

New Mexico Mortgage Finance Authority (MFA) - Mandatory Design Standards for Development of Single Family Units for Homeownership:

The following Design Standards represent the minimum requirements for MFA-financed development of single family homes for homeownership. MFA values excellence in design that meets the need of homeowners and promotes community acceptance of housing financed by MFA. All projects must meet or exceed each of these standards. Also, single family developments must adhere to local zoning ordinances, all applicable building codes and regulations, as well as ADA and Fair Housing Requirements. Each Project architect and owner will be required to certify that the Project design meets these Design Standards, and that the Project was built in compliance with these Single Family Design Standards.

A. GENERAL DESIGN

1. Provisions must be made for handicapped access in conformance with the requirements of federal and state law including the Fair Housing Act and the Americans with Disabilities Act.
2. The building form should be appropriate and integrated into the topography and neighborhood.
3. MFA strongly encourages building practices that promote energy efficiency, and low maintenance costs in order to abate long term maintenance costs for the homeowner.

B. INTERIOR DESIGN

1. Each residential dwelling must meet minimum square foot requirements. Unheated areas such as patios, decks, porches, stoops, unheated storage rooms or garages cannot be included.

Two Bedroom 950 gross heated square feet

Three Bedroom 1,100 gross heated square feet

Four Bedroom 1,250 gross heated square feet

2. The minimum bedroom size for the primary bedroom is 120 gross heated square feet. The minimum bedroom size for secondary bedrooms is 100 gross heated square feet with a minimum of 9 foot width.
3. The minimum number of bathrooms for a two bedroom home is one full bath, for a three bedroom is 1.75 bath, and for a four bedroom is two full baths.
4. Kitchens must include:
 - Pantries or broom closets
 - New Refrigerator
 - New Range, with hood and\or vented to the outside
 - Hookup for dishwasher
5. Other features that must be provided include:
 - At least one linen closet outside a bathroom

- Bulk storage for items such as; snow tires, suitcases and sports equipment. (This may be outside the dwelling and could be in the form of a garage or shed etc.)
 - Hookups for a washing machine and dryer
 - Central heating system
6. Water heater closets can not be considered to meet any of the above storage requirements.
 7. All rooms must have permanent fixed lighting.
 8. A finished outdoor living space such as a front porch or backyard patio.
 9. Landscaping design should maximize existing natural features and enhance open space. Wherever possible the use of drought resistant, native plants should be used in order to minimize irrigation needs. Providing shade trees that reduce a home's solar gain are encouraged.
 10. The home's main entrance must visibly show the address and have a light.
 11. Low maintenance exteriors should be used.

C. REHABILITATION PROJECTS

MFA will exercise reasonable flexibility in applying the above standards to rehabilitation projects, but wherever possible the Single Family Design Standards should be incorporated into the rehabilitation scope of work. Rehabilitation projects do not have to meet the minimum area requirements described above. Rehabilitation plans should give consideration to the following elements:

1. Improve the site with exterior dwelling lighting, landscaping/fencing, and installing high-quality finishes.
2. Use energy-efficient related products to replace inferior ones, including insulated windows and doors, and additional insulation. Improve water efficiency with changes in landscaping, appliances, and fixtures. Use materials that will require minimal future maintenance.
3. Add porches or other aesthetic amenities that enhance the exterior quality and interest of the home.
4. Improve electrical system, heating and cooling units, plumbing fixtures, water heaters, toilets, sinks, faucets and tub/shower units. Replace with energy efficient and water conserving systems.
5. Improve the quality of the interior with new fixtures such as; carpet, tile, interior doors, paint, drywall repairs, cabinets, appliances, light fixtures and mini-blinds.
6. Upgrade kitchens and bathrooms when feasible.