



## MEMORANDUM

To: New Mexico Finance Authority Oversight Committee  
From: Marquita Russel, CEO  
Dan Opperman, Chief Legal Officer  
Michael Vonderheide, Managing Director, Public Programs  
Date: June 21, 2024  
Re: Local Government Planning Fund Amended and Restated Rules

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### **Item:**

Approval of Amended and Restated New Mexico Finance Authority (“NMFA”) Local Government Planning Fund (“LGPF”) Rules to incorporate expanded uses of the fund and increase the maximum grant award per planning document.

### **Background Summary:**

The LGPF was created in the NMFA Act, Section 6-21-6.4, NMSA 1978 (“Act”). Per the Act, money in the LGPF is appropriated to NMFA to make grants to qualified entities for planning related documents, and to pay the administrative costs of the LGPF Program. NMFA shall adopt rules governing the terms and conditions of grants made from the LGPF and may make grants to qualified entities without specific authorization by law for each grant.

Pursuant to amendments of the Act due to the passage of Senate Bill 216 in the 2024 Regular Legislative Session, staff reviewed the LGPF Rules to incorporate expanded uses of the LGPF, including the addition of eligible planning documents. Senate Bill 216 expanded the use of the LGPF to include affordable housing plans, flood inundation maps, and documents needed for planning grant qualified entities to obtain archaeological clearances. These new planning documents are included in the amended LGPF Rules.

The proposed amendments increase the maximum grant award from \$50,000 to \$100,000 per planning document, but retains the total amount of planning grant funding per entity may not exceed \$100,000 per 24-month period unless the Board waives either requirement due to additional availability of funds or critical need. Notwithstanding this limit, planning grant qualified entities may receive an additional \$100,000 per 24-month period for funding of Metropolitan Redevelopment Plans or Affordable Housing Plans.

While base planning grant award criteria remain largely unchanged, planning grant qualified entities with local median household incomes of less than 100% of the state median household income will qualify for increased grant funding. Local match waivers will be expanded from planning documents addressing urgent needs and economic development to include planning documents required to address regulatory compliance and affordable housing needs. These additional waivers of the local match requirement allow for more applications to qualify for full grant funding under the program.

The proposed amendments also include new definitions and clarifications to bring the LGPF Program up to date, as the Rules were last amended and restated in 2014. The amended Rules will provide a framework for NMFA to make grants from the LGPF and will be supplemented with revised Policies to ensure the LGPF remains a viable source of planning grant funding in the State of New Mexico.

**Action Recommended:**

The attached Rules are being presented to the NMFA Board for its approval on June 27, 2024. Staff recommends the NMFA Oversight Committee approve the Rules at its July 3, 2024 Meeting.

AMENDED AND RESTATED  
RULES  
GOVERNING THE  
LOCAL GOVERNMENT PLANNING FUND  
AS ADOPTED ON  
~~OCTOBER 23~~JUNE 27, 20142024  
BY THE BOARD OF DIRECTORS  
OF THE  
NEW MEXICO FINANCE AUTHORITY  
AND APPROVED BY THE  
NEW MEXICO FINANCE AUTHORITY OVERSIGHT COMMITTEE  
ON  
~~SEPTEMBER 10~~JULY [2], 20142024

## SECTION 1. AUTHORITY FOR AND PURPOSE OF RULES

The Local Government Planning Fund (the "Fund") was created pursuant to Section 6-21-6.4, NMSA 1978, as amended (the "Act"). Pursuant to the Act, the New Mexico Finance Authority ("~~Finance Authority~~NMFA") is required to establish rules necessary to administer the Fund. The purpose of these Rules, which may be supplemented by ~~Finance Authority~~NMFA Board policies as provided herein, is to define the terms and conditions under which the ~~Finance Authority~~NMFA will make grants available from the Fund and to govern the administration of the Fund.

