioning</i>
	Refrigerator - Damaged/Inoperable	<i>The refrigerator has an extensive accumulation of ice or the seals around the doors are deteriorated or is damaged in any way which substantially impacts its performance</i>
	Restroom Cabinet - Damaged/Missing	<i>Damaged or missing shelves, vanity top, drawers, or doors that are not functioning as they should for storage or their intended purpose</i>
	Shower/Tub - Damaged/Missing	<i>Any cracks in tub or shower through which water can pass or extensive discoloration over more than 20% of tub or shower surface or tub or shower is missing</i>
	Sink - Missing/Damaged	<i>Any cracks in sink through which water can pass or extensive discoloration over more than 10% of the sink surface or sink is missing</i>
	Smoke Detector - Missing/Inoperable	<i>Smoke detector is missing or does not function as it should</i>
	Stairs - Broken/Damaged/Missing Steps	<i>A step is missing or broken</i>
	Stairs - Broken/Missing Hand Railing	<i>The hand rail is missing, damaged, loose or otherwise unusable</i>
	Ventilation/Exhaust System - Inoperable	<i>exhaust fan is not functioning or window designed for ventilation does not open</i>
	Walls - Bulging/Buckling	<i>Bulging, buckling or sagging walls or a lack of horizontal alignment</i>
	Walls - Damaged	<i>Any hole in wall greater than 2 inches by 2 inches</i>
	Walls - Damaged/Deteriorated Trim	<i>10% or more of the wall trim is damaged</i>
	Walls - Peeling/Needs Paint	<i>10% or more of interior wall paint is peeling or missing</i>
	Walls - Water Stains/Water Damage/Mold/Mildew	<i>Evidence of a leak, mold or mildew--such as a common area--covering a wall area greater than 1 foot square</i>
	Water Closet/Toilet - Damaged/Clogged/Missing	<i>Fixture elements--seat, flush handle, cover etc.--are missing or damaged or the toilet seat is cracked or has a broken hinge or toilet cannot be flushed</i>
	Windows - Cracked/Broken/Missing Panes	<i>Any missing panes of glass or cracked panes of glass where the crack is either greater than 4" and/or substantial enough to impact the structural integrity of the window pane</i>
	Windows - Damaged Window Sill	<i>The sill is damaged enough to expose the inside of the surrounding walls and compromise its weather tightness</i>
	Windows - Inoperable/Not Lockable	<i>Any window that is not functioning or cannot be secured because lock is broken</i>
	Windows - Missing/Deteriorated Caulking/Seals/Glazing Compound	<i>There are missing or deteriorated caulk or seals--with evidence of leaks or damage to the window or surrounding structure</i>
	Windows - Peeling/Needs Paint	<i>More than 10% of interior window paint is peeling or missing</i>
	Windows - Security Bars Prevent Egress	<i>The ability to exit through the window is limited by security bars that do not function properly and, therefore, pose safety risks</i>
Health & Safety	Air Quality - Mold and/or Mildew Observed	<i>Evidence of mold or mildew is observed that is substantial enough to pose a health risk</i>
	Air Quality - Propane/Natural Gas/Methane Gas Detected	<i>Strong propane, natural gas or methane odors that could pose a risk of explosion/ fire and/or pose a health risk if inhaled</i>
	Air Quality - Sewer Odor Detected	<i>Sewer odors that could pose a health risk if inhaled for prolonged periods</i>
	Electrical Hazards - Exposed Wires/Open Panels	<i>Any exposed bare wires or openings in electrical panels (capped wires do not pose a risk)</i>
	Electrical Hazards - Water Leaks on/near Electrical Equipment	<i>Any water leaking, puddling or ponding on or immediately near any electrical apparatus that could pose a risk of fire, electrocution or explosion</i>
	Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable	<i>The exit cannot be used or exit is limited because a door or window is nailed shut, a lock is broken, panic hardware is chained, debris, storage, or other conditions block exit</i>
	Emergency Fire Exits - Missing Exit Signs	<i>Exit signs that clearly identify all emergency exits are missing or there is no illumination in the area of the sign</i>
	Flammable/Combustible Materials - Improperly Stored	<i>Flammable or combustible materials are improperly stored, causing the potential risk of fire or explosion</i>
	Garbage and Debris - Indoors	<i>Too much garbage has gathered-more than the planned storage capacity or garbage has gathered in an area not sanctioned for staging or storing garbage or debris</i>

