

Agenda



HOUSING NEW MEXICO| MORTGAGE FINANCE AUTHORITY
Board Meeting
7425 Jefferson St. NE Albuquerque, NM 87109
Wednesday, April 15, 2026 - 9:30 a.m.

Proposed Agenda

Chair Convenes Meeting

- Roll Call (Izzy Hernandez)
- Approval of Agenda – Board Action
- Approval of 3/18/26 Board Meeting Minutes – Board Action
- Approval of 3/18/26 Board Study Session Minutes- Board Action
- Executive Director Updates

Board Action Items

Action Required

Other

- | | | |
|---|---|-----|
| 1 | 457b Plan Amendment (Dolores Wood & Dorothy Sanmann, BOK Financial) | YES |
| 2 | Appointment of Nominating Committee (Chair, Angel Reyes) | YES |

Finance Committee

- | | | |
|---|---|-----|
| 3 | New Construction Buydown Program (Jeff Payne) | YES |
|---|---|-----|

Contracted Services/Credit Committee

- | | | |
|---|--|-----|
| 4 | State Fiscal Year 2027 Allocation Recommendations (Robyn Powell) | YES |
| 5 | Biannual Compliance Activity Report (Jackie Nutima) | YES |
| 6 | Approval of New HOME Rehab service provider Tierra Del Sol (Daniel Rule) | YES |
| 7 | Villa Encantada II (Vertical Construction) – New Mexico Housing Trust Fund Loan Request
(Josh Howe & Jacobo Martinez) | YES |
| 8 | 2026 Draft Annual Action Plan (Shannon Tilseth & Sonja Unrau) | YES |

Other Board Items

Information Only

- | | | |
|---|--|--|
| 9 | (Staff is available for questions) <ul style="list-style-type: none">▪ Staff Actions Requiring Notice to Board | |
|---|--|--|

Monthly Reports

Non-Action Required

- | | | |
|----|--|--|
| 10 | (Staff is available for questions) <ul style="list-style-type: none">▪ Marketing & Communications Monthly Update▪ New Mexico Housing Trust Fund Update▪ 2/28/26 Financial Statements | |
|----|--|--|

Announcements and Adjournment

Discussion Only

- Confirmation of Upcoming Board Meetings
- May 2, 2026 - Tuesday- 10:00 a.m. Contracted Services, 1:00p.m. Finance Committee
 - May 20, 2026 – Wednesday – 9:30 a.m. Housing New Mexico | MFA Board of Directors Meeting
 - June 9, 2026- Tuesday- 10:00 a.m. Contracted Services, 1:00p.m. Finance Committee
 - June 17, 2026 – Wednesday 9:30 a.m. Housing New Mexico | MFA Board of Directors Meeting
 - July 7, 2026 – Tuesday- 10:00 a.m. Contracted Services, 1:00p.m. Finance Committee
 - July 15, 2026 - Wednesday- 9:30 a.m. Housing New Mexico | MFA Board of Directors Meeting



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Board Action Items

Action Required

Other

- 1 457b Plan Amendment (Dolores Wood & Dorothy Sanmann, BOK Financial)** - This amendment clarifies that the 457(b) Plan does not allow catch-up contributions. By approving this change effective January 1, 2026, Housing New Mexico ensures plan consistency, avoids unnecessary administrative complexity regarding Roth mandates, and aligns the legal document with the Board's original intent. YES
- 2 Appointment of Nominating Committee (Chair, Angel Reyes)** – Nominating Committee appointed to Elect Officers. YES

Finance Committee

- 3 New Construction Buydown Program (Jeff Payne)** - Staff recommends approval of the Buydown Program creating a permanent, mortgage interest rate buydown for the purchase of newly constructed homes along with a pilot of the program. YES

Contracted Services/Credit Committee

- 4 State Fiscal Year 2027 Allocation Recommendations (Robyn Powell)** - Staff recommends the allocation of the fiscal year 2027 severance tax bond allocation in the amount of \$51,300,000, severance tax bond program income in the amount of \$4,500,000, the 2027 special appropriation in the amount of \$50,000,000, and the 2024 special appropriation reallocation in the amount of \$1,000,000 as presented in Exhibit 1: State Fiscal Year 2027 Allocation Recommendations. YES
- 5 Biannual Compliance Activity Report (Jackie Nutima)** - The activities described in the report are intended to provide the Board of Directors with assurance that Housing New Mexico | MFA is effectively managing compliance with Federal and State consumer financial laws applicable to the products and services being provided by Housing New Mexico | MFA and mitigating related risk. Compliance activities will be reported to the Board through the Contracted Services no less than twice per year, and as needed to fulfill the compliance manager's responsibility to inform the Board of any critical compliance issues. There is no significant compliance concerns identified during this reporting period. YES
- 6 Approval of New HOME Rehab service provider Tierra Del Sol (Daniel Rule)** - Staff requests approval to award \$250,000 to Tierra Del Sol Housing Authority, to support their participation in the HOME Investment

Partnerships Program Home Rehabilitation (HOME Rehab) program. Upon Board approval, contracts will be issued for execution. YES

- 7 **Villa Encantada II (Vertical Construction) – New Mexico Housing Trust Fund Loan Request (Josh Howe & George Maestas)** - A \$3,000,000 NMHTF construction line of credit request for Villa Encantada II, located in Moriarty, New Mexico. Villa Encantada II is a proposed new construction single-family project that will create 83 single-family stick-built homes. 83 homes will be income restricted to households earning 150% or less of Area Median Income (“AMI”). YES
- 8 **2026 Draft Annual Action Plan (Shannon Tilseth & Sonja Unrau)** – Staff recommends approval of the draft 2026 Annual Action Plan, which includes the allocations of the Community Development Block Grant, HOME Investment Partnerships, National Housing Trust Fund, Housing Opportunities for Persons with HIV/AIDS, and Emergency Solutions Grant. YES

Other Board Items

Information Only

9 **(Staff is available for questions)**

- Staff Actions Requiring Notice to Board

Monthly Reports

Non-Action Required

10 **(Staff is available for questions)**

- Marketing & Communications Monthly Update
- New Mexico Housing Trust Fund Update
- 2/28/26 Financial Statements

Announcements and Adjournment

Discussion Only

Confirmation of Upcoming Board Meetings

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Minutes

HOUSING NEW MEXICO | MORTGAGE FINANCE AUTHORITY

Board Meeting

7425 Jefferson St. NE Albuquerque, NM 87109

Wednesday, March 18, 2026 - 9:30 a.m.

Chair Angel Reyes convened the meeting on March 18, 2026, at 9:44 a.m. Secretary Isidoro Hernandez called the roll. Members attending in person: Chair Angel Reyes, Martina C'de Baca (designee for Lieutenant Governor Howie Morales, Billy Jimenez (designee for Attorney General Raúl Torrez, Rebecca Wurzbarger and Randy Traynor. Members participating virtually: Christine Anaya (designee for State Treasurer Laura M. Montoya) Members excused: Derek Valdo, Hernandez informed the Board that everyone had been informed about today's meeting in accordance with the New Mexico Open Meetings Act.

Chair Reyes welcomed Board members, guests, and staff. He informed everyone that the meeting is being recorded, referring to microphone sensitivity.

Approval of Agenda – Board Action. Motion to approve March 18, 2026, Agenda, as presented: Wurzbarger. Second by C'de Baca. Roll Call Vote: Angel Reyes- yes, Derek Valdo- absent, Proxy Christine Anaya - yes, Proxy Martina C'de Baca- yes, Proxy Billy Jimenez- yes, Rebecca Wurzbarger- yes, Randy Traynor- yes. Vote: 6-0.

Approval of 2/18/2026 Board Meeting Minutes – Board Action. Motion to approve February 18, 2025, Board Meeting Minutes as presented. Wurzbarger. Second by C'de Baca. Roll Call Vote: Angel Reyes- yes, Derek Valdo- absent, Proxy Christine Anaya - abstain, Proxy Martina C'de Baca- yes, Proxy Billy Jimenez- yes, Rebecca Wurzbarger- yes, Randy Traynor- yes. Vote: 5-0-1.

Executive Director Updates- Hernandez began with an update on Programs: Mortgage Ops: 26'- \$11.4 Avg, FYTD \$273M/1,082 Reservations. MFA (GOV) int. 5.625%/ Mkt: 6.125%. Significant Meetings/Presentations: 02/19: Last day of Legislative Session. 03/18: Allocation Review Committee Mtg. 03/20: Farolito Grand Opening (Albuquerque) (Senior Housing- 82 unites). 03/25: Housing Opportunities Mtg. 03/26: Casitas del Camino Groundbreaking (Albuquerque). 04/09: Regional Housing Symposium- Ruidoso. 04/13: Housing Collaboration Mtg. 03/18: KUNM Interview. He then provided NM Housing Trust Fund update with percentages: 100% were encumbered, 87% awarded, and 49% expended, 9,226 anticipated impacts. Lasty, Production update: 14,691- YTD Assisted and \$235,233,340 YTD Expended.

Oath of Office – Proxy for Attorney General Raúl Torrez, Deputy Attorney General Billy Jimenez.

Presentation

Land Banking for Affordable Housing Strategies for Housing New Mexico | MFA (Jeff Levine, AICP, Associate Professor of the Practice in Economic Development & Planning at the Massachusetts Institute of Technology & Donna Maestas-De Vries) – Maestas- De Vries introduced Jeff Levine the professor with MIT. Levine stated from September to December 2025, a MIT team of eight students conducted a study to explore land banking strategies to activate underutilized land for affordable housing in New Mexico. The report analyzed New Mexico's unique assets, challenges, and positions Housing New Mexico | MFA to provide leadership though three prospective programs. Publicly owned and tax-delinquent properties in Santa Fe, Roswell, and Carlsbad were the two sources of underutilized land that were explored. It was recommended that Housing New Mexico | MFA consider synergies with existing programs, assessing municipal strategies for reusing underutilizing parcels, investing in statewide data acquisition and integration, and exploring the possibility of establishing new enabling legislation for a state land bank. The full report can be found in the Presentation Tab of the Board report.

Consent Agenda

1 Western Regional Housing Authority Commissioner Reappointment (John Garcia) – Garcia requested approval of a Western Regional Housing Authority Commissioner renewal and to allow submission to the Governor's Boards and Commissions Office. Motion to approve Consent Agenda item: Western Regional Housing Authority Commissioner Reappointment: Wurzbarger. Second by C'de Baca. Roll Call Vote: Angel

Reyes- yes, Derek Valdo- absent, Proxy Christine Anaya - yes, Proxy Martina C'de Baca- yes, Proxy Billy Jimenez- yes, Rebecca Wurzbarger- yes, Randy Traynor- yes. Vote: 6-0.

Member Jimenez stepped away briefly at 10:36 a.m.

Contracted Services/Credit Committee

- 2 New Mexico Preservation Loan Fund (NMPLF) Request Central Apartments (Sherry Stephens, Justin Carmona & George Maestas)** – Stephens requested a \$1,000,511 loan for Central Apartments located in Santa Clara, NM. It is a proposed rehabilitation of a 20-unit property where all units are restricted to households earning 60% area median income (AMI). The new LURA will extend affordability on all units for thirty-five years. Motion to approve New Mexico Preservation Loan Fund Request Central Apartments, as presented: Wurzbarger. Second by Traynor. Roll Call Vote: Angel Reyes- yes, Derek Valdo- absent, Proxy Christine Anaya - yes, Proxy Martina C'de Baca- yes, Proxy Billy Jimenez- absent, Rebecca Wurzbarger- yes, Randy Traynor- yes. Vote: 5-0.
- 3 New Mexico Preservation Loan Fund (NMPLF) Request Valley View Apartments (Sherry Stephens, Justin Carmona & George Maestas)** – Stephens requested a \$1,259,192 loan for Valley View Apartments located in Silver City, NM. It is a proposed rehabilitation of 32-unit property where all units are restricted to households earning 60% area median income (AMI). The new LURA will extend affordability on all units for thirty years. Motion to approve New Mexico Preservation Loan Fund Request Valley View Apartments, as presented: Wurzbarger. Second by C'de Baca. Roll Call Vote: Angel Reyes- yes, Derek Valdo- absent, Proxy Christine Anaya - yes, Proxy Martina C'de Baca- yes, Proxy Billy Jimenez- yes, Rebecca Wurzbarger- yes, Randy Traynor- yes. Vote: 6-0.
- 4 Recovery Housing Program Award Recommendations (Alec Robertson)** – Robertson requested approval to award Recovery Housing Program funding to the following qualified entities: The Mountain Center in the amount of \$644,986.47, Serenity Mesa in the amount of \$773,983.76, Golden Forward, Inc. in the amount of \$309,593.50, Espanola Pathways Shelter in the amount of \$561,577.86, Supporting People in Need (SPIN) in the amount of \$122,000.00, and Cornerstone Community Network in the amount of \$400,000.00. Upon HUD disbursement of RHP funds and Board Approval, contracts will be sent for execution of the current available Notice of Funding Availability (NOFA) funds. The current funds available through the NOFA are \$2,812,214.60. This represents \$1,377,879.05 of FY25 funding, \$834,262.55 remaining from FY24 funding, and \$600,000 recaptured from a previous RHP Service Provider, Crossroads for Women. Motion to approve Recovery Housing Program Award Recommendations, as presented: Jimenez. Second by Wurzbarger. Roll Call Vote: Angel Reyes- yes, Derek Valdo- absent, Proxy Christine Anaya - yes, Proxy Martina C'de Baca- yes, Proxy Billy Jimenez- yes, Rebecca Wurzbarger- yes, Randy Traynor- yes. Vote: 6-0.

Other

- 5 Annual Disclosures: Board Members, Executive Director/CEO and Employees (Eleanor Werenko, Stelzner, Winter, Warburton, Flores & Dawes, P.A.)** – Werenko stated the completed Annual Disclosures of Housing New Mexico | MFA's Board of Directors and Executive Director/CEO are being provided to the Board of Directors and have been posted in Housing New Mexico | MFA's website in accordance with the Policies and Procedures manual. In addition, the disclosures of employees who have a financial interest in a business that is engaging in, or is proposing to engage, in a transaction with Housing New Mexico | MFA are being disclosed pursuant the policies and procedures. The annual disclosures submitted by members and management do not present and identify conflicts of interest. Annual Disclosures of members are reviewed in advance of each Board meeting to identify any potential conflict of interest related to agenda items before the Board which may require disclosure. The following employee disclosures disclose that a business in which the employee, or a family member of the employee, has a financial interest, has engaged in, or is proposing to engage in, a transaction with Housing New Mexico | MFA. Dana Gohr: Employee's wife's business, The Grant Plant, Inc., responded to a request for quotations pursuant to Section 3.1 (B)(2) of the policies and procedures to provide grant writing services to Housing New Mexico | MFA on an as needed basis. Housing New Mexico | MFA has not had occasion to contract for grant writing services since 2022; however, it is anticipated that such services may be required in 2026. To the extent Housing New Mexico |

MFA wishes to engage The Grant Plant, Inc. in 2026 disclosure will be made to the Board in accordance with policy. Joseph Navarrete: Employee's business NavNetworks, LLC applied to and was accepted to participate in Housing New Mexico | MFA's Statewide Landlord Incentive Program (SLIP). To date income from the transaction has been \$705.96. Employee transactions of \$10,000 or less may be approved by the Executive Director provided they are disclosed to the Board. All Annual Disclosures required to be disclosed pursuant to the policies and procedures are disclosed in Tab 5 of the Board packet. Any updated disclosures or transactions requiring disclosure will be brought before the Board, as necessary. Non-Action Item.

- 6 **Quarterly Multifamily Pipeline Completion Report (George Maestas)** - Maestas provided an overview of the quarter one report on the construction progress for multifamily projects and presented information on any upcoming loan closings and ribbon cuttings. Non-Action Item.
- 7 **Servicing Portfolio Delinquency Update (Theresa Laredo-Garcia)** - Laredo- Garcia provided an overview of the delinquency trends for Housing NM | MFA's loan portfolio as of December 31, 2025. The presentation discussed actions taken to reduce delinquency and the impacts the economy and other factors have on both the direct servicing portfolio and subserviced portfolio. Non-Action Item.
- 8 **Quarterly Marketing Summary Report (Kristie Garcia)** - Garcia provided an overview of the quarterly marketing and communications report consisting of the strategic marketing overview of Housing NM | MFA's recent activities related to press releases, advertising, media coverage, social media posts, and outreach efforts. Non-Action Item.
- 9 **2026 Legislative Session Outcomes (Robyn Powell)** - Powell provided an update on the 2026 Regular Legislative Session outcomes which included bills addressing funding for affordable housing and policy issues. The primary outcomes for legislation enacted: A total of \$55,144,000 was appropriated to Housing New Mexico for affordable housing investment. The General Appropriations Act (House Bill 2), the state budget, provided \$152,441,300 for affordable housing investment. Capital Outlay Projects (Senate Bill 240) included \$44,253,000 for affordable housing investment. Corporate Income Tax Changes (Senate Bill 151), the tax package, created a Gross Receipts Tax (GRT) deduction for affordable housing labor and materials. And House Bill 200 amended the Affordable Housing Act to create the New Homes for New Mexico program to provide loans for newly constructed starter homes. A detailed table with all housing- related legislation that Housing New Mexico | MFA tracked can be found in Tab 9 of the Board packet. Non-Action Item.

Other Board Items

10 There were no questions asked of staff.

- Staff Actions Requiring Notice to Board

Monthly Reports

11 There were no questions asked of staff.

- New Mexico Housing Trust Fund Update
- 1/31/26 Financial Statements

Announcements and Adjournment- Confirmation of upcoming Board meeting. Hernandez stated Board Study Session will begin after Board Meeting.

There being no further business, meeting was adjourned at 11:50 a.m.

Approved.

Chair, Angel Reyes

Secretary, Isidoro Hernandez

HOUSING NEW MEXICO | MORTGAGE FINANCE AUTHORITY
March 18, 2026, Board Study Session Minutes
7425 Jefferson St. NE Albuquerque, NM 87109

Chair Angel Reyes convened the meeting on March 18, 2026, at 12:05 a.m. Members attending in person: Chair Angel Reyes, Martina C'de Baca (designee for Lieutenant Governor Howie Morales, Billy Jimenez (designee for Attorney General Raúl Torrez, Rebecca Wurzburger and Randy Traynor. Members participating virtually: Christine Anaya (designee for State Treasurer Laura M. Montoya) Members excused: Derek Valdo,

1 Single Family Development Programs (Josh Howe & Jeff Payne) – Howe provided a high-level overview of Housing New Mexico | MFA's Single Family Development Program. He discussed the single-family development program, terms, affordability requirements, and eligible applicants. Howe also explained the ZIHP single family development and construction loan program, current pipeline, anticipated applications, program improvements, and developer feedback. Payne then summarized the housing innovation single family development projects and introduced a concept for an interest rate buydown pilot program for new construction home purchase. Board members asked questions and shared feedback.

There being no further business, the meeting was adjourned at 1:17 p.m.

Approved:

Chair, Angel Reyes

Secretary, Isidoro Hernandez

Tab 1

TO: Housing New Mexico Board of Directors

FROM: Dolores Wood, HR Director and Dorothy Sanmann, BOK Financial

DATE: April 15, 2026

SUBJECT: Recommendation to Amend Section 457(b) Plan Regarding Catch-Up Contributions

Recommendation

Staff recommends approval of an amendment to the Housing New Mexico 457(b) plan to formally eliminate all catch-up contributions, effective January 1, 2026.

Background:

The 401(k) Plan was previously amended to remove catch-up contributions to avoid complex administrative requirements, specifically the need to track Highly Paid Individuals (HPIs) and mandate that their catch-up contributions be made as Roth. To maintain consistency and operational simplicity, the 457(b) Plan requires a similar clarification.

While the Section 457(b) Plan was open to any participant meeting the non-catch-up deferral limit in the 401(k) Plan—allowing them to defer up to the full 457(b) limit—the original plan document was not sufficiently clear regarding the exclusion of catch-up contributions. It has always been the organizational intent to disallow catch-up contributions in both plans.

Discussion:

Aligning the 457(b) with the 401(k) removes the burden of implementing Roth contribution capabilities and tracking individual income thresholds for catch-up eligibility.

The Plan attorney has drafted the necessary amendment to the 457(b) Plan to clarify that no catch-up contributions are permitted, ensuring the document reflects actual intent and practice.

The Committee has reviewed the situation confirming that the change is necessary to maintain the simplified plan structure intended by Housing New Mexico.

Summary:

This amendment clarifies that the 457(b) Plan does not allow catch-up contributions. By approving this change effective January 1, 2026, Housing New Mexico ensures plan consistency, avoids unnecessary administrative complexity regarding Roth mandates, and aligns the legal document with the Board's original intent.

**AMENDMENT TO
NEW MEXICO MORTGAGE FINANCE AUTHORITY
Section 457(b) PLAN**

AMENDMENT made this _____ day of _____, 2026, by New Mexico Mortgage Finance Authority, hereinafter called the “Employer.”

WHEREAS, under the New Mexico Mortgage Finance Authority Section 457(b) Plan (“Plan”), the Employer reserves the right at any time to amend the Plan by written instrument, and

WHEREAS, the Employer would like to eliminate catch-up contributions, and

WHEREAS, the Employer desires to amend the Plan in the manner and to the extent hereinafter set forth and the Trustee is agreeable to said amendment.

NOW, THEREFORE, effective January 1, 2026, Section C1(b) of the Adoption Agreement of the Plan shall be amended in its entirety as follows:

C. ELECTIONS/CONTRIBUTIONS

1a. If **A.5c** is selected (Participant Deferrals permitted), minimum Participant contribution: None

1b. If **A.5c** is selected (Participant Deferrals permitted), maximum Participant contribution: the dollar amount set forth in section 402(g)(1)(B), with no-catch-up contribution permitted.

2. If **A.5c** is selected (Participant Deferrals permitted), a Participant may defer accumulated sick pay, accumulated vacation pay, and back pay:

☐ Yes ☒ No

IN WITNESS WHEREOF, the Employer has caused this Agreement to be executed by New Mexico Mortgage Finance Authority, as Employer, on the date first above written.

EMPLOYER:

NEW MEXICO MORTGAGE AUTHORITY

By _____

NEW MEXICO MORTGAGE FINANCE AUTHORITY

FORMAL RECORD OF ACTION

The following is a formal record of action taken by the governing body of New Mexico Mortgage Finance Authority (the “Company”).

With respect to the amendment of the New Mexico Mortgage Finance Authority Section 457(b) Plan (the “457(b) Plan”), the following resolutions are hereby adopted:

RESOLVED: That the amendment to the 457(b) Plan to eliminate catch-up contributions effective January 1, 2026 and as set forth in the form attached hereto, is hereby adopted; and

RESOLVED FURTHER: That the officers of the Company be, and they hereby are, authorized and directed to take any and all actions and execute and deliver such documents as they may deem necessary, appropriate or convenient to effect the foregoing resolutions including, without limitation, causing to be prepared and filed such reports documents or other information as may be required under applicable law.

Dated this _____ day of _____, 2026

Tab 2



Nominating Committee

April 15, 2026

Angel Reyes (Chair)

Lieutenant Governor, Howie Morales

Attorney General, Raúl Torrez

(a) The Nominating Committee shall be responsible for presenting nominations for officers, other than the Chairman and the Executive Director, including without limitation the Vice Chairman, the Secretary, the Assistant Secretary, the Treasurer and the Assistant Treasurer.

(b) The Chairman shall appoint a Nominating Committee during or prior to April of each year. The Nominating Committee shall consist of three members of the Authority.

(c) The nominations shall be presented and elections held no later than the June meeting of the board of directors held in such year. The vote for officers shall be held in such a manner as the directors may determine.

Tab 3



HOUSING NEW MEXICO | MFA
Finance/Operations Committee Meeting
Tuesday, April 7, 2026 at 1:00 p.m.

Webex - call-in information is 1-408-418-9388 (access code): 2487 373 9505
or you can join the call from the calendar item

Agenda Item	COMMITTEE RECOMMENDED	BOARD ACTION REQUIRED
<u>Agenda</u>		
1 New Construction Buydown Program – Jeff Payne	3-0	YES
<u>Information items</u>		
2 February 2026 Wire Transfers	✓	NO
3 February 2026 Check Register	✓	NO

Committee Members present:

Derek Valdo, Chair

☐ present

☐ absent

☒ conference call

State Treasurer Laura M. Montoya

☐ present

☐ absent

☒ conference call

Lt. Governor Howie Morales/
Proxy Martina C'de Baca

☐ present

☐ absent

☒ conference call

A handwritten signature in blue ink, appearing to read "Howie Morales".



MEMO

TO: Housing New Mexico Board of Directors

Through: Policy Committee - April 6, 2026
Finance Committee - May 12, 2026

FROM: Jeff Payne, Chief Lending Officer

DATE: April 15, 2026

SUBJECT: New Construction Buydown Program

Recommendation: Staff recommend adoption of the program creating a permanent mortgage interest rate buydown for the purchase of newly constructed homes. The program will begin as a pilot and will be evaluated upon completion.

Background: Housing New Mexico was provided funding in the 2026 Legislative Session which may be used to provide permanent interest rate buydowns for first mortgage loans. This funding will be available on July 1, 2026. Housing New Mexico has been given the opportunity to create the program parameters.

Housing New Mexico currently purchases first mortgages from approved, participating lenders for our first time home buyer program, *FirstHome*. Housing New Mexico also provides down payment assistance loans for first time homebuyers in conjunction with the *FirstHome* program, called, *FirstDown* and *FirstDown Plus*. *FirstHome* loans are funded through issuance of Mortgage Revenue Bonds (MRB).

In addition, Housing New Mexico also purchases loans from participating lenders where borrowers are not required to be first time homebuyers. This program is called the *HomeForward* program and a down payment assistance loan is also available, called *HomeForward DPA*. These loans are funded through the TBA market.

Discussion: Housing New Mexico staff has consulted internally and externally. The leadership of the New Mexico Homebuilders Association was consulted to gather input on program design. The Housing New Mexico Board of Directors was also consulted to gather additional direction and ideas.

As a result of these conversations and deliberations, Staff propose approval of the following program policy design:

New Construction Buydown Pilot Program

April 15, 2026

Program Description:

The *New Construction Buydown Pilot Program* (the “*Buydown Program*”) is designed to assist low to moderate-income homebuyers in purchasing a newly constructed home by reducing the mortgage interest rate and in turn, the monthly mortgage payment. The program promotes statewide partnerships among eligible builders, Housing New Mexico | MFA (Housing New Mexico) Participating Lenders, and non-profit/public housing agencies. It is expected to help in offering increased access to homeownership for borrowers in communities that typically have limited access to affordable financing options.

Eligible Mortgage Lenders:

Mortgage Lenders must be approved by Housing New Mexico (“Participating Lender”) to originate Buydown Program loans. MFA maintains a list of Participating Lenders on the MFA website (www.housingnm.org).

Eligible *Buydown* Program:

The Buydown Program may only be used with Housing New Mexico’s *HomeForward* Program. HomeForward loans taking advantage of the Buydown Program must be for the purchase of a newly constructed home to be occupied by the borrower as their primary residence. A newly constructed home is defined as a home that has not been previously occupied and that received a certificate of occupancy within the prior twelve (12) months.

Availability of Funds:

The Buydown Pilot Program is funded from an allocation by the New Mexico State Legislature to the New Mexico Housing Trust Fund. Funds are limited. Reservations may be made on a first come, first served basis in conjunction with a HomeForward Program loan through a Housing New Mexico approved, participating lender. A portion of this funding may be set aside by Housing New Mexico for use in rural communities. Refer to current program requirements which are available on Housing New Mexico’s website. Reservations of HomeForward loans are made through Housing New Mexico’s online reservation system, which can be accessed on the website (www.housingnm.org/lenders_realtors/online-reservations). The Buydown Pilot Program will continue until allocated funds are exhausted.

Eligible Borrowers:

The Annual Household Income are established in accordance with the Housing New Mexico’s Rules and Regulations. The Buydown Program will follow the limits established for the HomeForward program. Current program requirements are published in the program guidelines, which are available on Housing New Mexico’s website.

- The HomeForward and Homeforward Down Payment Assistance (DPA) loan program do not require the borrower to be a first-time homebuyer.
- Borrowers using the HomeForward/Buydown Program may also use the HomeForward DPA loan program. The rate buydown only applies to the HomeForward first mortgage.
- Borrower(s) must meet all other eligibility requirements set forth in the HomeForward program policy.

Property Eligibility:

- Properties must be owner-occupied, single-family residences.
- Property types eligible for financing under the Buydown Program include newly constructed, site built, detached properties.
- Requirements such as income, purchase price limits and other program requirements are outlined in the Home Forward “Program Guide”. The Program Guide is accessible on Housing New Mexico’s website (www.housingnm.org).

Interest Rate and Terms:

The HomeForward/Buydown Program features an interest rate of one percent (1%) below the Housing New Mexico PAR rate which is published daily. The mortgage loan terms are a 30 - year amortizing loan. HomeForward loans do not carry a prepayment penalty.

The Program Guidelines provide all pertinent information including pricing and loan terms. Program requirements and loan terms subject to change depending on funding source.

Lock Period:

Follow HomeForward Program requirements

Fees:

Participating Lenders may charge the borrower fees as allowed for the HomeForward first mortgage loan program

Housing New Mexico, as administrator, may charge additional fees to release the mortgage at time of payoff. No other fees may be charged in conjunction with the Buydown Program loan other than those previously mentioned and allowed by the HomeForward program. Housing New Mexico will reimburse itself for the cost of the buydown interest rate reduction from the funds allocated by the legislature.

Pre-Purchase Housing Counseling:

Follow HomeForward Program requirements

Affordability Period:

Buydown Program loans require a minimum affordability period of five years. Should the homebuyer cease to reside in the home as a principal residence (by vacating, selling, transferring title, renting, or refinancing the unit) during the period of affordability, then the full amount of the *cost of the buydown* Program for the loan will be due and payable immediately. The Borrower will execute a Land Use Restriction Agreement (LURA) at time of closing to enforce the affordability period.

Loan Closing:

Follow HomeForward Program requirements

Servicing:

Housing New Mexico will service all *HomeForward/Buydown* Program loans.

Tab 4



HOUSING NEW MEXICO | MFA
Contracted Services/Credit Committee Meeting
Tuesday, April 7, 2026 @ 10:00 am

Webex- call in information is 1-408-418-9388 (access code): 2482 724 5045
Or you can join the call from the calendar item

AGENDA ITEM	TIME ALLOTTED	COMMITTEE RECOMMENDED	BOARD ACTION REQUIRED
1 Bi-Annual Mortgage Operations Compliance Report 04.2026- Jackie Nutima	10:00-10:05	3-0	YES
2 2026 Draft Annual Action Plan – Shannon Tilseth & Sonja Unrau	10:05-10:10	3-0	YES
3 Villa Encantada II (Vertical Construction) – New Mexico Housing Trust Fund Loan Request – Josh Howe & George Maestas	10:10-10:15	3-0	YES
4 New HOME Rehab Service Provider: Tierra Del Sol Housing Corporation -John Garcia & Daniel Rule	10:15-10:20	3-0	YES
5 State Fiscal Year 2027 Allocation Recommendations – Robyn Powell	10:20-10:30	3-0	YES
<u>Informational Items</u>	10:30-10:35	✓	NO
6 Questions/comments from Committee			

Committee Members present:

Rebecca Wurzburger, Chair

☒ present

☐ absent

☐ conference call

Attorney General Raul Torrez/Designee
Billy Jimenez

☒ present

☐ absent

☐ conference call

Randy Traynor

☒ present

☐ absent

☐ conference call



MEMO

TO: Housing New Mexico Board of Directors
Through Policy Committee March 17, 2025
Through Contracted Services Committee April 7, 2025

FROM: Robyn Powell, Senior Director of Policy & Planning

DATE: April 15, 2026

SUBJECT: State Fiscal Year 2027 Allocation Recommendations

ATTACHEMENTS: Exhibit 1: State Fiscal Year 2027 Allocation Recommendations
Exhibit 2: Resolution, Notification, and Certification
Exhibit 3: 2026 Regular Session Housing Appropriations

Recommendation

Housing New Mexico staff recommend the allocation of (1) program income generated from the New Mexico Housing Trust Fund, (2) the state fiscal year 2027 severance tax bond allocation in the amount of \$51,300,000, (3) the 2026 Regular Legislative Session special appropriation to the New Mexico Mortgage Finance Authority in the amount of \$50,000,000, and (4) an additional \$1,000,000 that is available from the 2024 Special Appropriation, as presented in **Exhibit 1: State Fiscal Year 2027 Allocation Recommendations**.

Background

Severance Tax Bond Proceeds

In 2022, the State of New Mexico enacted Senate Bill 134 into law, allocating severance tax bonding capacity to the New Mexico Housing Trust Fund for the purposes of carrying out the provisions in the New Mexico Housing Trust Fund Act. The annual allocation is 2.5% of the estimated bonding capacity, or an estimated \$51,300,000 for state fiscal year 2027, available starting July 1, 2026.

Program Income from Severance Tax Bond Proceeds

Senate Bill 134 requires Housing New Mexico to prioritize program income generated from the revenue generating awards which has resulted in approximately \$4,500,000 from prior activities over the last fiscal year.

Special Appropriation

During the 2026 Regular Legislative Session, the New Mexico Mortgage Finance Authority, as Housing New Mexico is known in statute, received a special appropriation through House Bill 2, the budget, in the amount of \$50,000,000 to fund affordable housing, transitional housing, homelessness initiatives and the expansion of housing services statewide, including to fund downpayment assistance and interest rate buydown for for-sale housing and \$500,000 for administration of the Affordable Housing Act. Any unexpended balances remaining at the end of fiscal year 2027 shall not revert and may be expended in subsequent fiscal years. Funding available starting July 1, 2026.

Discussion

This year's recommended program allocation is based on several considerations, including Board priorities identified during the most recent Board of Directors retreat, program performance and program income generated, demand for program funds based on pending or anticipated awards and encumbrances, other state, federal and private funding available for the same uses, leverage ratios and statutory requirements of the Severance Tax Bond Act and General Fund appropriations.

There are seven certified uses for the Severance Tax Bond funding: down payment assistance, first mortgage, single family emergency repairs, accessibility, energy efficiency improvements and rehabilitation, single family acquisition and rehabilitation, rental and single family housing development, transitional housing, and land banking.

Housing New Mexico has discretion to allocate severance tax bond funding between these uses based on need. If a change to the certified allocations exceeds 10%, State Board of Finance approval will be required to reallocate funding. Housing New Mexico has not yet needed to amend the original certifications.

Program income

The housing need is exponentially higher than the resources available. While the available severance tax bond funding increased this year, annual allocations will vary from year to year. Allocating to program income generating activities will

help smooth the impact in years when the annual allocations are lower. Additionally, as the program income increases, we'll be able to allocate more resources to non-program income generating activities

Program Performance

Each program receiving severance tax bond funding is monitored by performance metrics including commitments and expenditures. Pursuant to SB 134, any unencumbered balance from the proceeds of severance tax bonds issued ... after three years from the issuance of those bonds shall revert to the severance tax bonding fund.

Programs may perform differently from year to year based on various factors to include market conditions and other available resources. Providing flexibility in the annual allocation process will help ensure that Housing New Mexico meets statutory requirements while efficiently generating program income that grows the fund.

Leverage

Housing New Mexico is responsible for ensuring a three to one leverage for funding in the New Mexico Housing Trust Fund, which is defined as "the amount of available matching funds." Housing New Mexico reports leverage across the various certified uses. Currently, the overall leverage for the New Mexico Housing Trust Fund is ten to one.

Certified Use	Leverage
Down payment assistance	24 to 1
Single family emergency repairs, accessibility, energy efficiency improvements and rehabilitation	2 to 1
Single family acquisition and rehabilitation	5 to 1
Rental and single-family development	5 to 1
Homelessness and homelessness prevention	0 to 1
Total	10 to 1

Demand for Program Funds

In the evaluation process, staff evaluated demand for each program and developed a 6-12 month pipeline or projections based on past performance.

Other Funding

Housing New Mexico receives federal and private funding for a variety of programs. While we have seen federal funding remain flat, during the most recent 2026 legislative session there were significant appropriations made for housing and services.

As was the case last year, this year the legislature appropriated funding to the Department of Workforce Solutions (DWS), Department of Finance and Administration (DFA), and to the New Mexico Finance Authority to fund affordable housing. Additionally, funding for affordable housing was appropriated through the Government Results and Opportunity (GRO) Expendable Trust and the Capital Outlay Project legislation.

Federal funding administered by Housing New Mexico totals around 275,000,000 including \$176,639,000 in bond financed tax credits, \$11.2 million in HOME, \$37.5 million in project-based voucher housing assistance, \$15 million for Weatherization activities, and \$15.4 million for homelessness and homelessness prevention¹.

Housing New Mexico staff proposes to make \$105,800,000 available between the program income generated, the state fiscal year 2027 severance tax bond funding and the special appropriation for state fiscal year 2027. **Exhibit 1: State Fiscal Year 2027 Allocation Recommendations** outlines the amount each activity will receive between the multiple funding sources.

Summary

Staff recommends the allocation of the fiscal year 2027 severance tax bond allocation in the amount of \$51,300,000, severance tax bond program income in the amount of \$4,500,000, the 2027 special appropriation in the amount of \$50,000,000, and the 2024 special appropriation reallocation in the amount of \$1,000,000 as presented in **Exhibit 1: State Fiscal Year 2027 Allocation Recommendations**.

¹ HUD has not yet published current year program appropriations, however, we anticipate funding will remain flat or increase slightly from prior years numbers.

Exhibit 1: State Fiscal Year 2027 Allocation Recommendations

Certified Use	Activity	Program Income	SFY 27 Severance Tax Bond Allocation Amount	General Fund Special Appropriation
Down Payment Assistance	Down Payment Assistance	\$4,500,000.00		\$26,000,000.00
	Single Family New Construction Interest Rate Buydown			\$5,000,000.00
Single family emergency repairs, accessibility, energy efficiency improvements and rehabilitation	Weatherization Readiness			\$1,000,000.00 ²
Single family acquisition and rehabilitation				
Rental and single family development	Rental development		\$25,500,000.00	
	Single family development		\$16,500,000.00	\$10,000,000.00 ³
	Multi-family Preservation Loan Program		\$4,300,000.00	
	Housing Innovation		\$5,000,000.00	\$5,000,000.00
Homelessness and Homelessness Prevention	Homelessness and Homelessness Prevention			
Reserve for Demand				\$3,500,000.00
Special Appropriation – Affordable Housing Act (\$500,000)				\$500,000.00
Total		\$4,500,000.00	\$51,300,000.00	\$51,000,000.00

² In the 2024 Regular Session, Housing New Mexico received a \$50,000,000 special appropriation of which \$1,000,000 was set aside as match funding for a federal grant for community solar projects. Ultimately, Housing New Mexico did not receive the federal grant funds so \$1,000,000 is available to reallocate to a different activity. Staff is recommending \$1,000,000 of the 2024 special appropriation be reallocated to Weatherization Readiness.

³ House Bill 200 New Homes for New Mexico program created in statute.

Exhibit 2

NEW MEXICO MORTGAGE FINANCE AUTHORITY RESOLUTION, NOTIFICATION AND CERTIFICATION

April 15, 2026

WHEREAS, the Legislature of the State of New Mexico (the "State"), at its 1975 regular session, adopted Chapter 303, Laws of New Mexico, 1975, known and cited as the Mortgage Finance Authority Act, NMSA 1978 §§ 58-18-1 through 58-18-27 (the "Act");

WHEREAS, there was created by the Act, a public body politic and corporate, separate and apart from the State, constituting a governmental instrumentality known and identified as the "New Mexico Mortgage Finance Authority" ("MFA"), MFA being created and established to serve a public purpose and to act for the public benefit by improving the health, safety, welfare and prosperity of the State and the general public;

WHEREAS, MFA was created to provide decent, safe and sanitary residential housing to persons of low or moderate income;

WHEREAS, the purpose of the New Mexico Housing Trust Fund Act, as defined below, is to provide flexible funding for housing initiatives in order to produce and preserve significant housing investment in the state;

WHEREAS, money from the proceeds of severance tax revenue bonds or notes ("Bonds") authorized in the Severance Tax Bonding Act, Sections 7-27-1 et seq. NMSA 1978, as amended (the "Severance Tax Bonding Act") and particularly NMSA 1978, Section 7-27-49, is to be allocated to the New Mexico Housing Trust Fund (the "Fund") created within the MFA under the New Mexico Housing Trust Fund Act, Section 58-18C-1 et seq. NMSA 1978, as amended (the "HTF Act") for the purposes of carrying out the provisions of the HTF Act; and

WHEREAS, The MFA Board of Directors approved and certified the uses of the state fiscal year severance tax allocation to the Fund on April 15, 2026 outlined in **Exhibit A: State Fiscal Year 2027 Certified Uses, attached hereto.**

NOW, THEREFORE, BE IT RESOLVED BY THE NEW MEXICO MORTGAGE FINANCE AUTHORITY THAT:

1. MFA, as trustee of the Fund, hereby certifies and notifies the State Board of Finance that at least Fifty-One Three Hundred Million Dollars (\$51,300,000) is needed for the certified purposes listed on **Exhibit A**, and that each of such purposes identified in this Certification: (a) is an authorized use of such proceeds under the terms of the Severance Tax Bonding Act and the HTF Act, (b) constitutes a capital project, (c) does not include any indirect project costs or operational or working capital expenditures, and (d) to the extent proceeds are transferred to a non-governmental entity, complies (or will comply, when such proceeds are transferred) with the Affordable Housing Act, Sections 6-27-1 et seq. NMSA 1978, which codifies the exception to the Anti-Donation Clause of the New Mexico Constitution contemplated in Article IX, Section 14, Paragraphs E and F of the Constitution.

2. Should the purposes to which such funds are to be applied change such that (a) the amount allocated to any category shown on **Exhibit A** of this certification is increased or reduced by more than five percent (5%), or (b) such changes result in an aggregate change in the amount needed to

an amount which is less than the amount certified in this certification, the MFA will promptly (and no later than 60 days after such change is identified) supplement and re-certify to the State Board of Finance its needs as detailed on **Exhibit A** to reflect any updates in the anticipated or actual application of such proceeds in accordance with the Severance Tax Bonding Act and the HTF Act.

3. The State Board of Finance is hereby requested to apply the amounts listed in **Exhibit A** for each certified project (consisting of short-term taxable severance tax note proceeds) in the aggregate principal amount of Fifty-One Three Hundred Million Dollars (\$51,300,000) for the purposes set forth on **Exhibit A**.

4. During the course of expenditure of the proceeds certified herein, MFA shall monitor the use and expenditure of such proceeds and ensure proper reversions are made as provided in clause C of Section 7-27-49 of the Severance Tax Bonding Act, and shall from time to time (at least annually) provide a written report to the State Board of Finance describing: (a) actual expenditure of Bond proceeds, (b) reconciliation of actual expenditures against anticipated and previously certified and recertified projects, (c) reversions, if any, (d) specific projects funded by proceeds deposited in any revolving loan fund, and (e) MFA's policies and procedures for determination and prioritization of eligible projects expected to be funded with proceeds of Bonds.

5. All conditions, contingencies and limitations imposed by law with respect to the certification of the need for the Bonds to finance the original projects and the expenditure of funds with respect thereto, if any, have been satisfied.