## SECTION 2. DEFINITIONS

- A. "Applicant" means a Qualified Entity which has filed an Application with the ~~Finance Authority~~NMFA;
- B. "Application" means a written document filed with the ~~Finance Authority~~NMFA by an Applicant for the purpose of obtaining a Planning Grant to fund a Planning Document. An Application must include a completed form prescribed by the ~~Finance Authority~~NMFA, and may also include written responses to requests for information by the ~~Finance Authority~~NMFA;
- C. "Affordable Housing Plan" means the plan necessary to implement a Planning Grant Qualified Entity's Affordable Housing Act ordinance as provided in Sections 6-27-1 to 6-27-8, NMSA 1978;
- D. "Archaeological Clearances" means archaeological studies or surveys needed to collect information about the location, distribution, and organization of potential archaeological sites that are developed to protect historic sites and structures in proposed project areas.
- ~~B-E.~~ "Asset Management Plan" means a plan necessary for utilities to compile asset inventories, identify critical assets, determine asset conditions and life cycle costs, and develop long term funding strategies to improve the operation of the utility.
- C-F. "Board" means the ~~Finance Authority~~NMFA Board of Directors;
- ~~D-G.~~ "Economic Development Plan" means the plan necessary to implement a Planning Grant Qualified Entity's Local Economic Development Act ordinance as provided in Sections 5-10-1 to 5-10-13, NMSA 1978;
- H. "Economic Development Feasibility Study" means a study designed to determine the viability, need and impact of a proposed economic development opportunity by a Planning Grant Qualified Entity;
- ~~E-I.~~ "Flood Inundation Map" means an inundation map delineating the areas of potential

flooding as a result of infrastructure failure required for emergency action planning.

~~F.J.~~ "GGRT" means the portion of the Governmental Gross Receipts Tax received by the ~~Finance Authority~~NMFA pursuant to Section 7-1-6.38, NMSA 1978, as amended;

~~G.K.~~ "Local Average Annual Residential Rate" means the amount, on an annualized basis, a residential customer of a Planning Grant Qualified Entity would pay for 6,000 gallons of water, wastewater service per month or solid waste services per month;

~~H.L.~~ "Local Match" means the percentage of Unmet Need not eligible for Planning Grant funds as determined under Section 5. Such match may include state or federal funding, but may not include a regional partner's Planning Grant;

~~I.M.~~ "Local Median Household Income" means the median household income, as most recently determined by the ~~Board~~United States Census Bureau, or Median Household Income surveys acceptable to NMFA for the relevant service area of the Planning Grant Qualified Entity;

~~J.N.~~ "Long-Term Master Plan" means a plan that evaluates the infrastructure needs of a Planning Grant Qualified Entity that are anticipated to exist for a period of at least 5 years, and methods of addressing such needs;

~~K.O.~~ "Metropolitan Redevelopment Plan" means the plan necessary to implement a Planning Grant Qualified Entity's Metropolitan Redevelopment Area as provided in Sections 3-60A-1 to 3-60A-48, NMSA 1978;

~~L.P.~~ "Oversight Committee" means the joint interim legislative committee established pursuant to § 6-21-30, NMSA 1978;

~~M.Q.~~ "Planning Grant" means financial assistance from the ~~Finance Authority~~NMFA in the form of a grant pursuant to the Act and these Rules;

~~N.R.~~ "Planning Grant Agreement" means an agreement between the ~~Finance Authority~~NMFA and an Applicant for a Planning Grant providing for the terms and conditions of the use and, if applicable, reimbursement of the Planning Grant;

~~O.S.~~ "Planning Grant Qualified Entity" means a "Qualified Entity" as defined in Section 6-21-3(F) of the NMFA Act, excluding water or wastewater systems or other entities to whom a grant would constitute an impermissible donation within the meaning of Section 14, Article IX of the Constitution of the State of New Mexico;

~~T.~~ "Planning Document" means a written document filed with the ~~Finance~~

~~Authority~~NMFA by an Applicant to evaluate and to estimate the costs of implementing the most feasible alternatives for meeting public infrastructure project needs, including Environmental Information Documents compliant with New Mexico's Drinking Water State Revolving Fund State Environmental Review ~~Plan~~Process, ~~Comprehensive Plans~~Preliminary Engineering Reports and Asset Management Plans, or to develop a Water Conservation Plan, Long-Term Master Plan, Affordable Housing Plan, Economic Development Plan, Metropolitan Redevelopment Plan, Economic Feasibility Study or energy audit or flood inundation maps for the Planning Grant Qualified Entity, or to obtain archaeological clearances;

"Preliminary Engineering Report" means a planning document necessary to develop drinking water, wastewater, solid waste, and stormwater projects which describes the proposed project from an engineering perspective, analyzes alternatives to the proposal, and defines project costs.