Inspectable Item	Observable Deficiency	Type and Degree of Deficiency that must be addressed
	Garbage and Debris - Outdoors	Too much garbage has gathered--more than the planned storage capacity or garbage has gathered in an area not sanctioned for staging or storing garbage or debris
	Hazards - Other	Any general defects or hazards that pose risk of bodily injury
	Hazards - Sharp Edges	Any physical defect that could cause cutting or breaking of human skin or other bodily harm
	Hazards - Tripping	Any physical defect in walkways or other travelled area that poses a tripping risk
	Infestation - Insects	Evidence of infestation of insects--including roaches and ants--throughout a unit or room, food preparation or storage area or other area of building substantial enough to present a health and safety risk
	Infestation - Rats/Mice/Vermin	Evidence of rats or mice--sightings, rat or mouse holes, or droppings substantial enough to present a health and safety risk
Pools and Related Structures	Fencing - Damaged/Not Intact	Any damage that could compromise the integrity of the fence
Trash Collection Areas	Chutes - Damaged/Missing Components	Garbage has backed up into chutes, because the collection structure is missing or broken or compactors or components--chute, chute door, and other components--have failed
Requirements for Unit		
Inspectable Item	Observable Deficiency	
Bathroom	Bathroom Cabinets - Damaged/Missing	Damaged or missing shelves, vanity tops, drawers, or doors that are not functioning as they should for storage or their intended purpose
	Lavatory Sink - Damaged/Missing	Any cracks in sink through which water can pass or extensive discoloration over more than 10% of the sink surface or sink is missing
	Plumbing - Clogged Drains, Faucets	Drain or faucet is substantially or completely clogged or has suffered extensive deterioration
	Plumbing - Leaking Faucet/Pipes	A steady leak that is adversely affecting the surrounding area
	Shower/Tub - Damaged/Missing	Any cracks in tub or shower through which water can pass or extensive discoloration over more than 20% of tub or shower surface or tub or shower is missing
	Ventilation/Exhaust System - Absent/Inoperable	exhaust fan is not functioning or window designed for ventilation does not open
	Water Closet/Toilet - Damaged/Clogged/Missing	Fixture elements--seat, flush handle, cover etc.--are missing or damaged or the toilet seat is cracked or has a broken hinge or toilet cannot be flushed
Call-for-Aid (if applicable)	Inoperable	The system does not function as it should
Ceiling	Bulging/Buckling/Leaking	Bulging, buckling or sagging ceiling or problem with alignment
	Holes/Missing Tiles/Panels/Cracks	Any holes in ceiling, missing tiles or large cracks wider than 1/4 of an inch and greater than 6 inches long
	Peeling/Needs Paint	More than 10% of ceiling has peeling paint or is missing paint
	Water Stains/Water Damage/Mold/Mildew	Evidence of a leak, mold or mildew--such as a darkened area--over a ceiling area greater than 1 foot square
Doors	Damaged Frames/Threshold/Lintels/Trim	Any door that is not functioning or cannot be locked because of damage to the frame, threshold, lintel or trim
	Damaged Hardware/Locks	Any door that does not function as it should or cannot be locked because of damage to the door's hardware
	Damaged/Missing Screen/Storm/Security Door	Any screen door or storm door that is damaged or is missing screens or glass--shown by an empty frame or frames or any security door that is not functioning or is missing
	Damaged Surface - Holes/Paint/Rusting/Glass/Rotting	Any door that has a hole or holes greater than 1 inch in diameter, significant peeling/cracking/no paint or rust that affects the integrity of the door surface, or broken/missing glass
	Deteriorated/Missing Seals (Entry Only)	The seals/caulking is missing on any entry door, or they are so damaged that they do not function as they should
	Missing Door	Any door that is required for security (entry) or privacy (Bathroom) that is missing or any other unit door that is missing and is required for proper unit functionality
Electrical System	Blocked Access to Electrical Panel	One or more fixed items or items of sufficient size and weight impede access to the building system's electrical panel during an emergency
	Burnt Breakers	Carbon residue, melted breakers or arcing scars are evident