The undersigned hereby certifies that the above and foregoing certification was duly adopted by the Board of Directors of the New Mexico Mortgage Finance Authority at a meeting duly called, held and conducted on April 15, 2026.

ADOPTED:

Aye:

Nay:

Abstain:

Absent:

PASSED AND APPROVED BY THE NEW MEXICO MORTGAGE FINANCE AUTHORITY THIS ____ DAY OF _____, 2026.

By: _____

Angel Reyes, Chair

New Mexico Mortgage Finance Authority

CERTIFICATION

I HEREBY CERTIFY, that I am the Secretary of the New Mexico Mortgage Finance Authority; that the above and foregoing is a full, true and correct copy of a resolution, notification and certification duly and regularly adopted by the vote of the majority or more of the directors of the New Mexico Mortgage Finance Authority in accordance with the MFA bylaws in effect on January 18, 2023; that there is no provision in the articles of the MFA bylaws conflicting with said resolution, notification and certification; and that said resolution, notification and certification has not been modified or revoked and still remains in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of the New Mexico Mortgage Finance Authority this _____ day of _____, 2026.

Isidoro Hernandez, Secretary

(SEAL)

Exhibit A: State Fiscal Year 2027 Certified Uses

Certified Use	Description	Certified Uses
Down Payment Assistance	Provide down payment assistance to first-time and non-first-time homebuyers with low to moderate incomes.	\$
First Mortgage	Provide first mortgage loans for first-time and non-first-time homebuyers with low to moderate incomes; purchase home loans originated by partners and provided to low to moderate income homeowners	\$-
Single Family emergency repairs, accessibility, energy efficiency improvements and rehabilitation	Home (vacant or occupied) emergency repairs, accessibility and energy efficiency improvements and complete rehabilitation for low to moderate income homeowners.	\$-
Single family acquisition and rehabilitation	Provide assistance to stabilize communities by acquiring vacant, abandoned and/or foreclosed homes and by rehabilitating, reselling and/or redeveloping these homes; conduct demolition or deconstruction of vacant or abandoned buildings (including residential, commercial, or industrial buildings) paired with greening or other lot improvement as part of a strategy for neighborhood revitalization.	\$-
Rental and single family development	Provide construction and permanent financing to develop, including both new and substantial rehabilitation, affordable rental and homeownership for low to moderate income households.	\$51,300,000.00
Transitional housing	Provide financing to develop transitional residences for persons experiencing or are at risk of homelessness	\$-
Land banking	Acquire land to support the development of affordable housing	\$-
Total		\$51,300,000.00

Housing Appropriations

Summary Tables – 2026 Regular Session

House Bill 2 – General Appropriations Act – SENATE FINANCE COMMITTEE SUBSTITUTE (2-16-2026)				
Page	Agency	#	Amount	Purpose
94	HCA	4	\$2,288,000	For housing assistance for people affected by opioid use disorder.
186	DFA	41	\$50,000,000	For distribution to the New Mexico Mortgage Finance Authority, to fund affordable housing, transitional housing, homelessness initiatives and the expansion of housing services statewide, including to fund downpayment assistance and interest rate buydown for for-sale housing and \$500,000 for administration of the Affordable Housing Act. Any unexpended balances remaining at the end of fiscal year 2027 shall not revert and may be expended in subsequent fiscal years.
186	DFA	45	\$20,000,000	For the housing development revolving fund of the New Mexico finance authority to continue funding affordable and attainable housing throughout the state, including \$5,000,000 for tribal housing infrastructure in consultation with the Indian affairs department.
189	DFA	58	\$10,000,000	For transitional housing and shelter facilities for victims of domestic violence, including up to \$5,000,000 for facilities in northwest New Mexico, is extended through fiscal year 2027 and up to \$5,000,000 may be used for fire and public safety facilities in Grants.
189	DFA	59	\$5,000,000	~~For distribution to the New Mexico Mortgage Finance Authority~~ for tribal housing projects and infrastructure, in consultation with the Indian affairs department.
190	GSD	63	\$30,000,000	For state fair redevelopment, including \$30,000,000 for housing.
205	HCA	166		The balance of the eight million one hundred twenty-nine thousand four hundred dollars (\$8,129,400) appropriated from the general fund and twenty-eight million six hundred thirty-eight thousand six hundred dollars (\$28,638,600) appropriated in federal funds in Subsection 162 of Section 5 of Chapter 160 of Laws 2025 to continue startup costs to build capacity for housing providers for people experiencing homelessness and to build capacity for medical services for people involved with the criminal justice system shall not be expended for its original purpose but is reappropriated for costs to build capacity for food, medical respite and housing providers for expenditure in fiscal year 2027.
206	DWS	172	\$30,000,000	To fund housing, affordable housing, transitional housing, homelessness initiatives and the expansion of housing services statewide.
GOVERNMENT RESULTS AND OPPORTUNITY (GRO) EXPENDABLE TRUST				
238	DWS	6	\$666,600	For the office of housing operations.
242	DWS	4	\$666,700	For the office of housing operations.
245	DFA	6 (g)	\$180,000	To fund support for programmatic costs and resources for the gateway young adult housing and treatment navigation center in Albuquerque;

245	DFA	6 (h)	\$180,000	For homelessness prevention that targets measures to keep at-risk individuals in their homes;
245	DFA	6 (i)	\$150,000	For eviction prevention services and housing stability in Bernalillo county;
248	MR COG	8	\$400,000	To support the advancement of a mixed-use development concept that includes permanently affordable housing in the Sawmill area of Bernalillo county;
248	MR COG	10	\$180,000	To provide support for community resilience programs that provide housing and urban development certified counseling on economic stability
249	MR COG	20	\$200,000	To provide case management to assist residents living in the international district to obtain temporary, transitional or permanent housing and plan and implement green spaces in the international district in Albuquerque;
250	MR COG	27	\$200,000	To convene and engage service providers to develop new community-based solutions for affordable housing and green space in the international district of Albuquerque;
259	MR COG	32	\$200,000	To contract for transitional housing for underserved and at-risk populations and communities in the international district of Albuquerque;
256	NCNM EDD	22	\$180,000	For operating costs associated with statewide programs that increase the number of affordable housing units while reducing the number of vacant and abandoned homes;
257	SC COG	1	\$150,000	For staffing and operational support for a fifty-unit supportive housing complex supporting individuals transitioning out of homelessness;
257	SC COG	2	\$150,000	To provide whole family support services, including housing for people in need;
261	SENM COG	17	\$180,000	For programmatic and operational costs, equipment, vehicles and resources to support community-based housing programs, veteran supportive services and community services to organizations providing essential support, capacity building and assistance to residents in Lea county;
262	SENM COG	29	\$150,000	For operational and programmatic costs and resources to eliminate barriers preventing families from accessing vital services, including medical, dental, behavioral healthcare, food security, housing security, transportation, parent supports, early childhood, youth mentoring and other community services;
262	SWNM COG	3	\$360,000	For programmatic and operational costs for education, youth activities, food security, economic development, recreation, tourism, domestic violence, health services, health councils, disability, homelessness, childcare, housing, public safety, sexual assault services, animal welfare, libraries, Silver City bike race, veteran and senior needs,
263	SWNM COG	4	\$600,000	For programmatic and operational costs for education, youth activities, food security, economic development, recreation, tourism, domestic violence, health services, health councils, homelessness, childcare, housing, domestic violence, sexual assault services, animal welfare, libraries, Silver City bike race, veterans and senior needs, county fair grounds and agriculture and workforce training in Grant, Hidalgo and Luna counties;
263	SWNM COG	5	\$360,000	For programmatic and operational costs for education, youth activities, food security, economic development, recreation, tourism, domestic violence, health services, health councils, homelessness, childcare, housing, public safety, sexual assault services, animal welfare, libraries, Silver City bike race, veteran and senior needs, county fair grounds and agriculture and workforce training in Hidalgo and Luna counties;
General Appropriations Act Total			\$152,441,300	

Senate Bill 240– Capital Outlay Projects				
Page	Agency	#	Amount	Purpose
30	ALTSD	22	\$185,000	to plan, design, construct, improve, furnish and equip senior assisted living housing in Espanola in Santa Fe and Rio Arriba counties
36	ECECD	2	\$350,000	to plan, design, construct and expand phase 2 of a preschool facility for children and families experiencing homelessness in Albuquerque in Bernalillo county
73	Higher ED	170	\$250,000	to plan, design, construct, purchase and equip a teacherage, including infrastructure and housing, in the Espanola public school district in Rio Arriba county;
81	Higher ED	217	\$100,000	to plan, design and construct affordable housing for Santa Fe public school district employees in Santa Fe county;
99	NMED	103	\$375,000	to plan, design, construct and improve water, sewer and road infrastructure for the Dos Arroyos housing development on Cerrillos road in Santa Fe in Santa Fe county;
101	DFA	*	\$375,000	to the department of finance and administration to plan, design and construct affordable cottage housing in the International district in Albuquerque in Bernalillo county.
109	IAF	47	\$200,000	to plan, design, construct, repair, equip, furnish and improve housing and facilities, including infrastructure, at Navajo preparatory school in Farmington in San Juan county;
112	IAF	66	\$50,000	to plan, design, construct, repair and renovate housing in the Pueblo of Santa Ana in Sandoval county;
112	IAF	67	\$1,200,000	to plan, design, construct, renovate, repair and improve Tamaya historical village housing at the Pueblo of Santa Ana in Sandoval county;
112	IAF	71	\$149,000	to plan, design and construct housing and infrastructure in the Pueblo of Zia in Sandoval county;
121	DFA-LGD	5	\$320,000	to plan, design, construct, furnish, equip and improve El Centro familiar and Seybold village housing complexes in Bernalillo county;
124	DFA-LGD	26	\$250,000	to acquire land and rights of way for and to plan, design, construct, repair, renovate, furnish and equip affordable housing in Albuquerque in Bernalillo county;
129	DFA-LGD	53	\$500,000	to acquire land for and to plan, design, construct, furnish, equip and improve commercial spaces, including motels and office buildings, for housing units in Albuquerque in Bernalillo county;
133	DFA-LGD	79	\$85,000	to purchase and equip vehicles for homelessness services in Albuquerque in Bernalillo county
137	DFA-LGD	103	\$75,000	to acquire land for and to plan, design and construct affordable housing in the downtown area and the north corridor metropolitan development area of Albuquerque in Bernalillo county;
144	DFA-LGD	104	\$100,000	for a feasibility study of housing development at the rail yards in Albuquerque in Bernalillo county;
150	DFA-LGD	183	\$300,000	to acquire land and buildings for and to plan, design, construct, renovate, furnish and equip affordable and transitional housing in the International district in Albuquerque in Bernalillo county;
155	DFA-LGD	211	\$125,000	for site preparation and to plan, design, construct, furnish and equip a domestic violence shelter complex, including infrastructure, housing, administrative facilities and communal space, in Grants in Cibola county;
156	DFA-LGD	219	\$100,000	to plan, design, construct and equip affordable workforce housing in Angel Fire in Colfax county;

159	DFA-LGD	242	\$200,000	to plan, design, construct, repair, improve and equip the Paseos Verdes affordable housing complex and related infrastructure, including street improvements, pedestrian walkways and utility upgrades, in Las Cruces in Dona Ana county
160	DFA-LGD	246	\$434,000	to plan, design, construct, expand, improve, furnish, equip and improve the Mesilla Valley resource campus providing services to the homeless, including supportive housing, service buildings and traffic flow, in Las Cruces in Dona Ana county;
168	DFA-LGD	307	\$200,000	to acquire land for and to plan, design, construct, furnish and equip affordable and workforce housing in Gallup in McKinley county;
168	DFA-LGD	308	\$500,000	to acquire buildings and land for and to plan, design, construct, furnish, equip and renovate affordable housing and emergency domestic violence shelter facilities in Gallup in McKinley county;
169	DFA-LGD	309	\$100,000	to plan, design, construct, purchase and equip an industrial workforce program facility and housing construction warehouse in Gallup in McKinley county;
184	DFA-LGD	414	\$137,000	to acquire property and buildings for and to plan, design and construct post-incarceration transitional housing and to purchase and install equipment for workforce development and technical training facilities in Santa Fe county;
184	DFA-LGD	417	\$310,000	to plan, design, construct, equip and improve Valle Vista public housing, including a playground and accessible showers, in Santa Fe county;
185	DFA-LGD	419	\$900,000	to plan, design, construct and landscape a community park in the Acequia trail area for a program constructing affordable housing in Santa Fe in Santa Fe county;
185	DFA-LGD	420	\$2,225,000	to plan, design, construct and renovate housing units and site infrastructure at a public housing development in Santa Cruz in Santa Fe county;
185	DFA-LGD	423	\$235,000	to plan, design, construct, improve and equip the Camino de Jacobo public housing, including a playground and window replacements, in Santa Fe in Santa Fe county;
186	DFA-LGD	431	\$275,000	to plan, design and construct infrastructure in the Tierra Contenta subdivision for an affordable housing project in Santa Fe in Santa Fe county;
194	DFA-LGD	489	\$500,000	to acquire land and to plan, design, construct and improve land and housing, including irrigation ditches, for the town of Tome land grant-merced in Valencia county;
195	DFA – NMMFA	1*	\$395,000	to plan, design and construct affordable single family homes on Williams street SE in the San Jose neighborhood in Albuquerque in Bernalillo county
195	DFA – NMMFA	2*	\$650,000	to plan, design and construct affordable single-family homes at 64th street NW and Cleghorn road in Albuquerque in Bernalillo county
196	DFA – NMMFA	3*	\$15,000	to acquire land for the development of an affordable single-family home in Clovis in Curry county
196	DFA – NMMFA	4*	\$270,000	to plan, design and construct affordable single-family homes in Las Cruces in Dona Ana county
196	DFA – NMMFA	5*	\$1,104,000	to plan, design and construct affordable single family homes in Hobbs in Lea county
196	DFA – NMMFA	6*	\$325,000	to acquire land for and to plan, design and construct affordable single-family homes in Espanola in Rio Arriba county

196	DFA – NMMFA	7*	\$15,000	to acquire land for the development of an affordable single-family home in Portales in Roosevelt county
196	DFA – NMMFA	8*	\$45,000	to plan, design and construct energy-efficient affordable single-family homes in Kirtland in San Juan county
196	DFA – NMMFA	9*	\$1,550,000	to plan, design and construct affordable single family homes in Santa Fe in Santa Fe county
196	DFA – NMMFA	10*	\$400,000	to plan, design and construct affordable single-family homes in Taos in Taos county
209	DOT	67	\$1,154,000	to plan, design and construct utility and road infrastructure for affordable housing projects in Los Alamos in Los Alamos county;
214	DOT	100	\$650,000	to plan, design, construct and improve water, sewer and road infrastructure for the north Ridgetop road housing development in Santa Fe in Santa Fe county
231	DWS	-	\$26,575,000	to the workforce solutions department for housing and homelessness projects statewide
Capital Outlay Projects Total			\$44,253,000	
*Housing New Mexico will serve as the fiscal agent for these appropriations.				

Tab 5



MEMO

TO: Housing New Mexico Board of Directors
Through: Contracted Services, April 7, 2026
Through: Policy Committee, March 24, 2026

FROM: Jackie Nutima, Compliance Manager

DATE: April 15, 2026

SUBJECT: Biannual Compliance Activity Report for September 2025 – March 2026

The compliance manager is responsible for communicating with the Board of Directors regarding compliance matters. The compliance activities report is intended to provide information to the Board regarding compliance management activities and the results of related oversight of Housing New Mexico's single-family mortgage lending and servicing departments, including lender oversight and subservicing oversight. During this reporting period, no significant compliance concerns were identified. No influence from other business units or bias in the Quality Control conclusions were apparent.

Background: The compliance manager is responsible for maintaining a comprehensive compliance program to address legal, regulatory, and internal requirements for Housing New Mexico's single family mortgage lending and servicing functions, ensure Housing New Mexico is meeting regulatory compliance requirements related to mortgage operations, and maintain oversight of Housing New Mexico's contracted subservicer performance.

Discussion: The following is a summary of compliance activities related to vendor management, subservicing oversight, loan quality control, and the tracking of regulatory compliance and consumer complaints from October 2025 through March 2026.

Vendor Management

Vendor management and oversight is an ongoing function within the compliance management system and is conducted according to the underlying vendor management policy. Staff identifies vendors who provide services to Housing New Mexico which are subject to regulation and oversight by the Consumer Financial Protection Bureau¹ (CFPB), or any entity contracted to provide services that would cause Housing New Mexico to face risk if the vendor or service provider fails to meet contractual obligations, regulatory requirements, or engages in activities that could adversely impact Housing New Mexico consumers.

Vendors are evaluated for inherent risk, compliance systems and controls, and business performance. This evaluation is completed by the compliance manager, in cooperation with appropriate department directors. All consumer-facing or interfacing vendors are placed on a compliance review schedule based on their risk assessment. The most recent vendor reviews did not identify any vendors with critical weaknesses which present a significant risk of violating the law and causing consumer harm.

Risk ratings are assigned to vendors based on the criteria below and the Vendor Management Policy dictates the level and frequency of vendor reviews.

Risk Ratings:

- High – full operational reliance, access to Housing New Mexico consumer NPPI (non- public personal information), access to Housing New Mexico consumers, access to Housing New Mexico systems.
- Medium – limited operational reliance, limited access to Housing New Mexico consumer NPPI, no access to Housing New Mexico consumers, no access to Housing New Mexico systems.
- Low – no operational reliance, no access to Housing New Mexico consumer NPPI, no access to Housing New Mexico consumers, no access to Housing New Mexico systems.

Vendor Review:

Most of the vendors reviewed during this reporting time frame are involved in protecting Housing New Mexico's network and internet security. Housing New Mexico utilizes the vendor's software or hardware, but these vendors do not have access to Housing New Mexico's data. Housing New

¹ While the CFPB has significantly diminished capacity following a series of executive and legal challenges, it still exists as a legal entity. Significantly, the online consumer complaint portal and database remain active. Federal consumer financial laws and rules previously established by the CFPB remain in effect, even if current federal enforcement is paused. New Mexico remains one of the most active states in defending and enforcing the standards established by the CFPB and is currently a lead member of a multistate coalition of attorneys general suing to block the administrations attempts to defund the CFPB.

Mexico's data is stored on the vendors' systems, but it's encrypted.

The compliance manager reviews several types of documents from vendors, including but not limited to:

- Audit reports (internal audit, external audit, System and Organization Controls (SOC), ISO 27001² type review, security reviews) of other examination reports evidencing internal controls,
- Audited Financial Statements,
- List of third-party vendors and the corresponding oversight policy,
- Evidence of sufficient insurance coverage,
- Policies and procedures related to internal controls and information security,
- Disaster recovery and business continuity plan
- Artificial Intelligence Policy
- Information Security Policies, and
- Current organizational chart.

Company	Function	Risk Rating
ADP	HR Software	High Risk
Arctic Wolf	Network Security -monitoring/alerts	Moderate Risk
Cisco	Cloud Based Services to manage IT platforms	High Risk
Dark Trace	Network Security monitoring of email	Moderate Risk
Druva	Cloud data management and client backup protection	Moderate Risk
Loan Protector	Foreclosure Insurance Provider	Moderate Risk

Subservicing Oversight

Staff continue to monitor service level performance to ensure our contracted sub-servicer provider, Idaho Housing and Finance Association (IHFA), maintains regulatory compliance, that staffing levels support Housing New Mexico needs and that controls over data integrity are in place. No significant issues were identified during the review period.

IHFA provides several monthly loan portfolio reports, including servicing quality control, advances and reimbursements, loss mitigation, and foreclosure activity reports. All reports are reviewed, reconciled, and analyzed for any negative trends or ongoing issues. Monthly calls are held with

² ¹ ISO 27001 focuses on establishing and maintaining an Information Security Management System (ISMS)

IHFA to discuss operational processes, reconcile reporting, and provide current updates.

The February 2026 delinquency rate is 12.47% and the seriously delinquent rate is 4.41%. While the rate month to month has fluctuated since September 2025, there has been no change in overall total delinquency percentage. See Chart 1 – Subserviced Portfolio Delinquency Trends (Percentage) on the second to last page of this report. However, the total number of delinquencies has increased. See Chart 2 - Subserviced Portfolio Delinquency Trends (Count)

Loan Quality Control

Loan quality control reports and portfolio management reports received from IHFA alert Housing New Mexico staff to loan level issues with Housing New Mexico approved lenders. These reports provide insight regarding trends and the performance of specific lenders and loan officers. Housing New Mexico staff takes a proactive approach in communicating with our partner lenders to mitigate the risk of material findings or repurchase. Why this is critical is that any loans that have unresolved serious defects cannot be pooled and securitized. In those instances, Housing New Mexico would ask the lender to buy back the loan.

Every month, Housing New Mexico's quality control vendor, IHFA, selects and reviews post-funded loans based on a random sampling of 10% of loans purchased during the previous month. Housing New Mexico staff then complete a 10% oversight review of the vendor's selected sample of Fannie Mae loans. The sample includes a cross-section of the approved lenders as well as Housing New Mexico's overall book of business being sold or securitized by Fannie Mae or Freddie Mac.

The post-purchase review includes, but is not limited, to the following

- Original loan application,
- Underwriting process,
- Employment and income data,
- Tax Returns,
- Assets,
- Credit history,
- Compliance documents received, and
- Closing documentation

Issues related to the loan file are classified as minor, moderate, or serious defects. The table below represents the Housing New Mexico loan origination defect trend data of cases with serious exceptions (defects). The Gross Defect Rate includes all preliminary serious exceptions, and the Net Defect Rate represents only unresolved, serious exceptions. According to Housing New Mexico's Quality Control plan, the Net Defect Rate should be 4% or less for serious and moderate findings in a reporting month. As you can see, the Net Defect rate remains under the 4.0% threshold at 0%.

Housing New Mexico Defect Trend Report – February 2026 – Random QC

Defect Trend Report		Target Net Defect Rate 3.0%	MATERIAL - All Defects		
Audit Month	Loans Reviewed	Gross Defect	Gross Defect Rate	Net Defect	Net Defect Rate
Mar 2025	2	0	0.0%	0	0.0%
Apr 2025	2	1	50.0%	0	0.0%
May 2025	1	0	0.0%	0	0.0%
Jun 2025	1	0	0.0%	0	0.0%
Jul 2025	2	0	0.0%	0	0.0%
Aug 2025	1	0	0.0%	0	0.0%
Sep 2025	1	0	0.0%	0	0.0%
Oct 2025	1	0	0.0%	0	0.0%
Nov 2025	1	1	100.0%	0	0.0%
Dec 2025	1	0	0.0%	0	0.0%
Jan 2026	1	0	0.0%	0	0.0%
Feb 2026	1	1	100.0%	0	0.0%
TOTAL	15	3	20.0%	0	0.0%

Regulatory and Legal Compliance

Tracking regulatory information related to federal consumer financial law and implementation of new processes resulting from changing requirements is completed by the compliance manager and mortgage operations staff and management.

Housing New Mexico staff was informed National Automated Clearing House Association (NACHA) of rule amendment related to the mitigation of ACH Fraud detection. This change is to be implemented in two phases. Housing New Mexico is affected by Phase 2, effective June 19, 2026 that will require all non-Consumer Originator, Third-Party Service Provider, and Third-Party Sender that did not fall under the requirement threshold for Phase 1, to establish and implement risk-based processes and procedures reasonably intended to identify Automated Clearing House (ACH) Entries initiated due to fraud. With the assistance of Stan Edwards, ACH auditor Housing New Mexico will meet this requirement by implementing policy and training by the June deadline.

Housing New Mexico | MFA was recently notified by GNMA that our loan portfolio exceeded the DQ3 threshold defined as the acceptable rate of delinquency on outstanding pools and loan package. This trend has been noted across the industry, with multiple servicers impacted following recent changes to FHA loss mitigation processes. In response, Housing New Mexico | MFA has submitted a corrective action plan (CAP) and is currently awaiting GNMA's review and determination.

Fannie Mae Lender Letter 2026-02 Impact of Federal Government Shutdown. Provides options for federal employees affected by the shutdown, including employment verification and forbearance options in the event of default.

Fannie Mae 2025-04- Establishes Fannie Mae loan limits for 2026. The U.S. Federal Housing (FHFA) has issued the conforming loan limit values that will apply to conventional loans to be acquired in 2026. The limits are increasing in 2026 and are effective for whole loans delivered, and mortgage loans delivered into MBS with pool issue dates, on or after Jan. 1, 2026.

Fannie Mae 2025-6 provides updates to the Servicing Guide regarding Allowable Bankruptcy Attorney Fees Exhibit: updates the Allowable Bankruptcy Attorney Fee Exhibit to include the "Response to Motion to Determine Status" fee.

Ginnie Mae APM 26-04 Audit Schedules Report for Issuers' Audited Financial Statements states all Ginnie Mae Issuers are required to submit certain audit schedules as part of their annual audited financial statement submissions.

Training

All Housing New Mexico staff are required to participate and complete ongoing, comprehensive security and fraud awareness training that is provided through the Information Security department. The annual Fraud, Waste and Abuse training provided by Baker Tilly was conducted on March 11th in the monthly All Staff meeting. Additionally, Accounting and Servicing department staff participated in **National Automated Clearing House Association (NACHA)** training for **Automated Clearing House (ACH)** processors.

Consumer complaints

Tracking, investigating, and responding to consumer complaints is a function of the Compliance Management System. When a consumer complaint is received, it will be routed to the appropriate department for follow-up and resolution. Often times, a complaint is received but is not under Housing New Mexico's jurisdiction. All efforts are made to direct the consumer to the correct organization and/or resources. No consumer complaints were received during the current reporting cycle that could not be resolved.

Summary: The activities described in this report are intended to provide the Board of Directors with assurance that Housing New Mexico is effectively managing compliance with Federal and State consumer financial laws applicable to the products and services being provided by Housing New Mexico and mitigating related risk.

Compliance activities will be reported to the Board through the Contracted Services no less than twice per year, and as needed to fulfill the compliance manager's responsibility to inform the Board of any critical compliance issues. There are no significant compliance concerns identified during this reporting period.

Chart 1

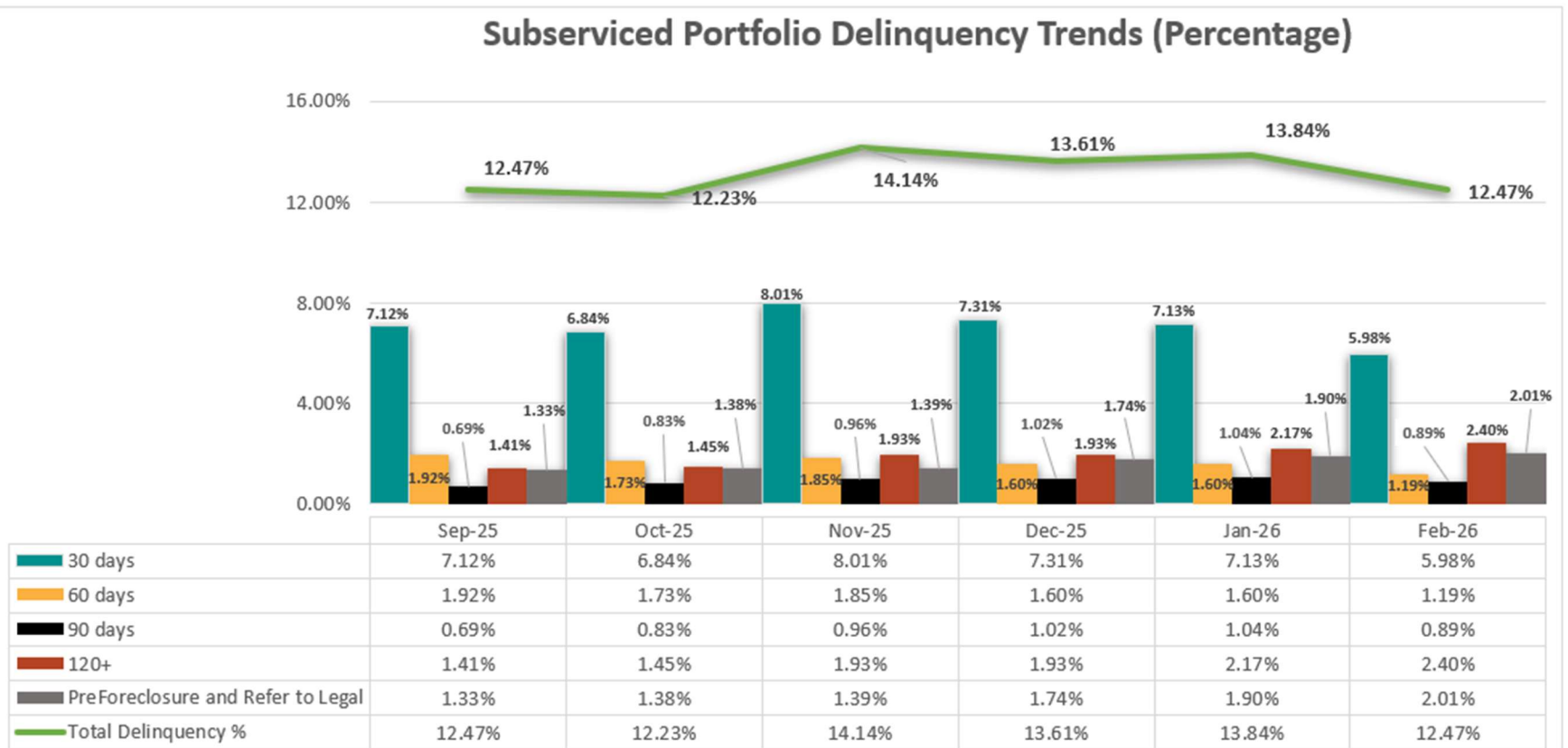
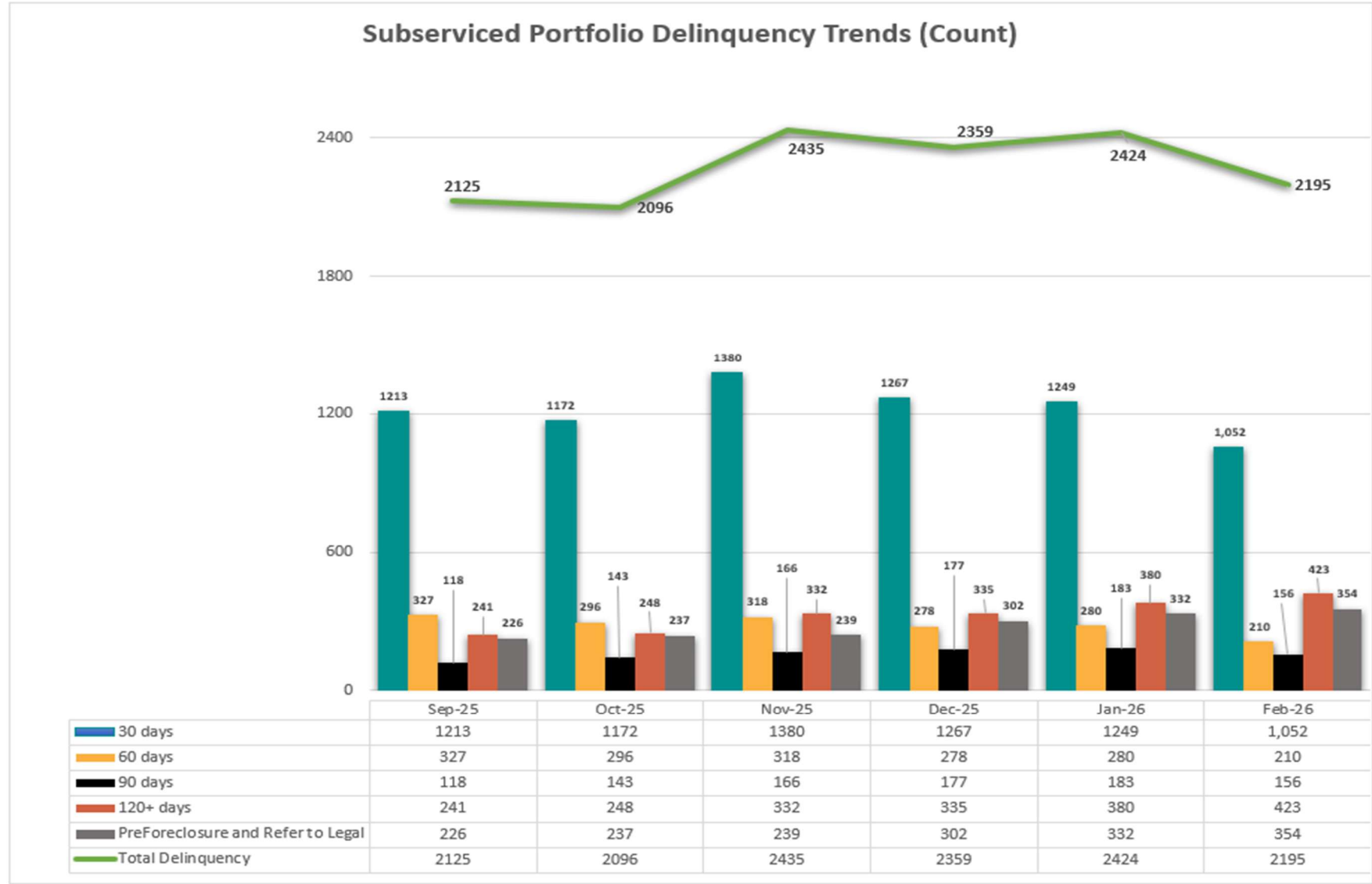


Chart 2



Tab 6

TO: Housing New Mexico | MFA Board of Directors

Through: Contracted Services Committee-April 7, 2026

Through: Policy Committee-March 31, 2026

FROM: Daniel Rule

DATE: April 15, 2026

SUBJECT: New Service Provider Approval for HOME Rehab (DOA#19)

Recommendation:

Staff requests approval to award HOME Investment Partnership funding for the HOME Rehabilitation Program to Tierra Del Sol Housing Corporation for a total of \$250,000.

Background:

Housing New Mexico | MFA has allocated a portion of its federal **HOME Investment Partnerships Program (HOME)** award to support the **HOME Rehabilitation Program (HOME Rehab)**. The program is governed by **24 CFR Part 92**, which authorizes funding for necessary home repairs for low-income homeowners.

The **Notice of Funding Availability (NOFA)** for the program was approved by the Housing New Mexico Board on May 17, 2023, making **\$4.4 million** available for awards to service providers. The NOFA will remain open while funds are still available. Currently, approximately **\$3 million** remains available for allocation.

Discussion:

Tierra Del Sol Housing Corporation submitted an application that was reviewed and scored as part of the evaluation process, receiving a score of 80. The minimum score required for funding consideration is 70 (see attached scoring sheets).

Housing New Mexico is confident that the organization has the staff capacity, financial strength, and logistical resources necessary to successfully administer the

program in compliance with federal regulations. The addition of this provider will expand program reach into areas with significant demand, particularly in the southern region of the state, where many rural communities are in need of preservation of existing affordable housing stock.

We are awarding this agency with enough funding to complete two projects. Once these agencies have expended at least 80% of their award, they can request additional funding. Because they will be receiving this award right before the new funding year, we are electing to only fund them for two projects.

Agency	# Of Units	Program	Admin 5%	Total
Tierra Del Sol	2	\$237,500	\$12,500	\$250,000
Total	2	\$237,500	\$12,500	\$250,000

Summary:

Staff requests approval to award \$250,000 to Tierra Del Sol Housing Authority, to support their participation in the HOME Investment Partnerships Program Home Rehabilitation (HOME Rehab) program. Upon Board approval, contracts will be issued for execution.

HOME REHAB NOFA Minimum Qualifications Requirements

1. Be organized under state, local, or tribal laws and can provide proof of such organization and that Applicant is in good standing, as applicable;

Yes YES No _____

2. A functioning accounting system that is operated in accordance with generally accepted accounting principles or has designated an entity that will maintain such an accounting system consistent with generally accepted accounting principles or has a fiscal agent familiar with affordable housing programs and projects or in lieu of an audit, an independent CPA's review of financial statements, signed by the reviewer.

Yes YES No _____

3. No significant financial audit findings, and no significant outstanding or unresolved monitoring findings from any governmental entity, or from MFA, or otherwise; or if it has any such findings, it has a certified letter from the governmental entity, MFA, or otherwise stating that the findings are in the process of being resolved.

Yes YES No _____

4. Not having been suspended, debarred, or otherwise restricted by any department or agency of the Federal Government or any State government from doing business with such department or agency because of misconduct or alleged misconduct.

Yes YES No _____

5. Not having defaulted on any obligation covered by a surety or performance bond.

Yes YES No _____

6. Insurance Requirements – service provider applicants must maintain acceptable General Liability Insurance and work with qualified and licensed and bonded contractors.

Yes YES No _____

Non-profit applicants must also provide proof of the following:

1. 501(c)(3) tax status;

Yes YES No _____

2. Having no part of its net earnings inuring to the benefit of any member, founder, contributor or individual; and

Yes YES No _____

3. Compliance with the Charitable Solicitations Act, NMSA 1978, §57-22-1 et seq. and with the filing requirements by the New Mexico Attorney General's Office under that Act.

Yes YES No _____

HOME REHAB NOFA Scoring Criteria

Service Provider: Tierra Del Sol Housing Corporation

Person Scoring: Daniel Rule

Financial Strength – 25 Possible Points		
<u>External Audit (10 possible points)</u>		
Unresolved findings	0	10 Points
Independent Audit with management letter and auditor-cleared findings	5	
Independent Audit with zero findings	10	
Independent audit or audited financial statements must be for the most recent completed fiscal year not ending earlier than 2022. Audit materials must include management's response to any findings and corrective action to clear the finding or provide details on the current status of a finding.		
<u>Financial Management (15 possible points)</u>		
Strength of internal control policy	10	10 Points
Board of Director by-laws showing fiscal oversight	5	
Provide the policy for the Applicant's system of internal controls for fiscal management as documented in a policies and procedures manual approved by the Applicant's Board of Directors/Owner.		
Provide by-laws requiring Board of Director's/Owners fiscal oversight.		

Construction and Rehabilitation Experience – 30 Possible Points

Complete the Field Experience and Capacity form and Project List in the
HOME REHABILITATION PROGRAM Project Application

Names and years of experience for Individuals that will be managing the program	Years of Experience 52 Years of Total Experience	Capacity/Role/Services Offered
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Number of Construction &/or Rehabilitation Projects Completed for MFA's **HOME** Program (10 possible points)

0-4 units	0
5 plus units	5
7 plus units	7
10 plus units	10

10 Points

Number of Construction &/or Rehabilitation Projects with other Federal Rehab Programs (10 possible points)

0-4 units	0
5 plus units	5
7 plus units	7
10 plus units	10

0 Points

Number of Years' Experience with Construction and Rehabilitation Projects (10 possible points)

Less than 15 years of combined experience	5
15 to 24 years of combined experience	7
25 plus years of combined experience	10

10 Points

Implementation Plan – 20 Possible Points

Provide a summary of how the service provider will implement HOME Rehabilitation Program, a description of the process to be undertaken, listing all major steps chronologically. Also include an estimated timeline.

Implementation (20 possible points)

Executive Summary	5
How home rehabilitation fits into service providers mission	10
Quality Assurance Plan	5

20 Points

Waiting List – 15 Possible Points

Service provider must provide property addresses for eligible homes

Number of Projects on Waiting List (up to 15 possible points)

1-5 Projects	5
5-10 Projects	10
10 or more Projects	15

15 Points

Underserved County Projects – 10 Possible Points

Full Points will be awarded to service providers who commit to providing home rehab services to two or more of the following counties:

• San Juan • McKinley • Cibola • Rio Arriba • Taos • Colfax • Mora • San Miguel • Union • Los Alamos	• Harding • Quay • Guadalupe • Curry • De Baca • Lincoln • Chavez • Roosevelt • Otero • Lea	10
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5 Points

Service Provider: Tierra Del Sol Housing Corporation

Person Scoring: Daniel Rule

Criteria	Maximum Score	Total Score
Financial Strength	25	20
Construction and Rehabilitation Experience	30	20
Implementation Plan	20	20
Waiting List	15	15
Underserved Counties	10	5
Total Maximum Points	100	80

Tab 7

2026 SINGLE FAMILY HOUSING DEVELOPMENT AWARD SUMMARY VILLA ENCANTADA II

Project Name & Address	Villa Encantada II East Side of Paseo Poniente South Moriarty, NM 87035			
Proposed Awards	\$3,000,000 Vertical Construction Line of Credit	New Mexico Housing Trust Fund - (Single Family Construction)	Rate:	1.0% Fixed
Borrower	Stillbrooke Homes, Inc. is a New Mexico corporation formed in May 1997 for the purposes of real estate marketing and consulting services, construction of single-family and multi-family residences, construction of light commercial properties, and the development of residential and commercial lots.			
Developer	Stillbrooke Homes, Inc. is a New Mexico corporation headquartered in Albuquerque, NM. Stillbrooke Homes, Inc. currently operates under the ownership of President/Owner, Scott Henry. Scott Henry is also President/Owner of land developer, Clearbrook Investments, Inc., which has been incorporated in the State of New Mexico since September 1999. Stillbrooke Homes, Inc.’s company prepared balance sheet and income statement for fiscal year ending 12/31/2025 showed \$2M in Cash, \$16.1M in Total Assets, \$11.9M in Total Liabilities and a Net Worth/Equity of \$4.2M, resulting in a Debt-to-Total Assets Ratio of 0.74 (Ideal = less than 1.00) and positive net income of \$272K 2025 EOY. Stillbrooke Homes, Inc.’s 2024 corporate tax returns ending 12/31/2024 showed \$2.1M in Cash (Schedule L), \$19.9M in Total Assets (Schedule L), \$15.8M in Total Liabilities and a Net Worth/Equity of \$4.1M, resulting in a Debt-to-Total Assets Ratio of 0.79 (Ideal = less than 1.00) and positive taxable income of \$97K. Stillbrooke Homes, Inc.’s 2023 corporate tax returns ending 12/31/2023 showed \$500K in Cash (Schedule L), \$14.6M in Total Assets (Schedule L), \$11.3M in Total Liabilities and a Net Worth/Equity of \$3.3M, resulting in a Debt-to-Total Assets Ratio of 0.77 (Ideal = less than 1.00) and negative taxable income of (\$472K). Scott Henry is the President of Stillbrooke Homes, Inc. Scott Henry’s (Henry Revocable Trust) Balance Sheet and Income Statement prepared as of 12/31/25 shows a personal asset to liability ratio of 10.64 to 1.00. The Henry Revocable Trust will be a personal guarantor on this request. Stillbrooke Homes, Inc. is an experienced developer that shows positive trends and an overall stable financial foundation, and their industry knowledge, in addition to the guaranty provided by the Henry Revocable Trust, provides further financial stronghold and capability to handle the proposed project.			
Project Type & Size	Vertical construction of eighty-three (83) single-family site-built homes in Moriarty, NM to be included in the Villa Encantada Subdivision. This project will produce eighty-three (83) income eligible housing units consisting of proposed home sizes from 1,152 sq. ft. to 1,811 sq. ft. The homes will represent 4BR/2BA, 3BR/2BA, 2BR/2BA and 2BR/1BA layouts. This phase of the overall project will be developed on an approximately 15.55 acre site.			
Project Description	Villa Encantada Phase II project will consist of eighty-three (83) homes with 100% of those units income restricted to those earning 150% of area median income or less. This loan represents the second loan Housing New Mexico will provide to the project, as Housing New Mexico Board previously approved a \$2,900,000 infrastructure development draw down loan to the project in June 2025. As of March 2026, the developer has completed installation of infrastructure to all 83 lots and are now returning to Housing New Mexico to request financing for the project’s vertical construction. The Villa Encantada Subdivision is located in eastern Moriarty, approximately one mile east of NM Highway 41. Retail uses in the area include Lewis Antique Auto Museum, Sierra Blanca Brewing Co., Lisa’s Truck Center, and some smaller retail properties. Office uses are sparse. Residential uses in the immediate area are single-family. Industrial use in the area include Moriarty Animal Shelter,			

	Moriarty Concrete Products, Holly Energy Partners (Moriarty Terminal), US Southwest Soaring Museum, and Western Way Custom Meat Processing. The subject site has been graded, a perimeter wall has been installed and remaining onsite infrastructure will be completed in May 2026. Stillbrooke Homes, Inc. will be offering a total of eight (8) floor plans with varying upgrades available depending on the style of the home and individual borrower selections. As with Phase I, this new development and home plans will target singles, couples and families searching for attainable and sustainable energy-efficient homes that are below the median price of other Albuquerque MSA locations. The current total development cost for this project is stated at just over \$21M, with actual structure costs at \$14.9M. The requested \$3M construction revolving line of credit, in conjunction with borrower equity, will finance the proposed eighty-three (83) homes to built in multiple tranches.
Environmental (Phase I) and Appraisal	Although the subject property began as raw land, a Phase I Environmental Assessment has been provided by GeoTek Residential, LLC. The Phase I Environmental Site Assessment did not identify any recognized environmental condition in connection with the Subject Property. A Housing New Mexico-ordered master floorplan appraisal has been obtained at the borrower's expense, and the results have been provided by Colliers Valuation International. The applicable absorption rate for this project is stated at 10 units/quarter, predicting that all homes within the subject property should be sold within a 24-month timeframe due to limited supply, low competition and good market demand. Award will be contingent upon environmental and appraisal analyses that are deemed acceptable by Housing New Mexico.
Affordability Requirements	<u>NMHTF:</u> In this phase of Villa Encantada, Phase II, 100% or eighty-three (83) of the proposed units will be restricted to households at 150% or below of area median income (AMI). A five (5)-year land use restriction agreement has been filed in Torrance County on the subject property to ensure that all applicable lots will be sold to income qualifying households.
Repayment and Disbursement	<u>NMHTF:</u> <u>Payments</u> – Based on a 36-month construction term, the Borrower will pay the principal amount of each Draw Request attributed to each lot upon the earlier to occur of (i) upon purchase of a home by an eligible homebuyer or (ii) upon Maturity. In addition, borrower shall make monthly payments of interest only on the outstanding unpaid principal balance of the Loan, paid in arrears, at an interest rate of One Percent (1.00%) per annum, until the Maturity Date. The entire principal amount of the Loan, plus all accrued and unpaid interest, will be due and payable in full upon the Maturity Date. <u>Disbursement</u> - Multiple disbursements upon evidence of costs incurred, not more frequently than monthly.
Special Conditions	1. All loans are subject to Housing New Mexico's final underwriting for project feasibility if needed. Loan amounts may be reduced if the financing gap decreases, and/or terms (i.e., interest rate & amortization) may be revised in line with projected cash flow at closing; 2. Any changes or additions to the following development team members listed in the loan application must be approved by Housing New Mexico: developer, contractor, management company, consultant and architect; 3. Financing commitments acceptable to Housing New Mexico prior to funding on all funding sources; 4. Approval of plans/construction monitoring/draws by Housing New Mexico's Architectural Services Representative or a third party acceptable to Housing New Mexico (i.e. hired by Housing New Mexico, investor or primary construction lender) and shared with Housing New Mexico. Cost to be paid by applicant; 5. Other conditions as may be determined by staff; and 6. Subject to availability of funds.