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~~P.~~ "Qualified Entity" means the state or any agency or institution of the state or any county, municipality, school district, special district, community water association or an Indian nation, tribe or pueblo located wholly or partially in New Mexico, including a political subdivision or a wholly owned enterprise of an Indian nation, tribe or pueblo;

~~Q.V.~~ "Rules" means these Rules Governing the Local Government Planning Fund;

~~R.W.~~ "State Average Residential Rate for Water or Wastewater" means the average residential rate for water or wastewater service within the State as determined by the ~~Finance Authority~~NMFA;

~~S.X.~~ "Statewide Median Household Income" means the median household income for the State of New Mexico as most recently determined by the United States Census Bureau ~~of the Census or Median Household Surveys conducted pursuant to the USDA Rural Development Requirements~~;

~~T.Y.~~ "Unmet Need" means the amount of planning grant funding for which the Planning Grant Qualified Entity cannot cash fund;

~~U.Z.~~ "Water and Wastewater Public Project" means the acquisition, construction, improvement, alteration or reconstruction of assets of a long-term capital nature by a Planning Grant Qualified Entity for its water or wastewater system;

~~V.AA.~~ "Water Conservation Plan" means a comprehensive program, including training, change in maintenance practices or facilities, or landscape alteration, designed to reduce water consumption or operating costs through the implementation of conservation measures.

### SECTION 3. PROJECT FUNDING AVAILABLE AND ELIGIBLE PROJECTS

The total amount of Planning Grant funding available per planning document may not exceed ~~\$50,000~~100,000 and the total amount of Planning Grant funding per entity may not exceed \$100,000 per 24-month period unless the Board waives either requirement due to additional availability of funds or critical need. Notwithstanding this limit, Planning Grant Qualified Entities may receive an additional ~~\$50,000~~100,000 per 24-month period for funding of Metropolitan Redevelopment Plans or Affordable Housing Plans. The Board shall have discretion to prioritize applications received from Planning Grant Qualified Entities as outlined in the Board's policies. Planning Grant funding will be made available only for the portion of a Planning Document that the Planning Grant Qualified Entity cannot cash fund, as determined by the ~~Finance Authority~~NMFA.

~~Any Planning Grant Qualified Entity that enters into a Planning Grant Agreement for funding in excess of \$50,000 shall be required under a Planning Grant Agreement to reimburse the Fund for the amount of the Planning Grant when the Planning Grant Qualified Entity receives any federal financing for the project set out in the Application.~~ Pursuant to a Planning Grant Agreement, each Planning Grant Qualified Entity that receives a Planning Grant from the Fund shall be required to ~~submit annual financial statements and shall be required to~~ report annually to the ~~Finance Authority~~NMFA on the status of the project and any financing applied for or received, if applicable. Grants from the Fund may be made to Planning Grant Qualified Entities without specific authorization by law as required in Section 6-21-6 and 6-21-8, NMSA 1978.

### SECTION 4. EVALUATION OF APPLICANT AND PROJECT

To be considered for a Planning Grant, a Planning Grant Qualified Entity must submit an Application to the ~~Finance Authority~~NMFA. The ~~Finance Authority~~NMFA will analyze the Application to determine if the Planning Grant Qualified Entity has the financial capacity to fund the Planning Document completely from its available financial resources. The amount of the Planning Document that cannot be cash funded from available financial resources, such as unrestricted cash balances, will be considered to be the Planning Grant Qualified Entity's Unmet Need for that project. The maximum amount of a Planning Grant award that the ~~Finance Authority~~NMFA will provide for the Planning Document is the lesser of the Planning Grant Qualified Entity's Unmet Need or the Planning Grant limit of ~~\$50,000~~100,000, with a maximum of \$100,000 per entity per 24-month period, unless otherwise waived by the Board in accordance with these Rules and applicable policies.

The ~~Board~~NMFA shall establish minimum criteria for acceptable Planning Documents in consultation with the appropriate reviewing agency. All final Planning Documents must be in a form acceptable to the ~~Finance Authority~~NMFA.