Inspectable Item	Observable Deficiency	Type and Degree of Deficiency that must be addressed
	Evidence of Leaks/Corrosion	Any corrosion that affects the condition of the components that carry current or any stains or rust on the interior of electrical enclosures or any evidence of water leaks in the enclosure or hardware
	Frayed Wiring	Any nicks, abrasion, or fraying of the insulation that exposes any conducting wire
	GFI - Inoperable	The GFI does not function
	Missing Breakers/Fuses	Any open and/or exposed breaker port
	Missing Covers	A cover is missing, which results in exposed visible electrical connections
Floors	Bulging/Buckling	Any flooring that is bulging, buckling or sagging or a problem with alignment between flooring types
	Floor Covering Damage	More than 10% of floor covering has stains, surface burns, shallow cuts, small holes, tears, loose areas or exposed seams.
	Missing Flooring Tiles	Any flooring or tile flooring that is missing
	Peeling/Needs Paint	Any painted flooring that has peeling or missing paint on more than 10% of the surface
	Rot/Deteriorated Subfloor	Any rotted or deteriorated subflooring greater than 6 inches by 6 inches
	Water Stains/Water Damage/Mold/Mildew	Evidence of a leak, mold or mildew--such as a darkened area--covering a flooring area greater than 1 foot square
Health & Safety	Air Quality - Mold and/or Mildew Observed	Evidence of mold or mildew is observed that is substantial enough to pose a health risk
	Air Quality - Sewer Odor Detected	Sewer odors that could pose a health risk if inhaled for prolonged periods
	Air Quality - Propane/Natural Gas/Methane Gas Detected	Strong propane, natural gas or methane odors that could pose a risk of explosion/ fire and/or pose a health risk if inhaled
	Electrical Hazards - Exposed Wires/Open Panels	Any exposed bare wires or openings in electrical panels (capped wires do not pose a risk)
	Electrical Hazards - Water Leaks on/near Electrical Equipment	Any water leaking, puddling or ponding on or immediately near any electrical apparatus that could pose a risk of fire, electrocution or explosion
	Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable	The exit cannot be used or exit is limited because a door or window is nailed shut, a lock is broken, panic hardware is chained, debris, storage, or other conditions block exit
	Emergency Fire Exits - Missing Exit Signs	Exit signs that clearly identify all emergency exits are missing or there is no illumination in the area of the sign
	Flammable Materials - Improperly Stored	Flammable materials are improperly stored, causing the potential risk of fire or explosion
	Garbage and Debris - Indoors	Too much garbage has gathered-more than the planned storage capacity or garbage has gathered in an area not sanctioned for staging or storing garbage or debris
	Garbage and Debris - Outdoors	Too much garbage has gathered-more than the planned storage capacity or garbage has gathered in an area not sanctioned for staging or storing garbage or debris
	Hazards - Other	Any general defects or hazards that pose risk of bodily injury
	Hazards - Sharp Edges	Any physical defect that could cause cutting or breaking of human skin or other bodily harm
	Hazards - Tripping	Any physical defect in walkways or other travelled area that poses a tripping risk
	Infestation - Insects	Evidence of infestation of insects-including roaches and ants-throughout a unit or room, food preparation or storage area or other area of building substantial enough to present a health and safety risk
	Infestation - Rats/Mice/Vermin	Evidence of rats or mice--sightings, rat or mouse holes, or droppings substantial enough to present a health and safety risk
Hot Water Heater	Misaligned Chimney/Ventilation System	Any misalignment that may cause improper or dangerous venting of gases
	Inoperable Unit/Components	Hot water from hot water taps is no warmer than room temperature indicating hot water heater is not functioning properly
	Leaking Valves/Tanks/Pipes	There is evidence of active water leaks from hot water heater or related components
	Pressure Relief Valve Missing	There is no pressure relief valve or pressure relief valve does not drain down to the floor
	Rust/Corrosion	Significant formations of metal oxides, flaking, or discoloration--or a pit or crevice
HVAC System	Convection/Radiant Heat System Covers Missing/Damaged	Cover is missing or substantially damaged, allowing contact with heating/surface elements or associated fans
	Inoperable	HVAC does not function. It does not provide the heating and cooling it should. The system does not respond when the controls are engaged