	Additional Conditions: NMHTF 1. Loan to be in second lien position; 2. Stillbrooke Homes, Inc. and The Henry Revocable Trust must provide construction guarantees; 3. Borrower must provide evidence that (1) the project has been registered with the relevant certifying agency (i.e. to achieve Enterprise Green Building Certification) before loan closing, and (2) certification by that agency upon project completions. 4. Receipt and review of an as-is real estate appraisal report on the subject subdivision with an Loan-To-Value ratio of no more than 55%.	
Housing New Mexico Commitments to Other Projects	<u>Clearbrook Investments, Inc. (Related Entity)</u> 2025 NMHTF – Villa Encantada II – \$2,900,000 (NMHTF25220)	
Current Housing New Mexico Exposure	\$2,900,000	
Risk Factors	1. Market- Low (prior sales data for Phase I of this project paired with realtor statements and proposed appraisal absorption rates indicate a strong demand for this type of housing the subject market area) 2. Construction- Moderate (current economic and political strains continue to provide additional stress on both labor and material availability and expense) 3. Developer- Moderate (developer has extensive previous residential subdivision experience, but this will be a continuation of our first partnership with this entity) 4. Guarantor- Low (personal guarantor shows acceptable income and assets via 2022-2024 tax returns and financial statements, and they report minimal debt service as compared to assets and income) 5. General Partner/Managing Member- Moderate (see Developer) 6. Community Opposition- Low (community support for project has been proven via local government communications and data as provided by local real estate agents) 7. Financing- Low (Housing New Mexico will be the first and second lienholder and will, therefore, be more directly attached to items such as construction monitoring, on-time repayments, etc.)	
Summary & Recommendation	The proposed project presents a favorable risk profile and is recommended for approval.	
Prepared by	Joshua Howe – Development Loan Manager II	 Date March 31, 2026
Reviewed by	George Maestas – Director of Housing Development	 Date 3/31/2026

PROJECT INFORMATION SUMMARY						
Project Name		City	NC, AR, or NC/AR	Total # Units	Unit Sizes	Target AMIs
Villa Encantada II		Moriarty, NM				
Total Development Cost	\$ 21,346,362		NC	83	1,152 SQFT to 1,811 SQFT	At or Below 150% AMI
Borrowers	Stillbrooke Homes, Inc					
Management	N/A		YEAR BUILT (AR)		LIHTC ALLOC	4% or 9%
Developer	Stillbrooke Homes, Inc		N/A		N/A	N/A
			NC = New Construction AR = Acquisition/Rehab AMI = Area Median Income MR = Market Rate apartments			
NEW MEXICO HOUSING TRUST FUND (NMHTF) SINGLE FAMILY LOAN INFORMATION			NUMBER OF NMHTF UNITS:			83
Funds Available as of:	03/20/26	\$12,600,000				
	MFA Guidelines	Loan Request	EXCEPTIONS/CONDITIONS/NOTES			
Maximum Loan Amount	\$3,000,000	\$3,000,000	Vertical Construction Revolving Line of Credit			
Rates	0.0% to 5.0%	1.0%				
Loan Fees	N/A	N/A				
Maximum Loan Term	3 yr construction	3 yr construction				
Loan Amortization	N/A	Due at Maturity	Based on a 36-month construction term, the Borrower will pay the principal amount of each Draw Request attributed to each lot upon the earlier to occur of (i) upon purchase of a home by an eligible homebuyer or (ii) upon Maturity. Borrower shall make monthly payments of interest only on the outstanding unpaid principal balance of the Loan, paid in arrears, at an interest rate of One Percent (1.00%) per annum, until the Maturity Date. The entire principal amount of the Loan, plus all accrued and unpaid interest, will be due and payable in full upon the Maturity Date.			
Lien Position	Subordinate allowed	2nd	Housing NM/MFA in 1st Position as well			
Affordability Requirements	Min 5 years, Max 150% AMI	5 years, 100% of units at or below 150% AMI				
Scoring Criteria	57-112 points	84				

TOTAL DEVELOPMENT COST INFORMATION SUMMARY				
Project:	Villa Encantada II	Total	% TDC	Cost/GSF*
Acquisition Costs (land, building acquisition, & other acquisition costs)		\$ 4,565,000	21%	\$ 37.12
Construction Hard Costs		\$ 13,592,176	64%	\$ 110.54
Other Construction Costs (contractor O&P, general req, GRT, landscaping, furnishings, etc)		\$ 1,269,000	6%	\$ 10.32
Professional Services/Fees (architect, engineer, real estate legal, etc)		\$ 855,000	4%	\$ 6.95
Construction Financing Costs (interest, insurance, inspections, fees, etc)		\$ 1,065,186	5%	\$ 8.66
Permanent Financing Costs (fees, title/recording, etc)		\$ -	0%	\$ -
Other Soft Costs (tax credit fees, environmental reports, appraisals, accounting, etc)		\$ -	0%	\$ -
Syndication-Related Costs (organization, bridge loan, tax opinion, etc)		\$ -	0.0%	\$ -
Reserves (rent-up, operating, replacement, escrows, etc)		\$ -	0%	\$ -
Developer Fees (inc consultant fees)		\$ -	0%	\$ -
Total Development Costs (TDC)		\$ 21,346,362	100%	\$ 173.60
TDC w/o Land, Reserves & Commercial		\$ 21,346,362	100%	\$ 173.60

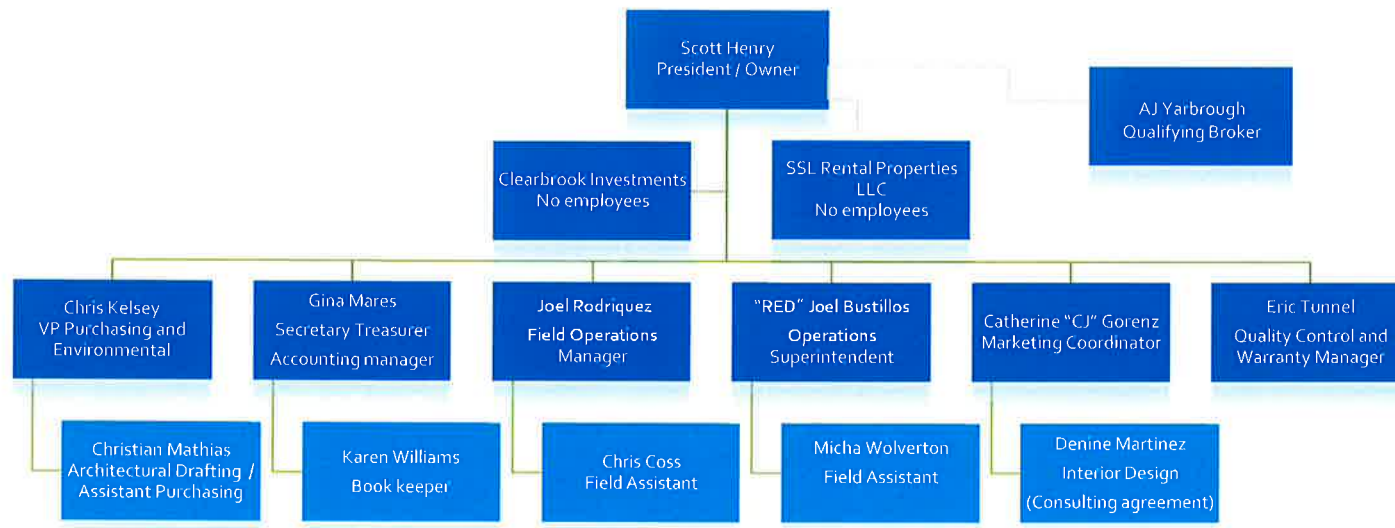
Development Cost Budget		
Villa Encantada II	Gross Sq. Footage:	122,965
Moriarty, NM	TOTAL COST	COST/GSF
ACQUISITION COSTS		
Land Acquisition	\$ -	\$ -
Building Acquisition	\$ -	\$ -
Other: Costs / Entitlements to Date of Purchase	\$ 4,565,000	\$ 37.12
SUBTOTAL	\$ 4,565,000	\$ 37.12
CONSTRUCTION HARD COSTS		
Demolition	\$ -	\$ -
Accessory Structures	\$ -	\$ -
Site Construction	\$ -	\$ -
Buildings and Structures	\$ 13,592,176	\$ 110.54
Off-Site Improvements	\$ -	\$ -
Other:		\$ -
SUBTOTAL	\$ 13,592,176	\$ 110.54
OTHER CONSTRUCTION COSTS		
Contractor Overhead	\$ 1,119,000	\$ 9.10
Contractor Profit	\$ -	\$ -
General Requirements	\$ -	\$ -
Construction Contingency	\$ 150,000	\$ 1.22
Gross Receipts Tax (GRT)	\$ -	\$ -
Landscaping	\$ -	\$ -
Furniture, Fixtures, & Equipment	\$ -	\$ -
Other:	\$ -	\$ -
SUBTOTAL	\$ 1,269,000	\$ 10.32
PROFESSIONAL SERVICES/FEEES		
Architect (Design)	\$ -	\$ -
Architect (Supervision)	\$ 125,000	\$ 1.02
Attorney (Real Estate)	\$ 5,000	\$ 0.04
Engineer/Survey	\$ 35,000	\$ 0.28
Other : Real Estate Agent	\$ 690,000	\$ 5.61
SUBTOTAL	\$ 855,000	\$ 6.95
CONSTRUCTION FINANCING COSTS		
Hazard Insurance	\$ 53,950	\$ 0.44
Liability Insurance	\$ -	\$ -
Performance Bond	\$ -	\$ -
Interest	\$ 128,000	\$ 1.04
Origination\Discount Points	\$ 146,000	\$ 1.19
Credit Enhancement	\$ -	\$ -
Inspection Fees	\$ 12,470	\$ 0.10
Title and Recording	\$ -	\$ -
Legal	\$ 5,000	\$ 0.04
Taxes	\$ 541,880	\$ 4.41

Other: Permits, Accounting, Warranty Insurance & Reserve	\$ 177,886	\$ 1.45
SUBTOTAL	\$ 1,065,186	\$ 8.66
Project: Villa Encantada II		
PERMANENT FINANCING COSTS		
Bond Premium	\$ -	\$ -
Credit Report	\$ -	\$ -
Origination\Discount Points	\$ -	\$ -
Credit Enhancement	\$ -	\$ -
Title and Recording	\$ -	\$ -
Legal	\$ -	\$ -
Cost of Bond Issuance	\$ -	\$ -
Pre-Paid MIP	\$ -	\$ -
Reserves and Escrows	\$ -	\$ -
Other:	\$ -	\$ -
SUBTOTAL	\$ -	\$ -
SOFT COSTS		
Market Study	\$ -	\$ -
Environmental	\$ -	\$ -
Tax Credit Fees	\$ -	\$ -
Appraisal	\$ -	\$ -
Hard Relocation Costs	\$ -	\$ -
Accounting/Cost Certification	\$ -	\$ -
Other:	\$ -	\$ -
SUBTOTAL	\$ -	\$ -
SYNDICATION		
Organization	\$ -	\$ -
Bridge Loan	\$ -	\$ -
Tax Opinion	\$ -	\$ -
Other:	\$ -	\$ -
SUBTOTAL	\$ -	\$ -
TDC before Dev. Fees & Reserves	\$ 21,346,362	\$ 174
RESERVES		
Rent Up	\$ -	\$ -
Operating	\$ -	\$ -
Replacement (inc. only if capitalized)	\$ -	\$ -
Escrows/Working Capital	\$ -	\$ -
Other:	\$ -	\$ -
SUBTOTAL	\$ -	\$ -
DEVELOPER FEES		
Developer Fee	\$ -	\$ -
Consultant Fee	\$ -	\$ -
SUBTOTAL	\$ -	\$ -
Total Development Cost (TDC)	\$ 21,346,362	\$ 173.60

TDC w/o Land, Reserves & Commercial	\$	21,346,362	\$	173.60
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Stillbrooke

H O M E S



3/18/2026

Tab 8

TO: Housing New Mexico | MFA Board of Directors

Through: Contracted Services – April 7, 2026

Through: Policy Committee – March 9, 2026

FROM: Shannon Tilseth & Sonja Unrau, Policy & Planning

DATE: April 15, 2026

SUBJECT: Approval of the 2026 Draft Annual Action Plan

ATTACHMENT: 2026 Draft Annual Action Plan

Recommendation:

Staff recommends approval of the draft 2026 Annual Action Plan, which includes the allocation of the Community Development Block Grant, HOME Investment Partnerships, National Housing Trust Fund, Housing Opportunities for Persons with HIV/AIDS, and Emergency Solutions Grant.

Background:

The U.S. Department of Housing and Urban Development (HUD) requires all participating and entitlement jurisdictions, including Housing New Mexico | MFA and the State of New Mexico, to produce five-year Consolidated Plans, Annual Action Plans and annual Consolidated Annual Performance and Evaluation Reports (CAPER) as requisites to receiving formula grants. These grants include Community Development Block Grant (CDBG) funds, HOME Investment Partnerships (HOME) funds, Emergency Solutions Grant (ESG) funds, Housing Opportunities for Persons with AIDS (HOPWA) funds, and Housing Trust Funds (HTF). Housing New Mexico | MFA administers HOME, ESG, HOPWA and HTF, while the New Mexico Department of Finance and Administration, Local Government Division (DFA) administers CDBG. Community Development Block Grant Disaster Recovery (CDBG-DR) funds are administered by the Department of Homeland Security & Emergency Management, specifically for disaster recovery through DFA.

The five-year Consolidated Plan that was completed last year analyzes the housing and community development needs of New Mexico citizens and sets out strategies to address priority needs. **The Annual Action Plan proposes goals for addressing those identified needs and details funding amounts for the coming program year.** The CAPER reports on the progress towards meeting those goals and strategies, along with the actual program expenditures.

HUD regulations stipulate all planning documents are due by May 15, 2025 (45 days before the beginning of the July 1 program year).

Housing New Mexico | MFA released the attached draft 2026 Annual Action Plan for 30-day public comment period beginning on April 6, 2026, followed by a public hearing on April 14.

Discussion:

The draft 2026 Annual Action Plan includes the following allocations of the HUD following formula grant programs. The National Housing Trust Fund allocation is an estimate based on the 2025 allocation since HUD has not released the 2026 allocation for that grant.

Grants	HUD Allocation	Program Income	Prior Year/Carry Forward	Total
HOME Investment Partnerships (HOME) Program	\$5,064,585.10	\$4,906,031.00	\$8,492,474.00	\$18,463,090.10
National Housing Trust Fund (HTF)	\$3,134,373.20	\$2,562.04	\$0	\$3,136,935.24
Housing Opportunities for Persons with HIV/AIDS (HOPWA)	\$1,566,019.00	\$0	\$0	\$1,566,019.00
Emergency Solutions Grant (ESG)	\$1,203,227.00	\$0	\$0	\$1,203,227.00
Community Development Block Grant (CDBG) (DFA program)	\$10,845,396.00	\$0	\$0	\$10,845,396.00
Community Development Block Grant Disaster Relief - CDBG-DR (DFA program)	\$4,131,000.00	\$0	\$0	\$4,131,000.00
Total	\$25,944,600.30	\$4,908,593.04	\$8,492,474.00	\$39,345,667.34

Funding from these grants may be allocated to the following goals established in the 2025-2029 Consolidated Plan:

- 1. Public Facilities and Infrastructure**
 - Expand/Improve Public Infrastructure & Facilities
- 2. Preserve and Develop Affordable Housing**
 - Rehabilitate Owner-Occupied Housing
 - Develop Affordable Rental Housing
 - Develop Housing for Vulnerable Populations
 - Address Unmet Needs – 2022 Wildfires/Flooding
- 3. Housing Assistance for Vulnerable Populations**
 - Provide Assistance to Reduce Homelessness
 - Provide Assistance to Shelters
 - Provide Housing Assistance to Persons with HIV/AIDS
- 4. Effective Program Management**

The chart below lists the estimated funding allocations by program across goals:

Goals	HOME	HTF	HOPWA	ESG	CDBG (DFA Program)	CDBG-DR (DFA Program)	Total
1A. Expand/Improve Public Infrastructure/Facilities					\$10,420,034.12		\$10,420,034.12
2A. Rehabilitate Owner-Occupied Housing	\$6,006,497.00						\$6,006,497.00
2C. Develop Affordable Rental Housing	\$11,498,170.10						\$11,498,170.10
2D. Develop Housing for Vulnerable Populations		\$3,006,935.19					\$3,006,935.19
2E. Address Unmet Needs 2022 Wildfires/Flooding						\$4,131,000.00	\$4,131,000.00
3A. Provide Assistance to Reduce Homelessness				\$435,256.90			\$435,256.90
3B. Provide Assistance for Shelters				\$677,728.07			\$677,728.07
3C. Provide Housing Assistance Persons w/ HIV/AIDS			\$1,412,705.74				\$1,412,705.74
4A. Effective Program Management	\$963,423.00	\$130,000.05	\$153,313.26	\$90,242.03	\$425,361.88		\$1,762,340.22
Total	\$18,463,191.10	\$3,136,935.24	\$1,566,019.00	\$1,203,227.00	\$10,845,396.00	\$4,131,000.00	\$39,345,667.34

Summary:

Staff recommend approval of the draft 2026 Annual Action Plan, which includes the allocations of the Community Development Block Grant, HOME Investment Partnerships, National Housing Trust Fund, Housing Opportunities for Persons with HIV/AIDS, and Emergency Solutions Grant.

TO: Housing New Mexico | MFA Board of Directors

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Background:

The U.S. Department of Housing and Urban Development (HUD) requires all participating and entitlement jurisdictions, including Housing New Mexico | MFA and the State of New Mexico, to produce five-year Consolidated Plans, Annual Action Plans and annual Consolidated Annual Performance and Evaluation Reports (CAPER) as requisites to receiving formula grants. These grants include Community Development Block Grant (CDBG) funds, HOME Investment Partnerships (HOME) funds, Emergency Solutions Grant (ESG) funds, Housing Opportunities for Persons with AIDS (HOPWA) funds, and Housing Trust Funds (HTF). Housing New Mexico | MFA administers HOME, ESG, HOPWA and HTF, while the New Mexico Department of Finance and Administration, Local Government Division (DFA) administers CDBG. Community Development Block Grant Disaster Recovery (CDBG-DR) funds are administered by the Department of Homeland Security & Emergency Management, specifically for disaster recovery through DFA.

The five-year Consolidated Plan that was completed last year analyzes the housing and community development needs of New Mexico citizens and sets out strategies to address priority needs. **The Annual Action Plan proposes goals for addressing those identified needs and details funding amounts for the coming program year.** The CAPER reports on the progress towards meeting those goals and strategies, along with the actual program expenditures.

HUD regulations stipulate all planning documents are due by May 15, 2025 (45 days before the beginning of the July 1 program year).

Housing New Mexico | MFA released the attached draft 2026 Annual Action Plan for 30-day public comment period beginning on April 6, 2026, followed by a public hearing on April 14.

Discussion:

The draft 2026 Annual Action Plan includes the following allocations of the HUD following formula grant programs. The National Housing Trust Fund allocation is an estimate based on the 2025 allocation since HUD has not released the 2026 allocation for that grant.

~~In January 2026 the HUD 2026 budget was enacted, however, HUD had not since published program level award allocations. Thus, the allocations presented in the Draft 2026 Annual Action Plan are based on last year's amounts. The actual awards allocations are expected to remain consistent or increase slightly, from the 2025 level. Once HUD releases the actual allocations, the allocation will be adjusted proportionally, using the actual award amounts.~~

Grants	HUD Allocation	Program Income	Prior Year/Carry Forward	Total
HOME Investment Partnerships (HOME) Program	\$5,046,613,585. 010	\$4,906,031.00	\$8,492,474.00	\$18,464,118,090 .010
National Housing Trust Fund (HTF)	\$3,134,373.20	\$2,562.04	\$0	\$3,136,935.24
Housing Opportunities for Persons with HIV/AIDS (HOPWA)	\$1,383,566,431,01 9.00	\$0	\$0	\$1,383,566,431,01 9.00
Emergency Solutions Grant (ESG)	\$11,199,203,092,2 27.00	\$0	\$0	\$1,199,203,092,2 7.00
Community Development Block Grant (CDBG) (DFA program)	\$10,946,845,097,3 96.00	\$0	\$0	\$10,946,845,097,3 96.00
Community Development Block Grant Disaster Relief - CDBG-DR (DFA program)	\$4,131,000.00	\$0	\$0	\$4,131,000.00
Total	\$25,838,944,606,0 .230	\$4,908,593.04	\$8,492,474.00	\$39,239,345,673,6 7.234

Funding from these grants may be allocated to the following goals established in the 2025-2029 Consolidated Plan:

1. **Public Facilities and Infrastructure**
 - Expand/Improve Public Infrastructure & Facilities
2. **Preserve and Develop Affordable Housing**
 - Rehabilitate Owner-Occupied Housing
 - Develop Affordable Rental Housing
 - Develop Housing for Vulnerable Populations
 - Address Unmet Needs – 2022 Wildfires/Flooding

3. Housing Assistance for Vulnerable Populations

- Provide Assistance to Reduce Homelessness
- Provide Assistance to Shelters
- Provide Housing Assistance to Persons with HIV/AIDS

4. Effective Program Management

The chart below lists the estimated funding allocations by program across goals:

Goals	HOME	HTF	HOPWA	ESG	CDBG (DFA Program)	CDBG-DR (DFA Program)	Total
1A. Expand/Improve Public Infrastructure/Facilities					\$10,518,420.17 5034.0012		\$10,518,420.175034.0129
2A. Rehabilitate Owner-Occupied Housing	\$6,0096,00049 7.00						\$6,0096,000497.00
2C. Develop Affordable Rental Housing	\$11,484,98,692 170.010						\$11,484,98,692170.010
2D. Develop Housing for Vulnerable Populations		\$3,006,935.19					\$3,006,935.19
2E. Address Unmet Needs 2022 Wildfires/Flooding						\$4,131,000.00	\$4,131,000.00
3A. Provide Assistance to Reduce Homelessness				\$4345,433256 .090			\$4345,433256.090
3B. Provide Assistance for Shelters				\$677,728.097			\$677,728.097
3C. Provide Housing Assistance Persons w/ HIV/AIDS			\$1,341,92841 2,705.0074				\$1,341,92841.0074
4A. Effective Program Management	\$9643,4236.00	\$130,000.05	\$44153,50313 .0026	\$89,93190.24 2.003	\$4275,922361. 0088		\$1,650762,782340. 0522
Total	\$18,4463,1189 1.010	\$3,136,935.24	\$1,383566,43 4019.00	\$1,199203,09 2227.00	\$10,946845,09 7396.00	\$4,131,000.00	\$39,239345,67367. 234

Summary:

Staff recommend approval of the draft 2026 Annual Action Plan, which includes the allocations of the Community Development Block Grant, HOME Investment Partnerships, National Housing Trust Fund, Housing Opportunities for Persons with HIV/AIDS, and Emergency Solutions Grant.



DRAFT

2026 Annual Action Plan

Housing New Mexico | MFA

&

New Mexico Department of Finance and Administration



Alternative accessible formats of this document will be provided upon request. If you need this document in an alternative format such as large print, Braille or audiotape, please contact Shannon Tilseth at Housing New Mexico | MFA at:

Phone: 505-767-2266

Instate Toll Free: 1-800-444-6880

Fax: 505-243-3289

Dial 7-1-1 to use Hamilton Relay in New Mexico or call one of the toll-free numbers below:

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)

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Executive Summary

AP-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

1. Introduction

In 1994, the U.S. Department of Housing and Urban Development (HUD) issued new rules consolidating the planning, application, reporting and citizen participation processes for four formula grant programs: Community Development Block Grants (CDBG), HOME Investment Partnerships (HOME), Emergency Solutions Grants (ESG) and Housing Opportunities for Persons with AIDS (HOPWA). The new single-planning process was intended to more comprehensively fulfill three basic goals: to provide decent housing, to provide a suitable living environment and to expand economic opportunities. It was termed the Consolidated Plan for Housing and Community Development.

The Consolidated Plan is designed to be a collaborative process whereby a community establishes a unified vision for housing and community development actions. It offers communities the opportunity to shape these housing and community development programs into effective and coordinated neighborhood and community development strategies. It also allows for strategic planning and citizen participation to occur in a comprehensive context, thereby reducing duplication of effort. The term "entitlement area" refers to cities and counties that, because of their size, are able to receive federal funding directly. These areas must complete a Consolidated Plan separately from the State's to receive funding. For purposes of this report, non-entitlement refers to cities and towns that do not file Consolidated Plans individually and are not able to receive funding from the HUD programs directly. Entitlement areas receiving funding not covered by the New Mexico Consolidated Plan are City of Albuquerque, City of Las Cruces, City of Santa Fe, City of Farmington and City of Rio Rancho. Individuals wishing to contribute to the consolidated planning process in these areas should contact housing and community development specialists in these cities.

As the lead agency for the Consolidated Plan, the Housing New Mexico|MFA hereby follows HUD's guidelines for citizen and community involvement. Furthermore, it is responsible for overseeing these citizen participation requirements, including those that accompany the Consolidated Plan and CDBG, HOME, HOPWA, ESG and Housing Trust Fund (HTF) programs, as well as those that complement the Housing New Mexico|MFA planning processes already at work in the State. Housing New Mexico|MFA administers HOME, ESG, HOPWA and HTF programs. The New Mexico Department of Finance and Administration, Infrastructure Division (DFA), administers CDBG programs and is responsible for overseeing the communities meet all CDBG citizen participation requirements.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The following list presents the overriding strategies and goals of the Housing New Mexico | MFA Five-Year Consolidated Plan for Housing and Community Development, including selected performance criteria associated with each strategy and goal. Furthermore, there may be a need to direct such housing resources by using project selection criteria, which may be updated annually, based upon year-to-year need and local circumstances.

Strategies the State will pursue over the next five years are as follows:

1. Expand the supply of quality affordable housing, including financing multifamily rental new construction;
2. Increase opportunities for homeownership, including financing new construction of single-family homes and providing financial assistance to prospective buyers of those homes;
3. Preserve the State's existing affordable housing stock, including providing resources for owner-occupied homeowner housing rehabilitation and financing multifamily rental acquisition and rehabilitation;
4. Provide housing for special needs populations, including encouraging the development of special needs housing with services, expanding housing opportunities and access for special needs populations and funding non-profit entities providing housing and related services for persons living with HIV/AIDS;
5. Address immediate needs of persons experiencing homelessness through housing assistance and assistance to shelters and reduce the incidence of homelessness by increasing the level and range of services provided to persons experiencing homelessness and persons at risk of homelessness and increasing the number of available living environments, especially permanent housing situations, for persons who have been homeless or are at risk of homelessness;
6. Enhance the quality of life for New Mexicans by providing funding for public infrastructure improvements such as projects relating to water, wastewater, sewer systems, roadways, storm drainage, public facilities and housing in non-entitlement communities, with a set-aside for Colonias;
7. Provide assistance to non-entitlement communities to plan and prepare for infrastructure projects by funding planning grants that include comprehensive, asset management and related plans; and

Enhance economic development activities in non-entitlement communities to create new, permanent jobs for New Mexicans.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Housing New Mexico | MFA and DFA's evaluations of past performance on CDBG, HOME, ESG, HOPWA and HTF have been completed in annual Consolidated Annual Performance and Evaluation Reports (CAPER); the most recent of which was accepted and approved by HUD in December 2025. Each CAPER

states the objectives and outcomes identified in each Annual Action Plan and includes an evaluation of past performance through measurable goals and objectives compared to actual performance.

Housing New Mexico|MFA analyzes housing, low-income areas, and community needs of NM citizens to determine project funding estimates for the upcoming years to include past performance and impediments. The CAPER reports Housing New Mexico|MFA and DFA's progress on meeting the outcomes and measures. The past CAPER shows targets on track to meet priority needs for the selected areas and projects based on need and study analytics.

The 2025 CAPER along with previous reports can be found on the Housing New Mexico|MFA website at: <https://housingnm.org/resources/plans-and-reports/caper>. Housing New Mexico|MFA and DFA are on target to meet or exceed set goals. The 2026 CAPER will be compiled in July 2026 and submitted in September 2026. Any evaluation findings will be added as considerations to goals and projects for 2027 Annual Action Plan.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Citizen participation and consultation for this plan began with a review of New Mexico's past Citizen Participation Plan which sought to broaden participation. The State identified methods of additional participation and clarified existing consultation processes. Those methods and activities were a key part of the Consolidated Plan's preparation. The current citizen participation plan is attached in the grantee unique appendices. The public notice was published in local newspapers throughout the State to reach metro and rural areas. In addition the notice was posted on the Housing New Mexico|MFA and DFA's websites and available in a variety of formats.

A 30-day public comment period was held from April 6, 2026, to May 6, 2026, during which citizens were invited to comment on a draft of Annual Action Plan.

The citizen participation process was conducted with final FY 2025 allocations for CDBG, HOME, ESG, and HOPWA programs. HTF is an estimate based on funding amounts from prior year allocation. The proposed budget will be proportionally increased or decreased from estimated funding levels to match actual allocation amounts. Once the final HTF allocation is made, the State will adjust funding amounts accordingly. This will not require a substantial amendment.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Consolidated Plan.

The State of New Mexico has adopted its HUD approved Citizen Participation Plan (CPP) as per 24 CFR 91.105, which sets forth the State's policies and procedures for citizen participation in the Consolidated Plan and first year 2025 Annual Action Plan. The CPP provides details for public notice for all meetings and the various stages of Consolidated Plan development, public hearings before the citizens of New Mexico, accommodations for persons with disabilities, and the conduct of public review of draft

documents. Adhering closely to the CPP, the State held a public comment period and public hearing. Details of these outreach efforts are provided below:

PUBLIC COMMENT PERIOD:

A public comment period was held starting on June 23, 2025, to July 24, 2025. The draft 2025-2029 Consolidated Plan and 2025 Annual Action Plan were available on MFA's website at:

<https://housingnm.org/resources/plans-and-reports/nm-consolidated-plan> and at DFA's website at http://www.nmdfa.state.nm.us/Local_Government.aspx.

Printed copies were also available at no charge at the Housing New Mexico|MFA office at 7425 Jefferson St. NE, Albuquerque, NM 87109 and at DFA's office at 407 Galisteo Street, Santa Fe, NM 87501. Written comments and/or questions could be directed to Shannon Tilseth by phone: (505) 843-6880 or toll free 1-800-444-6880; fax: (505)243-3289; email: stilseth@housingnm.org; or mail: Housing New Mexico|MFA, 7425 Jefferson St. NE, Albuquerque, NM 87109.

PUBLIC HEARING: A public hearing was held to discuss the proposed 2025-2029 Consolidated Plan and PY 2025 AAP. The hearing was held at the New Mexico Mortgage Finance Authority (MFA) 7425 Jefferson St. NE Albuquerque, NM 87109 on July 8, 2025, at 10:00 a.m. Members of the public were welcome to attend and provide comments.

PUBLIC MEETINGS: The State held a series of public meetings with citizens and community stakeholders to present background information on the grant programs, solicit feedback, give citizens an opportunity to take surveys, and provide answers to general questions about the program. These meetings were summarized in the PR-15.

COMMUNITY & STAKEHOLDER SURVEYS:

Community Survey Link: <https://www.research.net/r/NM-Community-Survey>

Stakeholder Survey Link: <https://www.research.net/r/NM-Stakeholder-Survey>

6. Summary of comments or views not accepted and the reasons for not accepting them.

There were no public comments received either written or verbal at the public hearing. The one participant indicated he was in attendance to gain knowledge to assist with advocacy.

7. Summary

The Annual Action Plan provides residents of New Mexico with a comprehensive review of housing and community development needs within New Mexico, an opportunity to provide perspectives on those needs and an understanding of the State's five-year plan for addressing those needs. Through a citizen participation process that included stakeholders and multiple community outreach efforts, Housing New Mexico|MFA used community feedback to shape strategies that focus on affordable and special needs

housing, assistance for those experiencing homelessness and infrastructure improvements. Any comments received through this process are summarized in the Citizen Participation Section.

PR-05 Lead & Responsible Agencies – 91.300(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Action Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	New Mexico	Housing New Mexico MFA Policy & Planning Department
CDBG Administrator	New Mexico	State of New Mexico Department of Finance and Administration Infrastructure Division
CDBG-CV Administrator	New Mexico	State of New Mexico Department of Homeland Security and Emergency Management.
HOPWA Administrator	New Mexico	Housing New Mexico MFA Community Development Department
HOME Administrator	New Mexico	Housing New Mexico MFA Housing Development Dept. & Community Development Department
ESG Administrator	New Mexico	Housing New Mexico MFA Community Development Department
HTF Administrator	New Mexico	Housing New Mexico MFA Housing Development Department

Narrative

The lead agency for preparing the 2026 Action Plan was the Housing New Mexico | MFA Policy and Planning Department.

New Mexico will meet its responsibility to provide decent and affordable housing and aid in the development of viable communities with suitable living environments and expanded economic and community development opportunities. This will be done with the help and support of a network of public institutions, nonprofit organizations and private industries. For example, Housing New Mexico | MFA partners with the Department of Finance and Administration (DFA), and DFA provides CDBG funding on projects involving housing. The Department of Homeland Security & Emergency Management administers the CDBG-DR program. The State is fortunate to have a strong relationship with valuable service agencies.

Housing New Mexico | MFA also works to instill capacity for strong housing and community development across the State through funding initiatives, outreach, training and other capacity building endeavors.

Consolidated Plan Public Contact Information

Shannon Tilseth, Compliance Reporting Specialist

Housing New Mexico | MFA
Policy and Planning
7425 Jefferson Street NE, Albuquerque, NM 87109
Email: stilseth@housingnm.org
Direct: 505-767-2266

AP-10 Consultation – 91.110, 91.300(b);91.315(l)

Introduction

As part of the process the Housing New Mexico | MFA and Department of Finance and Administration, Infrastructure Division, (DFA) must consult with a wide variety of organizations in order to gain understanding of the housing and community development process. This Action Plan and planning process represents a collective effort from a broad array of entities in New Mexico, ranging from governmental officials, advocacy groups, social service providers and economic development organizations. Private, non-profit and public organization representatives, including agencies that provide assistance and public housing; agencies with expertise regarding lead-based paint hazards; local governments; Continuum of Care organizations; public and private agencies addressing low-income, homeless or special needs populations; publicly funded institutions that may discharge persons into homelessness; agencies that bridge the digital divide for the State's most vulnerable residents; hazard mitigation and emergency management agencies and government departments; business and civic leaders were contacted through several means, such as e-mail correspondence, online surveys and face-to-face interactions. These stakeholders were solicited to discuss housing and community development needs in New Mexico, including the ranking of needs and activities that Housing New Mexico | MFA and DFA might consider to better address needs throughout the State. Further, individuals were asked to provide additional insight into prospective barriers and constraints in addressing housing and community development needs in New Mexico.

Provide a concise summary of the state's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

Housing New Mexico | MFA and DFA actively enhance coordination between public and assisted housing providers, private entities, and governmental health, mental health, and service agencies. Ongoing relationships with housing providers are fostered through initiatives such as the Landlord Engagement Outreach activities, which support housing development efforts.

As part of the planning process, Housing New Mexico | MFA and DFA consulted with social services organizations that provide assistance to individuals facing health and mental health challenges, including the New Mexico Coalition to End Homelessness (NMCEH) Continuum of Care (CoC). Three focus groups were held where affordable housing topics were highlighted, and feedback gathered from affordable housing industry participants. These discussions included considerations for coordinating both health and housing needs for vulnerable populations. Additionally, the New Mexico Department of Corrections Probation and Parole held a remote session that invited participation from individuals in State custody to identify housing needs upon release. Finally, through surveys and stakeholder interviews, a wide range of housing and health providers were consulted.

Through the NMCEH CoC, cities in New Mexico collaborate with mental health providers, homeless shelters, service providers, and governmental agencies to assist homeless individuals and families. Municipalities also engage in coalitions such as the New Mexico Interagency Council on Homelessness, working to address broader housing and service needs. Initiatives like integrated workforce development programs partner with organizations such as Heading Home, Roadrunner Food Bank, and faith-based groups to address homelessness. These programs provide workforce opportunities, navigation services, and support through day relief centers offering hygiene services, meals, and respite.

To bridge the digital divide, municipalities in New Mexico work with high-speed internet providers to serve low- and moderate-income households. Ensuring affordable internet access aligns with statewide goals of enhancing the quality of life for underserved communities and expanding access to education and employment opportunities.

Cities in New Mexico collaborate with agencies focused on emergency preparedness, climate change, and hazard mitigation. In partnership with the New Mexico Department of Homeland Security and Emergency Management (NMDHSEM), municipalities support streamlined disaster response and recovery efforts. They also work with the New Mexico Environment Department (NMED) and the New Mexico Department of Health to monitor and improve air quality while addressing climate change impacts.

To manage flood risks and water resources exacerbated by climate change, municipalities partner with the New Mexico Office of the State Engineer and local water conservation districts. Hazard mitigation and emergency preparedness efforts are further supported through collaboration with the New Mexico Department of Homeland Security and Emergency Management and the New Mexico National Guard. These partnerships strengthen resilience to natural disasters and extreme weather events while supporting sustainable development and housing initiatives.

Provide a concise summary of the state's activities to enhance coordination with local jurisdictions serving Colonias and organizations working with Colonias Communities.

See above. Citizen participation efforts included outreach to the Colonias.

Describe the coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

New Mexico is served by two Continuums of Care (CoCs): Albuquerque CoC, which serves the City of Albuquerque, and the Balance of State CoC, which serves the rest of the State. The New Mexico Coalition to End Homelessness (NMCEH) coordinates both CoCs. Housing New Mexico|MFA is a member of each CoCs governing board and works with the CoCs in planning, policies and procedures related to CoC activities.

Housing New Mexico|MFA also works closely with NMCEH in the coordination of other efforts to address the needs of individuals and families who are experiencing homelessness or are at risk of homelessness. In addition to administering both CoCs in New Mexico, NMCEH offers training and technical assistance to nonprofit agencies and other groups in New Mexico, partners with other

organizations to create supportive housing, manages New Mexico Homeless Management Information System (HMIS), the statewide coordinated entry system and is engaged in campaigns at the state and local levels to end homelessness. Housing New Mexico|MFA provides support for activities undertaken by NMCEH through financial commitments, such as resources from general fund and in-kind contributions, such as meeting facilities and technical assistance to its members. Further, as part of the consolidated planning process, Housing New Mexico|MFA worked with New Mexico Department of Corrections Probation and Parole to gather input from individuals in State custody regarding housing needs upon release.

New Mexico Coalition to End Homelessness (NMCEH) administers a Coordinated Entry System (CES), which is a process where people experiencing homelessness can access quick and streamlined services, and have their needs promptly assessed and connected to appropriate and situation-specific housing services. The CES system prioritized individuals and families experiencing homelessness based on their vulnerability, measured by a VI-SPDAT assessment in order to quickly and effectively provide assistance. The CES can be accessed by email at coordinatedentry@nmceh.org. For more information about CES and a list of access points, see link: <https://www.nmceh.org/coordinated-entry-system>.

Describe consultation with the Continuum(s) of Care that serves the state in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS.

Housing New Mexico|MFA is a member of the governing boards of both CoCs in New Mexico and receives input from CoC staff and member agencies regarding allocation priorities, performance standards and outcome measures for ESG funds.

Housing New Mexico|MFA is a member of the HMIS Governing Committee, which includes representation from NMCEH and several HMIS user agencies. This committee meets quarterly to address all issues related to HMIS administration in the State and works with the CoCs to: (1) review, revise and approve a privacy plan, security plan and data quality plan for HMIS; (2) ensure consistent participation of recipients and subrecipients in HMIS; and (3) ensure HMIS is administered in compliance with HUD requirements.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the states consultations with housing, social service agencies and other entities.

