MINUTES
of the
SECOND MEETING
of the
MORTGAGE FINANCE AUTHORITY ACT OVERSIGHT COMMITTEE

July 13, 2026
Housing New Mexico | Mortgage Finance Authority Office
7425 Jefferson Street NE
Albuquerque

The second meeting of the Mortgage Finance Authority Act Oversight Committee for the 2026 interim was called to order by Senator Linda M. Trujillo, chair, on July 13, 2026 at 10:03 a.m. at the New Mexico Mortgage Finance Authority (MFA) office in Albuquerque.

Present	**Absent**
Sen. Linda M. Trujillo, Chair	Rep. Sarah Silva
Rep. Janelle Anyanonu, Vice Chair	
Sen. Craig W. Brandt	
Sen. Roberto "Bobby" J. Gonzales	
Rep. Marian Matthews	
Rep. Rod Montoya	
Sen. Nicole Tobiassen	

Advisory Members	**Absent**
Rep. Cynthia Borrego	Rep. Gail Armstrong
Rep. Kathleen Cates	Sen. Heather Berghmans
Rep. Meredith A. Dixon	Rep. Eleanor Chávez
Rep. Rebecca Dow	Rep. Jonathan A. Henry
Rep. Tara L. Lujan	Rep. D. Wonda Johnson
Sen. Micaelita Debbie O'Malley	Sen. Cindy Nava
Sen. Michael Padilla	Rep. Andrea Romero
Sen. Harold Pope	Rep. Patricia Roybal Caballero
Rep. Luis M. Terrazas	

Staff
Ian Keller, Staff Attorney, Legislative Council Service (LCS)
Cristina Vasquez, Staff Attorney, LCS
Nancy Martinez, Bill Drafter, LCS

Guests
The guest list is in the meeting file.

Handouts
Handouts and other written testimony are in the meeting file and posted on the legislature's website.

References to Webcast

The time reference noted next to each agenda item in this document is cross-referenced to the webcast of the committee meeting, which can be found at www.nmlegis.gov, under the "Webcast" tab. The presentations made and committee discussions for agenda items can be found on the recorded webcast for this meeting.

Monday, July 13

Welcome and Introductions (10:03 a.m.)

Senator Trujillo welcomed everyone to the meeting and invited committee members and staff to introduce themselves.

Board and Executive Director Update (10:08 a.m.)

Randy Traynor, member, Board of Directors, MFA, stated that although several programs were launched in response to the 2026 legislative session, inadequate off-site infrastructure particular to development remains a significant barrier to expanding housing development. Isidoro "Izzy" Hernandez, executive director and chief executive officer, MFA, stated that the MFA has been collaborating with the Office of Housing of the Workforce Solutions Department and the New Mexico Finance Authority to strengthen and align funding streams that support housing initiatives. Mr. Hernandez also noted that from October through March of Fiscal Year 2026, the MFA provided $352.47 million in funding for affordable housing, impacting 17,995 households. The presentation materials can be found here:

https://www.nmlegis.gov/Committee/Handouts?CommitteeCode=MFA&Date=7/13/2026&ItemNumber=1.

Report on Bonds Issued, Financing Strategies and Market Update (10:59 a.m.)

Mina Choo, managing director, RBC Capital Markets, LLC, said that the relationship among mortgage, taxable interest and tax-exempt interest rates is returning to historical norms. David Jones, chief financial officer and principal, CSG Advisors Incorporated, highlighted housing finance agency trends and challenges and noted that continued high mortgage loan rates are challenging but have moderated. Mr. Jones also spoke about challenges such as affordable housing supply and the fact that the cost to develop new units and affordable homes remains high. The presentation materials can be found here:

https://www.nmlegis.gov/Committee/Handouts?CommitteeCode=MFA&Date=7/13/2026&ItemNumber=2.

Predevelopment and Construction Landscape (11:39 a.m.)

Clay Bailey, superintendent, Regulation and Licensing Department, said that the Regulation and Licensing Department enforces statewide building codes and standards, contractor licensing and enforcement, reviews plans and inspections and provides oversight of construction performed by licensed processionals. Mr. Bailey stated that the department oversees approximately 28,000 qualifying parties and regulates more than 17,000 journeymen and companies, creating challenges for inspections. Mackenzie Bishop, owner, Abrazo Homes, noted challenges such as affordable supply disappearing, demand outpacing permits and a widening affordability gap. Josh Rogers, partner, Titan Development, said that the most uncertain stage of project delivery is the pre-development phase and that pre-development represents the highest risk tier for builders due to unsecured approvals. Felipe Rael, executive director, Sol Housing, said that quality affordable housing takes time, care and certainty of execution. Mr. Rael said that the biggest risks are taken during the plan and design of a multifamily home. The presentation materials can be found here:

https://www.nmlegis.gov/Committee/Handouts?CommitteeCode=MFA&Date=7/13/2026&ItemNumber=3.

Rental Housing Development Programs (1:18 p.m.)

Jeff Payne, chief lending officer, MFA, provided an overview of the MFA's affordable housing development programs and highlighted how the federal Low-Income Housing Tax Credit program, gap financing and other state and federal funding sources are combined to finance and preserve affordable rental housing throughout New Mexico. George Maestas, director of housing development, MFA, went over the two significant changes expanding the federal Low-Income Housing Tax Credit program that became effective in January 2026. In addition, Mr. Maestas said that the typical construction time line for a multifamily federal Low-Income Housing Tax Credit program project from conception to completion is five years. The presentation materials can be found here:

https://www.nmlegis.gov/Committee/Handouts?CommitteeCode=MFA&Date=7/13/2026&ItemNumber=4.

Approval of Minutes (1:48 p.m.)

On a motion made and seconded, the minutes from the May 18, 2026 meeting were approved.

Single-Family Housing Development Programs (1:48 p.m.)

Mr. Payne stated that single-family housing development is a relatively new initiative for the MFA. He noted that funding from the New Mexico Housing Trust Fund has been instrumental in supporting the construction of new single-family homes. He also went over concerns from developers, such as a limited buyer pool, shrinking profit margins, income restrictions and development exit plan contingencies. The presentation materials can be found here:

https://www.nmlegis.gov/Committee/Handouts?CommitteeCode=MFA&Date=7/13/2026&ItemNumber=5.

Homeownership and Down Payment Assistance Programs (1:56 p.m.)

Mr. Payne provided an overview of 2025 loan purchases, including existing home purchases versus new construction and the demographics of homebuyers. Rene Acuña, director of homeownership, MFA, reviewed the programs available to both first-time and repeat homebuyers. The presentation materials can be found here:

https://www.nmlegis.gov/Committee/Handouts?CommitteeCode=MFA&Date=7/13/2026&ItemNumber=6.

Adjournment

There being no further business before the committee, the meeting adjourned at 2:22 p.m.