### SECTION 5. DETERMINATION OF QUALIFIED ENTITIES FINANCIAL NEED

#### 5.1 Base Planning Grant Award Determinations

To determine the base amount of any Planning Grant award for an Applicant (except as provided in Section 5.2 of these Rules), the ~~Finance Authority~~NMFA will evaluate the Planning Grant Qualified Entity's Local Median Household Income and place it into a Planning Grant category, as described below in Section 5.1 (A). Second, the ~~Finance Authority~~NMFA will calculate, for projects proposed to be financed with utility system or other system revenues derived from user charges, the Local Burden Ratio of the Planning Grant Qualified Entity, as described in Section 5.1 (B) or for Economic Development Feasibility Studies, the determination of relative economic need of the Planning Grant Qualified Entity, as described in Section 5.1 (C) to determine if the Planning Grant Qualified Entity is eligible to qualify for an additional Planning Grant award. These two calculations taken together provide the total Planning Grant award, if any.

(A) Local Median Household Income.

Based on the Planning Grant Qualified Entity's Local Median Household Income, the ~~Finance Authority~~NMFA will classify each Planning Grant Qualified Entity into one of the following three categories:

(1) Category I - Planning Grant Qualified Entities with Local Median Household Incomes of less than one-hundred percent (100%) but greater than or equal to seventy-six percent (76%) of the State Median Household Income. Planning Grant Qualified Entities in this category may be eligible for a Planning Grant of ~~twenty-five~~fifty percent (~~25~~50%) of their Planning Document cost, not to exceed the lesser of the Planning Grant Qualified Entity's Unmet Need or the Planning Grant limit.

(2) Category II - Planning Grant Qualified Entities with Local Median Household Incomes of less than seventy-six percent (76%) but greater than or equal to fifty-one percent (51%) of the State Median Household Income. Planning Grant Qualified Entities in this category may be eligible for a Planning Grant of ~~fifty-seventy-five~~ percent (~~50~~75%) of their Planning Document cost, not to exceed the lesser of the Planning Grant Qualified Entity's Unmet Need or the Planning Grant limit.

(3) Category III - Planning Grant Qualified Entities with Local Median Household Incomes of less than fifty-one percent (51%) of the State Median Household Income. Entities in this category may be eligible for a Planning Grant of ~~seventy-five~~one hundred percent (~~75~~100%) of their Planning Document cost, not to exceed ~~the lesser of the Planning Grant Qualified Entity's Unmet Need or~~ the Planning Grant limit.

(B) Additional Consideration for Projects Proposed to be Financed with Utility System or other System Revenues

The ~~Finance Authority~~NMFA may provide additional grant funding for projects proposed to be financed with utility system or other system revenues based upon a calculation of the Planning Grant Qualified Entity's Local Burden Ratio as described below to determine if the Planning Grant Qualified Entity is eligible to qualify for an additional Planning Grant award.



These two calculations taken together provide the total Planning Grant award, if any.

(1) Local Burden Ratio. In addition to taking Local Median Household Income into consideration, the ~~Finance Authority~~NMFA may also consider the Planning Grant Qualified Entity's efforts to generate revenue streams sufficient to cash fund the Planning Document.

In evaluating Local Burden Ratio, the ~~Finance Authority~~NMFA will determine the Planning Grant Qualified Entity's local water, wastewater or solid waste rate burden. The ~~Finance Authority~~NMFA will then compare the local rate burden with the state average rate burden as follows:

$$\text{Local Burden Ratio} = \frac{\frac{\text{Local Average Annual Residential Rate}}{\text{Local Median Household Income}}}{\frac{\text{State Average Residential Rate}}{\text{State Median Household Income}}}$$

If the Local Burden Ratio for the Planning Grant Qualified Entity is greater than or equal to 1.0 but less than 1.5, then the Planning Grant Qualified Entity may be eligible to receive an additional twenty-five percent (25%) of its Planning Document in the form of a Grant, not to exceed the lesser of the Planning Grant Qualified Entity's Unmet Need or the Planning Grant limit.