1	Agency/Group/Organization	New Mexico Coalition to End Homelessness
	Agency/Group/Organization Type	Services-homeless Civic Leaders

	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Market Analysis HMIS Coordinator
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted by responding to online stakeholder survey which helped to shape priority needs and strategies.
2	Agency/Group/Organization	The Springer Housing Authority
	Agency/Group/Organization Type	Housing PHA Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Housing and Social Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted by responding to online stakeholder survey which helped to shape priority needs and strategies.
3	Agency/Group/Organization	Center of Protective Environment (COPE)
	Agency/Group/Organization Type	Services-Elderly Persons Services-Victims of Domestic Violence Services-Education Services - Victims Publicly Funded Institution/System of Care
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted by responding to online stakeholder survey which helped to shape priority needs and strategies.

4	Agency/Group/Organization	ICAST
	Agency/Group/Organization Type	Multifamily Weatherization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted by responding to online stakeholder survey which helped to shape priority needs and strategies.
5	Agency/Group/Organization	The Housing Trust
	Agency/Group/Organization Type	Services-Education Housing-Counseling
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Housing and Social Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted by responding to online stakeholder survey which helped to shape priority needs and strategies.
6	Agency/Group/Organization	Santa Fe Community Housing Trust
	Agency/Group/Organization Type	Service-Fair Housing Housing Counseling, Community Agency/Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Housing and Social Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted by responding to online stakeholder survey which helped to shape priority needs and strategies.
7	Agency/Group/Organization	Haven House, Inc.
	Agency/Group/Organization Type	Services-Children Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Housing and Social Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted by responding to online stakeholder survey which helped to shape priority needs and strategies.
8	Agency/Group/Organization	Eddy County New Mexico
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted by responding to online stakeholder survey which helped to shape priority needs and strategies.
9	Agency/Group/Organization	South Central Regional Transit District
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Transit
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted by responding to online stakeholder survey which helped to shape priority needs and strategies.
10	Agency/Group/Organization	City of Carlsbad
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted by responding to online stakeholder survey which helped to shape priority needs and strategies.
11	Agency/Group/Organization	Habit for Humanity of Espanola Valley
	Agency/Group/Organization Type	Housing Services - Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted by responding to online stakeholder survey which helped to shape priority needs and strategies.
12	Agency/Group/Organization	New Mexico Department of Finance and Administration
	Agency/Group/Organization Type	Other government - State Planning organization Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Economic Development Colonias Set-aside Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted by responding to online stakeholder survey which helped to shape priority needs and strategies.
13	Agency/Group/Organization	Assurance Home Inc
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted by responding to online stakeholder survey which helped to shape priority needs and strategies.
14	Agency/Group/Organization	Community Against Violence
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted by responding to online stakeholder survey which helped to shape priority needs and strategies.
15	Agency/Group/Organization	Enlace Comunitario
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted by responding to online stakeholder survey which helped to shape priority needs and strategies.
16	Agency/Group/Organization	JL Gray Company
	Agency/Group/Organization Type	Housing Services-Elderly Persons Services-Persons with Disabilities Multi-family Development
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted by responding to online stakeholder survey which helped to shape priority needs and strategies.

17	Agency/Group/Organization	San Juan County Partnership
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted by responding to online stakeholder survey which helped to shape priority needs and strategies.
18	Agency/Group/Organization	Mesilla Valley Community of Hope
	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	Supportive Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted by responding to online stakeholder survey which helped to shape priority needs and strategies.
19	Agency/Group/Organization	Eastern Regional Housing Authority
	Agency/Group/Organization Type	Housing PHA Regional organization Persons, low income living in CDBG purposed area
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis Housing and Social Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted by responding to online stakeholder survey which helped to shape priority needs and strategies.
20	Agency/Group/Organization	El Camino Real Housing Authority
	Agency/Group/Organization Type	Housing PHA Persons, low income living in CDBG purposed areas

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis Housing and Social Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted by responding to online stakeholder survey which helped to shape priority needs and strategies.
21	Agency/Group/Organization	Pueblo of Acoma Housing Authority
	Agency/Group/Organization Type	Housing PHA Persons, low income living in CDGB purposed areas
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted by responding to online stakeholder survey which helped to shape priority needs and strategies.
22	Agency/Group/Organization	New Mexico Department of Health
	Agency/Group/Organization Type	Services-Health Health Agency Child Welfare Agency Publicly Funded Institution/System of Care Other government - State
	What section of the Plan was addressed by Consultation?	Lead-based Paint Strategy Colonias Set-aside Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted by responding to online stakeholder survey which helped to shape priority needs and strategies.

23	Agency/Group/Organization	New Mexico Department of Homeland Security & Emergency Management
	Agency/Group/Organization Type	Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Agency - Emergency Management Other government - State Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	DHSEM works to protect the people of New Mexico and the nation through a comprehensive and coordinated program of mitigating hazards, preparing for emergencies, preventing attacks, and recovering from disasters regardless of cause. The State consulted the DHSEM department 2023 State Hazard Mitigation Plan to inform the risk for wildfires, floods, thunderstorms, and drought in New Mexico.
24	Agency/Group/Organization	New Mexico Department of Information Technology
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide Other government - State
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Department of Information Technology was consulted on the broadband access and high-speed internet provider availability in the state. Maps were provided for the market analysis of the plan.

Identify any Agency Types not consulted and provide rationale for not consulting.

No organizations were intentionally left out of the public participation process. All comments and views were accepted and welcomed.

Describe other local/regional/state/federal planning efforts considered when preparing the Plan.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	New Mexico Coalition to End Homelessness	This plan incorporates COC goals and strategies to reduce homelessness.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
2023 New Mexico Affordable Housing Needs Assessment	Housing New Mexico MFA	This report investigates housing needs in New Mexico.
New Mexico Housing Strategy	Housing New Mexico MFA	This report is the first step in bringing together leaders from across the housing continuum to look at challenges and propose actionable strategies.
New Mexico Fair Housing Action Plan	Housing New Mexico MFA	This Plan recommends actions to build on existing public policies and programs and offer new or expanded actions to stimulate residential investments and increase the supply of affordable housing in the state.
New Mexico 2023 State Hazard Mitigation Plan	NM Dept. of Homeland Security & Emergency Management	The 2023 State Hazard Mitigation Plan identified high risk for wildfires, floods, thunderstorms, and drought.

Narrative (optional):

N/A

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal setting.

Housing New Mexico | MFA and the Department of Finance and Administration, Infrastructure Division (DFA) held a public comment period on the 2026 Annual Action Plan Draft. A thirty-day public comment period began on April 6, 2026, and ended on May 6, 2026, with a hybrid (virtual/in person) public hearing held on April 14, 2026, at 10:00 a.m. The 2026 Annual Action Plan is the second annual implementation plan under the State of New Mexico 2025-2029 Consolidated Plan for Housing and Community Development.

The notice was published in statewide newspapers to include metro and rural areas in English and Spanish. In addition, the notice and draft document was posted on Housing New Mexico | MFA and DFA websites and available for download in a variety of formats to enhance public outreach and encourage participation. The virtual and in-person public hearing is to allow for enhanced participation for those who can attend based on proximity location or those throughout the state can log in virtually. To further enhance participation Housing New Mexico | MFA accepted written comments by email or mail for those who do not have access to virtual platforms for verbal comments or prefer alternative communication methods.

In attendance were Housing New Mexico|MFA and DFA employees. There were no public participants for the hearing thus no verbal public comments. Housing New Mexico|MFA would accept any further comments.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Hearing	Minorities Non-English Speaking (Spanish) Persons with disabilities Non-targeted/broad community Residents and Public Assisted Housing				
2	Newspaper Ads	Minorities Non-English Speaking (Spanish) Non-targeted/broad community				
3	Website – Housing New Mexico & DFA	Non-English Speaking (Spanish) Non-targeted/broad community Interested parties				

SP-10 Geographic Priorities – 91.315 (a)(1)

Geographic Area

1	Area Name:	Low/Mod Block Group Tracts
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Other
	Other Revital Description:	Other
	Identify the neighborhood boundaries for this target area.	Low/Mod Block Group Tracts located within the boundaries of the State of New Mexico (excluding Entitlement Cities). A low/mod block group tract is defined by HUD as an area that is primarily residential and where at least 51 percent of the residents are low- and moderate-income persons.
	Include specific housing and commercial characteristics of this target area.	A large portion of the housing stock is old in Non-Entitlement City areas as approximately 43% of all owner-occupied units and 51% of renter-occupied were built before 1980 (Source: 2018-2022 ACS). These housing units will naturally have higher concentrations of deferred maintenance, deteriorating conditions and a greater risk of lead-based paint hazards.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The State consulted with a wide variety of agencies, organizations, and service providers to identify local housing and community development needs. Needs were determined through meetings with various stakeholder organizations and citizens throughout the State, as well as a public survey that was made available online. A public hearing and public comment period were given to allow citizens an opportunity to review and comment on the plan.

	Identify the needs in this target area.	Housing, public improvements, supportive services for special needs and addressing homelessness. There is a need to expand and improve public infrastructure as well as improve access to public facilities in the State Non-Entitlement City areas. Public infrastructure expansion and improvements in low/mod areas will revitalize areas that are underserved and invite other investments into the area. ADA improvements to public infrastructure will create access to special needs populations such as the elderly and persons with a disability. Public facilities are necessary in order to create a safer and more suitable living environment, particularly for low and moderate-income persons. Affordable housing development and preservation is one of the highest needs in the State. As reported in the NA-10, cost burden is one biggest housing issue in New Mexico. As the housing is very old, maintaining the affordable housing stock is also a priority. Homeless prevention and services for the homeless are a priority in New Mexico. According to the most recent 2023 PIT count, the Balance of State reports that there are 1,075 homeless households in the CoC area, and 565 are unsheltered. Within these households, there are 561 persons that are chronically homeless.
	What are the opportunities for improvement in this target area?	Investment towards Low/Mod Block Group Tracts and low and moderate-income persons will improve the quality of life for citizens in Non-Entitlement City Areas within the State of New Mexico.
	Are there barriers to improvement in this target area?	Lack of administrative capacity and financial resources serve as common barriers to improving low/mod tracts. Due to the size of the service area, investments must be prioritized annually.
2	Area Name:	COLONIAS NEIGHBORHOOD
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Other
	Other Revital Description:	Infrastructure improvements, economic development, housing and planning.

Identify the neighborhood boundaries for this target area.	The U.S. Department of Housing and Urban Development (HUD) defines Colonias as rural communities in close proximity to the U.S-Mexico border, lacking access to basic services such as water, sewer, or housing. Communities must be designated Colonias and be within 150 miles of the U.S./Mexico border. A goal of at least ten percent of regular CDBG funds will be set aside for the Colonias communities.
Include specific housing and commercial characteristics of this target area.	Housing and commercial activities in these communities are generally underserved. Fluctuations in transitory residents are due to the volatility of the oil and gas industry and other economic factors.
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Although the need for housing and infrastructure is commonplace in Colonias, consultations and citizen participation confirmed these needs. A public hearing and public comment period were given to allow citizens an opportunity to review and comment on the plan.
Identify the needs in this target area.	Housing, public improvements, supportive services for special needs and addressing homelessness. There is a need to expand and improve public infrastructure as well as improve access to public facilities in the State Non-Entitlement City areas. Public infrastructure expansion and improvements in low/mod areas will revitalize areas that are underserved and invite other investments into the area. ADA improvements to public infrastructure will create access to special needs populations such as the elderly and persons with a disability. Public facilities are necessary in order to create a safer and more suitable living environment, particularly for low and moderate-income persons. Affordable housing development and preservation is one of the highest needs in the State. As reported in the NA-10, cost burden is one biggest housing issue in New Mexico. As the housing is very old, maintaining the affordable housing stock is also a priority. Homeless prevention and services for the homeless are a priority in New Mexico. According to the most recent 2023 PIT count, the Balance of State reports that there are 1,075 homeless households in the CoC area, and 565 are unsheltered. Within these households, there are 561 persons that are chronically homeless.
What are the opportunities for improvement in this target area?	Combining local, state and federal funding to create more impactful and meaningful projects.

Are there barriers to improvement in this target area?	Lack of administrative capacity and financial resources serve as common barriers to improving this target area.
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General Allocation Priorities

Describe the basis for allocating investments geographically within the state.

CDBG: A set-aside of ten percent of regular CDBG funds will be allocated for the Colonias communities. Regular State CDBG funds are not used on state tribal reservations, otherwise, all other funds are available statewide to eligible entities. The State does not necessarily prioritize CDBG funds geographically. Direct services such as public service activities must target eligible low-to moderate-income households rather than area benefit. However, improvements to public facilities and infrastructure have an areawide low/mod income benefit and the distribution of funds is targeted to low/mod block group tracts. To determine LMI tracts the State utilizes HUD’s CDBG Low Mod Income Summary Data (LMISD) from the HUD Exchange website, which has defined the eligible block group tracts within the jurisdiction. The tracts can be at: <https://www.hudexchange.info/programs/acs-low-mod-summary-data/>.

HOME: All HOME funds are available statewide. HOME funds expended by a Participating Jurisdiction (PJ) must be invested in affordable housing for low- to moderate-income families, as defined at 24 CFR 92.2. Generally, this means families with incomes of 80 percent or less of the area median, as adjusted for family size. Benefits are based on income eligibility rather than area benefits.

ESG: All ESG funds are available statewide. For minimum eligibility criteria for ESG beneficiaries for services related to street outreach, see paragraph (1)(i) of the “homeless” definition under 24 CFR § 576.2. For emergency shelter, see definition in 24 CFR 576.2. Beneficiaries must be “homeless” and staying in an emergency shelter. For homelessness prevention assistance, see 24 CFR 576.103par. For rapid rehousing assistance, see 24 CFR 576.104. Further eligibility criteria may be established at the local level in accordance with 24 CFR 576.400(e). For more information on ESG program eligibility see: <https://www.hudexchange.info/programs/esg/esg-requirements/>

HOPWA: Housing New Mexico|MFA and the City of Albuquerque have signed a Memorandum of Understanding that allows for MFA to manage the City of Albuquerque funding received for the HOPWA program. These HOPWA funds will be used within the City of Albuquerque.

HTF: All HTF funds are available statewide. HTF funds are intended to produce and preserve affordable housing for extremely low- and very low-income households.

SP-25 Priority Needs – 91.315 (a)(2)

1	Priority Need Name	Public Infrastructure & Facilities
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	COLONIAS NEIGHBORHOOD Low/Mod Block Group Tracts
	Associated Goals	1A. Expand/Improve Public Infrastructure/Facilities
	Description	There is a need to expand and improve public infrastructure in low/mod areas of Non-Entitlement City areas of the State. As noted in the NA-50, some of these needed activities include ADA compliance for curb ramps and sidewalks as well as improvements to streets and roads. There is also a need to improve access to public facilities that will benefit low/mod areas. Specific needs include improvements to facilities such as parks and community centers throughout the State.
	Basis for Relative Priority	Through community participation and consultation of local stakeholders the need for Public Facilities & Infrastructure Improvements was identified. The basis is to improve accessibility for all residents and create a suitable living environment.
2	Priority Need Name	Preserve & Develop Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Families with Children Elderly
	Geographic Areas Affected	COLONIAS NEIGHBORHOOD Low/Mod Block Group Tracts

	Associated Goals	2A. Rehabilitate Owner-Occupied Housing 2B. Increase Homeownership Opportunities 2C. Develop Affordable Rental Housing 2D. Develop Housing for Vulnerable Populations 2E. Address Unmet Needs 2022 Wildfires/Flooding
	Description	Affordable housing is a priority need for low- to-moderate income (LMI) households in New Mexico. As reported in the NA-10, housing cost burden is the biggest housing problem in the State, and to compound the issue, LMI households risk losing their homes as they age and become more difficult to maintain. Due to this, there is a need for owner-occupied housing rehabilitation; an increase in homeownership opportunities; and an increase in affordable rental housing opportunities through rental units being constructed and rehabilitated.
	Basis for Relative Priority	Through community participation and consultation of local stakeholders the need to Preserve & Develop Affordable Housing was identified. The basis is to create or maintain affordable housing for LMI residents in Non-Entitlement City areas of New Mexico.
3	Priority Need Name	Housing Assistance for Vulnerable Populations
	Priority Level	High
	Population	Extremely Low Low Moderate Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Non-housing Community Development
	Geographic Areas Affected	COLONIAS NEIGHBORHOOD Low/Mod Block Group Tracts
	Associated Goals	3A. Provide Assistance to Reduce Homelessness 3B. Provide Assistance for Shelters 3C. Provide Housing Assistance Persons w/ HIV/AIDS

	Description	Homeless prevention and services for the homeless are a priority in New Mexico. According to the most recent 2023 PIT count, the Balance of State reports that there are 1,075 homeless households in the CoC area, and 565 are unsheltered. Within these households, there are 561 persons that are chronically homeless. There is a need to address homelessness through homelessness prevention services and rental assistance for persons who are at risk of homelessness. rapid rehousing rental assistance activities are needed to help homeless individuals and families return to homelessness. Street outreach services and overnight emergency shelter programs are needed for emergency assistance. The HOPWA Program is the only Federal program dedicated to the housing needs of people living with HIV/AIDS. Under the HOPWA Program, funding will benefit low-income persons living with HIV/AIDS and their families. The needs of HOPWA clients are identified in the NA-45 and MA-35. These include housing subsidy programs and supportive services for the needs of individuals and their families living with the HIV/AIDS.
	Basis for Relative Priority	Through community participation and consultation of local stakeholder organizations the need for Housing Assistance for Vulnerable Populations such as the homeless and individuals and their families living with the HIV/AIDS was identified. The basis for this need is to provide accessibility and sustainability for persons experiencing homelessness and those with special needs.
4	Priority Need Name	Effective Program Management
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	COLONIAS NEIGHBORHOOD Low/Mod Block Group Tracts
	Associated Goals	4A. Effective Program Management
	Description	Effective program management will include general administration of the CPD grant programs, monitoring subrecipients, and keeping strict grant-based accounting. Comprehensive planning requirements will include the development of AAPs, an evaluation of the performance of the programs through annual reports, and meeting citizen participation requirements.

	Basis for Relative Priority	There is a need to provide effective program management of HUD grant programs that will ensure compliance with each respective grant and their regulations and that programs meet their established objectives.
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SP-45 Goals 91.315(a)(4)

Goal Name	Description	Category	Start/End Year	Outcome	Objective	Geographic Areas Included	Priority Needs Addressed	Funding Allocated (5 year)	Goal Outcome Indicator	Quantity	Unit of Measure
1A. Expand/Improve Public Infrastructure/Facilities	The State will focus on providing a suitable living environment through improvements to and creation of infrastructure and facilities in low/mod areas.	Non-housing Community Development	2025-2029	Availability Accessibility	Create suitable living environments	Low/Mod Block Group Tracts/Colonias Neighborhood	Public Infrastructure & Facilities	CDBG \$52,590,975	Public facility or infrastructure activities other than low/moderate income housing benefit	150000	Persons Assisted
2A. Rehabilitate Owner-Occupied Housing	The state will provide funds to address the aging housing stock, and this goal can be addressed by facilitating housing rehabilitation and exploring funding for emergency repair, weatherization or accessibility improvements to owner-occupied units.	Affordable Housing	2025-2029	Affordability	Provide decent affordable housing	Low/Mod Block Group Tracts/Colonias Neighborhood	Preserve & Develop Affordable Housing	HOME \$27,564,200	Homeowner Housing Rehabilitated	150	Household Housing Unit
2B. Increase Homeownership Opportunities	In New Mexico, many people wish to have the financial capability to be homeowners, and there remains a need to provide affordable new construction and acquisition and preservation for single-family homeownership, homebuyer financial assistance and homebuyer education.	Affordable Housing	2025-2029	Affordability	Provide decent affordable housing	Low/Mod Block Group Tracts/Colonias Neighborhood	Preserve & Develop Affordable Housing	HOME \$5,011,840.04	Homeowner Housing Added	10	Household Housing Unit
2C. Develop Affordable Rental Housing	Because New Mexico's population is expanding in the more urban areas and a portion of this population may not be ready for homeownership, there remains a need to provide affordable new construction rental opportunities. Furthermore, in areas of static, or potentially declining populations, there remain opportunities to develop and redevelop sites with desirable rental housing, thereby assisting to resuscitate communities in New Mexico. In addition, throughout the state, there is a need for rehabilitation of aging rental properties.	Affordable Housing	2025-2029	Affordability	Provide decent affordable housing	Low/Mod Block Group Tracts/Colonias Neighborhood	Preserve & Develop Affordable Housing	HOME \$16,110,378	Rental units constructed/Rental units rehabilitated	75/50	Household Housing Unit

2D. Develop Housing for Vulnerable Populations	The State will provide funds for new construction or rehabilitation of rental units targeted to vulnerable populations, to address the housing challenges of households with extremely low incomes, including those experiencing homelessness and those with special needs.	Affordable Housing	2025-2029	Affordability	Provide decent affordable housing	Low/Mod Block Group Tracts/Colonias Neighborhood	Preserve & Develop Affordable Housing	HTF \$15,021,866.75	Rental units constructed/Rental units rehabilitated	25/25	Household Housing Unit
2E. Address Unmet Needs 2022 Wildfires/Flooding	Funding from the CDBG-DR program will be used to address unmet needs from DR-4652-NM: New Mexico Wildfires, Flooding, Mudflow, and straight-line Winds.	Affordable Housing Non-housing Community Development	2025-2029	Affordability	Provide decent affordable housing	Low/Mod Block Group Tracts/Colonias Neighborhood	Preserve & Develop Affordable Housing	CDBG-DR \$4,131,000	Other	125	Other
3A. Provide Assistance to Reduce Homelessness	The State will provide funds for the provision of homelessness prevention for those at risk of homelessness and rapid re-housing assistance for the homeless to avoid returning to homelessness.	Homeless	2025-2029	Availability Accessibility	Create suitable living environments	Low/Mod Block Group Tracts/Colonias Neighborhood	Housing Assistance for Vulnerable Populations	ESG \$2,157,165	Tenant-based rental assistance/Rapid rehousing & Homeless Prevention	500/500	Households assisted/ Persons assisted
3B. Provide Assistance to Shelters	The State will provide assistance for emergency shelter operations and services.	Homeless	2025-2029	Availability Accessibility	Create suitable living environments	Low/Mod Block Group Tracts/Colonias Neighborhood	Housing Assistance for Vulnerable Populations	ESG \$3,388,640	Homeless Person Overnight Shelter	15000	Persons Assisted
3C. Provide Housing Assistance to Persons w/HIV/AIDS	The State will provide funds for the provision of short-term rent, mortgage and utility payments, continued rental assistance for low-income households, and permanent housing placement assistance for individuals who are HIV-positive and/or are living with AIDS.	Non-Homeless Special Needs	2025-2029	Availability Accessibility	Create suitable living environments	Low/Mod Block Group Tracts/Colonias Neighborhood	Housing Assistance for Vulnerable Populations	HOPWA \$6,709,640	Tenant-based rental assistance/Rapid rehousing & Homeless Prevention	450/1215	Households assisted Persons assisted
4A. Effective Program Management	Effective program management of HUD grant programs will ensure compliance with each respective grant and their regulations and that programs meet their established objectives.	Non-housing Community Development	2025-2029	Availability Accessibility	Create suitable living environments	Low/Mod Block Group Tracts/Colonias Neighborhood	Effective Program Management	CDBG \$2,139,610 HOME \$3,517,620 HOPWA \$207,515 ESG \$449,655 HTF \$650,000.05	Other	5	Other

AP-15 Expected Resources – 91.320(c)(1,2)

Introduction

As a State Entitlement Grantee, Federal housing and community development resources are expected to be available to the State of New Mexico through the U.S. Department of Housing and Urban Development under several federal block grant programs. These grants include the Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Emergency Solutions Grant (ESG), Housing Opportunities for Persons Living with HIV/AIDS (HOPWA) and the Housing Trust Fund (HTF) programs. The CDBG program provides much-needed infrastructure improvements and planning grants. The HOME program provides affordable housing for low- to moderate-income families. ESG funds are provided for activities that prevent and serve those who are experiencing homelessness. HOPWA funds provide housing subsidies and supportive services for individuals and their families who are living with HIV/AIDS. HTF funds will help to produce and preserve affordable housing for extremely low- and very low-income households.

Housing New Mexico|MFA is the lead State department for the administration of the Consolidated Plan and administers the HOME, ESG, HOPWA and HTF programs. The New Mexico Department of Finance and Administration, Infrastructure Division (DFA), administers the CDBG program and is responsible for overseeing that the communities meet all CDBG citizen participation requirements.

PY 2026 is the second year of the 2025-2029 Consolidated Plan, and there are three more years remaining in the plan period. Housing New Mexico| MFA expects the remainder of the Consolidated Planning period CDBG, HOME and ESG allocation funds to remain approximately the same.

Expected Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	10,845,396.00	0.00	0.00	10,845,396.00	32,536,188.00	PY 2026 is the second year of the ConPlan. The expected amount available for the remainder of the ConPlan is 3x more year of the annual allocation.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Admin & Planning Economic Development Housing Public Improvements Public Services	5,064,585.10	4,906,031.00	8,492,474.00	18,463,090.10	15,193,755.30	PY 2026 is the second year of the ConPlan. The expected amount available for the remainder of the ConPlan is 3x more year of the annual allocation and program income.
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	1,566,019.00	0.00	0.00	1,566,019.00	4,698,057.00	PY 2026 is the second year of the ConPlan. The expected amount available for the remainder of the ConPlan is 3x more year of the annual allocation.
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	1,203,227.00	0.00	0.00	1,203,227.00	3,609,681.00	PY 2026 is the second year of the ConPlan. The expected amount available for the remainder of the ConPlan is 3x more year of the annual allocation.
HTF	public - federal	Acquisition Admin and Planning Homebuyer assistance Multifamily rental new construction Multifamily rental rehab New construction for ownership	3,134,373.20	2,562.04	0.00	3,136,935.24	9,403,119.60	PY 2026 is the second year of the ConPlan. The expected amount available for the remainder of the ConPlan is 3x more year of the annual allocation.
Other CDBG-DR	public - federal	Admin and Planning Economic Development Housing Public Improvements	4,131,000.00	0.00	0.00	4,131,000.00	0.00	CDBG-DR funds are a one-time award to support long-term disaster recovery in communities impacted by DR-4652-NM.

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied.

CDBG funds do not require a match for rural communities with limited resources to contribute towards their projects. Non-rural communities are required to contribute 10% of the grant award from state legislative appropriations or local funding sources.

HOME has a 25% match. Match requirements of the HOME program will be met by three primary sources: 1) Resources committed by grantees and local governments; 2) Proceeds from mortgage revenue bonds; and 3) Housing New Mexico|MFA general fund interest subsidy. Eligible forms of HOME match are documented by Housing New Mexico|MFA and reported to HUD as part of the Consolidated Annual Performance and Evaluation Report (CAPER) each year.

HOME and HTF funds are leveraged with HUD's Veterans Housing Rehabilitation and Modification Program, SHOP, USDA Section 502 Program, FHA loan programs, Mortgage Revenue Bonds (MRBs), LIHTC available from the IRS, HUD 542(c) Risk Sharing Program, USDA programs (i.e. Section 538, USDA Preservation Revolving Loan Fund), HUD Section 8 Project-Based Rental Assistance, the FHLB Affordable Housing Program, the state's General Fund, the New Mexico Housing Trust Fund, the New Mexico Affordable Housing Tax Credit, the Primero Fund, the Ventana Fund, and a variety of private and local funding sources.

ESG has a 100% dollar-for-dollar match requirement with the exception of the first \$100,000 for states. Matching funds must be contributed to the ESG program and expended for the subrecipient's allowable ESG costs. Emergency Homeless Assistance program (EHAP) subrecipients shall be required to provide matching funds in an amount at least equal to their approved ESG funding amounts for eligible program activities. Eligible match sources include cash; the value or fair rental value of any donated material or building; the value of any lease on a building; any salary paid to staff to carry out the program of the recipient and the value of the time and services contributed by volunteers to carry out the program of the subrecipient at a current rate of \$5 per hour. Volunteers providing professional services such as medical or legal services are valued at a reasonable or customary rate in the community. Match requirements for the Rapid Rehousing/Homeless Prevention Program are met by Housing New Mexico|MFA's legislative appropriations for the State Homeless Program. ESG funds also provide leverage and include appropriations from the state legislature and is used in conjunction with VOCA, FEMA, New Mexico Children, Youth & Families Department funding, New Mexico Healthcare Authority funding, local government contributions, United Way funding and private donations. Cash, non-cash, and program income must meet the requirements of § 576.201.

HOPWA funds do not have a match requirement.

If appropriate, describe publicly owned land or property located within the state that may be used to address the needs identified in the plan.

Not applicable. Housing New Mexico|MFA and DFA do not have any publicly owned land that is used to address the needs in the plan.

Discussion

Housing New Mexico|MFA and its partner agencies may compete for additional resources under the Supportive Housing Program, Shelter Plus Care, Section 811 Housing, Section 202 Housing, Rural Innovation Fund, Housing Counseling or other types of programs. Many partners leverage their resources with other funding sources that they directly receive such as Self-Help Homeownership Opportunity Program (SHOP) and Native American Housing Assistance and Self Determination Act (NAHASDA) funding.

Additional federal resources utilized by Housing New Mexico|MFA, DFA and their partners will include HUD's Recovery Housing Program, Victims of Crime Act grants, assistance from the Federal Emergency Management Agency, HUD Veterans Housing Rehabilitation Program, USDA Section 502 Program, FHA loan programs, Mortgage Revenue Bonds (MRBs), Low Income Housing Tax Credits (LIHTC) available from the Internal Revenue Service (IRS), HUD 542(c) Risk Sharing Program, United States Department of Agriculture (USDA) programs (i.e. Section 538, USDA Preservation Revolving Loan Fund), HUD Section 8 Project-Based Rental Assistance, HUD Section 811 Project Rental Assistance and the Federal Home Loan Bank (FHLB) Affordable Housing Program.

Other nonfederal resources that could be available to Housing New Mexico|MFA, DFA and their partners include resources from State legislative allocations, New Mexico Human Services Department funding, New Mexico Children, Youth & Families Department funding, the New Mexico Housing Trust Fund, the Affordable Housing Charitable Trust, the Housing New Mexico|MFA Primero Fund and the New Mexico Affordable Housing Tax Credit. Further, local governments may provide resources, and private support may be available from organizations such as the United Way and the Ventana Fund (a Community Development Financial Institution), or from developer contributions (e.g. - land, deferred developer fee, loans) and private donations.

CDBG-DR: In compliance with HUD requirements, the State of New Mexico has included the State's CDBG-Disaster Recovery (DR) funds and activities in response to the long-term disaster recovery needs of New Mexico communities impacted by the unprecedented 2022 wildfire season and noticed in DR-4652-NM: New Mexico Wildfires, Flooding, Mudflow, and straight-line Winds. The State received an appropriation of \$4,131,000 in CDBG-DR to ensure maximum assistance to the LMI households who sustained damage from the disaster. The New Mexico Department of Homeland Security and Emergency Management (NMDHSEM) has been appointed by the State of New Mexico Office of the Governor to manage the CDBG-DR program. Complete details of the CDBG-DR Action Plan and program summary are located at the NMDHSE website at: <https://www.dhsem.nm.gov/hermits-peak-calf-canyon-resources/community-development-block-grant/>. The program will also publish regular updates from the webpage including any future citizen participation efforts and amendments to the CDBG-DR Action Plan.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives – 91.320(c)(3)&(e)

Goals Summary Information

Goal Name	Category	Start/End Year	Outcome	Objective	Geographic Areas Included	Priority Needs Addressed	Funding Allocated (annual)	Goal Outcome Indicator	Quantity (annual)	Unit of Measure
1A. Expand/Improve Public Infrastructure/Facilities	Non-housing Community Development	2025-2029	Availability Accessibility	Create suitable living environments	Low/Mod Block Group Tracts/Colonias Neighborhood	Public Infrastructure & Facilities	CDBG \$10,420,034.12	Public facility or infrastructure activities other than low/moderate income housing benefit	15000	Persons Assisted
2A. Rehabilitate Owner-Occupied Housing	Affordable Housing	2025-2029	Affordability	Provide decent affordable housing	Low/Mod Block Group Tracts/Colonias Neighborhood	Preserve & Develop Affordable Housing	HOME \$6,006,497.00	Homeowner Housing Rehabilitated	30	Household Housing Unit
2B. Increase Homeownership Opportunities	Affordable Housing	2025-2029	Affordability	Provide decent affordable housing	Low/Mod Block Group Tracts/Colonias Neighborhood	Preserve & Develop Affordable Housing	HOME \$0.00	Homeowner Housing Added	0	Household Housing Unit
2C. Develop Affordable Rental Housing	Affordable Housing	2025-2029	Affordability	Provide decent affordable housing	Low/Mod Block Group Tracts/Colonias Neighborhood	Preserve & Develop Affordable Housing	HOME \$11,493,170	Rental units constructed/Rental units rehabilitated	15/10	Household Housing Unit
2D. Develop Housing for Vulnerable Populations	Affordable Housing	2025-2029	Affordability	Provide decent affordable housing	Low/Mod Block Group Tracts/Colonias Neighborhood	Preserve & Develop Affordable Housing	HTF \$3,006,935.19	Rental units constructed/Rental units rehabilitated	5/5	Household Housing Unit
2E. Address Unmet Needs 2022 Wildfires/Flooding	Affordable Housing Non-housing Community Development	2025-2029	Affordability	Provide decent affordable housing	Low/Mod Block Group Tracts/Colonias Neighborhood	Preserve & Develop Affordable Housing	CDBG-DR \$4,131,000	Other	125	Other
3A. Provide Assistance to Reduce Homelessness	Homeless	2025-2029	Availability Accessibility	Create suitable living environments	Low/Mod Block Group Tracts/Colonias Neighborhood	Housing Assistance for Vulnerable Populations	ESG \$435,256.90	Tenant-based rental assistance/Rapid rehousing & Homeless Prevention	120/390	Households assisted/Persons assisted

3B. Provide Assistance to Shelters	Homeless	2025-2029	Availability Accessibility	Create suitable living environments	Low/Mod Block Group Tracts/Colonias Neighborhood	Housing Assistance for Vulnerable Populations	ESG \$677,728.07	Homeless Person Overnight Shelter	3000	Persons Assisted
3C. Provide Housing Assistance to Persons w/HIV/AIDS	Non-Homeless Special Needs	2025-2029	Availability Accessibility	Create suitable living environments	Low/Mod Block Group Tracts/Colonias Neighborhood	Housing Assistance for Vulnerable Populations	HOPWA \$1,412,705.74	Tenant-based rental assistance/Rapid rehousing & Homeless Prevention	90/180	Households assisted/Persons assisted
4A. Effective Program Management	Non-housing Community Development	2025-2029	Availability Accessibility	Create suitable living environments	Low/Mod Block Group Tracts/Colonias Neighborhood	Effective Program Management	CDBG \$425,361.88 HOME \$963,423 HOPWA \$153,313.26 ESG \$90,242.03 HTF \$130,000.05	Other	5	Other

Estimate the number of extremely low income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b)

AP-25 Allocation Priorities – 91.320(d)

Introduction:

The following section describes the allocation priorities by goals in this plan.

Funding Allocation Priorities

	1A. Expand/Improve Public Infrastructure/Facilities (%)	2A. Rehabilitate Owner-Occupied Housing (%)	2B. Increase Homeownership Opportunities (%)	2C. Develop Affordable Rental Housing (%)	2D. Develop Housing for Vulnerable Populations (%)	2E. Address Unmet Needs 2022 Wildfires/Flooding (%)	3A. Provide Assistance to Reduce Homelessness (%)	3B. Provide Assistance for Shelters	3C. Provide Housing Assistance Persons w/ HIV/AIDS (%)	4A. Effective Program Management (%)	Colonias Set-Aside (%)	Total (%)
CDBG	86	0	0	0	0	0	0	0	0	4	10	100
HOME	0	33	0	62	0	0	0	0	0	5		100
HOPWA	0	0	0	0	0	0	0	0	90	10		100
ESG	0	0	0	0	0	0	36	56	0	8		100
HTF	0	0	0	0	96	0	0	0	0	4		100
OTHER CDBG-DR	0	0	0	0	0	100	0	0	0	0	0	100

Reason for Allocation Priorities

Through comprehensive data analysis in the Consolidated Plan, input from citizens and consultation to stakeholder agencies, the allocation priorities for CDBG, HOME, HOPWA, ESG and HTF have been identified as noted above. These priorities reflect the estimated amount of funds necessary to meet the goals set forth in this Plan and address the priority needs identified by the State. HUD funds are targeted to priority housing and community development needs, including owner-occupied rehabilitation, homeownership opportunities, affordable rental housing, addressing homelessness, rapid rehousing, and public infrastructure needs. These funds will be used as leverage for other local, state and federal funds.

CDBG funds are primarily targeted towards LMI and special need groups statewide. The allocation percentages are based on totals given the demand-driven nature of the program and HUD regulation. The CDBG application process is competitive in nature and can vary from year to year based on the number and nature of projects awarded. This competitive process prioritizes funding in part to applicants that describe and document significant need. This need-based review prevents DFA from predicting the ultimate geographic distribution of assistance, as areas of need can change over the course of a year. This method of distribution ensures that the funding is allocated to eligible, non-entitlement, low-income areas with demonstrated need and capacity.

HOME funds are targeted towards LMI households statewide. Funds are allocated to activities as indicated above on an annual basis, after Housing New Mexico|MFA learns the amount of funding from HUD for the upcoming year. Applications for HOME funds for multifamily developments can be made through the competitive LIHTC process. HOME multifamily funding applications without LIHTC can be submitted at any time.

HTF funds are intended to produce and preserve affordable housing for extremely low- and very low-income households. HTF funds will be allocated to applicants selected based on the criteria described in the HTF Allocation Plan and the Notice of Funding Availability issued by Housing New Mexico|MFA.

ESG funds are allocated to the Emergency Homeless Assistance Program (EHAP) and the Rapid Rehousing and Homeless Prevention Program (RR/HP). EHAP funds are provided to emergency shelters that assist homeless individuals as well as those fleeing domestic violence. Shelters receiving EHAP funds through regular ESG are selected through a competitive process that includes a number of criteria, such as the shelter's capacity and previous performance. These criteria ensure that the highest number of individuals will be served by shelters that are most qualified to serve them. RR/HP funds are awarded to agencies providing rapid rehousing and homeless prevention services. These agencies are selected through a competitive process that includes criteria such as agency experience and level of need in the agency's service area. Annual funding allocations received by these agencies are determined through a combination of factors, including past performance and poverty levels in the geographic areas served. These criteria ensure that services are targeted according to need and are provided by agencies that are qualified and experienced.

HOPWA funds are used for housing assistance for persons with HIV/AIDS and are allocated to agencies selected through a competitive process that includes criteria such as the agency's capacity and

experience. Annual funding amounts received by these agencies are proportional to the numbers of persons at or below the federal poverty level who are diagnosed with HIV/AIDS in the counties served by each agency. These criteria ensure that services are targeted according to need and are provided by agencies that are qualified and experienced.

How will the proposed distribution of funds address the priority needs and specific objectives described in the Consolidated Plan?

The proposed distribution of funds will address the priority needs of the plan by meeting the goals and objectives designed to meet those needs. The funds allocated to each different goal are designed to effectively meet needs across the State as distributed through the various methods of distribution. See the PR-25 of the Strategic Plan for more details on each priority need identified in the plan. The AP-20 describes each goal that will address these needs, and provides a description, estimated funding amounts and specific outcomes for each goal.

AP-30 Methods of Distribution – 91.320(d)&(k)

Introduction:

New Mexico has designed its Method of Distribution (MOD) according to the State's vision of how CDBG funds and other formula grants should be distributed within the State, consistent with State program requirements and HUD Notice CPD-06-11. The MOD only summarizes selection criteria in this section of the Consolidated Plan because details are promulgated in official state publications that are widely disseminated to eligible applicants. This includes criteria used to select applications for funding including relative importance of the criteria. The MOD also includes, where appropriate, a description of how all resources will be allocated among funding categories and the threshold factors and grant size limits that are to be applied, including funding thresholds, number of applications allowed per grantee, as well as any grant limits that the State has imposed.

Distribution Methods

1	State Program Name:	CDBG Program Colonias
	Funding Sources:	CDBG
	Describe the state program addressed by the Method of Distribution.	DFA uses CDBG funds to address local community development needs. DFA provides assistance and oversight to local officials with the implementation of needed infrastructure, public facilities, planning and other critical projects.
	Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	The Community Development Council (CDC) and DFA have developed rating and ranking criteria for evaluation of all regular CDBG projects with 10 percent being allocated for Colonias projects. The selection criteria in the rating and ranking system will give priority to projects that firmly demonstrate the following: need, appropriateness, project readiness, uniform grant guidance (risk assessment) and impact and benefit to low- and moderate-income persons. These criteria are outlined in the State's rules and regulations in the New Mexico Administrative Code (NMAC 2.110.2). All regular CDBG applicants are rated and ranked on these criteria, with preference given to Colonias for the set-aside. In order to qualify as a Colonias project, the project must be located within 150 miles of the US/Mexico border, be designated as a Colonias and address lack of potable water supply or lack of adequate sewage systems.
	If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)	The CDBG Implementation manual and other CDBG application information for regular CDBG funds can be found at https://www.nmdfa.state.nm.us/infrastructure-planning-and-development-division/cdbg-information/ and https://www.nmdfa.state.nm.us/infrastructure-planning-and-development-division/cdbg-implementation-manual/

	Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)	N/A
	Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	N/A
	Describe how resources will be allocated among funding categories.	Regular CDBG funding is not allocated among the funding categories until after applications are received, rated/ranked and allocation awards are made.
	Describe threshold factors and grant size limits.	Threshold factors for the Colonias are exactly the same as other non-entitlement communities outside the Colonias.
	What are the outcome measures expected as a result of the method of distribution?	Outcome indicators: Public Facility or Infrastructure Activities (persons assisted within the Colonias)
2	State Program Name:	CDBG Program Statewide
	Funding Sources:	CDBG
	Describe the state program addressed by the Method of Distribution.	DFA uses CDBG funds to address local community development needs. DFA provides assistance and oversight to local officials and other eligible applicants with the implementation of needed infrastructure, public buildings, planning and other critical projects. Ten percent of each regular CDBG allocation is set aside for activities in the Colonias.

Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	DFA determines areas of CDBG funding based on need, readiness to proceed, uniform grant guidance and other current ranking criteria identified in the CDBG Rules and Regulations (NMAC 2.110.2). DFA has created a vetting process to ensure that set-aside funds for supplementing CDBG projects are efficiently utilized. Subrecipients are given an application and set-aside funds (if available) are awarded once DFA has determined that the project is eligible, supplemental funding is needed to complete the project, and the project has a low degree of risk. This process is designed to save time and eliminate unnecessary work.
If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)	DFA maintains CDBG applications, manuals and other necessary information on the website at https://www.nmdfa.state.nm.us/infrastructure-planning-and-development-division/cdbg-information/
Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)	N/A
Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	N/A
Describe how resources will be allocated among funding categories.	Under CDBG program, eligible applicants can apply for one of the following categories, contingent on funding availability: community infrastructure, public facility capital outlay, public services or planning. Any of the funding categories above may be used in the Colonias.