Inspectable Item	Observable Deficiency	Type and Degree of Deficiency that must be addressed
	Misaligned Chimney/Ventilation System	Any misalignment that may cause improper or dangerous venting of gases
	Noisy/Vibrating/Leaking	The HVAC system shows signs of abnormal vibrations, other noise, or leaks when engaged
	Rust/Corrosion	Deterioration from rust or corrosion on the HVAC system in the dwelling unit
Kitchen	Cabinets - Missing/Damaged	10% or more of cabinet, doors, or shelves are missing or the laminate is separating
	Countertops - Missing/Damaged	10% or more of the countertop working surface is missing, deteriorated, or damaged below the laminate -- not a sanitary surface to prepare food
	Dishwasher/Garbage Disposal - Inoperable	The dishwasher or garbage disposal does not operate as it should
	Plumbing - Clogged Drains	Drain is substantially or completely clogged or has suffered extensive deterioration
	Plumbing - Leaking Faucet/Pipes	A steady leak that is adversely affecting the surrounding area
	Range Hood/Exhaust Fans - Excessive Grease/Inoperable	A substantial accumulation of dirt or grease that threatens the free passage of air
	Range/Stove - Missing/Damaged/Inoperable	One or more burners are not functioning or doors or drawers are impeded or on gas ranges pilot is out and/or flames are not distributed equally or oven not functioning
	Refrigerator-Missing/Damaged/Inoperable	The refrigerator has an extensive accumulation of ice or the seals around the doors are deteriorated or is damaged in any way which substantially impacts its performance
	Sink - Damaged/Missing	Any cracks in sink through which water can pass or extensive discoloration over more than 10% of the sink surface or sink is missing
Laundry Area (Room)	Dryer Vent - Missing/Damaged/Inoperable	The dryer vent is missing or it is not functioning because it is blocked. Dryer exhaust is not effectively vented to the outside
Lighting	Missing/Inoperable Fixture	A permanent light fixture is missing or not functioning, and no other switched light source is functioning in the room
Outlets/Switches	Missing	An outlet or switch is missing
	Missing/Broken Cover Plates	An outlet or switch has a broken cover plate over a junction box or the cover plate is missing
Patio/Porch/Balcony	Baluster/Side Railings Damaged	Any damaged or missing balusters or side rails that limit the safe use of an area
Smoke Detector	Missing/Inoperable	Smoke detector is missing or does not function as it should
Stairs	Broken/Damaged/Missing Steps	A step is missing or broken
	Broken/Missing Hand Railing	The hand rail is missing, damaged, loose or otherwise unusable
Walls	Bulging/Buckling	Bulging, buckling or sagging walls or a lack of horizontal alignment
	Damaged	Any hole in wall greater than 2 inches by 2 inches
	Damaged/Deteriorated Trim	10% or more of the wall trim is damaged
	Peeling/Needs Paint	10% or more of interior wall paint is peeling or missing
	Water Stains/Water Damage/Mold/Mildew	Evidence of a leak, mold or mildew covering a wall area greater than 1 foot square
Windows	Cracked/Broken/Missing Panes	Any missing panes of glass or cracked panes of glass where the crack is either greater than 4" and/or substantial enough to impact the structural integrity of the window pane
	Damaged Window Sill	The sill is damaged enough to expose the inside of the surrounding walls and compromise its weather tightness
	Missing/Deteriorated Caulking/Seals/Glazing Compound	There are missing or deteriorated caulk or seals--with evidence of leaks or damage to the window or surrounding structure
	Inoperable/Not Lockable	Any window that is not functioning or cannot be secured because lock is broken
	Peeling/Needs Paint	More than 10% of interior window paint is peeling or missing
	Security Bars Prevent Egress	The ability to exit through the window is limited by security bars that do not function properly and, therefore, pose safety risks

Part G

Part G

Proposed HOME Median Area Purchase Prices - FY 2019

County Name	<u>1-Unit Existing Home Sales</u>			<u>New Home Sales</u>		
	HUD Limits*	MFA Median	MFA 95% of Median	HUD Limits*	MFA Median	MFA 95% of Median
Bernalillo County	\$174,000	\$193,500	\$183,825	\$227,000	\$265,900	\$252,605
Los Alamos County	\$266,000	\$218,000	\$207,100	\$266,000	no sales	no sales
Rio Arriba County	\$156,000	\$168,000	\$159,600	\$227,000	no sales	no sales
Sandoval County	\$171,000	\$195,000	\$185,250	\$227,000	\$334,147	\$317,440
Santa Fe County	\$259,000	\$399,000	\$379,050	\$261,000	\$355,000	\$337,250
Taos County	\$261,000	\$280,000	\$266,000	\$261,000	\$299,000	\$284,050

Median area purchase prices proposed by MFA are in yellow highlight.

*Effective 4/15/19; <https://www.hudexchange.info/news/home-and-htf-homeownership-value-limits/>