If the Local Burden Ratio for the Planning Grant Qualified Entity is greater than or equal to 1.5 but less than 2.5, then the Planning Grant Qualified Entity may be eligible to receive an additional fifty percent (50%) of its Planning Document in the form of a Grant, not to exceed the lesser of the Planning Grant Qualified Entity's Unmet Need or the Planning Grant limit.

If the Local Burden Ratio for the Planning Grant Qualified Entity is greater than or equal to 2.5, then the Planning Grant Qualified Entity may be eligible to receive an additional seventy-five percent (75%) of its Planning Document in the form of a Grant, not to exceed the lesser of the Planning Grant Qualified Entity's Unmet Need or the Planning Grant limit.

(C) Additional Consideration for Economic Development Feasibility Studies

The ~~Finance Authority~~NMFA may provide funding for economic development feasibility studies to those Planning Grant Qualified Entities that have adopted their Local Economic Development Act ordinances or Metropolitan Redevelopment Plans. To determine the amount, if any, of the Economic Development feasibility study, the ~~Finance Authority~~NMFA will consider the Applicant's relative economic need in determining whether to provide a Planning Grant. Using figures available from the latest census, the ~~Finance Authority~~NMFA will consider two measures which are computed for the Applicant and then compared to the State:

(1) Job Availability. Are there sufficient jobs available given the working age population? To determine jobs available in relation to working age population (age 16 and above), the ~~Finance Authority~~NMFA will calculate the:

(Qualified Entity's Employed Persons 16+ / Qualified Entity's Population 16+)  
(Statewide Employed Persons 16+ / Statewide Population 16+)

If the Applicant's percentage of working age population is less than the State's percentage, then the Planning Grant Qualified Entity may be eligible to receive an additional twenty five percent (25%) of its Planning Document in the form of a Grant, not to exceed the lesser of the Planning Grant Qualified Entity's Unmet Need or the Planning Grant limit.

(2) Wage sufficiency. Wage sufficiency shall be determined solely by the median earnings of those workers using the following calculation:

Median earnings of Employed Persons within the Qualified Entity  
Median earnings of Employed Persons Statewide

If the Applicant's median earnings among those employed are lower than the statewide median, then the Planning Grant Qualified Entity may be eligible to receive an additional twenty five percent (25%) of its Planning Document in the form of a Grant, not to exceed the lesser of the Planning Grant Qualified Entity's Unmet Need or the Planning Grant limit.

#### Section 5.2 Waivers of Local Match Requirement

Applications for ~~infrastructure feasibility studies~~ planning documents needed to cure urgent needs or address regulatory compliance issues, ~~declining~~ economic development or affordable housing needs will be provided with 100% grant funds for the identified project as further provided under the Board's policies.

### **SECTION 6. ADMINISTRATIVE FEES AND COSTS**

Administrative fees and costs of the ~~Finance Authority~~ NMFA associated with any Planning Grant award under these Rules and the Act will come from the Fund.

### **SECTION 7. PLANNING GRANT APPROVAL REQUIREMENTS**

Based on Sections 4 and 5 above, the Board may award a Planning Grant to the Applicant provided the following requirements are satisfied.

- A. In approving a Planning Grant award, the Board must find that the Planning Grant Qualified Entity does not have the ability to cash fund the Planning Document with legally available funds.
- B. To be eligible for a Planning Grant, the Planning Grant Qualified Entity must agree to properly maintain separate project accounts in accordance with generally accepted accounting principles ~~and to conduct an annual audit or review of the Applicant's financial records.~~

## SECTION 8. COOPERATION WITH STATE AGENCIES

The ~~Finance Authority~~NMFA or its staff may request the assistance of other ~~state~~ agencies, including without limitation the Department of Finance and Administration, the New Mexico Environment Department, New Mexico State Engineer, the Department of Transportation, the Energy, Minerals and Natural Resources Department, ~~or~~ the New Mexico Economic Development Department, or the Mortgage Finance Authority, in determining the sufficiency or adequacy of an Applicant and/or Application, as well as in evaluating the completed Planning Document.

## SECTION 9. AMENDMENT OF RULES

These Rules may be ~~amended or~~ repealed at any time by the ~~Finance Authority~~NMFA and amended with the prior approval of the Oversight Committee.