	Describe threshold factors and grant size limits.	CDBG threshold factors and grant size limits: Eligible applicants may apply for regular CDBG planning funds throughout the year, as long as funds are available.
	What are the outcome measures expected as a result of the method of distribution?	Outcome indicator: Public Facility or Infrastructure Activities: 15,000 Persons Assisted
3	State Program Name:	CDBG-DR Program
	Funding Sources:	CDBG-DR
	Describe the state program addressed by the Method of Distribution.	The CDBG-Disaster Recovery (DR) funds are intended to respond and address the long-term unmet disaster recovery needs of New Mexico communities impacted by the unprecedented 2022 wildfire season and noticed in DR-4652-NM: New Mexico Wildfires, Flooding, Mudflow, and straight-line Winds. The State received an appropriation of \$4,131,000 in CDBG-DR to ensure maximum assistance to the LMI households who sustained damage from the disaster, and the New Mexico Department of Homeland Security and Emergency (NMDHSE) will administer the program.
	Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	The CDBG-DR Action Plan will be focused on funding a Building Resiliency Center in San Miguel County, to coordinate resilient housing resources for residents, both renters and homeowners, in State-identified most-impacted and distressed burn scar areas (Mora, San Miguel and Lincoln counties). The budget was influenced in part, as specified in the Federal Register Notice, that \$2,544,000 of the funds awarded must be spent for mitigation activities which increase community resilience to disasters and reduce or eliminate long-term risk to life and property.
	If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)	Complete details of the CDBG-DR Action Plan and program summary are located at the NMDHSE website at: https://www.dhsem.nm.gov/hermits-peak-calf-canyon-resources/community-development-block-grant/ .

	Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)	N/A
	Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	N/A
	Describe how resources will be allocated among funding categories.	The proposed allocation of resources is: 5% towards admin, 2% towards planning, and the remaining balance towards Housing Programs & Mitigation.
	Describe threshold factors and grant size limits.	CDBG-DR is a one-time grant and will be used to address unmet needs from DR-4652-NM: New Mexico Wildfires, Flooding, Mudflow, and straight-line Winds.
	What are the outcome measures expected as a result of the method of distribution?	Outcome Indicator: Homeowner Housing Rehabilitated: 25 Household Housing Unit Renter Housing Rehabilitated: 25 Household Housing Unit Other: 1 Other
4	State Program Name:	Emergency Homeless Assistance Program (EHAP)
	Funding Sources:	ESG
	Describe the state program addressed by the Method of Distribution.	The Emergency Homeless Assistance Program (EHAP) provides funding for emergency shelter operations, essential services, and data collection using HMIS or Osnum.

Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	Regular ESG Funds Applicants are selected based on community need, past performance and agency experience and capacity, including financial management capacity. These criteria are described in detail in a Request for Proposals (RFP) issued by Housing New Mexico MFA. Individuals qualifying for assistance must meet HUD's definition of homelessness.
If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)	N/A
Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)	EHAP funds are currently available to subrecipients through an RFP process. Nonprofit 501(C)(3) organizations and units of general-purpose local government are eligible to apply. Selected subrecipients are eligible to receive funds for up to 5 years on an annual basis if the renewal criteria are met each year. Additionally, Housing New Mexico MFA may reissue the RFP during those 5 years for any new areas to be served if additional funding becomes available after initial awards are made.
Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	N/A
Describe how resources will be allocated among funding categories.	Resources were allocated on a competitive basis in accordance with the scoring criteria described in the RFP issued by Housing New Mexico MFA. Up to 7.5 percent of Housing New Mexico MFA's ESG allocation will be used for eligible administrative costs incurred by Housing New Mexico MFA.

	Describe threshold factors and grant size limits.	Annual funding allocations received by subrecipients are determined through a combination of factors, including past performance, number of exits to permanent housing, experience and capacity of subrecipient staff, most recent audit results, and compliance with program requirements.
	What are the outcome measures expected as a result of the method of distribution?	Outcome indicator: Homeless Person Overnight Shelter: 3000 Persons Assisted
5	State Program Name:	HOME Rental Development
	Funding Sources:	HOME

Describe the state program addressed by the Method of Distribution.	The HOME Rental Development program provides below-market-rate loans to developers to finance the production, acquisition and/or rehabilitation of rental units for households whose incomes do not exceed 60 percent of Area Median Income (AMI). Forgivable loans may be awarded for projects targeting 30 percent AMI. HOME Rental activities may give preference to a particular segment of the extremely low- or very Low-income population to serve any unmet need as identified in its Consolidated Plan and/or Annual Action Plan. Any limitation or preference must not violate nondiscrimination requirements in 24 CFR 92.253, and the grantee must not limit or give preferences to students. The grantee may permit rental housing owners to limit tenants or give a preference in accordance with § 24 CFR 92.253 only if such limitation or preference is described in the Annual Action Plan. HOME Rental Development funding applicants are permitted to provide preference to the following population(s): •Individuals with disabilities •While not required to provide preference to the population(s) described above, owners of HOME-assisted projects who do, must do so in accordance with 24 CFR 92.253. The intent is merely to allow owners of HOME-assisted projects to provide preference to population(s) identified within this section as well as the priority housing needs identified in the New Mexico Consolidated Plan. Any preference must not violate nondiscrimination requirements. Federal fair housing requirements, including the duty to affirmatively further fair housing, are applicable to the HOME program. A preference 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.
Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	Projects must have demonstrated financial feasibility and will be subject to underwriting standards that, among other criteria, verify that HOME funds are needed and will enhance affordability. This assessment includes a subsidy layering review. Market studies, or other evidence of market need, are required at Housing New Mexico MFA's discretion. Projects using HOME funds in conjunction with Low Income Housing Tax Credits (LIHTCs) must meet all conditions and requirements set forth in the application LIHTC Qualified Allocation Plan.

If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)	N/A
Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)	N/A
Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	N/A
Describe how resources will be allocated among funding categories.	Projects intending to use HOME funds in conjunction with 9 percent LIHTCs must meet all the conditions and requirements set forth in the applicable QAP. Projects receiving LIHTC awards will be awarded HOME funds simultaneously. Award amounts and payment structures will be determined by the debt capacity of the individual project and must meet the standards adopted for the LIHTC and HOME programs. Applications for HOME funds for all projects outside of the 9 percent LIHTC round will be accepted and reviewed on a first-come, first-served basis. Housing New Mexico MFA will conduct outreach to Community Housing Development Organizations (CHDOs) to encourage them to apply.

	Describe threshold factors and grant size limits.	Awards of HOME funds to projects that receive 9 percent LIHTCs are generally limited to the lowest of (a) \$1,250,000 per project for CHDOs/\$500,000 for non-CHDOs or (b) 80 percent of the project's total development cost. Awards of HOME funds to all other projects are generally limited to (a)\$1,250,000 per project for CHDOs/\$1,000,000 for non-CHDOs, or (b) 80 percent of the project's total development cost. However, depending on fund availability, higher awards may be allowed, at Housing New Mexico MFA's discretion.
	What are the outcome measures expected as a result of the method of distribution?	Outcome indicators: Rental units constructed: 15 Household Housing Unit Rental units rehabilitated: 10 Household Housing Unit
6	State Program Name:	HOME Single Family Development Program
	Funding Sources:	HOME
	Describe the state program addressed by the Method of Distribution.	The HOME Single Family Development Program provides below-market-rate loans to developers for land purchase, infrastructure development and construction of single-family homes for purchase by low-income households. Developers receiving such loans may also apply for grant funding for principal reduction of single-family mortgages obtained by purchasers of the constructed homes. Developers of new construction will be made aware of the construction accessibility requirements of both the federal Fair Housing Act and Section 504 of the Rehabilitation Act of 1973.
	Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	HOME single-family development loans and any associated principal reduction grants are provided on a first-come, first-served basis, provided that the project meets Housing New Mexico MFA's underwriting criteria.
	If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)	N/A

Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)	N/A
Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	N/A
Describe how resources will be allocated among funding categories.	Resources will be allocated on a first-come, first-served basis for development activities and developers receiving loan awards are eligible to receive grants for principal reduction of homebuyers' mortgages. Housing New Mexico MFA conducts outreach to CHDOs to encourage application.
Describe threshold factors and grant size limits.	Underwriting will take place to ensure that homebuyers are not over-subsidized; grant amounts will vary based on financial need.
What are the outcome measures expected as a result of the method of distribution?	Outcome indicators: Homeowner Housing Added: 0 Household Housing Unit Direct Financial Assistance (down payment assistance): 0 Household Housing Unit
State Program Name:	Homeowner Rehabilitation Program
Funding Sources:	HOME

Describe the state program addressed by the Method of Distribution.	The HOME Homeowner Rehabilitation Program provides financial assistance to low-income homeowners to correct health, safety, accessibility, and code compliance issues in their primary residence. Administered at the state level, the program operates through both direct implementation and partnerships with subrecipients, depending on the service area. Eligible activities include structural rehabilitation, hazard mitigation, and accessibility improvements. Assistance is typically provided as a 0% interest, conditionally forgivable loan. Projects must meet all applicable HOME requirements, including property standards and long-term affordability. Distribution of funds considers geographic need, project readiness, and organizational capacity to ensure efficient use of resources, particularly in rural and underserved areas.
Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	Applications for HOME Homeowner Rehabilitation funding are primarily selected on a first-come, first-qualified basis, determined by the application submission date and eligibility confirmation. To promote equity, the subrecipient may also prioritize applications based on the following criteria: 1. Health hazards in the home 2. Presence of children 3. Presence of a disabled household member 4. Presence of an elderly household member 5. Presence of a pregnant household member 6. Application date In addition to selection order, the following criteria must be met before funding is committed: 1. Eligibility Determination – The applicant must meet income limits as well as own and occupy the home as a primary residence. 2. Readiness to Proceed – Projects must have a completed environmental review (if required), a defined scope of work, and cost estimates. 3. Program Compliance – Projects must meet all applicable HOME regulations, including property standards and long-term affordability requirements.

If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)	N/A
Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)	N/A
Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	N/A
Describe how resources will be allocated among funding categories.	All funds for this activity are dedicated to assisting low-income homeowners with the rehabilitation of their primary residences. 95% of funds are allocated to direct homeowner rehabilitation activities, including construction, hazard abatement, and necessary soft and project delivery costs. The remaining 5% is allocated to program administration, covering staffing, compliance monitoring, reporting, and overall program management to ensure effective and compliant implementation.

8	Describe threshold factors and grant size limits.	To qualify for HOME Homeowner Rehabilitation funding, applicants must meet key threshold factors, including: • Income at or below 80% of Area Median Income (AMI) • Ownership and occupancy of the home as a primary residence • Demonstrated need for rehabilitation to address health, safety, accessibility, or code compliance issues • Compliance with after-rehabilitation value limits (not exceeding 95% of area median purchase price) • Completion of environmental review and submission of a complete, ready-to-proceed application Grant size limits include: • A maximum award of \$200,000 per unit and a minimum of \$1,000 • Compliance with HUD's per-unit subsidy limits • Allowance for change orders in cases of unforeseen conditions, subject to approval and cost reasonableness • All project costs are reviewed to ensure they are necessary, reasonable, and in line with local market conditions This structure ensures that HOME funds are used effectively while maintaining compliance with federal regulations.
	What are the outcome measures expected as a result of the method of distribution?	Outcome indicator: Homeowner Housing Rehabilitated: 30 Household Housing Unit
	State Program Name:	Housing Opportunities for Persons with AIDS (HOPWA)
	Funding Sources:	HOPWA

Describe the state program addressed by the Method of Distribution.	The HOPWA program provides tenant-based rental assistance; short-term rent, mortgage, and utilities payments (STRMU); permanent housing placement assistance; and supportive services, to income-eligible individuals who have medical documentation of a diagnosis of HIV/AIDS and their families. An individual or family is income-eligible if their total household income does not exceed 80 percent of the area median income as determined by HUD. Housing New Mexico MFA administers both the City of Albuquerque allocation and the New Mexico Balance of State allocation.
Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	Subrecipient applicants are selected based on organizational capacity, including financial management capacity, housing experience and plans for proposed areas to be served. These criteria are described in detail in a Request for Proposals (RFP) issued by Housing New Mexico MFA. Recipients of assistance must be income-eligible individuals who have medical documentation of a diagnosis of HIV/AIDS and their families. An individual or family is income-eligible if their total household income does not exceed 80 percent of the area median income as determined by HUD.
If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)	N/A
Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)	N/A

	Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	Project sponsors are selected through a competitive RFP process that evaluates organizational capacity, including financial management capacity, housing experience and plans for proposed areas to be served. Nonprofit organizations, including grassroots and community-based organizations, may be eligible to apply.
	Describe how resources will be allocated among funding categories.	Resources will be allocated on a competitive basis in accordance with the scoring criteria described in the RFP issued by Housing New Mexico MFA. Up to 3 percent of Housing New Mexico MFA's HOPWA allocation was used for eligible administrative costs incurred by Housing New Mexico MFA. The project sponsor may use not more than 7 percent of its HOPWA grant for administrative costs and up to 35 percent of the total HOPWA award, per project sponsor, may be used for supportive services.
	Describe threshold factors and grant size limits.	The HOPWA award for the City of Albuquerque allocation is limited to the allocation less administrative costs incurred by Housing New Mexico MFA. Award limits for the Balance of State are based on need, or the percentage of persons with HIV/AIDS that are below the federal poverty level in the region to be served.
	What are the outcome measures expected as a result of the method of distribution?	Outcome indicators: Tenant-based rental assistance/Rapid Rehousing: 90 Households Assisted STRMU/Homeless Prevention: 190 households assisted
9	State Program Name:	National Housing Trust Fund (HTF)
	Funding Sources:	HTF
	Describe the state program addressed by the Method of Distribution.	The HTF program provides non-interest-bearing loans to developers to finance the production, acquisition and/or rehabilitation of rental units for households whose incomes do not exceed the greater of 30 percent Area Median Income (AMI) or the federal poverty line.

Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	All projects must meet the following threshold criteria: • NHTF-assisted units must provide permanent rental housing for ELI households; • NHTF-assisted units must remain affordable to ELI households 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; • 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: 1. Geographic diversity No other Low Income Housing Tax Credit, public housing, or federally subsidized housing projects within: • ¼ mile radius = 3 points • ½ mile radius = 5 points 2. Duration of the affordability period beyond the required 30 years Projects committed to an additional five or more years 3. Energy efficiency Home Energy Rating System (HERS) score exceeds a sufficient HERS rating as stipulated in the then-current Housing New Mexico Design Standards 4. Organization type Developer/general partner is a New Mexico nonprofit organization, a Tribal Designated Housing Entity (TDHE), or a public housing authority 5. Absence of project-based rental assistance 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
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	6. Transit-oriented development Projects within 1/2-mile walking distance 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 Housing New Mexico. A future promise to provide service does not satisfy this scoring criterion. 7. Tribal or Rural location Tribal or Rural Housing projects, defined as follows: A. Tribal – Projects located on tribal lands, or B. Rural – Projects located outside of the boundaries of Bernalillo County, the City of Rio Rancho, the City of Las Cruces, or the City of Santa Fe. 8. Creation of new units serving ELI households, through new construction, adaptive reuse or conversion of market-rate units Each new ELI unit = 1 points (Capped at 10 points) 9. Readiness Applicant’s ability to obligate NHTF funds and undertake eligible activities in a timely manner Projects that have (1) evidence of site control =5 points (2) evidence that the current zoning of the proposed site does not prohibit multifamily housing = 5 points (3) evidence of all other non-Housing New Mexico funding sources a.) letters of interest from all other non-Housing New Mexico funding = 5 points b.) commitment letters from all other non-Housing New Mexico funding sources = 10 points 10. Leverage Use of state, local and private funding sources Projects that have funding sources outside of federal funding sources, low-income housing tax credits, bond financing, and Housing New Mexico funding sources, as follows:
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	10% of NHTF funds requested = 4 points 20% of NHTF funds requested = 8 points 30% of NHTF funds requested = 12 points 40% of NHTF funds requested = 16 points 50% of NHTF funds requested = 20 points 11. 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, as follows: 10% of NHTF units targeted to any priority housing need = 4 points 20% of NHTF units targeted to any priority housing need = 8 points 30% of NHTF units targeted to any priority housing need = 12 points 40% of NHTF units targeted to any priority housing need = 16 points 50% of NHTF units targeted to any priority housing need = 20 points
If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)	N/A

Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)	N/A
Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	N/A
Describe how resources will be allocated among funding categories.	Resources will be allocated on a competitive basis in accordance with the scoring criteria described in the Notice of Funding Availability issued by Housing New Mexico MFA, which elaborates on the guidelines described in Housing New Mexico MFA's HTF Allocation Plan. Up to 10 percent of Housing New Mexico MFA's allocation and future program income will be used for eligible administrative and planning costs, in accordance with 24 CFR 93.202.
Describe threshold factors and grant size limits.	All awards are limited by the maximum per-unit subsidy limits described in Housing New Mexico MFA's HTF Allocation Plan and by Housing New Mexico MFA's underwriting guidelines. Awards of HTF funds are generally limited to \$400,000 per project; however, depending on program demand, participation, and fund availability, higher awards may be allowed, at Housing New Mexico MFA Board of Director's discretion. Projects that will include accommodations for individuals with disabilities are likely to have higher development costs. Projects will be evaluated separately for cost-efficiency.
What are the outcome measures expected as a result of the method of distribution?	Outcome indicators: Rental units constructed: 5 Household Housing Unit Rental units rehabilitated: 5 Household Housing Unit

10	State Program Name:	Rental Assistance Program (RR/HP)
	Funding Sources:	ESG
	Describe the state program addressed by the Method of Distribution.	The Rental Assistance Program (RR/HP) provides funds to subrecipients across the state who deliver emergency assistance to individuals and households experiencing homelessness or at risk of becoming homeless. Assistance can be used for essential services for individuals and families receiving rapid rehousing and homeless prevention assistance as rent, rental arrears, landlord incentives, renter's insurance, security deposits, application fees, housing relocation and stabilization services, housing search and placement, utilities, utility arrears, training, legal services, and is intended to restore stability for a specific time period.
	Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	Subrecipient applicants are selected based on community need, past performance and agency experience and capacity, including financial management capacity. These criteria are described in detail in any procurement process issued by Housing New Mexico MFA. Beneficiaries of rapid rehousing assistance must meet the definition of homelessness set forth in 24 CFR §576.104. Beneficiaries of homelessness prevention assistance must have incomes below 30 percent AMI and have documentation that meet the HUD definition for "At risk of homelessness" as outlined in 24 CFR §576.2 (1). Households deemed eligible for ESG rapid rehousing or homelessness prevention assistance would need to provide one of the following: 1. For rapid rehousing, certification by the individual or head of household that no subsequent residence has been identified, OR 2. For homelessness prevention, self-certification or other written documentation that the individual or head of household lacks the financial resources and support networks to obtain other housing.
	If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)	N/A

Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)	RR/HP funds are currently available to subrecipients through an RFP process. Nonprofit 501(c)(3) organizations and units of general-purpose local government are eligible to apply. Selected subrecipients are eligible to receive funds for up to 5 years on an annual basis if the renewal criteria are met each year.
Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	N/A
Describe how resources will be allocated among funding categories.	Resources were allocated on a competitive basis in accordance with the scoring criteria described in the RFP issued by Housing New Mexico MFA. Up to 7.5 percent of Housing New Mexico MFA's allocation is used for eligible administrative costs incurred by Housing New Mexico MFA.
Describe threshold factors and grant size limits.	Annual funding allocations received by subrecipients are determined through a combination of factors, including past performance and population of the counties served.
What are the outcome measures expected as a result of the method of distribution?	Outcome indicators: Tenant-based rental assistance / Rapid Rehousing: 120 Households Assisted Homelessness Prevention: 390 Persons Assisted

AP-35 Projects – (Optional)

Introduction:

Housing New Mexico|MFA and DFA wait to allocate funding on the project level until HUD has published FY formula allocations. At this time, project-level detail is not required for a state grantee's Annual Action Plan. As per HUD guidance, once a state grantee has allocated funding via its Method of Distribution, the state grantee will use the Projects submenu in IDIS Online to add its projects for the program year.

DFA follows HUD guidelines for the allocation/funding decision process after receiving notice from HUD, and only after will enter projects into IDIS through AP-35 screen by DFA. Likewise, Housing New Mexico|MFA will follow normal allocation/funding decision processes after receiving notice from HUD. Projects will also be entered into IDIS through AP-35 screen by Housing New Mexico|MFA. This is the normal process and does not cause a substantial amendment to the Action Plan and no further public notice is required.

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs:

The Housing New Mexico|MFA funded projects will address the housing and community development needs as identified in the Consolidated Plan's five-year Strategic Plan. The following needs were identified in the Consolidated Plan and are categorized by priority.

Public facilities and infrastructure improvements have been identified as a high need in New Mexico, specifically in low- and moderate-income areas and in the Colonias. Public improvements are addressed through CDBG funds and will only target low/mod areas as identified by HUD LMISD data. For more details on low/mod target areas, see the AP-50.

The development of new affordable housing and preservation of existing affordable housing units, for both owners and renters, remains one of the highest priorities in the State. These needs are addressed by HOME and HTF funds as eligible under each grant guideline. Activities include new housing construction, direct financial assistance, rental housing construction, existing homeowner and rental housing rehab, CHDO funded housing development activities and other affordable housing opportunities. HTF funds are intended to produce and preserve affordable housing for the most vulnerable groups in the State, which include extremely low- and very low-income households.

Housing New Mexico|MFA has also identified addressing homelessness as a priority. Homeless housing and supportive services that work to end homelessness in New Mexico remain a high priority and this need is addressed through the ESG program. Housing New Mexico|MFA will fund programs that help with homeless prevention and rapid rehousing rental activities to help families avoid homelessness, as well as emergency shelter services for persons experiencing homelessness. Other activities include data collection (HMIS) and administration of the program.

Persons and their families who are living with HIV/AIDS are particularly threatened by housing instability due to their unique needs and supportive care needs. HOPWA funds provide housing subsidies and

supportive services for individuals and their families who are living with HIV/AIDS.

In summary, the projects developed by the Housing New Mexico|MFA and DFA will be selected from proposals received in accordance with their consistency with the priorities established in the Consolidated Plan. These projects will meet the needs identified in the Needs Assessment/Market Analysis of the Consolidated Plan and citizen and community prioritization to the extent that funding is available. The use of these funds is consistent with the priorities and goals identified in the five-year Strategic Plan.

AP-40 Section 108 Loan Guarantee – 91.320(k)(1)(ii)

Will the state help non-entitlement units of general local government to apply for Section 108 loan funds?

No

Describe available grant amounts.

N/A. There are no plans to help non-entitlement units of government within New Mexico to apply for Section 108 loans.

Describe how applications will be accepted.

N/A

AP-45 Community Revitalization Strategies – 91.320(k)(1)(ii)

Will the state allow units of general local government to carry out community revitalization strategies?

Yes

Describe the state's process and criteria for approving local government revitalization strategies.

Depending on funding availability and the Housing New Mexico|MFA's ability to support the request, Housing New Mexico|MFA will choose eligible applicants to carry out community revitalization strategies as long as the strategy is in accordance with eligible applicant's Comprehensive Plan, Infrastructure Capital Improvement Plan (ICIP) and meets the low-to-moderate income requirement described in this plan. See the AP-50 Geographic Distribution to see how Housing New Mexico|MFA will determine eligible low/mod income areas for public improvements.

AP-48 Method of Distribution for Colonias Set-aside – 91.320(d)&(k)

Distribution Methods

1	State Program Name:	CDBG Program Colonias
	Funding Sources:	CDBG
	Describe the state program addressed by the Method of Distribution.	DFA uses CDBG funds to address local community development needs. DFA provides assistance and oversight to local officials with the implementation of needed infrastructure, public facilities, planning and other critical projects.
	Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	The Community Development Council (CDC) and DFA have developed rating and ranking criteria for evaluation of all regular CDBG projects with 10 percent being allocated for Colonias projects. The selection criteria in the rating and ranking system will give priority to projects that firmly demonstrate the following: need, appropriateness, project readiness, uniform grant guidance (risk assessment) and impact and benefit to low- and moderate-income persons. These criteria are outlined in the State's rules and regulations in the New Mexico Administrative Code (NMAC 2.110.2). All regular CDBG applicants are rated and ranked on these criteria, with preference given to Colonias for the set-aside. In order to qualify as a Colonias project, the project must be located within 150 miles of the US/Mexico border, be designated as a Colonias and address lack of potable water supply or lack of adequate sewage systems.
	If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)	The CDBG Implementation manual and other CDBG application information for regular CDBG funds can be found at https://www.nmdfa.state.nm.us/infrastructure-planning-and-development-division/cdbg-information/ and https://www.nmdfa.state.nm.us/infrastructure-planning-and-development-division/cdbg-implementation-manual/
	Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)	N/A

	Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	N/A
	Describe how resources will be allocated among funding categories.	Regular CDBG funding is not allocated among the funding categories until after applications are received, rated/ranked and allocation awards are made.
	Describe threshold factors and grant size limits.	Threshold factors for the Colonias are exactly the same as other non-entitlement communities outside the Colonias.
	What are the outcome measures expected as a result of the method of distribution?	Outcome indicators: Public Facility or Infrastructure Activities (persons assisted within the Colonias)
2	State Program Name:	CDBG Program Statewide
	Funding Sources:	CDBG
	Describe the state program addressed by the Method of Distribution.	DFA uses CDBG funds to address local community development needs. DFA provides assistance and oversight to local officials and other eligible applicants with the implementation of needed infrastructure, public buildings, planning and other critical projects. Ten percent of each regular CDBG allocation is set aside for activities in the Colonias.
	Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	DFA determines areas of CDBG funding based on need, readiness to proceed, uniform grant guidance and other current ranking criteria identified in the CDBG Rules and Regulations (NMAC 2.110.2). DFA has created a vetting process to ensure that set-aside funds for supplementing CDBG projects are efficiently utilized. Subrecipients are given an application and set-aside funds (if available) are awarded once DFA has determined that the project is eligible, supplemental funding is needed to complete the project, and the project has a low degree of risk. This process is designed to save time and eliminate unnecessary work.
	If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)	DFA maintains CDBG applications, manuals and other necessary information on the website at https://www.nmdfa.state.nm.us/infrastructure-planning-and-development-division/cdbg-information/

	Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)	
	Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	
	Describe how resources will be allocated among funding categories.	Under CDBG program, eligible applicants can apply for one of the following categories, contingent on funding availability: community infrastructure, public facility capital outlay, public services or planning. Any of the funding categories above may be used in the Colonias.
	Describe threshold factors and grant size limits.	CDBG threshold factors and grant size limits: Eligible applicants may apply for regular CDBG planning funds throughout the year, as long as funds are available.
	What are the outcome measures expected as a result of the method of distribution?	Outcome indicator: Public Facility or Infrastructure Activities: 15,000 Persons Assisted
3	State Program Name:	CDBG-DR Program
	Funding Sources:	CDBG-DR
	Describe the state program addressed by the Method of Distribution.	The CDBG-Disaster Recovery (DR) funds are intended to respond and address the long-term unmet disaster recovery needs of New Mexico communities impacted by the unprecedented 2022 wildfire season and noticed in DR-4652-NM: New Mexico Wildfires, Flooding, Mudflow, and straight-line Winds. The State received an appropriation of \$4,131,000 in CDBG-DR to ensure maximum assistance to the LMI households who sustained damage from the disaster, and the New Mexico Department of Homeland Security and Emergency (NMDHSE) will administer the program.

Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	The CDBG-DR Action Plan will be focused on funding a Building Resiliency Center in San Miguel County, to coordinate resilient housing resources for residents, both renters and homeowners, in State-identified most-impacted and distressed burn scar areas (Mora, San Miguel and Lincoln counties. The budget was influenced in part, as specified in the Federal Register Notice, that \$2,544,000 of the funds awarded must be spent for mitigation activities which increase community resilience to disasters and reduce or eliminate long-term risk to life and property.
If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)	Complete details of the CDBG-DR Action Plan and program summary are located at the NMDHSE website at: https://www.dhsem.nm.gov/hermits-peak-calf-canyon-resources/community-development-block-grant/ .
Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)	N/A
Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	N/A
Describe how resources will be allocated among funding categories.	The proposed allocation of resources is: 5% towards admin, 2% towards planning, and the remaining balance towards Housing Programs & Mitigation.
Describe threshold factors and grant size limits.	CDBG-DR is a one-time grant and will be used to address unmet needs from DR-4652-NM: New Mexico Wildfires, Flooding, Mudflow, and straight-line Winds.

What are the outcome measures expected as a result of the method of distribution?	Outcome Indicator: Homeowner Housing Rehabilitated: 25 Household Housing Unit Renter Housing Rehabilitated: 25 Household Housing Unit Other: 1 Other
Describe how resources will be allocated among funding categories.	Projects intending to use HOME funds in conjunction with 9 percent LIHTCs must meet all the conditions and requirements set forth in the applicable QAP. Projects receiving LIHTC awards will be awarded HOME funds simultaneously. Award amounts and payment structures will be determined by the debt capacity of the individual project and must meet the standards adopted for the LIHTC and HOME programs. Applications for HOME funds for all projects outside of the 9 percent LIHTC round will be accepted and reviewed on a first-come, first-served basis. Housing New Mexico MFA will conduct outreach to Community Housing Development Organizations (CHDOs) to encourage them to apply.
Describe threshold factors and grant size limits.	Awards of HOME funds to projects that receive 9 percent LIHTCs are generally limited to the lowest of (a) \$1,250,000 per project for CHDOs/\$500,000 for non-CHDOs or (b) 80 percent of the project's total development cost. Awards of HOME funds to all other projects are generally limited to (a)\$1,250,000 per project for CHDOs/\$1,000,000 for non-CHDOs, or (b) 80 percent of the project's total development cost. However, depending on fund availability, higher awards may be allowed, at Housing New Mexico MFA's discretion.
What are the outcome measures expected as a result of the method of distribution?	Outcome indicators: Rental units constructed: 15 Household Housing Unit Rental units rehabilitated: 10 Household Housing Unit

Discussion:

DFA will set aside 10 percent of CDBG funding for the Colonias. Counties with Colonias can apply for funding directly to problem areas in the Colonias. In general, all HUD CPD grant programs in this plan are also available to eligible households and low/mod income areas as applicable in the Colonias.

AP-50 Geographic Distribution – 91.320(f)

Description of the geographic areas of the state (including areas of low-income and minority concentration) where assistance will be directed

The State of New Mexico has two target geographic areas: Low/Mod Block Group Tracts and the Colonias Neighborhood. These target areas are specific to the CDBG program as HOME, ESG, HOPWA and HTF funds are directed to income-eligible program participants state-wide. DFA will target public infrastructure and facility improvements to Low/Mod Block Group Tracts as defined by HUD's Low/Mod Summary Data and will set aside 10 percent of CDBG funds for Colonias neighborhoods.

Specific to HOPWA, pursuant to a memorandum of understanding, the State administers the City of Albuquerque's HOPWA funds, and those funds must be used within the City of Albuquerque. These funds are administered on behalf of the City and are not direct allocations to the State, they are not included in the percentage distributions for State allocations below. The table below represents regular CDBG funds only.

See further below on how the State will determine Low/Mod Block Group Tracts and Colonias Neighborhoods.

Geographic Distribution

Target Area	Percentage of Funds
Colonias Neighborhood	10
Low/Mod Block Group Tracts	90

Rationale for the priorities for allocating investments geographically

Determining priorities for spending the State's federal block grant is based on multiple forms of analysis and input. Data analysis was made through review of the housing needs and the housing market in the Consolidated Plan. In addition, extensive efforts were made to include community input throughout the development and planning process. Community input was obtained through public hearings, a public review and comment period for the plan, consultation from stakeholder organizations, and an online survey.

Housing New Mexico|MFA and DFA do not allocate funding solely based on geographic requirements. When the activities are intended to directly serve individuals or households, those individuals or households must meet income and residency qualifications to receive assistance from the program. In these instances, Housing New Mexico|MFA or DFA staff and/or one of its subrecipient agencies will complete an in-take and eligibility status review of the applicant individual or household before the activity is initiated.

Infrastructure and public facility improvement activities will serve a community or neighborhood and are said to have an "area-wide" benefit. Per HUD requirements, these areas must be within an eligible Census Block Group Tract, as defined by HUD-CDBG regulations, whereby the majority of the residents

are low- to moderate-income (or 51%).

To determine these Tracts the DFA will be utilizing HUD CDBG Low Mod Income Summary Data (LMISD) from the HUD Exchange website, which has defined the eligible tracts within the State. The identified census block group tracts within the State that are considered low-moderate income can be found on the HUD Exchange website at: <https://www.hudexchange.info/programs/acs-low-mod-summary-data/>

A set-aside of ten percent of annual CDBG funds will be allocated for Colonias Neighborhoods. HUD defines Colonias as rural communities in close proximity to the U.S-Mexico border, lacking access to basic services such as water or sewer. Communities must be designated Colonias and be within 150 miles of the U.S./Mexico border. Funded activities must address lack of potable water supply or lack of adequate sewage systems.

Discussion

Low-Income Households

Households earning less than 80% of the area median income (AMI) are considered low income. To be considered a tract with a concentration of low-income households, the tract's median household income is less than 80% of the AMI.

Areas of the State not including Non-Entitlement Cities have an AMI of \$55,303 and at 80%, low-income is estimated at \$44,242. Tracts with a concentration of low-income tracts are scattered across rural areas of the State.

Minority Concentrations:

For the purposes of this analysis, a concentration is any census tract where the racial or ethnic minority group makes up 10% more than the Statewide average. More information about race/ethnicity concentrations in New Mexico can be found in the MA-50. Data was taken from the most recent 2018-2022 ACS.

Native American/Alaskan Natives is the largest non-Hispanic minority group in New Mexico at 8.5%, and a tract with a concentration would be 18.5% or more. The largest group of tracts with a concentration are located in the northwest part of the State northwest of Albuquerque and Los Alamos. There is also a tract with a concentration north of Alamogordo and north halfway between Santa Fe and the northern border of the State.

Non-Hispanic Black and African Americans comprise of about 1.8% of the population in New Mexico, and a tract with a concentration would be 11.8% or more. There are two tracts with a concentration of the minority group, one west of Albuquerque (35006974702) and one southwest of Alamogordo (35035000601).

Asians (non-Hispanic) make up 1.5% of the State population and a tract with a concentration would be 11.5% or more. There is one tract with a concentration of the minority group south of Los Alamos

(35028000400).

Likewise, the Hispanic population, which makes up 49.8% of the total population of New Mexico would make a tract with a concentration at 59.8% or more. Tracts with a concentration of this ethnic group are scattered across the State. A map of the Concentration of the Hispanic Population is located in the MA-50.

Affordable Housing

AP-55 Affordable Housing – 24 CFR 91.320(g)

Introduction:

The tables below reflect one-year goals for the State's HOME and HTF funds.

Housing New Mexico | MFA will use HOME funds to construct new affordable rental housing, rehabilitate existing housing units, and provide direct financial assistance to eligible homebuyers. Housing New Mexico | MFA will also fund CHDOs to add affordable homeowner housing in New Mexico. The annual goals for the number of households to be supported through these activities are summarized in the tables below.

Housing Trust Funds (HTF) grant funds are awarded to states to develop and preserve affordable housing for extremely low- and very low-income households. A State must use at least 80 percent of each annual grant for rental housing; up to 10 percent for homeownership; and up to 10 percent for the grantee's reasonable administrative and planning costs. HTF funds may be used for the production or preservation of affordable housing through acquisition, new construction, and/or rehabilitation.

Housing New Mexico | MFA will report the goals and outcomes for affordable housing assistance for non-homeless households. Affordable housing will meet the terms that are defined in 24 CFR 92.252 for rental housing and 24 CFR 92.254 for homeownership as applicable to the select activities.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	65
Special-Needs	0
Total	65

One Year Goals for the Number of Households Supported Through:	
Rental Assistance	0
The Production of New Units	20
Rehab of Existing Units	45
Acquisition of Existing Units	0
Total	65

Discussion:

Housing New Mexico | MFA estimates that HOME and HTF funds will target LMI households with the

following affordable housing activities:

HOME Program:

Homeowner Housing Rehabilitated: 30 Household Housing Unit

Homeowner Housing Added: 0 Household Housing Unit

Rental units constructed: 15 Household Housing Unit

Rental units rehabilitated: 10 Household Housing Unit

HTF (extremely low- and very low-income households):

Rental units constructed: 5 Household Housing Unit

Rental units rehabilitated: 5 Household Housing Unit

AP-60 Public Housing - 24 CFR 91.320(j)

Introduction:

The State of New Mexico has 17 public housing authorities (PHAs) within the jurisdiction of the State Consolidated Plan. DFA nor Housing New Mexico|MFA operate public housing, therefore, neither agency directly plans resident initiatives for public housing and Housing Choice Voucher (HCV) residents.

There are three PHAs in New Mexico that are not among the PHAs listed in this plan: City of Albuquerque Housing Authority, Housing Authority of the City of Las Cruces and Santa Fe Civic Housing Authority. All three PHAs are from HUD entitlement communities and plan public housing strategies within their grantee's jurisdiction. This plan does not include information from these public housing authorities.

Tribal Housing Authorities are also not among the PHAs listed in this plan and are not included in the State's public housing strategy. The 20 Tribal Housing Authorities operate independently within sovereign nations. This plan does not include information from Tribal Housing Authorities.

Actions planned during the next year to address the needs to public housing:

As mentioned above, the DFA nor Housing New Mexico|MFA operate public housing, therefore, neither agency directly plans resident initiatives for public housing and HCV residents. However, efforts to collaborate more extensively with PHAs are underway through the State's three (3) Regional Housing Authorities (RHAs), which Housing New Mexico|MFA oversees on behalf of the State. These RHAs are Northern Regional, Western Regional and Eastern Regional. To the extent possible, Housing New Mexico|MFA will make funding available to PHAs pursuing the redevelopment or rehabilitation of low-income properties for public housing that may be available through various Housing New Mexico|MFA funding sources.

Actions to encourage public housing residents to become more involved in management and participate in homeownership:

Housing New Mexico|MFA nor DFA operate public housing, therefore, neither agency directly plans resident initiatives. Local administrators are responsible for these activities. However, Housing New Mexico|MFA is aware that some PHAs provide opportunities for residents to participate in homeownership, including first-time homebuyer counseling.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Not applicable to the State directly, however, within the State of New Mexico, Northern Regional Housing Authority (NRHA) has been designated as "troubled" by HUD. While not directly responsible for the activities and performance of this housing authority, the State is committed to supporting NRHA in improving its operations. The State will assist by providing oversight, training and technical assistance to support the housing authority in its effort to remove the troubled designation. NRHA has provided documentation to exhibit improved operational performance, however the "troubled" status cannot be

changed until their Audited Financial Statements have been completed and approved by HUD. NRHA provided an update on the status of its audit on February 4, 2026, indicating that the audit remains in progress. NRHA reported that follow-ups with the audit firm are occurring regularly; however, an estimated completion date has not yet been provided. NRHA has also reached out to the HUD Field Office for guidance regarding the resolution of its troubled status.

Discussion:

N/A

AP-65 Homeless and Other Special Needs Activities – 91.320(h)

Introduction

The State aims to reduce homelessness and address the housing needs of individuals with special needs through the following overall strategies:

ESG funds allow Housing New Mexico|MFA to provide emergency assistance as well as rental assistance and in-house case management to ensure efficient client transition from homelessness to self-sustainability. HOPWA funds allow Housing New Mexico|MFA to provide housing assistance for people living with HIV/AIDS.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs:

As a member of the governing boards of the Albuquerque and Balance of State (NMCEH) CoCs, Housing New Mexico|MFA contributes to the CoCs' outreach planning. Furthermore, Housing New Mexico|MFA requires that outreach be conducted by service providers receiving ESG funds under Housing New Mexico|MFA's Rapid Rehousing/Homeless Prevention Program (RR/HP), which provides housing assistance to those that are homeless or at-risk of homelessness. These outreach efforts may also include street outreach, outreach at shelters, outreach to clients receiving services targeted toward those experiencing homelessness and outreach to clients of behavioral health providers. Housing New Mexico|MFA serves on the Balance of State CoC, the CES governance committees and the Albuquerque Strategic Collaborative (ASC) board which acts as both the CoC and CES governance committees for Albuquerque which meet quarterly to address issues and strategies for the NMCES.

The NM BOS CoC NMCES supports dedicated administration for both Domestic Violence and Youth subpopulations. The NMCES has identified and assessed over 75,000 individuals since its inception (appx. 27,800 of these have been prioritized and entered in HMIS), using the Vulnerability Index - Service Prioritization Decision Assistance Tool (VI-SPDAT), which helps to determine each applicant's acuity, relative need for housing and the type of housing that would be most appropriate to assist their needs. The assessments are done at the NMCEH as well as CoC and ESG-funded agencies, health centers, veteran programs, correctional facilities and during street outreach, including youth-focused projects in northern New Mexico and domestic violence programs statewide. The majority of Housing New Mexico|MFA's RR/HP and EHAP providers are trained in the use of the NM Coordinated Entry System. Ongoing training for new staff members and new agencies is conducted yearly.

Housing New Mexico|MFA provides ESG funds for emergency shelter and street outreach services that link unsheltered homeless to shelters. Specific activities include shelter operating costs; hotel/motel vouchers when shelter beds are unavailable; and essential services to those in shelters such as case management, childcare, education services, employment assistance and job training, outpatient health services, legal services, life skills training, mental health services, substance abuse treatment services

and transportation.

Housing New Mexico|MFA uses ESG funding to support shelter operations, provide essential services for those residing in shelters, homelessness prevention assistance and rapid rehousing assistance throughout the State. DFA continues to use CDBG-CV funding to serve number of persons with homelessness prevention assistance. The goals for the ESG funds are to:

- Serve over 3,000 persons with overnight shelter and essential services;
- Serve over 1,500 persons with homelessness prevention and rapid rehousing

Note: Goals may be modified upon receipt of allocations as the amount of funding will affect the number of persons that can be served.

Addressing the emergency shelter and transitional housing needs of homeless persons.

Housing New Mexico|MFA provides ESG funds for emergency shelter and street outreach services that link unsheltered homeless to shelters. Specific activities include shelter operating costs; hotel/motel vouchers when shelter beds are unavailable; and essential services to those in shelters such as case management, childcare, education services, employment assistance and job training, outpatient health services, legal services, life skills training, mental health services, substance abuse treatment services and transportation.

NMCEH and Housing New Mexico|MFA are working together to find ways to implement a program of diversion as part of the crisis response system in order to lessen the burden on shelters and help some people avoid homelessness all together. NMCEH and Housing New Mexico|MFA are also working on a plan to link the crisis response system more effectively to the system of permanent housing using coordinated entry.

As of the 2025 Housing Inventory Count, reported to HUD annually, NMCEH reports 12 different emergency shelter providers in the CoCs with approximately 2,400 total beds between them in the State. There are also 11 transitional housing providers in the CoCs with approximately 830 total beds.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again:

Housing New Mexico|MFA provides ESG funds for rapid rehousing rental activities for persons experiencing homelessness to avoid becoming homeless again, and homeless prevention assistance for persons that are at-risk of becoming homeless. These activities include financial assistance with costs such as rental application fees, security deposits, moving costs, utility deposits, rental arrears, and training; housing search and placement services; case management to assess, arrange, coordinate and

monitor delivery of services to facilitate housing stability; and short- to medium-term rental assistance.

NMCEH and partner agencies are working in the three largest communities of Santa Fe, Albuquerque and Las Cruces to use the by-name lists created through coordinated entry along with regular case conferencing meetings to house chronically homeless persons as quickly as possible and to determine what changes need to be made in existing programs to shorten or facilitate the time between identification of a chronically homeless household and placement into appropriate housing. Likewise, the community of Taos is participating in regular by-name list conferencing with the focus on services to homeless youth.

NMCEH is working with programs to lower any artificial barriers that lengthen the time it takes to get housed. They use the by-name lists to help communities plan for additional permanent supportive housing to meet the need. For many years NMCEH has been helping programs adopt a housing first approach that serves to keep people housed by avoiding unhelpful evictions from programs.

NMCEH reports 11 organizations operating 19 different transitional housing facilities that offer homeless services to unaccompanied and housing units to help them move towards successful independent living situations. These service providers are DreamTree Project, St. Elizabeth Shelter, Pecos Valley Counseling, San Juan Catholic Charities, New Mexico Veterans Integration Centers, A New Day Inc., New Mexico Dream Center, CasaQ, HopeWorks, Youth Development Inc., and Youth Shelters and Family Services.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Housing New Mexico | MFA provides ESG funds for homelessness prevention activities, including financial assistance with costs such as rental application fees, security deposits, moving costs, utility deposits, training; housing search and placement services; essential services and case management to assess, arrange, coordinate and monitor delivery of services to facilitate housing stability for families and individuals receiving assistance; and short- to medium-term rental assistance. These services are aimed at helping those at-risk of homelessness to maintain stable housing.

NMCEH works with the State Housing Leadership group, a committee staffed by the New Mexico Human Services Department that includes other state departments. This group looks at what the State response should be to meet the housing needs of people with behavioral health diagnoses, people exiting the correctional system, those exiting foster care and other populations.

New Mexico has a coordinated entry system that refers homeless individuals to specific and unique homeless assistance programs, such as those who were formerly incarcerated and seeking housing. The coordinated entry system provides a uniform housing assessment for these individuals seeing re-entry into the community and directs them to the most appropriate housing intervention. Coordinated entry helps to ensure that no one is passed over for housing and that all housing resources are utilized

efficiently.

Discussion

The 2025 Point In Time (PIT) count for the Balance of State was 1723 which reflected a 8.9% decrease in total homelessness from the 2024 PIT count of 1891 however, this was still a 34.3% increase relative to the 2022 PIT count of 1283. These counts include both sheltered and unsheltered homeless individuals. While survey counts have been difficult due to the rural nature of the survey and the vast amount of area needed to be covered, this still remains a worrying trend.

AP-70 HOPWA Goals – 91.320(k)(4)

One-year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance payments	190
Tenant-based rental assistance	70
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	20
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0
Total	280

AP-75 Action Plan Barriers to Affordable Housing – 91.320(i)

Introduction:

Public policies are intended to address the overall needs of all residents across the State of New Mexico. Housing New Mexico|MFA has an outstanding record of policies and programs that promote affordable housing, including excellent public outreach, financial assistance to first time home, state tax credits for affordable housing development, home buying counseling services, weatherization grants program, home rehabilitation to income eligible homeowners, and others. Despite these efforts, there are still barriers to affordable housing. A few of the identified challenges include:

- **Urban-Rural Housing Disparities:** Population growth varies significantly between urban/semi-urban and rural/semi-rural counties in New Mexico. Urban and semi-urban areas are experiencing rapid growth, attracting more housing and employment investments, while rural and semi-rural counties face population declines and struggle to attract similar investments. This imbalance necessitates tailored housing policies to address the differing needs across regions.
- **Elevated Poverty Levels:** New Mexico's median household income (\$53,992) is substantially lower than the national average (\$69,717), resulting in a higher state poverty rate of 18.4% compared to the national average of 12.8%.
- **Insufficient Funding for Affordable Housing:** New Mexico faces a significant shortfall in affordable housing, with an estimated deficit of 32,000 rental units for very low-income households. In fiscal year 2024, only 940 units were financed. This lack of investment hampers necessary housing and infrastructure developments, contributing to economic and social decline in many communities.
- **Scarcity of Multifamily Housing:** New Mexico has a notably lower percentage of multifamily housing units (15.1%) compared to the national average (55%). This shortage limits housing options for renter households unable to purchase homes, restricting their ability to find suitable and affordable housing alternatives.
- **Uneven Housing Development Across Regions:** Housing development in New Mexico is predominantly concentrated in urban areas, leaving rural counties with aging housing stock and a high prevalence of mobile homes (15.2% vs. 5.2% nationally). Nearly 40% of mobile home residents report their homes as fair or poor. Additionally, new housing tends to target high-end markets, making it unaffordable for low and moderate-income residents, especially in Santa Fe, Taos, and Lincoln Counties where vacation homes exacerbate local housing shortages.
- **High-Cost Burden Among Renters:** While only 21% of New Mexico homeowners are cost-burdened, a significant 43% of renters face cost burdens, with 22% severely burdened. Furthermore, 78% of renters aspire to become homeowners within the next five years but are hindered by financial barriers such as insufficient down payments, poor credit, and high debt levels.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment:

The State of New Mexico recognizes that there are important steps to mitigate barriers to affordable housing, including a combination of planning, legal and financial tools. These recommended actions will not only build on existing public policies and programs but offer new or expanded actions to stimulate

residential investments and increase the supply of affordable housing in the state.

The following actions will further this objective:

Action 1: Enact Affordable Housing Goals.

Specific quantifiable goals can serve to focus actions and generate better results. For example, the State of Colorado has tied access to affordable housing funds to each city and county meeting a set affordable housing goals based on their existing affordable housing inventory. New Mexico should quantify the needs by each local jurisdiction and tribal council and establish specific targets for communities to address their affordable housing needs. Certain future funding from Housing New Mexico|MFA may be prioritized based on the progress a community is actively meeting its targeted housing needs. These goals will serve to help address the disproportionate housing problems for minorities, persons with disabilities, and the elderly.

Action 2: Expand Development Financing.

The success of new housing development is heavily dependent on available financing. Financing resources include not only banks and the federal government but also the state government. One of the most successful federal programs for generating new affordable housing is the Low-Income Housing Tax Credit program. However, there are routinely more project applications than there are federal tax credits available. Supplementing the Low-Income Housing Tax Credit program with additional state funds by offering state or local tax credits can expand the number of projects and affordable housing units. This is an expansion of the Housing New Mexico|MFA charitable tax credit program to assist with actual financing. This can be especially valuable to small scale residential developers or developers in non-urban areas of the state and serve to address disparities in obtaining development financing.

Action 3: Inventory State Surplus Land for Affordable Housing.

Many state agencies acquire property for a range of public services and infrastructure, especially the New Mexico Department of Transportation. An assessment of available state lands that have been acquired by the Department but not required for transportation projects should be conducted. These lands may be reprogrammed for affordable housing projects by local housing authorities to offer for resale to prospective affordable housing developers. Such surplus lands may also be available from state public universities and community colleges and other state public agencies. These parcels should be incorporated into the Housing New Mexico|MFA affordable properties list and be actively marketed on an on-going basis to the real estate and construction industries.

Action 4: Promote and Establish Workforce Training Partnerships in the Construction Industry.

There is a labor shortage with many of the skills needed for the construction industry, including home building. The state should evaluate, leverage and prioritize workforce training and apprenticeship programs that promote careers in residential building and trades, including selling higher paying jobs within the industry to younger job seekers. Housing New Mexico|MFA in cooperation with the State Department of Work Solutions, community and technical colleges should leverage partnerships for

students to secure more apprenticeships and related work experiences with practical training.

Action 5: Actively Educate State Legislators on Affordable Housing Needs.

Members of the state legislature play a critical role in supporting and funding various housing programs in New Mexico. Therefore, it is recommended that Housing New Mexico|MFA staff expand their meeting time with Senators and House members to continually educate them on the various affordable housing needs especially those who lack knowledge of affordable housing issues. This interaction enables the Senators and Representatives to better understand the need for, as well as the impact of, affordable housing in their areas. This in turn not only helps them discuss the positives of affordable housing but can lead to potentially allocating increased funding to address these needs.

Discussion:

N/A

AP-80 Colonias Actions – 91.320(j)

Introduction:

A qualified Colonias is a rural community with a population of 25,000 or less located within 150 miles of the US-Mexico border that has been designated as a Colonias by the county or municipality due to:

According to HUD, there are about 150 Colonias have been identified as eligible for one or more of the different colonias funding sources. Many Colonias in New Mexico are not units of local government. As such, these communities do not have the capacity to apply for and implement funding on their own accord. County and local governments that contain Colonias communities are able to apply for funding that can be directed towards needs in these communities.

DFA will target regular CDBG funds for Colonias communities to help ensure that low-income households have access to adequate infrastructure and services. As an advisory member to the Colonias Infrastructure Board (CIB), Housing New Mexico|MFA will continue to advise the CIB on best uses for CIB funds to assist Colonias residents in gaining access to housing infrastructure. County and local governments will be able to apply for funds that will be directed to serve the needs of Colonias.

Actions the state plans to take to address obstacles to meeting underserved needs:

The greatest obstacle to meeting underserved need in the Colonias is the lack of capacity to apply for and implement funding. In order to meet the needs of Colonias, the State will call upon cities, counties and other eligible entities to assist in aligning and administering funds. These eligible entities will be able to apply for funds that will be directed to serve the needs of Colonias.

Actions the state plans to take to reduce the number of poverty-level families:

Colonias communities have a high concentration of low-income households as well as a variety of infrastructure and public service needs. DFA will set aside regular CDBG funds for Colonias to help ensure that low-income households have access to adequate infrastructure and services.

As an advisory member to the Colonias Infrastructure Board (CIB), Housing New Mexico|MFA will continue to advise the CIB on best uses for CIB funds to assist Colonias residents in gaining access to housing infrastructure.

Actions the state plans to take to develop the institutional structure:

In order to facilitate a system that will meet the needs of the Colonias, the State will work with cities and counties that contain Colonias communities to administer funding. This will develop the responsiveness of the counties to meet the needs of the Colonias.

Oftentimes, the Colonias lack the capacity to be able to apply for or implement funding due to a lack of local governments and resources. The State has three experienced providers for the Colonias (Tierra del Sol, Southwestern Regional Housing and Community Development Corporation and White Sands Habitat for Humanity.) Of the three providers mentioned, all three provide housing rehabilitation. While all three are able to deliver new housing development, only one has been able to deliver on a subdivision

scale. Unfortunately, not all Colonias are covered by these organizations, and the State would need additional providers or providers to expand their service area to meet those needs. Providers are stretched thin and capacity is a challenge. The State has a need for additional funding, but the current delivery system would not be able to execute too much more additional funding due to the limited number of providers.

Specific actions the state plans to take to enhance coordination between public and private house and social service agencies:

Housing New Mexico|MFA will prioritize funding to entities (public, for-profit private and non-profit private) that serve those of lower incomes and coordinate and leverage services and resources. These include the three service providers that DFA fund in Colonias (Tierra del Sol, Southwestern Regional Housing and Community Development Corporation and White Sands Habitat for Humanity.)

Discussion:

DFA will target 10 percent of its regular CDBG allocation for Colonias communities to help ensure that low-income households have access to adequate infrastructure and services. As an advisory member to the Colonias Infrastructure Board (CIB), Housing New Mexico|MFA will continue to advise the CIB on best uses for CIB funds to assist Colonias residents in gaining access to housing infrastructure.

AP-85 Other Actions – 91.320(j)

Introduction:

The greatest obstacle to meeting underserved needs in New Mexico is the lack of funding. The State will continue to seek additional sources of funding to expand the scope of activities and implement other improvements as described below. Several of the sources are listed in the AP-15. The need is far greater than the resources available.

Actions planned to address obstacles to meeting underserved needs:

In New Mexico, some communities outside of the metropolitan areas lack service providers to administer a full range of affordable housing and infrastructure improvement programs. This is compounded by the fact that many of the communities are located far from population centers that have the resources to serve the needs of residents.

Partners often request resources and training to build capacity in addressing the local needs of underserved communities. As DFA and Housing New Mexico|MFA allocate and prioritize funds for underserved areas, Housing New Mexico|MFA will seek to apply for additional funds, leverage resources when possible, and ensure funds that are available are used efficiently. As part of program management, Housing New Mexico|MFA and DFA will provide training workshops during the year and technical assistance on a one-to-one basis to organizations working in underserved areas. Additionally, Housing New Mexico|MFA and DFA will use funds, if available, to provide capacity building via training, operational funding and awards of federal funds.

Actions planned to foster and maintain affordable housing:

Housing New Mexico|MFA will continue to fund efforts to create and maintain affordable housing through dedicating HOME rental development, single-family development combined with homeownership assistance and rehabilitation of owner-occupied housing. Housing New Mexico|MFA will also target HTF funds toward rental development activities for extremely low and very-low-income households. HTF funds are intended to help the most vulnerable households with affordable housing and eliminate housing instability that may result in homelessness. The goals for these programs are described in CR-55 Affordable Housing.

Actions planned to reduce lead-based paint hazards:

Housing New Mexico|MFA and DFA will continue to meet all applicable HUD lead-based paint abatement standards in its CDBG, HOME and HTF rehabilitation programs. Through financing new construction of rental units under its HOME and HTF programs, Housing New Mexico|MFA will continue to expand the stock of lead-safe housing units. Housing New Mexico|MFA will also continue to train partners throughout the State in the Lead-Safe Housing Rule and encourage sub-grantees and professionals statewide to receive formal training and any applicable lead-based paint certifications. In addition, continue to seek funding as it becomes available to provide training, educational awareness, testing and abatement of lead-based paint hazards.

As part of its HOME-funded owner-occupied rehabilitation program, Housing New Mexico|MFA

allocates a portion of its HOME funds to eligible LBP assessment and remediation activities. This program targets some of the oldest housing stock in the State, which are typically in the worst condition and have a high risk of lead-based paint hazards. To the extent that lead-based paint hazards are found in the older housing stock, this program addresses the issue directly.

Actions planned to reduce the number of poverty-level families:

The activities described in this plan will work directly to reduce poverty for families in New Mexico. Affordable housing programs are designed to reduce poverty by making housing affordable for lower-income households, and rehab activities will maintain housing conditions that may otherwise lead to homelessness. Public facilities and infrastructure improvement will aid in neighborhood revitalizations in LMI areas and invite investments into the area.

In creating additional affordable housing options and community development opportunities throughout the State, Housing New Mexico|MFA will be a part of the larger network that supports families on the road to self-sufficiency. The State has a variety of programs available to poverty-level families, and the funds administered in this Plan will continue to support efforts to create affordable housing, suitable living environments and economic opportunities for those households. Housing New Mexico|MFA will continue to coordinate and collaborate with other Participating Jurisdictions (PJs) to focus efforts in assisting those with the most need.

Actions planned to develop institutional structure:

Housing New Mexico|MFA plans to hold bi-annual housing summits which bring providers across the full housing continuum to include private, public and social service agencies. This summit is the preeminent housing summit in the State and serves as a venue to coordinate and collaborate on housing programs and services. Additionally, Housing New Mexico|MFA regularly holds meetings on various programs to get feedback on how programs can be improved and to highlight best practices among providers. As a result of the COVID-19 pandemic and state public health orders, Housing New Mexico|MFA created virtual training and outreach to potential service providers.

Actions planned to enhance coordination between public and private housing and social service agencies:

As part of its biannual Housing Summit, Housing New Mexico|MFA will bring together both public, private housing and social service agencies to collaborate and participate in workshops together. In the fall of 2027, Housing New Mexico|MFA will hold another Housing Summit, which will include sessions on the newest committee and association of statewide housing strategy.

Discussion:

New Mexico lacks funding to meet all needs of underserved populations; the State is committed to seeking additional funding and implementing other improvements.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.320(k)(1,2,3)

Introduction:

In implementation of programs and activities under the 2026 AAP, Housing New Mexico | MFA and DFA will follow all HUD regulations concerning the use of program income, forms of investment, overall low- and moderate-income benefit for the CDBG program, recapture requirements for the HOME program, ESG performance standards, HOPWA project goals and HTF evaluation criteria. Housing New Mexico | MFA certifies that it will pursue all resources indicated in this Plan and will not willingly or knowingly hinder the implementation of any planned activities. Grant-specific CDBG, HOME, ESG, and HTF requirements are addressed on the following pages.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.320(k)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.	Amount
1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from Section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements	
1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	0

**HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.320(k)(2)**

The jurisdiction must describe activities planned with HOME funds expected to be available during the year. All such activities should be included in the Projects screen. In addition, the following information should be supplied:

- 1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:**

HOME funding is not being used for any form of investment other than those identified in Section 92.205.

- 2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:**

Housing New Mexico|MFA's recapture and affordability guidelines are included in the Grantee Unique Appendices (Part F).

- 3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:**

Housing New Mexico|MFA's recapture and affordability guidelines are included in the Grantee Unique Appendices (Part F).

- 4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:**

Housing New Mexico|MFA may, at its discretion, use HOME funds for refinancing only when needed in order to permit or continue affordability of rental units when rehabilitation is the primary activity. Rehabilitation expenditures must be at least \$7,100 per unit being rehabilitated, indexed annually for inflation. Such investments are permitted to maintain current affordable units, create additional affordable units, or both. Housing New Mexico|MFA's underwriting standards for an initial investment of HOME 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. In addition, Housing New Mexico|MFA will review management practices to demonstrate that disinvestment in the property has not occurred, that the long-term needs of the project can be met and that the feasibility of serving the targeted population over an extended affordability period can be demonstrated. The required period of affordability will be at least fifteen years. HOME funds for this purpose may be used statewide. However, HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG. Any unpaid balance of these loans

is due in full at maturity or upon the sale or transfer to an ineligible party.

5. **If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).**

N/A. Housing New Mexico | MFA does not utilize HOME funds for Tenant Based Rental Assistance.

6. **If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g., persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).**

N/A. Housing New Mexico | MFA does not utilize HOME funds for Tenant Based Rental Assistance.

7. **If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).**

No preference is given to any particular segment of the population with rental housing projects funded by the State HOME program funds. Pursuant to 24 CFR 92.253(d)(3), an owner of a rental housing project assisted with HOME funds must comply with the affirmative marketing requirements established by the State of New Mexico in accordance with 24 CFR 92.351(a). The owner of the rental housing project must adopt and follow the written tenant selection policies and criteria, which include that it may give a preference to a particular segment of the population if permitted in its written agreement with the PJ, such as persons with a disability or other special needs. Currently, there is no preference for persons with a disability or special needs groups. However, HOME funds must target low- to moderate-income households.

**Emergency Solutions Grant (ESG)
Reference 91.320(k)(3)**

1. Include written standards for providing ESG assistance (may include as attachment)

Housing New Mexico | MFA's ESG Written Standards can be found in the Grantee Unique Appendices (Part G).

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The New Mexico Coalition to End Homelessness (NMCEH) launched a statewide coordinated assessment project, the New Mexico Coordinated Entry System (NMCES), has identified and assessed over 75,000 individuals since then. The NMCES uses the Vulnerability Index - Service Prioritization Decision Assistance Tool (VI-SPDAT), which helps to determine each applicant's acuity, relative need for housing and the type of housing that would be most appropriate to assist their needs. Assessments are done at the NMCEH as well as CoC- and ESG-funded agencies, health centers, veteran programs, in correctional facilities and during street outreach. The majority of Housing New Mexico | MFA's RR/HP and EHAP providers are trained in the use of NMCES. Ongoing training for new staff members and new agencies is conducted annually.

3. Identify the process for making sub-awards and describe how the ESG allocation is available to private nonprofit organizations (including community and faith-based organizations).

Regular ESG funds are made available to subrecipients through a competitive RFP process. Nonprofit 501(c)(3) organizations are eligible to apply. Selected subrecipients are eligible to receive funds for up to 5 years on an annual basis if the renewal criteria are met each year.

ESG administrative costs are capped at and will not exceed 7.5% of the FY grant total. Shelter and street outreach services are also capped at and will not exceed 60% of the FY allocation.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

This requirement does not apply to states.

5. Describe performance standards for evaluating ESG.

Housing New Mexico | MFA's performance standards include the number of individuals placed into permanent housing, services provided, number of individuals assisted, and efficient utilization of funds. General performance standards that are being reported include the number of unduplicated persons or households who avoided homelessness or were rapidly rehoused and the unduplicated number of those exiting homeless shelters into permanent housing.

Housing Trust Fund (HTF)
Reference 24 CFR 91.320(k)(5)

1. How will the grantee distribute its HTF funds? Select all that apply:

- ☒ Applications submitted by eligible recipients
- ☐ Subgrantees that are State Agencies
- ☐ Subgrantees that are HUD-CPD entitlement grantees

2. If distributing HTF funds through grants to subgrantees, describe the method for distributing HTF funds through grants to subgrantees and how those funds will be made available to state agencies and/or units of general local government. If not distributing funds through grants to subgrantees, enter "N/A".

N/A

3. If distributing HTF funds by selecting applications submitted by eligible recipients,

a. Describe the eligibility requirements for recipients of HTF funds (as defined in 24 CFR § 93.2). If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

Eligible recipients include nonprofit entities, for-profit entities, public housing agencies, and tribally designated housing entities. Participating recipients must be approved by Housing New Mexico and must have demonstrated experience and capacity to conduct eligible activities that meet the requirements of 24 CFR 93.200.

b. Describe the grantee's application requirements for eligible recipients to apply for HTF funds. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

Entities seeking HTF dollars for eligible projects may submit Housing New Mexico|MFA's Rental Development Project Application to Housing New Mexico|MFA, which is posted on the Housing New Mexico|MFA website.

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

If funds remain following the initial funding round, Housing New Mexico|MFA will post an announcement on its website stating the amount of funds still available to be awarded. Thereafter,

applications must be received no later than 60 days prior to a regularly scheduled meeting of Housing New Mexico|MFA's Board of Directors in order to be considered at that meeting.

Application forms will be provided electronically and may be downloaded from Housing New Mexico|MFA's website at <http://www.housingnm.org/developers>.

c. Describe the selection criteria that the grantee will use to select applications submitted by eligible recipients. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

All projects must meet the following threshold criteria:

Refer to full scoring criteria in (Part I) Annual Action Plan for full narrative.

d. Describe the grantee's required priority for funding based on geographic diversity (as defined by the grantee in the consolidated plan). If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

Points within this scoring criterion are given based on the project's distance from another Low-Income Housing Tax Credit, public housing, or federally subsidized housing project. This scoring criterion falls within the Low Priority category.

e. Describe the grantee's required priority for funding based on the applicant's ability to obligate HTF funds and undertake eligible activities in a timely manner. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

Applicant's ability to obligate HTF funds and undertake eligible activities in a timely manner are awarded points based on the following readiness criteria:

- (1) Evidence of site control
- (2) Evidence that the current zoning of the proposed site does not prohibit multifamily housing
- (3) Evidence of all other non-Housing New Mexico|MFA funding sources, such as:
 - a. Letters of interest from all other non-Housing New Mexico|MFA funding
 - b. Commitment letters from all other non-Housing New Mexico|MFA funding sources

This scoring criterion falls within the High Priority category.

f. Describe the grantee's required priority for funding based on the extent to which the rental project has Federal, State, or local project-based rental assistance so that rents are affordable to extremely low-income families. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

Applicants are awarded points for projects that either do not have project-based rental assistance or projects that have or will have project-based rental assistance cover less than or equal to 25 percent of the total units. This scoring criterion falls within the Low Priority category.

g. Describe the grantee's required priority for funding based on the financial feasibility of the project beyond the required 30-year period. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

Applicants are awarded points if the duration of the affordability period beyond the required 30 years is an additional five (5) years or more. This scoring criterion falls within the Low Priority category.

h. Describe the grantee's required priority for funding based on the merits of the application in meeting the priority housing needs of the grantee (such as housing that is accessible to transit or employment centers, housing that includes green building and sustainable development features, or housing that serves special needs populations). If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

One of the State's priority housing needs, as described in SP-25, is to preserve and develop affordable housing. Applications selected to receive HTF funding will meet this priority housing need and will specifically fulfill the State's goal, associated with that priority need, of developing housing for vulnerable populations.

i. Describe the grantee's required priority for funding based on the extent to which the application makes use of non-federal funding sources. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

Applicants whose projects have funding sources outside of federal funding sources, Low Income Housing Tax Credits, bond financing and Housing New Mexico | MFA funding sources are awarded points.

4. Does the grantee's application require the applicant to include a description of the eligible activities to be conducted with HTF funds? If not distributing funds by selecting applications submitted by eligible recipients, select "N/A".

Yes

5. Does the grantee's application require that each eligible recipient certify that housing units assisted with HTF funds will comply with HTF requirements? If not distributing funds by selecting applications submitted by eligible recipients, select "N/A".

Yes

6. Performance Goals and Benchmarks. The grantee has met the requirement to provide for performance goals and benchmarks against which the grantee will measure its progress, consistent with the grantee's goals established under 24 CFR 91.315(b)(2), by including HTF in its housing goals in the housing table on the SP-45 Goals and AP-20 Annual Goals and Objectives screens.

Yes

7. Maximum Per-unit Development Subsidy Amount for Housing Assisted with HTF Funds. Enter or attach the grantee's maximum per-unit development subsidy limits for housing assisted with HTF funds. The limits must be adjusted for the number of bedrooms and the geographic location of the project. The limits must also be reasonable and based on actual costs of developing non-luxury housing in the area. If the grantee will use existing limits developed for other federal programs such as the Low Income Housing Tax Credit (LIHTC) per unit cost limits, HOME's maximum per-unit subsidy amounts, and/or Public Housing Development Cost Limits (TDCs), it must include a description of how the HTF maximum per-unit development subsidy limits were established or a description of how existing limits developed for another program and being adopted for HTF meet the HTF requirements specified above.

If the grantee will use existing limits developed for other federal programs such as the Low Income Housing Tax Credit (LIHTC) per unit cost limits, HOME's maximum per-unit subsidy amounts, and/or Public Housing Development Cost Limits (TDCs), it must include a description of how the HTF maximum per-unit development subsidy limits were established or a description of how existing limits developed for another program and being adopted for HTF meet the HTF requirements specified above.

Housing New Mexico|MFA will use the maximum per-unit subsidy limits for HUD's HOME program in effect at the time of commitment of HTF funds.

Housing New Mexico|MFA examined the development cost budgets of recent Housing New Mexico|MFA-funded projects and determined that all were well within these subsidy limits, and that these limits would allow cost premiums that may be necessary in developing housing for certain ELI populations.

8. Rehabilitation Standards. The grantee must establish rehabilitation standards for all HTF-assisted housing rehabilitation activities that set forth the requirements that the housing must meet upon project completion. The grantee's description of its standards must be in sufficient detail to determine the required rehabilitation work including methods and materials. The standards may refer to applicable codes, or they may establish requirements that exceed the minimum requirements of the codes. The grantee must attach its rehabilitation standards below.

In addition, the rehabilitation standards must address each of the following: health and safety; major systems; lead-based paint; accessibility; disaster mitigation (where relevant); state and local codes, ordinances, and zoning requirements; Uniform Physical Condition Standards; Capital Needs Assessments (if applicable); and broadband infrastructure (if applicable).

See attached *HTF Allocation Plan* in the Grantee Unique Appendices (Part D) for the HTF rehabilitation standards.

9. Resale or Recapture Guidelines. Below, the grantee must enter (or attach) a description of the guidelines that will be used for resale or recapture of HTF funds when used to assist first-time homebuyers. If the grantee will not use HTF funds to assist first-time homebuyers, enter "N/A".

N/A

10. HTF Affordable Homeownership Limits. If the grantee intends to use HTF funds for homebuyer assistance and does not use the HTF affordable homeownership limits for the area provided by HUD, it must determine 95 percent of the median area purchase price and set forth the information in accordance with §93.305. If the grantee will not use HTF funds to assist first-time homebuyers, enter “N/A”.

N/A

11. Grantee Limited Beneficiaries or Preferences. Describe how the grantee will limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population to serve unmet needs identified in its consolidated plan or annual action plan. If the grantee will not limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population, enter “N/A.”

N/A

Any limitation or preference must not violate nondiscrimination requirements in § 93.350, and the grantee must not limit or give preferences to students. The grantee may permit rental housing owners to limit tenants or give a preference in accordance with § 93.303(d)(3) only if such limitation or preference is described in the action plan.

12. Refinancing of Existing Debt. Enter or attach the grantee’s refinancing guidelines below. The guidelines describe the conditions under which the grantee will refinance existing debt. The grantee’s refinancing guidelines must, at minimum, demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing. If the grantee will not refinance existing debt, enter “N/A.”

Housing New Mexico|MFA may, at its discretion, use HTF 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 HTF funds is proportional to the number of HTF-assisted units in the project, and (3) the rehabilitation cost attributable to the HTF units is greater than the amount of debt to be refinanced that is attributed to the HTF units. To ensure that refinancing of existing debt with HTF funds meets the requirements of 24 CFR 93.201(b)(1), the rehabilitation cost proportional to the number of HTF-assisted units in the rental project must be greater than the amount of refinanced debt proportional to the number of HTF-assisted units. Rehabilitation expenditures must be at least \$7,100 per unit being rehabilitated, indexed annually for inflation. Housing New Mexico|MFA’s minimum affordability period and underwriting standards for an initial investment of HTF funds would apply, which include adequacy of management and owner, feasibility of project to meet operational and debt service requirements, consistency with the market and review of total development costs and sources available to meet these needs. HTF funds for this purpose may be used statewide.

Discussion:

Please see the HTF Allocation Plan (Part D) in the Grantee Unique Appendices.

Appendix

1	Data Source Name 2018-2022 ACS
	List the name of the organization or individual who originated the data set. US Census Bureau
	Provide a brief summary of the data set. The American Community Survey (ACS) is an ongoing survey that provides data every year -- giving communities the current information they need to plan investments and services. Information from the survey generates data that helps determine how more than \$400 billion in federal and state funds are distributed each year. The ACS is accessed through the Census website, which provides data about the United States, Puerto Rico and the Island Areas.
	What was the purpose for developing this data set? Information from the ACS help determine how more than \$400 billion in federal and state funds are distributed each year to help communities, state governments, and federal programs.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? The State of New Mexico
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? 2018-2022 ACS
	What is the status of the data set (complete, in progress, or planned)? Complete
2	Data Source Name 2016-2020 CHAS
	List the name of the organization or individual who originated the data set. US Census Bureau, American Community Survey (ACS) and U.S. Department of Housing and Urban Development (HUD)
	Provide a brief summary of the data set. Each year, the U.S. Department of Housing and Urban Development (HUD) receives custom tabulations of American Community Survey (ACS) data from the U.S. Census Bureau. These data, known as the "CHAS" data (Comprehensive Housing Affordability Strategy), demonstrate the extent of housing problems and housing needs, particularly for low-income households.
	What was the purpose for developing this data set? CHAS data is used by local governments to plan how to spend HUD funds and may also be used by HUD to distribute grant funds.

	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? The State of New Mexico
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? 2016-2020 CHAS
	What is the status of the data set (complete, in progress, or planned)? Complete
3	Data Source Name 2008-2012 ACS, 2018-2022 ACS
	List the name of the organization or individual who originated the data set. US Census Bureau
	Provide a brief summary of the data set. The American Community Survey (ACS) is an ongoing survey that provides data every year -- giving communities the current information they need to plan investments and services. Information from the survey generates data that helps determine how more than \$400 billion in federal and state funds are distributed each year. The ACS is accessed through the Census website, which provides data about the United States, Puerto Rico and the Island Areas.
	What was the purpose for developing this data set? Information from the ACS help determine how more than \$400 billion in federal and state funds are distributed each year to help communities, state governments, and federal programs.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? The State of New Mexico
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? 2008-2012 ACS, 2018-2022 ACS 5-Year Estimates
	What is the status of the data set (complete, in progress, or planned)? Complete
4	Data Source Name 2017-2021 ACS (Workers), 2021 LEHD (Jobs)
	List the name of the organization or individual who originated the data set. ACS and Longitudinal Employee-Household Dynamics: United States Census Bureau

	Provide a brief summary of the data set. The American Community Survey (ACS) is an ongoing survey that provides data every year -- giving communities the current information they need to plan investments and services. Information from the survey generates data that helps determine how more than \$400 billion in federal and state funds are distributed each year. The ACS is accessed through the Census website, which provides data about the United States, Puerto Rico and the Island Areas. The Longitudinal Employer-Household Dynamics (LEHD) program is part of the Center for Economic Studies at the U.S. Census Bureau. The LEHD program produces new, cost effective, public-use information combining federal, state and Census Bureau data on employers and employees under the Local Employment Dynamics (LED) Partnership. What was the purpose for developing this data set? ACS: Information from the ACS help determine how more than \$400 billion in federal and state funds are distributed each year to help communities, state governments, and federal programs. LEHD: Information from the LEHD helps state and local authorities who increasingly need detailed local information about their economies to make informed decisions. The LEHD Partnership works to fill critical data gaps and provide indicators needed by state and local authorities. LEHD's mission is to provide new dynamic information on workers, employers, and jobs with state-of-the-art confidentiality protections and no additional data collection burden. How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? The State of New Mexico What time period (provide the year, and optionally month, or month and day) is covered by this data set? 2017-2021 ACS (Workers), 2021 LEHD (Jobs) What is the status of the data set (complete, in progress, or planned)? Complete
5	Data Source Name 2024 PIT List the name of the organization or individual who originated the data set. The New Mexico Coalition to End Homelessness (NMCEH) Provide a brief summary of the data set. The PIT Count is a survey that provides a snapshot of the homeless population at any given night in the area. What was the purpose for developing this data set? PIT Count survey data helps to inform policymakers and service providers the needs of the homeless population in the area. Data collected includes the number of persons who are homeless, chronic homelessness, homeless population demographics and those that are homeless and sheltered or not sheltered.

	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? State of New Mexico
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? 2024
	What is the status of the data set (complete, in progress, or planned)? Complete
6	Data Source Name NM HIV Surveillance & Epidemiology Program
	List the name of the organization or individual who originated the data set. New Mexico Department of Health
	Provide a brief summary of the data set. The New Mexico Department of Health's HIV Surveillance & Epidemiology Program collects, analyzes, and disseminates surveillance data on HIV infection in New Mexico. This data is collected into an HIV surveillance annual report and includes HIV infection population counts, characteristics, regional impacts and yearly trends.
	What was the purpose for developing this data set? The annual surveillance report summarizes information about diagnosed HIV infections of which this information is used by the New Mexico Department of Health's partners including other agencies, health departments, nonprofits, academic institutions and healthcare providers to help optimize efforts, plan services, allocate resources, develop policy and monitor trends in HIV infection.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? The State of New Mexico
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? 2016
	What is the status of the data set (complete, in progress, or planned)? Complete
7	Data Source Name HOPWA CAPER
	List the name of the organization or individual who originated the data set. Housing New Mexico MFA Community Development Department

	Provide a brief summary of the data set. The 2018 HOPWA CAPER is an annual report providing program accomplishments for serving persons with HIV/AIDS and is part of the 2018 Consolidated Annual Performance and Evaluation Report that is submitted to HUD 90 days following the end of the program year. The HOPWA CAPER provides beneficiary counts and demographic and economic characteristics.
	What was the purpose for developing this data set? The 2018 HOPWA CAPER provides annual information on program accomplishments that supports program evaluation and the ability to measure program beneficiary outcomes as related to maintaining housing stability, preventing homelessness and improve access to care and support for persons with HIV/AIDS.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? The State of New Mexico
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? 2018
	What is the status of the data set (complete, in progress, or planned)? Complete
8	Data Source Name 2024 HUD FMR and HOME Rents
	List the name of the organization or individual who originated the data set. US Department of Housing and Urban Development (HUD)
	Provide a brief summary of the data set. Fair Market Rents (FMRs) are set by HUD and used to determine payment standard amounts for HUD Programs. HUD annually estimates FMRs for the Office of Management and Budget (OMB) defined metropolitan areas, some HUD defined subdivisions of OMB metropolitan areas and each nonmetropolitan county. HOME Rents Limits are based on FMRs published by HUD. HOME Rent Limits are set to determine the rent in HOME-assisted rental units and are applicable to new HOME leases.
	What was the purpose for developing this data set? Fair Market Rents (FMRs) are used to determine payment standard amounts for HUD Programs. HOME Rent Limits are the maximum amount that may be charged for rent in HOME-assisted rental units and are applicable to new HOME leases.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? The State of New Mexico

	What time period (provide the year, and optionally month, or month and day) is covered by this data set? 2024
	What is the status of the data set (complete, in progress, or planned)? Complete
9	Data Source Name 2024 Housing Inventory Count (HIC)
	List the name of the organization or individual who originated the data set. HUD 2024 HIC Report for State of New Mexico
	Provide a brief summary of the data set. The Housing Inventory Count Reports provide a snapshot of a CoC's HIC, an inventory of housing conducted annually during the last ten days in January, and are available at the national and state level, as well as for each CoC. The reports tally the number of beds and units available on the night designated for the count by program type, and include beds dedicated to serve persons who are homeless as well as persons in Permanent Supportive Housing.
	What was the purpose for developing this data set? HIC provides the inventory of housing conducted annually during the last ten days in January. The reports tally the number of beds and units available on the night designated for the count by program type, and include beds dedicated to serve persons who are homeless.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? The State of New Mexico
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? 2024
	What is the status of the data set (complete, in progress, or planned)? Complete
10	Data Source Name PIC (PIH Information Center)
	List the name of the organization or individual who originated the data set. US Department of Housing and Urban Development (HUD)
	Provide a brief summary of the data set. IMS/PIC is responsible for maintaining and gathering data about all of PIH's inventories of HAs, Developments, Buildings, Units, HA Officials, HUD Offices and Field Staff and IMS/PIC Users.

	What was the purpose for developing this data set? IMS/PIC PIH's inventories of HAs, Developments, Buildings, Units, HA Officials, HUD Offices and Field Staff and IMS/PIC Users help housing authorities and local government agencies to determine the needs of the users and identify gaps in the system of service delivery.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? State of New Mexico
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? 2024
	What is the status of the data set (complete, in progress, or planned)? Complete
11	Data Source Name Bureau of Labor Statistics (BLS)
	List the name of the organization or individual who originated the data set. Bureau of Labor Statistics (BLS)
	Provide a brief summary of the data set. BLS unemployment rates are from the BLS Local Area Unemployment Statistics (LAUS). This program produces monthly and annual employment, unemployment, and labor force data for Census regions and divisions, States, counties, metropolitan areas, and many cities, by place of residence.
	What was the purpose for developing this data set? The purpose of the BLS data is to collect, analyze, and disseminate essential economic information to support public and private decision making.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? State of New Mexico
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? 2010-2024 BLS
	What is the status of the data set (complete, in progress, or planned)? Complete

Tab 9

**Staff Actions Requiring Notice to Board
During the Period of March 2026**

Department and Program	Project	Action Taken	Comments / Date Approved
Policy and Planning Department	State and Federal Appropriations	Received awards from federal and state funding in the amount \$54,749,000	Approved by Policy Committee on March 17, 2026
Policy and Planning Department	Applications for Federal Funding	Submitted applications for Federal Funding (CDS/CPF) for Federal fiscal year 2027 in the amount of \$5,000,000	Approved by Policy Committee on March 17, 2026
Community Development Department- Weatherization Program (WAP)	Reallocation of NMHTF Solar Funds from SWRHCDC	\$650,000 allocated to Red Feather and \$350,000 to Central New Mexico Housing Corporation.	Approved by Policy Committee on March 17, 2026
Community Development Department- Weatherization Program (WAP)	Amendment to LIHEAP FSAs for CNMHC	Increase funding by \$425,831.24 and extend Term to 9/30/2026 so it aligns with the Federal fiscal year.	Approved by Policy Committee on March 17, 2026
Community Development Department- Weatherization Program (WAP)	Amendment to LIHEAP FSAs for SWRHCDC	Increase funding by \$177,918.76 and extend Term to 9/30/2026 so it aligns with the Federal fiscal year.	Approved by Policy Committee on March 17, 2026
Community Development Department- Weatherization Program (WAP)	Amendment to CSLFRF FSAs for SWRHCDC	Increased funding by \$53,002.52 using CSLFRF funds that were allocated to SWRHCDC by Home Rehab that were not going to be able to be used by the end of the Contract with the State; extended Term to 06/30/2026.	Approved by Policy Committee on March 17, 2026

Tab 10



Housing New Mexico | MFA Marketing and Communications Monthly Report

March 2026

Press Releases

March 20, 2026

Housing New Mexico and Sol Housing celebrate Farolito Senior Community grand opening ceremony in Albuquerque Friday

<https://housingnm.org/about-us/news/housing-new-mexico-and-sol-housing-celebrate-farolito-senior-community-grand-opening-ceremony-in-albuquerque-friday>

March 25, 2026

Housing New Mexico recognizes its 2026 Top Lenders, who help thousands of New Mexico families become homeowners each year

<https://housingnm.org/about-us/news/housing-new-mexico-recognizes-its-2026-top-lenders-who-help-thousands-of-new-mexico-families-become-homeowners-each-year>

March 26, 2026

Albuquerque Housing Authority and Housing New Mexico celebrate Casitas del Camino groundbreaking ceremony in Albuquerque Thursday

<https://housingnm.org/about-us/news/albuquerque-housing-authority-and-housing-new-mexico-celebrate-casitas-del-camino-groundbreaking-ceremony-in-albuquerque-thursday>

Media Interviews

March 18, 2026

Source New Mexico

Donna Maestas-De Vries, Housing New Mexico Chief Housing Officer

Topic: MIT Report– Land Banking for Affordable Housing, Strategies for Housing New Mexico

<https://sourcenm.com/2026/03/19/study-recommends-state-run-land-bank-to-address-new-mexico-housing-shortage/>

Media Interviews

March 19, 2026

KUNM Radio Program – Let's Talk New Mexico

Isidoro Hernandez, Housing New Mexico Executive Director/CEO

<https://www.kunm.org/show/lets-talk-new-mexico/2026-03-16/lets-talk-new-mexicos-housing-shortage>



March 26, 2026

Noticias New Mexico

Isidoro Hernandez, Housing New Mexico Executive Director/CEO

Topic: Casitas del Camino Groundbreaking Ceremony

<https://www.facebook.com/reel/1406278737917726>



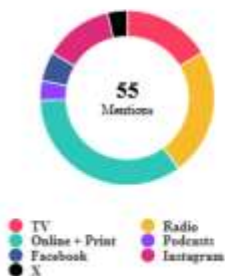
Media Mentions/News Coverage



3.1.26 to 3.31.26 Media Mentions Report

Mention Analytics

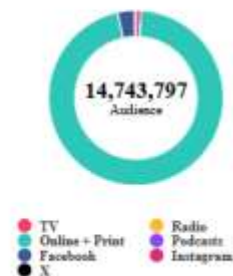
Mentions by Media Type



Publicity by Media Type



Audience by Media Type



Critical Mention calculates the **value of publicity** differently for each media type:

1. TV: The Nielsen Score is multiplied by the cost per point (CPP) provided by SQAD, which is a company that provides advertising cost data (<https://www.linkedin.com/company/sqad-inc./about/>).
2. Radio: Nielsen's hourly ad spend data per station is used to calculate per market cost-per-thousand (CPM), which is applied it to the audience value.
3. Online: The value is based on the site's importance, estimated monthly visitors and article length. If only audience value is available, an estimate is made using a \$9.25 CPM.
4. Podcast: The audience value is multiplied by an \$18 CPM.
5. Social Media: Platform-specific formulas are used. For example, on Instagram, the value is calculated as number of followers multiplied by \$5 CPM.

These calculations help estimate the monetary impact of earned (non-paid) media mentions across different platforms.

Advertisements & Sponsorships

[Telemundo Spanish Commercial](#)



New Mexico Activities Association Sponsorship *Social Media Posts on NMAA Accounts*



New Mexico Activities Association Sponsorship
Full-Page Ad in 2026 High School Championships Programs:
Wrestling, Basketball, Spirit, Swimming & Diving

Need assistance purchasing a home?

Housing New Mexico offers
up to \$30,000 in down
payment and closing cost
assistance for housing in
the state, depending on
the borrower's qualifications
and the purchase price of
the home.

Visit housingnm.org today
and search participating
lenders to get started.



housingnm.org



New Mexico Activities Association Sponsorship

Two public address announcements during NMAA State Championship Events

“Ready to become a homeowner? Housing New Mexico is where homeownership begins. Unlock homeownership with affordable loans and down payment assistance. Visit [HousingNM-dot-org](https://housingnm.org) to learn more. Housing New Mexico is proud to support our NMAA student-athletes.”

App Push Notification

Where Homeownership Begins

Unlock Homeownership with Affordable Loans & Down Payment Assistance.

Learn More <https://housingnm.org/programs/homebuyers>

🏠 Ready to become a homeowner? Check out Housing New Mexico's first mortgage and down payment assistance programs.



App Banner



New Mexico Activities Association Sponsorship

[Venue Animated Graphic](#)



Venue Digital Signage



New Mexico Activities Association Sponsorship
Venue Banner



Website Ad



New Mexico Activities Association Sponsorship
Website Logo Presence

NMAA PARTNERS

GOLD LEVEL PARTNERS



New Mexico Society of CPAs E-Newsletter

Support affordable housing by **donating** to New Mexico's State Tax Credit Program and **receive 50%** of the donation's value.



Zillow

[Buy](#) [Rent](#) [Sell](#) [Get a mortgage](#) [Find an Agent](#)

Zillow

[Manage Rentals](#) [Advertise](#) [Help](#) [Sign In](#)

Albuquerque NM

For Sale

Price

Beds & Baths

Home Type

More

Save search

500 of 1683 homes

Schools

Remove Boundary

Map

3 bds | 3 ba | 2,033 sqft - House for sale

10129 Mesa Arriba Ave NE, Albuquerque, NM...

1 PERCENT LISTS NM REALTY

4 bds | 2 ba | 1,440 sqft - House for sale

708 Landman Pl NE, Albuquerque, NM 87123

COLDWELL BANKER LEGACY

Ad



Down Payment Assistance

Homebuyer Resource Center & Assistance for New Mexico Residents

Visit website

Maintained landscape



\$349,000

3 bds | 3 ba | 2,000 sqft - House for sale

8804 Zephyr Pl NW, Albuquerque, NM 87120

KIKO & ASSOCIATES REAL ESTATE

New Mexico Bankers Digest

OFFICIAL PUBLICATION OF THE NEW MEXICO BANKERS ASSOCIATION

NEW MEXICO BANKERS DIGEST

[HOME](#) [CURRENT ISSUE](#) [ARCHIVES](#) [CONTACT](#)

PURCHASE AD SPACE

THANK YOU

To All The Advertisers For Helping Make This Publication A Success.

DISCOVER

FNBANK

HERITAGE TRUST

HOUSING

PONDEROSA ECONOMICS

Advertisements & Sponsorships



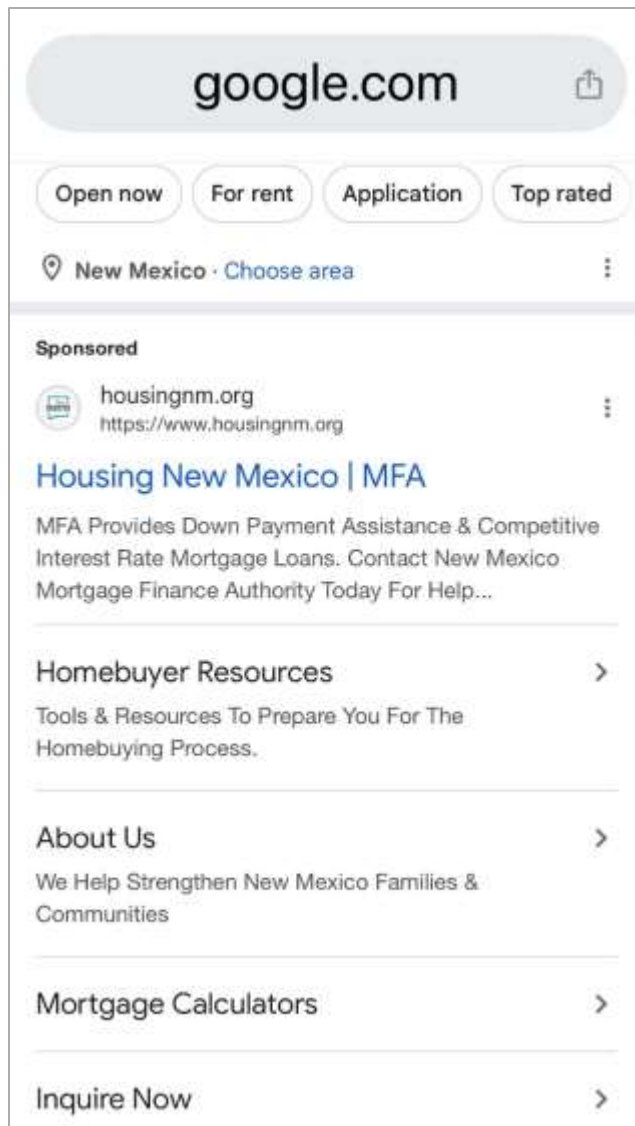
March Report:

Housing New Mexico's March down payment assistance and affordable housing Google ad campaign yielded 920 conversions.

March conversions:

- Phone calls directly from ads: 230
- Phone calls from the website after clicking an ad: 382
- Contact form submissions: 308

Conversions = The number of leads Housing New Mexico received after a user clicked on an ad



Advertisements & Sponsorships

Albuquerque Public Schools Nusenda Community Stadium



Unlock Homeownership
with Affordable Loans &
Down Payment Assistance

housingnm.org



EQUAL HOUSING
OPPORTUNITY



Advertisements & Sponsorships

2025-2026 New Mexico Counties Business Partnership
Weekly in March: New Mexico Counties News Brief



Enchantment Business Partners



Zia Business Partners



Roadrunner Business Partners

Cherry Bekaert | Enterprise Fleet Management | Housing New Mexico MFA
Indivior | Invenergy | Kofile | Mooring USA | NextEra ENERGY RESOURCES
NM DOT - Aviation Division | Roadrunner Health Services | Singleton Schreiber
LLP The Sulzer Group | Triadic Enterprises | Waste Management

Yucca Business Partner

Santa Fe Community College

Revenue Sharing Partners



Outreach

March 4: Bell Bank Affordable Series Presentation (Albuquerque)

March 4: New Mexico State University Career Fair (Las Cruces)

March 5: Bell Bank Affordable Series Presentation (Clovis)

March 5: University of New Mexico Career Fair (Albuquerque)

March 7: Housing for All Fair (Santa Fe)

March 10-14: New Mexico Activities Association State High School Basketball Championships (Albuquerque)



March 19: Goodwill Community Resource Fair (Albuquerque)



March 20: Farolito Senior Community Grand Opening Ceremony (Albuquerque)



March 26: Camino del Casitas Groundbreaking Ceremony (Albuquerque)



March 31: Village of Angel Fire (Community Project Funding Award Recipient) Affordable Workforce Housing Ribbon-Cutting Ceremony (Angel Fire)



Constituent Inquiries

166



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[ENG](#) [ESP](#)

Contact Us

Housing New Mexico | MFA is open from 8 a.m. to 5 p.m. Monday through Friday.
Mortgage payments may be dropped in the front drop box anytime.



Housing New Mexico offers a wide variety of housing-related programs. Please select the drop-down menu topic that best applies to your situation.*

Please Select 

First name*	Last name*
Phone number*	Email*
Property address*	



Contact Us

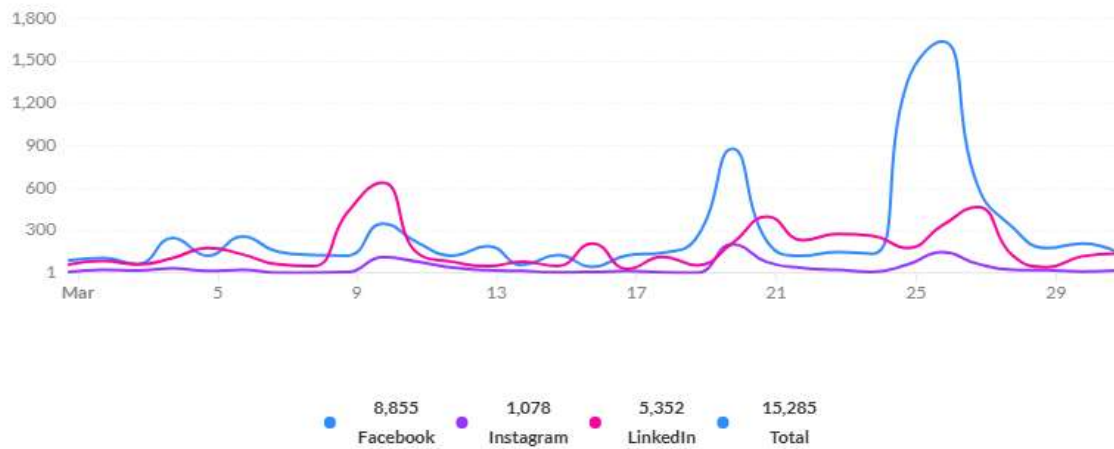
Ready to take the first step?
Contact us today to explore our mortgage programs to get started on your path to homeownership!

First Name	Last Name
Phone Number	
1 +1	
Email	
City	Zip
County	
Interest	
Comments	

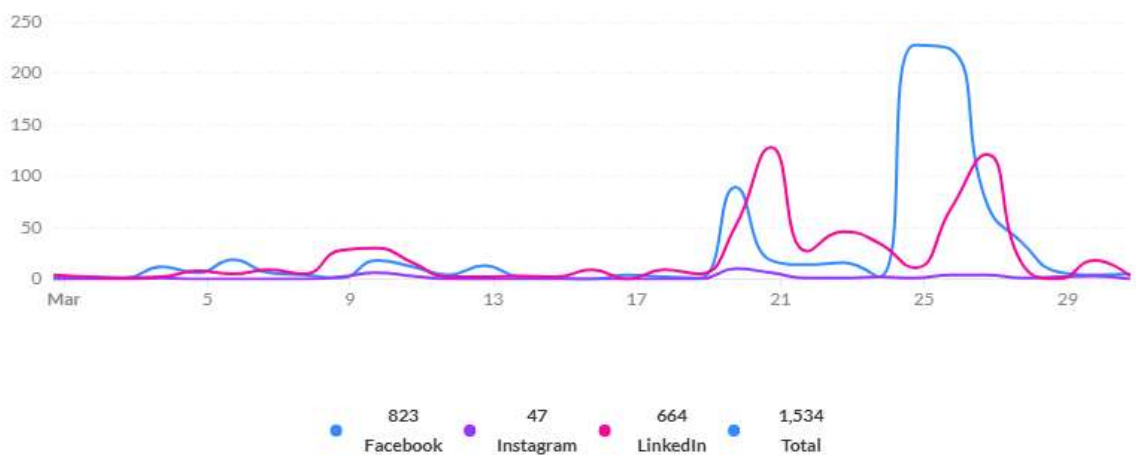
Social Media Analytics
LinkedIn and Vimeo: Housing New Mexico
Facebook: @HousingNewMexico
Instagram: @HousingNewMexico

Cross-Channel Impressions ⓘ



Impressions = The number of times Housing New Mexico social media page content was displayed.

Cross-Channel Engagements ⓘ



Engagements = Depending on platform, engagements include likes, comments, shares, clicking on links, saves, story replies, post clicks.

Top Post Performance

f Housing New Mexico ⓘ

Housing New Mexico
Mar 25, 2026 4:00 PM

PRESS RELEASE - Housing New Mexico
announces its 2026 Top Lenders who



302 Clicks	155 Reactions	54 Comments
11 Shares	1628 Reach	3526 Views

Housing New Mexico
Mar 20, 2026 9:00 AM

On February 27, Sunny505, received a
Silver ADPV Award for Affordable Housing



66 Clicks	12 Reactions	0 Comments
2 Shares	284 Reach	528 Views

Housing New Mexico
Mar 20, 2026 4:06 PM

PRESS RELEASE - Housing New Mexico
and Cal University celebrated the grand



39 Clicks	20 Reactions	0 Comments
1 Shares	530 Reach	845 Views

in Housing New Mexico ⓘ

Housing New Mexico
Mar 20, 2026 4:06 PM

PRESS RELEASE - Housing New Mexico
and @Sol Housing celebrated the grand



53 Likes	0 Support	2 Celebrate
0 Love	0 Funny	0 Insightful
4 Comments	3 Shares	166 Clicks

Housing New Mexico
Mar 26, 2026 4:00 PM

PRESS RELEASE: Albuquerque Housing
Authority and Housing New Mexico



30 Likes	0 Support	3 Celebrate
0 Love	0 Funny	0 Insightful
2 Comments	2 Shares	100 Clicks

Housing New Mexico
Mar 20, 2026 9:00 AM

On February 27, @SUNNY505 received a
Silver ADPV Award for Affordable Housing



10 Likes	0 Support	0 Celebrate
0 Love	0 Funny	0 Insightful
1 Comments	0 Shares	55 Clicks

Top Post Performance

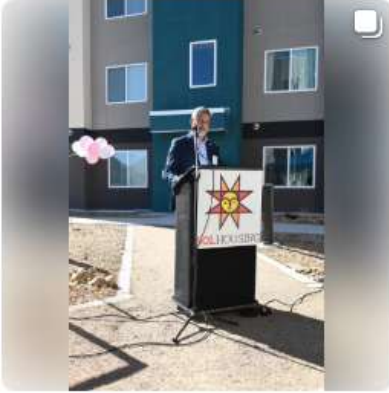
 Housing New Mexico 



Housing New Mexico

Mar 20, 2026 4:07 PM

PRESS RELEASE - Housing New Mexico and @SaltLakeCityNM celebrated the



0

Comments

15

Likes

0

Saves

2

Shares

116

Reach

253

Views

17

Engagement



Housing New Mexico

Mar 26, 2026 4:01 PM

PRESS RELEASE: Albuquerque Housing Authority and Housing New Mexico



0

Comments

10

Likes

0

Saves

0

Shares

72

Reach

164

Views

10

Engagement



Housing New Mexico

Mar 10, 2026 11:02 AM

 We're Excited to See You at the State Tournament! We're thrilled to sponsor



0

Comments

8

Likes

0

Saves

0

Shares

158

Reach

202

Views

8

Engagement

Vimeo (Video Platform) Analytics

Dashboard

Mar 1, 2026 - Mar 31, 2026

Content

 Filters

Views

219

Unique viewers

88

Total time watched

05:47:42

Overview >

Mar 1 to Mar 31



Views

219

+ 46% from previous 1 month

Impressions

6,043

Unique viewers

88

Trends & Filters

March Website Traffic Overview

<https://housingnm.org/>

Top-Viewed Page "/" = Home Page

Second Top-Viewed Page "/?... " = Views Attributed to Google Ad Campaigns



Housing New Mexico Monthly Dashboard

Website Traffic Overview | Google Analytics 4

TOTAL VISITS

55,819



Previous period **11%** Previous year **37%**

NEW USERS

32,671



Previous period **15%** Previous year **78%**

TOTAL USERS

38,436



Previous period **12%** Previous year **57%**

VIEWS

85,192



Previous period **9%** Previous year **16%**

SESSIONS BY MEDIUM



PAGES PER VISIT

1.53

Previous period **-2%** Previous year **-15%**

BOUNCE RATE

64.85%

Previous period **1%** Previous year **26%**

TOP VIEWED PAGES

Page path

	Views ▼		Total users	
/	15,374	+859	9,033	+495
/about-us/financials	6,719	+6,309	6,611	+6,275
/?hsa_acc=7382405198&hsa_cam=17305995781&hsa_grp=161423321950&hsa_ad=693503565500&hsa_src=g&hsa_tgt=1652313956796&hsa_kw=&hsa_mt=&hsa_net=adwords&hsa_ver=3	3,244	+274	2,366	+203
/programs/homebuyers/mortgage-programs	2,960	+161	1,941	+122
/lenders-realtors/current-rates	2,796	+333	752	-33
/programs/find-housing/rentals/affordable	2,130	+272	1,347	+156
/programs/homebuyers	1,837	+77	1,214	+49
/mortgage-loans/make-payment	1,716	-9	1,121	-7



New Mexico Housing Trust Fund Monthly Overview

April 15, 2026

New Mexico Housing Trust Fund Funding Source	Total Allocation	Total Encumbered*		Total Awarded		Encumbered but not Awarded	Total Expended		Awardee	Award Amount	Activity
Severance Tax Bond 2024	\$ 37,530,000	\$ 37,530,000	100%	\$ 37,530,000	100%	\$ -	\$ 28,704,168	76%			
Severance Tax Bond 2025	\$ 34,620,000	\$ 34,620,000	100%	\$ 34,620,000	100%	\$ -	\$ 29,370,552	85%			
2024 General Fund Appropriation	\$ 50,000,000	\$ 50,000,000	100%	\$ 47,055,642	94%	\$ 2,944,358	\$ 21,304,876	43%			
Severance Tax Bond 2026	\$ 44,763,415	\$ 44,763,415	100%	\$ 31,099,845	69%	\$ 13,663,570	\$ 8,636,033	19%	Villa Encantada II	\$ 3,000,000	SF Development
Total	\$ 166,913,415	\$ 166,913,415	100%	\$ 150,305,487	90%	\$ 16,607,928	\$ 88,015,628	53%			
Awards in green are included in the total awarded but are being proposed at the current Housing New Mexico Board of Directors meeting. All awards and expenditures are as of the final Policy Committee meeting on <u>March 31, 2026</u> .											

Encumbered is defined as Housing New Mexico has a program to deploy the funding and is available to potential applicants (homebuyers, service providers, developers, and other applicants).
Awarded is defined as Housing New Mexico has directed an amount of the funding to an awardee or program.
Expended is defined as Housing New Mexico has released funding through draws or reimbursements.

New Mexico Housing Trust Fund Awards
April 15, 2026

Awardee	Award	Award Amount	Certified Use	Activity	New Mexico Housing Trust Fund Funding Source	Anticipated Impact (Households)	City	County
Homeownership Department	FirstDown Plus	\$8,370,000	Down payment assistance (DPA)	Down Payment Assistance	2025 Legislative Allocation	837	Statewide	☐ New Mexico
Homeownership Department	HomeForward DPA	\$1,200,000	Down payment assistance (DPA)	Down Payment Assistance	2025 Legislative Allocation	141	Statewide	☐ New Mexico
HOME and VHRMP		\$500,000	Single family emergency repairs, accessibility, energy efficiency improvements and rehabilitation	Home Improvement Program	2025 Legislative Allocation	19	New Mexico	☐ Guadalupe County, New Mexico
Home Improvement Program		\$100,000	Single family emergency repairs, accessibility, energy efficiency improvements and rehabilitation	Home Improvement Program	2025 Legislative Allocation	7		☐ Guadalupe County, New Mexico
Saranam		\$732,939	Homelessness and Homelessness Prevention	Homeless and Homelessness Prevention (Housing Innovation)	2025 Legislative Allocation	13		☐ Bernalillo County, New Mexico
Forget Me Not Park		\$375,000	Homelessness and Homelessness Prevention	Housing Innovation	2025 Legislative Allocation	15	Socorro/ Truth or Consequences Area	☐ Socorro County, New Mexico
Village of Ruidoso		\$712,498	Rental and single family development	Housing Innovation	2025 Legislative Allocation	-	Ruidoso	☐ Lincoln County, New Mexico
	Cornerstone Apartments	\$2,782,087	Rental and single family development	Rental Development	2025 Legislative Allocation	30	Silver City	☐ Grant County, New Mexico
Country Club SF, LLC (to be formed)	Country Club Apartments	\$3,000,000	Rental and single family development	Rental Development	SFY25 STB	62	Santa Fe	☐ Santa Fe County, New Mexico
Lincoln Avenue Communities	Cresta Ranch	\$4,000,000	Rental and single family development	Rental Development	2025 Legislative Allocation	240		☐ Santa Fe County, New Mexico
Dominium Development & Acquisition LLC	Desert Willow	\$2,000,000	Rental and single family development	Rental Development	SFY26 STB	244	Albuquerque	☐ Bernalillo County, New Mexico
EC Ruidoso LP	Elk Meadows Apartments	\$2,000,000	Rental and single family development	Rental Development	SFY24 STB	72	Ruidoso	☐ Lincoln County, New Mexico
Enriched Communities LLC & NM Housing	Elk Meadows Apartments	\$489,300	Rental and single family development	Rental Development	SFY26 STB	-	Ruidoso	☐ Lincoln County, New Mexico
Artisan's Guild Contracting, LLC	El Toro Community	\$3,000,000	Rental and single family development	SF Development	2025 Legislative Allocation	29	Roswelll	☐ Chaves County, New Mexico
Clearbrook Investments, Inc.	Villa Encantada II	\$2,900,000	Rental and single family development	SF Development	2025 Legislative Allocation	83	Moriarty	☐ Torrance County, New Mexico
Tierra del Sol Housing Corporation	Vado New Horizons	\$1,000,000	Rental and single family development	SF Development	2025 Legislative Allocation	56		☐ Doña Ana County, New Mexico
Y.M.H. Inc.	South 40 Subdivision	\$2,000,000	Rental and single family development	SF Development	2025 Legislative Allocation	47	Hobbs	☐ Lea County, New Mexico
Central New Mexico Housing Corporation		\$250,000	Single family emergency repairs, accessibility, energy efficiency improvements and rehabilitation	Weatherization	2025 Legislative Allocation	18	Central NM	☐ Bernalillo County, New Mexico
Redfeather Development		\$450,000	Single family emergency repairs, accessibility, energy efficiency improvements and rehabilitation	Weatherization	2025 Legislative Allocation	32	Navajo Nation	☐ Navajo Nation
Southwest Regional Housing and Community Development		\$250,000	Single family emergency repairs, accessibility, energy efficiency improvements and rehabilitation	Weatherization	2025 Legislative Allocation	18	Southwestern NM	☐ Doña Ana County, New Mexico

New Mexico Housing Trust Fund Awards
April 15, 2026

Awardee	Award	Award Amount	Certified Use	Activity	New Mexico Housing Trust Fund Funding Source	Anticipated Impact (Households)	City	County
Central New Mexico Housing Corporation		\$475,000	Single family emergency repairs, accessibility, energy efficiency improvements and rehabilitation	Weatherization	SFY24 STB	34	Central NM	☐ Bernalillo County, New Mexico
NCNO Limited Partnership, LLP	Encino Senior Gardens	\$2,000,000	Rental and single family development	Rental Development	SFY24 STB	165	Albuquerque	☐ Bernalillo County, New Mexico
City of Las Cruces		\$1,500,000	Rental and single family development	Housing Innovation	SFY24 STB	50	Las Cruces	☐ Doña Ana County, New Mexico
DreamTree Project		\$500,000	Rental and single family development	Housing Innovation	SFY24 STB	250	Taos	☐ Taos County, New Mexico
La Serena Apartments, LLC	La Serena Apartments	\$1,000,000	Rental and single family development	Rental Development	SFY24 STB	100	Albuquerque	☐ Bernalillo County, New Mexico
Esperanza Shelter		\$64,938	Rental and single family development	Housing Innovation	SFY24 STB	3	Santa Fe	☐ Santa Fe County, New Mexico
Greater Albuquerque Habitat for Humanity		\$500,000	Rental and single family development	Housing Innovation	SFY24 STB	20	Albuquerque	☐ Bernalillo County, New Mexico
HagermanForward Inc.		\$500,000	Rental and single family development	Housing Innovation	SFY24 STB	18	Chavez County	☐ Chaves County, New Mexico
Home Improvement Program		\$536,919	Single family emergency repairs, accessibility, energy efficiency improvements and rehabilitation	Home Improvement Program	SFY24 STB	27	New Mexico	☐ Guadalupe County, New Mexico
Homeownership Department	FirstDown Plus	\$10,625,000	Down payment assistance (DPA)	Down Payment Assistance	SFY24 STB	708	New Mexico	☐ New Mexico
Homeownership Department	HomeForward DPA	\$1,000,000	Down payment assistance (DPA)	Down Payment Assistance	SFY24 STB	67	New Mexico	☐ New Mexico
Homewise	Sombra del Oeste	\$500,000	Rental and single family development	SF Development	SFY24 STB	10	Albuquerque	☐ Bernalillo County, New Mexico
Homewise	Miraflores	\$500,000	Rental and single family development	SF Development	SFY24 STB	7	Santa Fe	☐ Santa Fe County, New Mexico
Chelsea Investment Group	Mariposa Apartments	\$2,000,000	Rental and single family development	Rental Development	SFY25 STB	51	Taos	☐ Taos County, New Mexico
TWG Development LLC & Santa Fe County	Nueva Acequia (9% LIHTC)	\$2,000,000	Rental and single family development	Rental Development	SFY26 STB	53	Santa Fe	☐ Santa Fe County, New Mexico
New Creation Church		\$65,062	Rental and single family development	Housing Innovation	SFY24 STB	7	Albuquerque	☐ Bernalillo County, New Mexico
NM Ramp Project		\$500,000	Rental and single family development	Housing Innovation	SFY24 STB	242	Statewide	☐ Bernalillo County, New Mexico
North Central New Mexico Economic Development District		\$1,000,000	Rental and single family development	Housing Innovation	SFY24 STB	4	North Central NM	☐ Colfax County, New Mexico
Ohkay Owingeh		\$500,000	Rental and single family development	Housing Innovation	SFY24 STB	10	Ohkay Owingeh	☐ Rio Arriba County, New Mexico
Ocate SF, LLC (to be formed)	Ocate Apartments	\$3,000,000	Rental and single family development	Rental Development	SFY25 STB	60	Santa Fe	☐ Santa Fe County, New Mexico

New Mexico Housing Trust Fund Awards
April 15, 2026

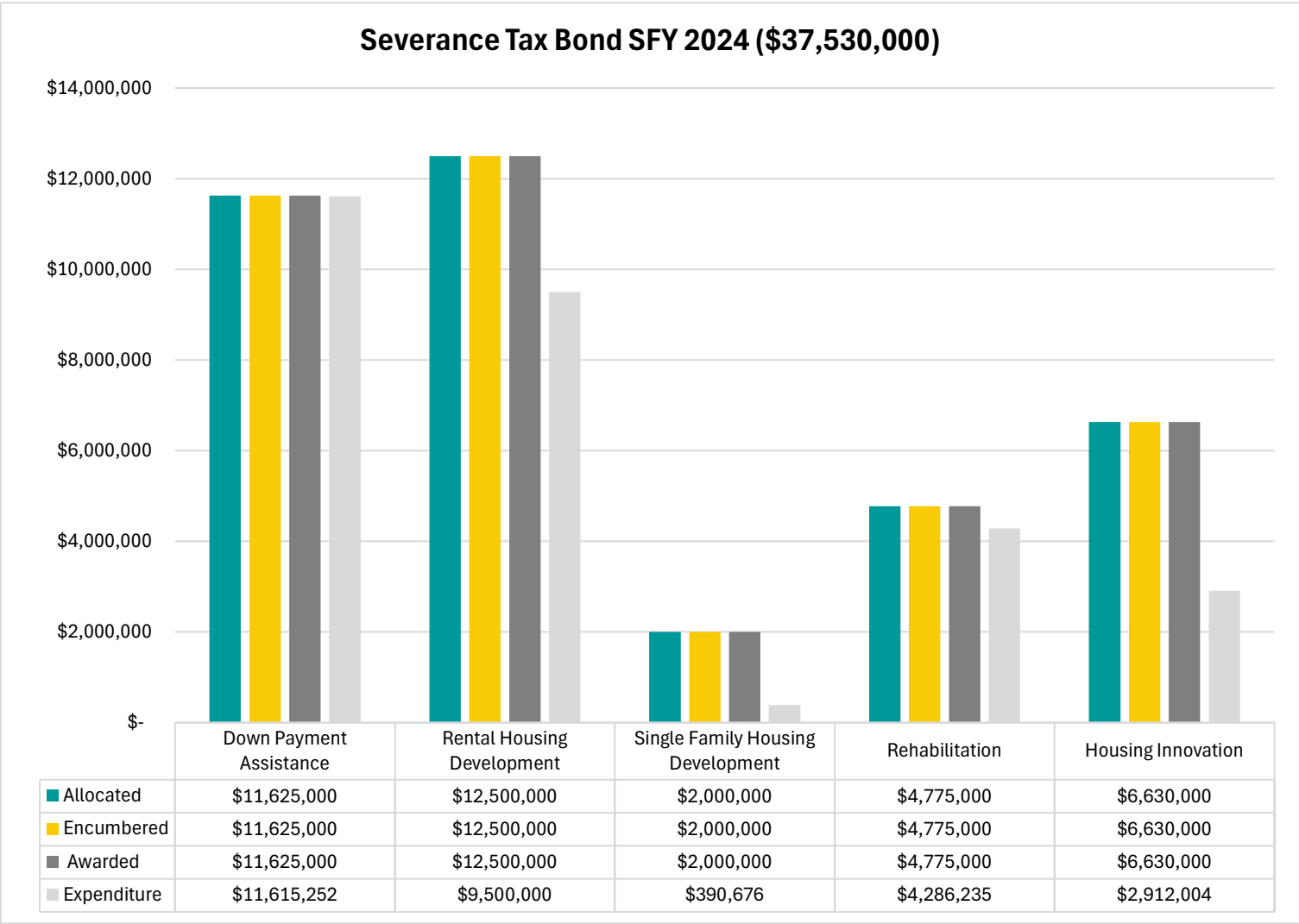
Awardee	Award	Award Amount	Certified Use	Activity	New Mexico Housing Trust Fund Funding Source	Anticipated Impact (Households)	City	County
Peachetree Canyon Limited Partnership (to be formed)	Peachtree Canyon I	\$3,000,000	Rental and single family development	Rental Development	SFY24 STB	144	Las Cruces	☐ Doña Ana County, New Mexico
Post Las Brisas, LLC	Las Brisas Apartments	\$1,000,000	Rental and single family development	Preservation	SFY24 STB	120	Albuquerque	☐ Bernalillo County, New Mexico
Restoring Our Communities Program		\$2,000,000	Single family acquisition and rehabilitation	Restoring Our Communities	SFY24 STB	12	Albuquerque/ North Central NM	☐ Bernalillo County, New Mexico
San Felipe Pueblo		\$229,426	Single family emergency repairs, accessibility, energy efficiency improvements and rehabilitation	Home Improvement Program	SFY24 STB	3	San Felipe Pueblo	☐ Sandoval County, New Mexico
San Felipe Pueblo		\$450,000	Rental and single family development	Housing Innovation	SFY24 STB	24	San Felipe Pueblo	☐ Sandoval County, New Mexico
Santa Fe Community Housing Trust	Arroyo Oeste Phase II	\$1,000,000	Rental and single family development	SF Development	SFY24 STB	8	Santa Fe	☐ Santa Fe County, New Mexico
Sawmill CLT		\$262,498	Rental and single family development	Housing Innovation	SFY24 STB	105	Albuquerque	☐ Bernalillo County, New Mexico
Southwest Regional Housing and Community Development		\$134,655	Single family emergency repairs, accessibility, energy efficiency improvements and rehabilitation	Home Improvement Program	SFY24 STB	3	Southwestern NM	☐ Doña Ana County, New Mexico
Southwest Regional Housing and Community Development		\$99,000	Single family emergency repairs, accessibility, energy efficiency improvements and rehabilitation	Home Improvement Program	SFY24 STB	1	Southwestern NM	☐ Doña Ana County, New Mexico
Southwest Regional Housing and Community Development		\$300,000	Single family emergency repairs, accessibility, energy efficiency improvements and rehabilitation	Weatherization	SFY24 STB	21	Southwestern NM	☐ Doña Ana County, New Mexico
Town of Silver City		\$500,000	Rental and single family development	Housing Innovation	SFY24 STB	8	Silver City	☐ Grant County, New Mexico
Village of Ruidoso		\$287,502	Rental and single family development	Housing Innovation	SFY24 STB	50	Ruidoso	☐ Lincoln County, New Mexico
New Mexico Housing	Peachtree Canyon II	\$3,000,000	Rental and single family development	Rental Development	SFY26 STB	144	Las Cruces	☐ Doña Ana County, New Mexico
Pedrena Apartments LLC	Pedrena Apartments	\$1,000,000	Rental and single family development	Rental Development	SFY24 STB	80	Las Cruces	☐ Doña Ana County, New Mexico
Dona Ana County Health and Human Services Department		\$714,972	Rental and single family development	Housing Innovation	SFY25 STB	8		☐ Doña Ana County, New Mexico
Homeownership Department	FirstDown Plus	\$14,496,998	Down payment assistance (DPA)	Down Payment Assistance	SFY25 STB	1,033	Statewide	☐ New Mexico
Homeownership Department	HomeForward DPA	\$5,503,002	Down payment assistance (DPA)	Down Payment Assistance	SFY25 STB	300	Statewide	☐ New Mexico
New Creation Church		\$213,467	Rental and single family development	Housing Innovation	SFY25 STB	-	Albuquerque	☐ Bernalillo County, New Mexico
Spire Development Inc.	Plaza Luna Lofts	\$3,000,000	Rental and single family development	Rental Development	SFY26 STB	57	Los Lunas	☐ Valencia County, New Mexico
Spire Development Inc.	San Mateo Manor	\$3,000,000	Rental and single family development	Rental Development	SFY26 STB	50	Albuquerque	☐ Bernalillo County, New Mexico

New Mexico Housing Trust Fund Awards
April 15, 2026

Awardee	Award	Award Amount	Certified Use	Activity	New Mexico Housing Trust Fund Funding Source	Anticipated Impact (Households)	City	County
Rio Rancho Leased Housing Authority I, LLP	Sandoval Flats	\$1,380,000	Rental and single family development	Rental Development	2025 Legislative Allocation	216	Rio Rancho	☐ Sandoval County, New Mexico
Rio Rancho Leased Housing Authority I, LLP	Sandoval Flats	\$1,620,000	Rental and single family development	Rental Development	SFY25 STB	-	Rio Rancho	☐ Sandoval County, New Mexico
Homeownership Department	FirstDown Plus	\$6,763,415	Down payment assistance (DPA)	Down Payment Assistance	SFY26 STB	676	Statewide	☐ New Mexico
Homeownership Department	HomeForward DPA	\$1,000,000	Down payment assistance (DPA)	Down Payment Assistance	SFY26 STB	125	Statewide	☐ New Mexico
Somos Apartments Limited Partnership	Somos Apartments	\$4,000,000	Rental and single family development	Rental Development	SFY25 STB	70	Albuquerque	☐ Bernalillo County, New Mexico
Synergy Community Development Corp	Sunset 1600 Apartments	\$3,000,000	Rental and single family development	Rental Development	2025 Legislative Allocation	60	Roswellll	☐ Chaves County, New Mexico
Chelsea Investment Corp.	Three Sisters	\$3,500,000	Rental and single family development	Rental Development	SFY24 STB	70	Las Cruces	☐ Doña Ana County, New Mexico
DBG Properties	Tierra Linda Apartments	\$217,913	Rental and single family development	Rental Development	2025 Legislative Allocation	240		☐ Bernalillo County, New Mexico
Dominium Development and Acquisition LLC	Turquoise Trail	\$2,000,000	Rental and single family development	Rental Development	2025 Legislative Allocation	312	Santa Fe	☐ Santa Fe County, New Mexico
Central New Mexico Housing Corporation		\$75,000	Single family emergency repairs, accessibility, energy efficiency improvements and rehabilitation	Weatherization - Energy\$mart Solar Program	2025 Legislative Allocation	5	Central NM	☐ Bernalillo County, New Mexico
Redfeather Development		\$25,000	Single family emergency repairs, accessibility, energy efficiency improvements and rehabilitation	Weatherization - Energy\$mart Solar Program	2025 Legislative Allocation	2	Navajo Nation	☐ Navajo Nation
Southwest Regional Housing and Community Development		\$2,400,000	Single family emergency repairs, accessibility, energy efficiency improvements and rehabilitation	Weatherization - Energy\$mart Solar Program	2025 Legislative Allocation	170	Southwestern NM	☐ Doña Ana County, New Mexico
Restoring Our Communities Program		\$1,500,000	Single family acquisition and rehabilitation	Restoring Our Communities	SFY26 STB	5		☐ New Mexico
Greater Albuquerque Habitat for Humanity		\$71,561	Rental and single family development	Housing Innovation	SFY25 STB	14	Albuquerque	☐ Bernalillo County, New Mexico
Greater Albuquerque Habitat for Humanity		\$178,439	Rental and single family development	Housing Innovation	2025 Legislative Allocation	-	Albuquerque	☐ Bernalillo County, New Mexico
The Life Link		\$350,000	Rental and single family development	Housing Innovation	2025 Legislative Allocation	15	Santa Fe	☐ Santa Fe County, New Mexico
New Mexico Ramps		\$500,000	Rental and single family development	Housing Innovation	2025 Legislative Allocation	180	Statewide	☐ New Mexico
La Casa Inc.		\$500,000	Rental and single family development	Housing Innovation	2025 Legislative Allocation	4	Las Cruces	☐ Doña Ana County, New Mexico
Tierra del Sol Housing Corporation	Villa de Tularosa	\$2,500,000	Rental and single family development	Rental Development	SFY26 STB	22	Tularosa	☐ Otero County, New Mexico
ECO HAB		\$384,063	Rental and single family development	Housing Innovation	2025 Legislative Allocation	4	Taos	☐ Taos County, New Mexico

New Mexico Housing Trust Fund Awards
April 15, 2026

Awardee	Award	Award Amount	Certified Use	Activity	New Mexico Housing Trust Fund Funding Source	Anticipated Impact (Households)	City	County
ECOHAB		\$65,937	Rental and single family development	Housing Innovation	SFY26 STB	-	Taos	☐ Taos County, New Mexico
Chelsea Investment Corp.	West Mesa Ridge A	\$3,000,000	Single family emergency repairs, accessibility, energy efficiency improvements and rehabilitation	Rental Development	2025 Legislative Allocation	128	Albuquerque	☐ Bernalillo County, New Mexico
Animas Public Schools		\$432,600	Rental and single family development	Housing Innovation	SFY26 STB	7	Animas	☐ Hidalgo County, New Mexico
JH Homes Inc.	Oaks Subdivision 7	\$2,163,000	Rental and single family development	SF Development	2025 Legislative Allocation	48	Roswelll	☐ Chaves County, New Mexico
HopeWorks		\$500,000	Rental and single family development	Housing Innovation	SFY26 STB		Albuquerque	☐ Bernalillo County, New Mexico
DreamTree Project		\$500,000	Rental and single family development	Housing Innovation	SFY26 STB	250	Taos	☐ Taos County, New Mexico
City of Las Cruces		\$998,593	Rental and single family development	Housing Innovation	SFY26 STB	500	Las Cruces	☐ Doña Ana County, New Mexico
Rebuilding Together Sandoval County		\$350,000	Rental and single family development	Housing Innovation	SFY26 STB	30	-	☐ Sandoval County, New Mexico
Central New Mexico, LP	Central Apartments	\$1,000,511	Rental and single family development	Preservation	2025 Legislative Allocation	20	Santa Clara	☐ Grant County, New Mexico
Rosedale Limited Partnership	Valley View Apartments	\$1,259,192	Rental and single family development	Preservation	2025 Legislative Allocation	32	Silver City	☐ Grant County, New Mexico
Stillbrooke Homes, Inc.	Villa Encantada II	\$3,000,000	Rental and single family development	SF Development	SFY26 STB	83	Moriarty	☐ Torrance County, New Mexico
Total		\$150,305,487				9,309		



\$14,000,000

\$12,000,000

\$10,000,000

\$8,000,000

\$6,000,000

\$4,000,000

\$2,000,000

\$-

Down Payment Assistance

Rental Housing Development

Single Family Housing Development

Rehabilitation

Housing Innovation

Allocated

\$11,625,000

\$12,500,000

\$2,000,000

\$4,775,000

\$6,630,000

Encumbered

\$11,625,000

\$12,500,000

\$2,000,000

\$4,775,000

\$6,630,000

Awarded

\$11,625,000

\$12,500,000

\$2,000,000

\$4,775,000

\$6,630,000

Expenditure

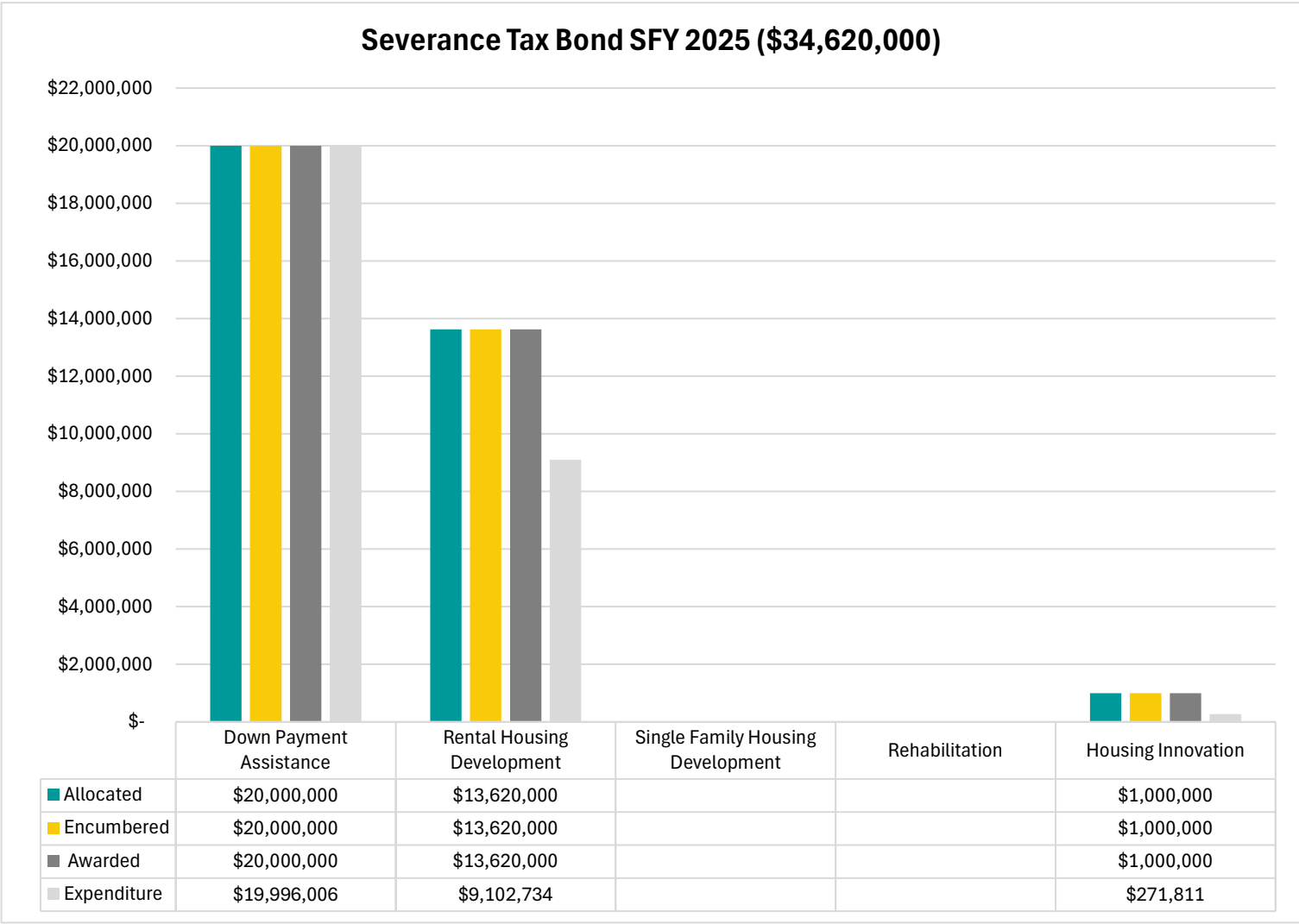
\$11,615,252

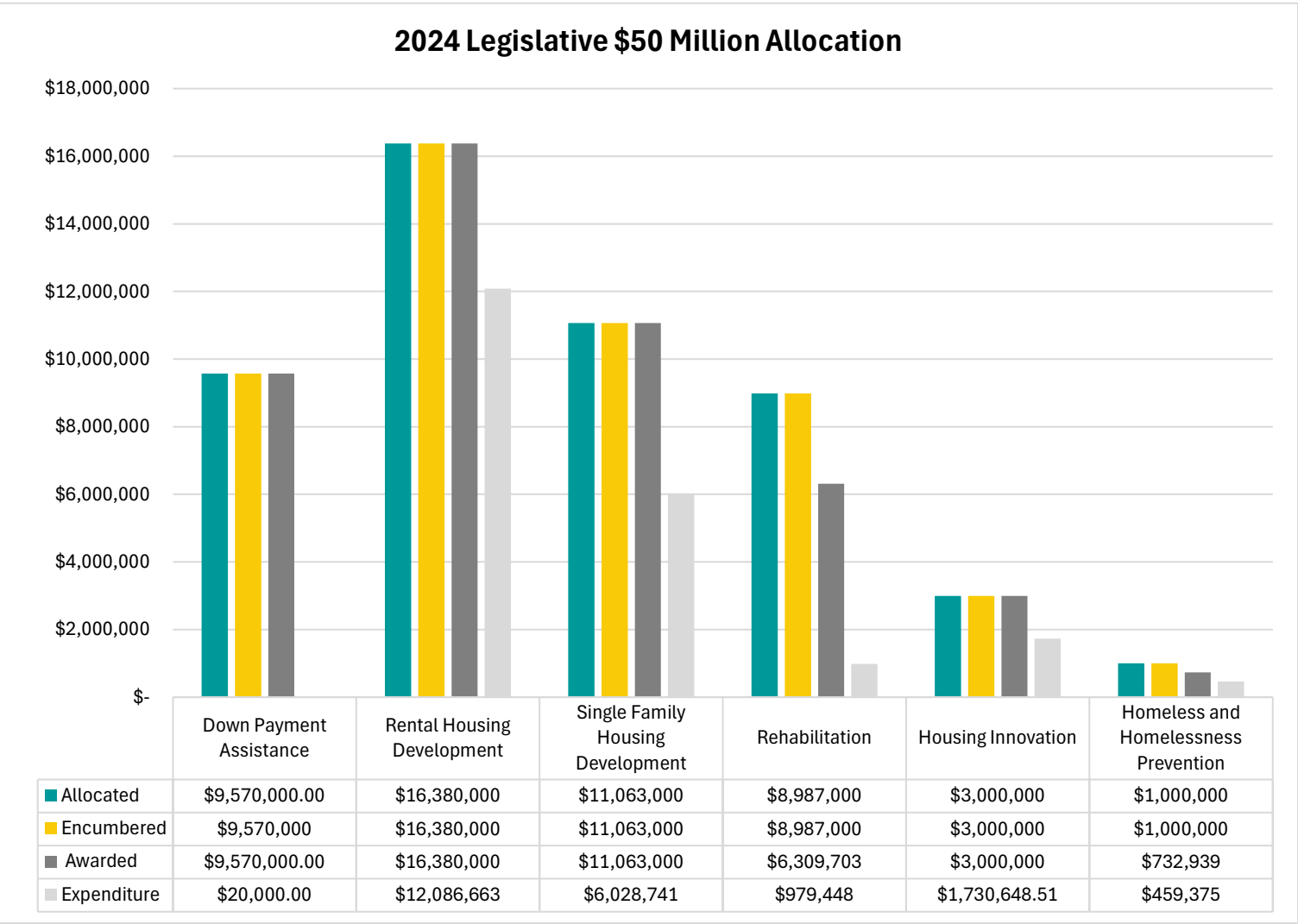
\$9,500,000

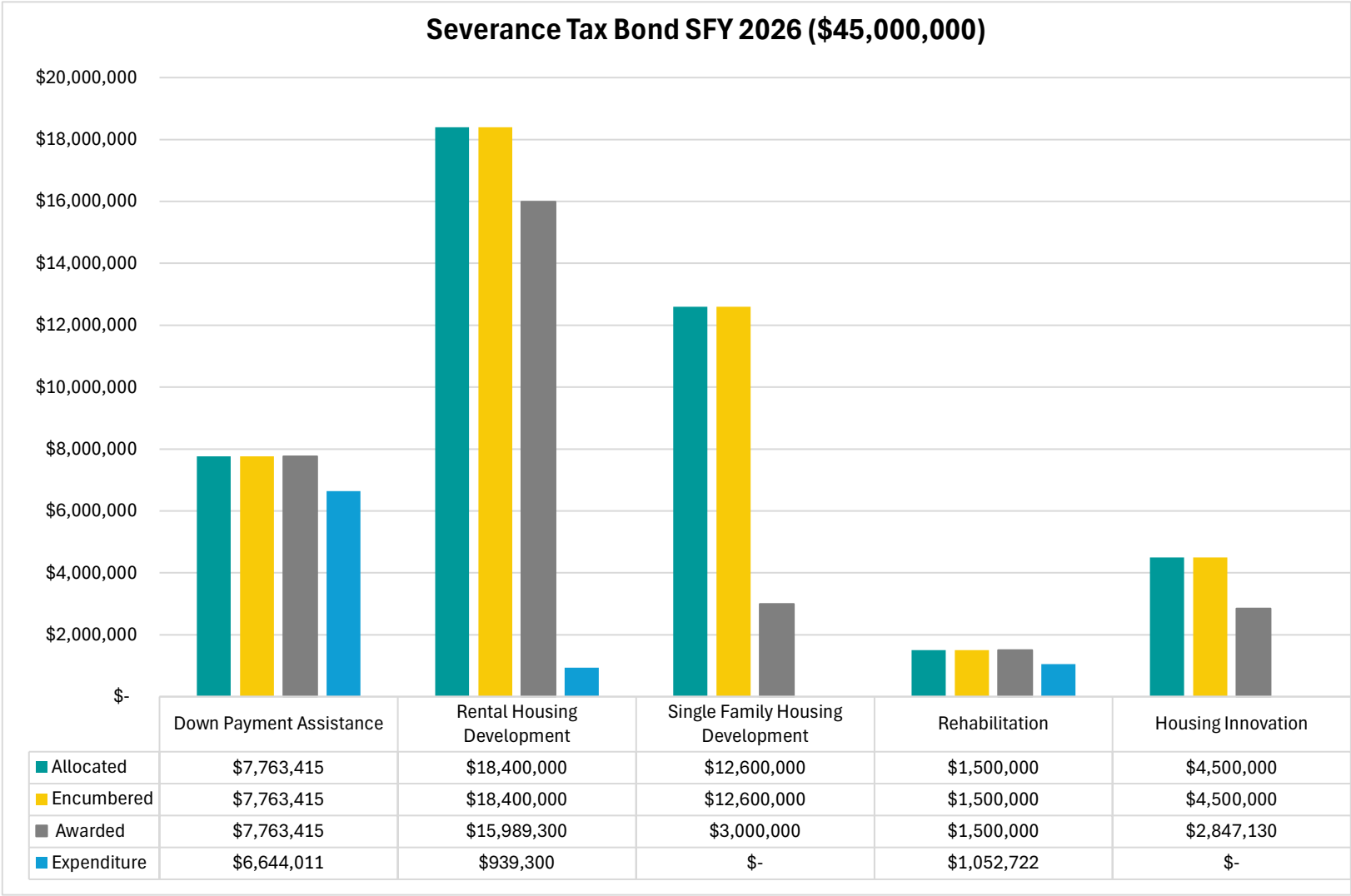
\$390,676

\$4,286,235

\$2,912,004







Allocated

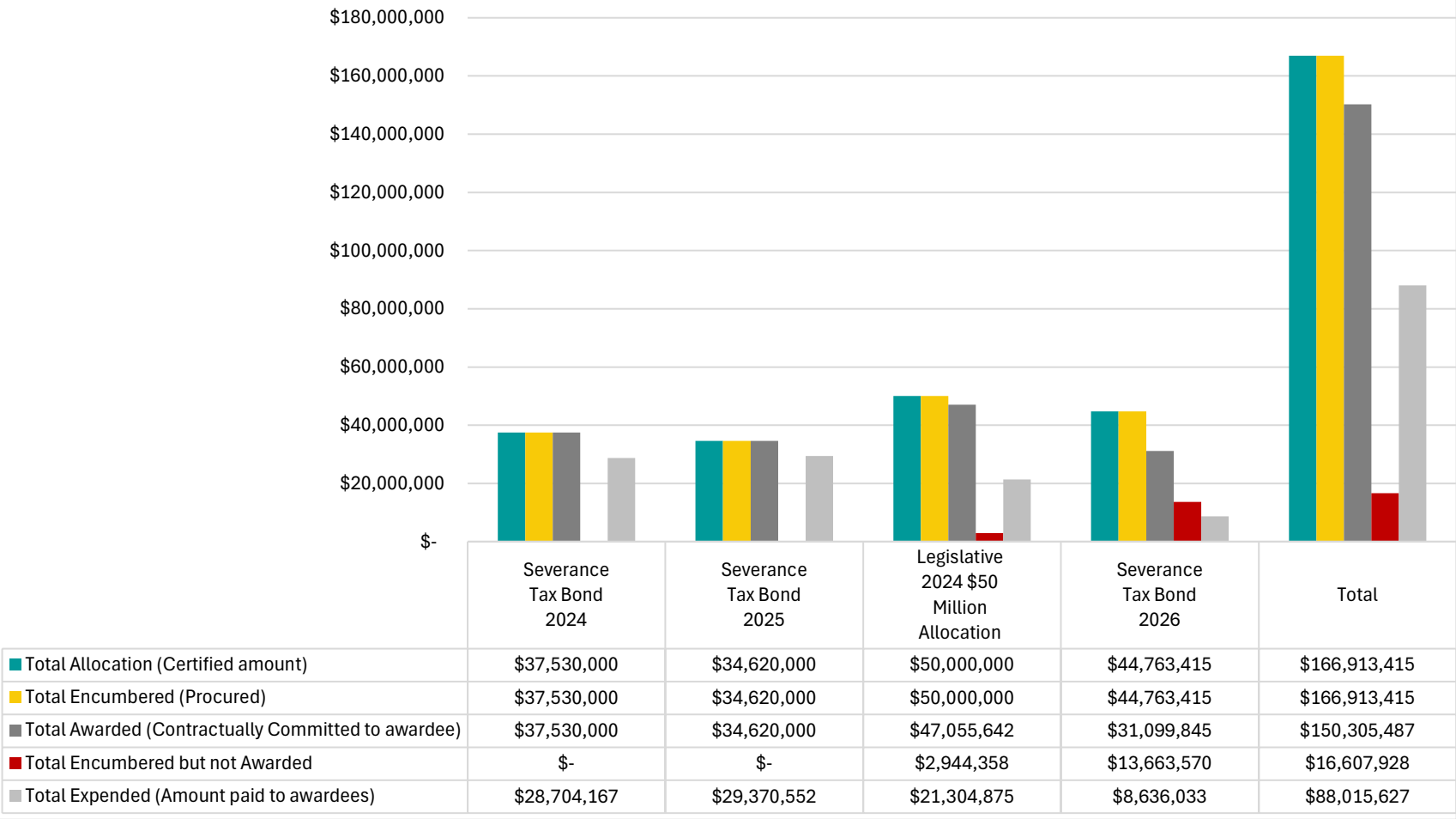
Encumbered

Awarded

Expenditure

	Down Payment Assistance	Rental Housing Development	Single Family Housing Development	Rehabilitation	Housing Innovation
Allocated	\$7,763,415	\$18,400,000	\$12,600,000	\$1,500,000	\$4,500,000
Encumbered	\$7,763,415	\$18,400,000	\$12,600,000	\$1,500,000	\$4,500,000
Awarded	\$7,763,415	\$15,989,300	\$3,000,000	\$1,500,000	\$2,847,130
Expenditure	\$6,644,011	\$939,300	\$-	\$1,052,722	\$-

New Mexico Housing Trust Fund Update as of March 31, 2026



New Mexico Mortgage Finance Authority

Combined Financial Statements
and Schedules

February 28, 2026

Housing New Mexico | MFA
Financial Review
For the five-month period ended February 28, 2026

Comparative Fiscal Year-to-Date Figures (Dollars \$ in millions):

	5 months <u>2/28/2026</u>	5 months <u>2/28/2025</u>	Change <u>Year / Year</u>	Forecast <u>2/28/2026</u>	Actual to <u>Forecast</u>
<u>BOND ISSUANCE</u>					
1 Single Family Bonds Issued (new money):	\$ 120.0	\$ 190.0	-36.8%	\$ 177.1	-32.2%
<u>PRODUCTION</u>					
2 Single-family Mortgages Settled (bond financing):	\$ 175.0	\$ 180.3	-3.0%	\$ 176.9	-1.1%
3 Single-family Mortgages Settled & Sold (TBA execution):	\$ 53.4	\$ 53.9	-0.9%	\$ 42.7	25.1%
4 Total Single-family Mortgage Production	\$ 228.3	\$ 234.2	-2.5%	\$ 219.5	4.0%
5 Single-family MBS Payoffs (unscheduled):	\$ 33.5	\$ 27.2	23.4%	\$ 28.4	18.1%
<u>STATEMENT OF NET POSITION</u>					
6 Average Earning Assets:	\$ 2,839.8	\$ 2,389.2	18.9%	\$ 2,925.4	-2.9%
7 General Fund Cash and Investments:	\$ 111.2	\$ 102.8	8.2%	\$ 87.2	27.4%
8 SIC FMV Adjustment (General Fund):	\$ 1.3	\$ 0.3	415.4%	N/A	N/A
9 Total Bonds Outstanding:	\$ 2,568.2	\$ 2,134.5	20.3%	\$ 2,578.1	-0.4%
<u>STATEMENT OF REVENUES, EXPENSES, AND NET POSITION</u>					
10 General Fund Expenses (excluding capitalized assets):	\$ 12.6	\$ 13.1	-3.8%	\$ 15.2	-17.3%
11 General Fund Revenues:	\$ 18.6	\$ 19.5	-4.6%	\$ 17.0	9.1%
12 Combined Net Revenues (all funds):	\$ 25.8	\$ 23.9	8.0%	N/A	N/A
13 SIC FMV Adjustment (combined net revenues):	\$ 1.4	\$ 0.2	693.7%	N/A	N/A
14 Combined Net Position:	\$ 447.0	\$ 402.0	11.2%	\$ 462.8	-3.4%
15 Combined Return on Average Earning Assets:	2.18%	2.40%	-9.2%	N/A	N/A
16 SIC FMV Adjustment (return on average earning assets):	0.12%	0.02%	567.7%	N/A	N/A
17 TBA-execution Cash Profit (as a % of loans sold):	1.27%	1.30%	-2.3%	0.50%	153.9%
18 Combined Interest Margin:	0.83%	0.92%	-9.8%	0.82%	1.0%
<u>MOODY'S BENCHMARKS</u>					
19 Net Asset to Debt Ratio (5-year average):	21.87%	23.37%	-6.4%	21.57%	1.4%
20 Net Revenues as a % of Total Revenues (5-year average):	13.74%	12.59%	9.1%	16.01%	-14.2%
<u>SERVICING</u>					
21 Subserviced Portfolio Balance (IHFA first mortgages)	\$ 3,082.8	\$ 2,724.9	13.1%	\$ 2,859.0	7.8%
22 Servicing Yield (subserviced portfolio)	0.356%	0.366%	-2.9%	0.387%	-8.0%
23 Combined Average Delinquency Rate (Housing New Mexico-serviced loans)	10.78%	9.87%	9.2%	N/A	N/A
24 DPA Loan Delinquency Rate	10.67%	9.46%	12.8%	N/A	N/A
25 Default Rate (Housing New Mexico-serviced loans)	0.65%	0.91%	-28.9%	N/A	N/A
26 Subserviced Portfolio Delinquency Rate (IHFA first mortgages)	12.47%	11.02%	13.2%	N/A	N/A
27 Net Mortgage Servicing Rights Valuation (end of fiscal year Q1)	\$ 10.3	\$ 12.7	-19.4%	N/A	N/A

Legend:

Positive Trend	Caution	Negative Trend	Known Trend/Immaterial
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Housing New Mexico | MFA Financial Review

For the five-month period ended February 28, 2026

CURRENT YEAR FINANCIAL TRENDS & VARIANCES:

BOND ISSUANCE

- In November 2025, Housing New Mexico issued a Convertible Option Bond (\$192.97mm), preserving tax-exempt authority used later in February's 2026 Series AB issuance (\$120mm). While new-money transactions are on an atypical schedule, Housing New Mexico still observes consistent production in single-family mortgages (3% lighter pooling than last year).

PRODUCTION

- The rate of pooling single-family mortgages is only slightly lower (-2.5%) year-over-year. Production appears slow due to general market uncertainty and slower reductions in macroeconomic interest rates; however, settlements still outpace Housing New Mexico's initial forecast.

STATEMENT OF NET POSITION

- Housing New Mexico funds invested with the State Investment Council outpaced growth compared to last year, however it still remains subject to changes in the macroeconomic climate, which are not under Housing New Mexico's direct control.

STATEMENT OF REVENUES, EXPENSES, AND NET POSITION

- General Fund revenues are slightly behind its pace last year; however, this is due to Housing New Mexico's sale of its downtown building early last year, an atypical event that skews the direct comparison. Revenues are still 9% higher than forecast.

MOODY'S BENCHMARKS

Both the Net Asset to Debt Ratio and Net Revenue as a % of Total Revenue Ratio are measured as five-year averages, which may not reflect the standalone year-over-year change that these measures might otherwise exhibit.

- Based on Moody's Issuer Credit Rating scorecard, Housing New Mexico's 21.87% Net Asset to Debt Ratio (5-year average), which measures balance sheet strength, indicates a strong and growing level of resources for maintaining HFA's creditworthiness under stressful circumstances (>20%). The measurement for this ratio in February 2026 is 19.51%.
- Housing New Mexico's Net Revenue as a % of Total Revenue (5-year average) is currently 13.74%, indicating high profitability and favorable trends (>10%). The measurement for February 2026 is 22.80%.
- Moody's Investor Services completed an updated credit opinion on Housing New Mexico's Issuer Credit Rating in December 2024, to which they assigned the Aa3 rating with a stable outlook. Comments included a high Net Asset to Debt Ratio, solid profitability, and a conservative/low-risk profile not currently exposed to variable-rate debt.

SERVICING

- The Mortgage Bankers Association (MBA) reported in their quarterly survey as of December 2025, that the national delinquency rate for FHA fixed-rate loans is 11.03% (seasonally adjusted), and 8.75% in New Mexico. The Federal Housing Administration (HUD) reported Single Family Loan Performance Trends in January 2026, showing a 15.24% national delinquency (for FHA-insured purchase loans only), which decreased from its annual high of 15.53% in December 2025.

- *Data from both sources typically lag about 2-3 months after each quarter/month end.*
- *These figures can be used for market comparison, but may not always align with trends seen internally.*

- Housing New Mexico's portfolio of single-family mortgages sits slightly higher than MBA's measured benchmark, but lower than HUD's measured benchmark by comparison. The subserviced portfolio delinquency rate, currently serviced by Idaho Housing and Finance Association, stands at 12.47%, ~13% higher from last year. The subserviced portfolio is characterized by approximately 82% FHA-insured loans, 16% conventional GSE-insured loans, and 1% whole or warehoused loans; all fixed-rate. Its internal servicing delinquency rate is currently 10.78%, up ~10% from last year. Housing New Mexico continues to monitor delinquencies on its loan portfolio to identify reduction strategies and refer borrowers to available loss mitigation programs.

- Housing New Mexico's DPA delinquency rate is being observed much higher than this time last year. The variance has to do partially with a revised methodology that includes a larger portfolio of DPA loans, as opposed to DPA loans only made from Housing New Mexico's General Fund. Staff will continue to monitor the rate throughout the remainder of this fiscal year.

- Housing New Mexico's annualized default rate is 0.65%, favorably lower than this time last year. Macroeconomic inflationary pressures, high interest rates, and a weakening labor market can be major contributors to general default trends.

- The fair-market value for mortgage servicing rights as of December 2025 is \$35.4 million; subtracting out the book cost (\$25.1 million) leaves Housing New Mexico with a net value in purchased mortgage servicing rights of \$10.3 million, a small decrease in the net over the quarter (approximately \$972K) based on industry-wide trends in increasing delinquencies and higher prepayment risk. GASB requires Housing New Mexico to record the value of servicing rights at the 'lower of cost or market'. Nevertheless, the FMV remains elevated from recent years, a function of continued uncertainty in the interest rate environment and sustained, lower-than-average projections for future prepayment speeds across the market, which may differ from Housing New Mexico's observed payoffs. Valuations are obtained quarterly.

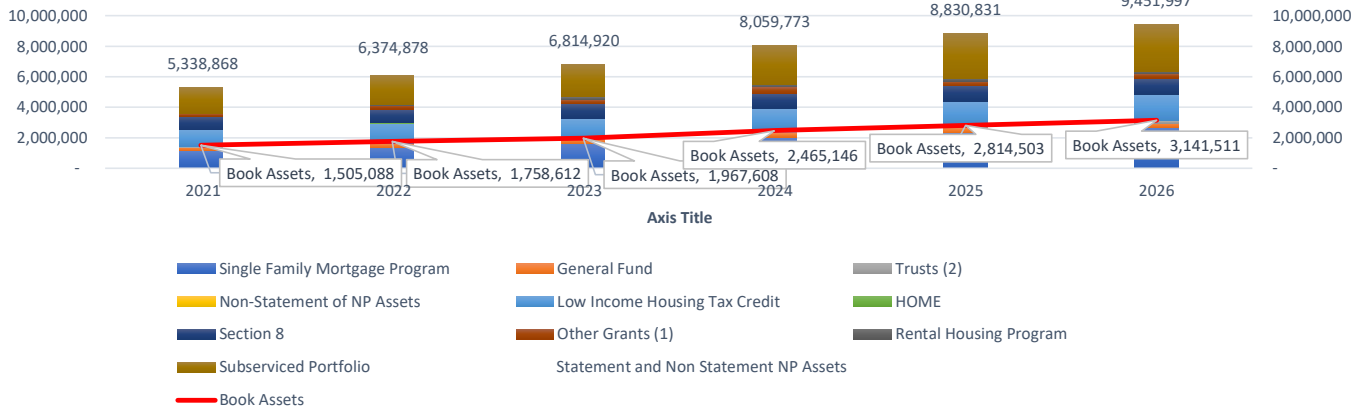
ADDITIONAL NOTES

- Bond Payoffs, GF expenses, and servicing delinquency & default rates use an inverse scale to measure year-over-year change. The colors in the comparison columns reference a materiality threshold of 10%, with a cautionary range between 10% and 25%. An exception to this are data which fluctuate in direct proportion with other figures; these figures are coded as known trends.

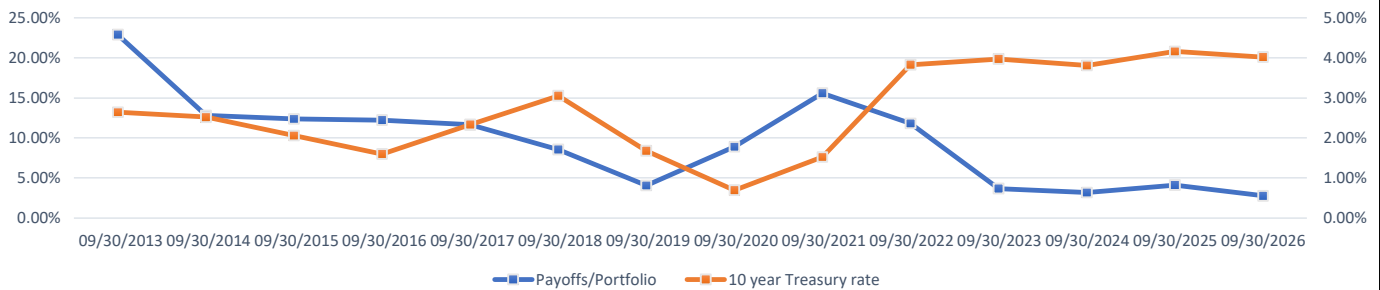
- The forecasted values for fiscal year 2026 are based off of historical data as of September 30, 2024 (Fiscal Year-end 2024). Staff are actively working on incorporating September 30, 2025 data into its forecast for fiscal year 2026.

MONTHLY FINANCIAL GRAPHS

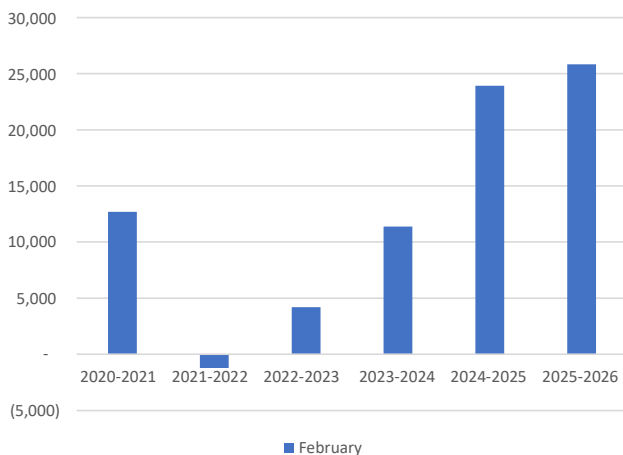
Assets Under Management as of 02/28/2026 (\$ in thousands)



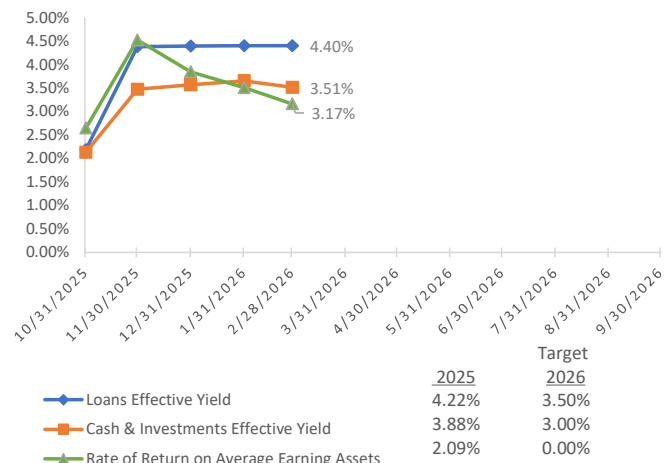
YTD Annualized Payoffs as a percentage of Single Family Mortgage Portfolio as of 02/28/2026



YTD Excess Revenues over Expenses as of 02/28/2026



YIELD TARGETS 02/28/2026



(1) Weatherization Assistance Programs; Emergency Shelter Grant; State Homeless; Housing Opportunities for People With Aids; NM State Tax Credit; Governor's Innovations; EnergySaver; Tax Credit Assistance Program; Tax Credit Exchange; Neighborhood Stabilization Program; Section 811 PRA; Homeownership Preservation Program (2) NM Affordable Housing Charitable Trust Fund; Land Title Trust Fund; Housing Trust Fund

HOUSING NEW MEXICO | MFA
COMBINED STATEMENT OF NET POSITION
FEBRUARY 2026
(THOUSANDS OF DOLLARS)

	<u>YTD 02/28/2026</u>	<u>YTD 02/28/25</u>
<u>ASSETS:</u>		
<u>CURRENT ASSETS:</u>		
CASH & CASH EQUIVALENTS	91,008	\$101,152
RESTRICTED CASH HELD IN ESCROW	11,397	11,636
SHORT-TERM INVESTMENTS	-	-
ACCRUED INTEREST RECEIVABLE	12,924	8,810
OTHER CURRENT ASSETS	11,961	6,777
ADMINISTRATIVE FEES RECEIVABLE (PAYABLE)	-	-
INTER-FUND RECEIVABLE (PAYABLE)	(0)	0
TOTAL CURRENT ASSETS	<u>127,290</u>	<u>128,375</u>
CASH - RESTRICTED	180,199	224,554
LONG-TERM & RESTRICTED INVESTMENTS	68,917	62,070
INVESTMENTS IN RESERVE FUNDS	192,970	-
FNMA, GNMA, & FHLMC SECURITIZED MTG. LOANS	2,272,184	1,975,606
MORTGAGE LOANS RECEIVABLE	270,809	231,647
ALLOWANCE FOR LOAN LOSSES	(17,283)	(15,546)
NOTES RECEIVABLE	-	-
FIXED ASSETS, NET OF ACCUM. DEPN	13,949	14,484
OTHER REAL ESTATE OWNED, NET	6,354	4,230
OTHER NON-CURRENT ASSETS	3	6
INTANGIBLE ASSETS	25,907	24,111
TOTAL ASSETS	<u>3,141,299</u>	<u>2,649,538</u>
<u>DEFERRED OUTFLOWS OF RESOURCES</u>		
REFUNDINGS OF DEBT	212	111
TOTAL ASSETS & DEFERRED OUTFLOWS OF RESOURCES	<u>3,141,511</u>	<u>2,649,649</u>
<u>LIABILITIES AND NET POSITION:</u>		
<u>LIABILITIES:</u>		
<u>CURRENT LIABILITIES:</u>		
ACCRUED INTEREST PAYABLE	\$42,219	\$31,785
ACCOUNTS PAYABLE AND ACCRUED EXPENSES	14,724	17,925
ESCROW DEPOSITS & RESERVES	11,186	11,184
TOTAL CURRENT LIABILITIES	<u>68,129</u>	<u>60,895</u>
BONDS PAYABLE, NET OF UNAMORTIZED DISCOUNT	2,568,163	2,134,478
MORTGAGE & NOTES PAYABLE	57,869	51,698
ACCRUED ARBITRAGE REBATE	-	-
OTHER LIABILITIES	154	414
TOTAL LIABILITIES	<u>2,694,315</u>	<u>2,247,484</u>
DEFERRED INFLOWS	171	204
TOTAL LIAB/DEFERRED INFLOWS	<u>2,694,486</u>	<u>2,247,688</u>
<u>NET POSITION:</u>		
NET INVESTED IN CAPITAL ASSETS	13,949	14,484
UNAPPROPRIATED NET POSITION (NOTE 1)	185,942	154,730
APPROPRIATED NET POSITION (NOTE 1)	247,133	232,747
TOTAL NET POSITION	<u>447,024</u>	<u>401,961</u>
TOTAL LIABILITIES & NET POSITION	<u>3,141,511</u>	<u>2,649,649</u>

HOUSING NEW MEXICO | MFA
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE FIFTH MONTH ENDED FEBRUARY 2026
(THOUSANDS OF DOLLARS)

	<u>YTD 02/28/2026</u>	<u>YTD 02/28/25</u>
<u>OPERATING REVENUES:</u>		
INTEREST ON LOANS	\$45,555	\$37,723
INTEREST ON INVESTMENTS & SECURITIES	6,687	5,508
LOAN & COMMITMENT FEES	1,819	1,893
ADMINISTRATIVE FEE INCOME (EXP)	3,123	3,267
RTC, RISK SHARING & GUARANTY INCOME	67	46
HOUSING PROGRAM INCOME	1,948	1,772
LOAN SERVICING INCOME	4,921	4,461
OTHER OPERATING INCOME	-	-
SUBTOTAL OPERATING REVENUES	<u>64,120</u>	<u>54,669</u>
<u>NON-OPERATING REVENUES:</u>		
ARBITRAGE REBATE INCOME (EXPENSE)	-	-
GAIN(LOSS) ASSET SALES/DEBT EXTINGUISHMENT	1,381	2,042
OTHER NON-OPERATING INCOME	81	1
GRANT AWARD INCOME	53,620	46,361
SUBTOTAL NON-OPERATING REVENUES	<u>55,083</u>	<u>48,404</u>
TOTAL REVENUES	<u>119,203</u>	<u>103,073</u>
<u>OPERATING EXPENSES:</u>		
ADMINISTRATIVE EXPENSES	10,648	10,717
INTEREST EXPENSE	42,410	34,057
AMORTIZATION OF BOND/NOTE PREMIUM(DISCOUNT)	(2,639)	(2,177)
PROVISION FOR LOAN LOSSES	196	14
MORTGAGE LOAN & BOND INSURANCE	-	-
TRUSTEE FEES	99	93
AMORT. OF SERV. RIGHTS & DEPRECIATION	1,152	1,320
BOND COST OF ISSUANCE	1,439	1,703
SUBTOTAL OPERATING EXPENSES	<u>53,305</u>	<u>45,726</u>
<u>NON-OPERATING EXPENSES:</u>		
CAPACITY BUILDING COSTS	88	96
GRANT AWARD EXPENSE	39,975	33,325
OTHER NON-OPERATING EXPENSE	-	-
SUBTOTAL NON-OPERATING EXPENSES	<u>40,062</u>	<u>33,421</u>
TOTAL EXPENSES	<u>93,367</u>	<u>79,147</u>
NET REVENUES	25,836	23,926
OTHER FINANCING SOURCES (USES)	-	-
NET REVENUES AND OTHER FINANCING SOURCES(USES)	<u>25,836</u>	<u>23,926</u>
NET POSITION AT BEGINNING OF YEAR	<u>421,189</u>	<u>378,035</u>
NET POSITION AT 02/28/2026	<u>447,024</u>	<u>401,961</u>

NOTES TO FINANCIAL STATEMENTS
(For Informational Purposes Only)
(in Thousands of Dollars)

(Note 1) Housing New Mexico Net Position as of February 28, 2026

UNAPPROPRIATED NET POSITION:

\$ 43,814	is held by Bond Program Trustees and is pledged to secure repayment of the Bonds.
\$ 141,543	is held in Trust for the NM Housing Trust Fund and the NM Land Title Trust Fund.
\$ 585	is held for New Mexico Affordable Housing Charitable Trust.
\$ 185,942	Total Unappropriated Net Position

APPROPRIATED NET POSITION: GENERAL FUND

By actions of the Board of Directors on various dates, General Fund net assets have been appropriated as follows:

\$ 129,986	for use in the Housing Opportunity Fund (\$114,308 in loans and grants plus \$15,678 unfunded, of which \$7362 is committed).
\$ 37,176	for future use in Single Family & Multi-Family housing programs.
\$ 881	for loss exposure on Risk Sharing loans.
\$ 13,949	invested in capital assets, net of related debt.
\$ 25,581	invested in mortgage servicing rights.
\$ 26,669	for the future General Fund Budget year ending 09/30/26 (\$40,876 total budget less \$14,206 expended budget through 2/28/26.)
\$ 234,242	Subtotal - General Fund

APPROPRIATED NET POSITION: HOUSING

\$ 26,840	for use in the federal and state housing programs administered by Housing New Mexico.
\$ 26,840	Subtotal - Housing Program
\$ 261,082	Total Appropriated Net Position
\$ 447,024	Total Combined Net Position at February 28, 2026

Total combined Net Position, or reserves, at February 28, 2026 was \$447 million, of which \$186 million was pledged to the bond programs, Affordable Housing Charitable Trust and fiduciary trusts. \$261 million of available reserves, with \$111 million primarily liquid in the General Fund and in the federal and state Housing programs and \$150 million illiquid in the programs of the General Fund, have been:

- for use in existing and future programs
- for coverage of loss exposure in existing programs
- to meet servicing requirements, and
- for support of operations necessary to carry out the programs.

Housing New Mexico's general plan for bond program reserves as they may become available to Housing New Mexico over the next 30 years is to use the reserves for future programs, loss exposure coverage, servicing requirements and operations.

GENERAL FUND
Fiscal Year 2025-2026 Budget
For the five months ended 02/28/26

	One Month Actual	Year to Date Actuals	Year to Date ProRata Budget	Annual Budget	YTD Budget Under/(Over)	Annual Budget Under/(Over)	Expended Annual Budget %
Revenue							
Interest Income	894,347	4,332,005	4,581,499	10,995,597	249,493	6,663,592	39.40%
Interest on Investments & Securities	242,052	1,276,632	1,248,563	2,996,551	(28,069)	1,719,919	42.60%
Loan & Commitment Fees	44,450	70,470	131,244	314,985	60,774	244,515	22.37%
Administrative Fee Income (Exp)	1,099,821	5,294,462	5,129,179	12,310,030	(165,283)	7,015,568	43.01%
Risk Sharing/Guaranty/RTC fees	3,050	29,174	162,024	388,858	132,851	359,684	7.50%
Housing Program Income	92,029	1,234,939	771,577	1,851,784	(463,362)	616,845	66.69%
Loan Servicing Income	1,006,225	4,921,186	5,003,817	12,009,161	82,631	7,087,975	40.98%
Other Operating Income			-	-	-	-	
Operating Revenues	3,381,974	17,158,868	17,027,903	40,866,966	(130,966)	23,708,098	41.99%
Gain (Loss) Asset Sale/Debt Ex	422,793	1,337,585	-	-	(1,337,585)	(1,337,585)	
Other Non-operating Income	18	81,058	63	150	(80,996)	(80,908)	
Non-Operating Revenues	422,811	1,418,643	63	150	(1,418,580)	(1,418,493)	
Revenue	3,804,785	18,577,511	17,027,965	40,867,116	(1,549,546)	22,289,605	45.46%
Expenses							
Salaries	584,410	3,134,500	3,552,454	8,396,709	417,954	5,262,209	37.33%
Overtime	1,344	6,564	10,995	25,988	4,430	19,423	25.26%
Incentives	1,811	112,693	303,364	717,104	190,671	604,411	15.72%
Payroll taxes, Employee Benefits	282,214	1,422,080	1,894,443	4,475,900	472,364	3,053,820	31.77%
Compensation	869,779	4,675,838	5,761,256	13,615,701	1,085,419	8,939,864	34.34%
Business Meals Expense	779	1,251	5,579	13,390	4,328	12,139	9.34%
Public Information	21,088	131,045	186,108	446,660	55,063	315,615	29.34%
In-State Travel	5,924	21,055	67,670	162,407	46,615	141,352	12.96%
Out-of-State Travel	11,510	66,646	107,565	258,157	40,920	191,511	25.82%
Travel & Public Information	39,301	219,997	366,923	880,614	146,926	660,617	24.98%
Utilities/Property Taxes	30,727	83,177	90,446	217,070	7,269	133,893	38.32%
Insurance, Property & Liability	22,041	110,373	110,606	265,454	233	155,081	41.58%
Repairs, Maintenance & Leases	89,572	691,957	646,938	1,552,652	(45,018)	860,695	44.57%
Supplies	1,977	11,085	12,979	31,150	1,894	20,065	35.59%
Postage/Express mail	10,154	35,200	28,942	69,460	(6,258)	34,260	50.68%
Telephone	5,454	9,431	12,027	28,864	2,596	19,433	32.67%
Janitorial	4,005	20,024	21,042	50,500	1,018	30,476	39.65%
Office Expenses	153,212	912,505	864,434	2,074,642	(48,071)	1,162,137	43.98%
Dues & Periodicals	4,644	31,834	34,763	83,430	2,928	51,596	38.16%
Education & Training	11,785	35,622	74,811	179,546	39,189	143,924	19.84%
Contractual Services	71,826	386,229	650,871	1,562,090	264,641	1,175,861	24.73%
Professional Services-Program	753	11,186	34,333	82,400	23,147	71,214	13.58%
Direct Servicing Expenses	826,261	3,782,259	3,837,040	9,208,897	54,781	5,426,638	41.07%
Program Expense-Other	24,330	116,597	142,446	341,871	25,849	225,274	34.11%

GENERAL FUND
Fiscal Year 2025-2026 Budget
For the five months ended 02/28/26

	One Month Actual	Year to Date Actuals	Year to Date ProRata Budget	Annual Budget	YTD Budget Under/(Over)	Annual Budget Under/(Over)	Expended Annual Budget %
Rebate Analysis Fees			-	-	-	-	
Other Operating Expense	939,600	4,363,728	4,774,264	11,458,234	410,536	7,094,506	38.08%
Interest Expense	231,504	1,133,048	1,392,025	3,340,861	258,977	2,207,813	33.91%
Non-Cash Expenses	224,944	1,083,974	1,837,965	4,411,117	753,991	3,327,143	24.57%
Expensed Assets	(3,458)	92,745	96,499	231,598	3,754	138,853	40.05%
Operating Expenses	2,454,882	12,481,836	15,093,367	36,012,767	2,611,531	23,530,932	34.66%
Program Training & Tech Asst	39,421	88,155	49,159	117,982	(38,996)	29,827	74.72%
Program Development	2,551	(445)	56,816	136,358	57,261	136,803	-0.33%
Capacity Building Costs	41,972	87,710	105,975	254,340	18,265	166,630	34.49%
Non-Operating Expenses	41,972	87,710	105,975	254,340	18,265	166,630	34.49%
Expenses	2,496,854	12,569,546	15,199,342	36,267,107	2,629,796	23,697,562	34.66%
Excess Revenue over Expenses	1,307,931	6,007,965	1,828,623	4,600,009	(4,179,342)	(1,407,957)	130.61%

GENERAL FUND CAPITAL BUDGET
Fiscal Year 2025-2026 Budget
For the five months ended 02/28/26

	One Month Actual	Year to Date Actuals	Year to Date ProRata Budget	Annual Budget	YTD Budget Under/(Over)	Annual Budget Under/(Over)	Expended Annual Budget %
2690 PURCHASED SERVICING RIGHTS	447,030	1,571,662	1,708,333	4,100,000	136,672	2,528,338	38.33%
2950 COMPUTER HARDWARE	-	43,571	110,364	264,873	66,793	221,302	16.45%
2960 SOFTWARE LICENSES	-	-	35,417	85,000	35,417	85,000	0.00%
2920 FURNITURE & EQUIPMENT-10 YR	-	5,382	22,583	54,200	17,201	48,818	9.93%
2930 FURNITURE & EQUIP, 5 YR.	-	-	-	-	-	-	
2860 BUILDING	15,390	15,390	43,583	104,600	28,193	89,210	14.71%
2840 LAND	-	-			-	-	
2937 AUTOMOBILE	-	-	-	-	-	-	
Capital Budget	462,421	1,636,005	1,920,280	4,608,673	284,275	2,972,668	35.50%