



NEW MEXICO LEGISLATURE

**MORTGAGE FINANCE
AUTHORITY ACT
OVERSIGHT
COMMITTEE**

2023 INTERIM FINAL REPORT

LEGISLATIVE COUNCIL SERVICE
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INTERIM SUMMARY

Mortgage Finance Authority Act Oversight Committee 2023 Interim Summary

The Mortgage Finance Authority Act Oversight Committee met five times during the 2023 interim. Pursuant to Section 2-12-5 NMSA 1978, the committee heard presentations from the New Mexico Mortgage Finance Authority (MFA) related to the distribution of funds derived by the MFA, mortgage commitments and the issuance of any bonds.

In addition to the statutorily required reporting, the MFA also provided presentations to the committee on the New Mexico Housing Trust Fund, regional housing authority oversight, the statewide housing needs assessments, housing continuum programs and funding and the MFA's operating budget and strategic plans for the next fiscal year.

During the final meeting, the committee approved administrative rule changes proposed by the MFA and also endorsed legislation to provide funding for the New Mexico Housing Trust Fund as well as legislation to provide funding to carry out the purposes of the Affordable Housing Act.

WORK PLAN AND MEETING SCHEDULE

2023 APPROVED
WORK PLAN AND MEETING SCHEDULE
for the
MORTGAGE FINANCE AUTHORITY ACT OVERSIGHT COMMITTEE

Members

Rep. Eliseo Lee Alcon, Chair
Sen. Nancy Rodriguez, Vice Chair
Rep. Meredith A. Dixon
Sen. Roberto "Bobby" J. Gonzales

Sen. Stuart Ingle
Rep. Rod Montoya
Sen. Michael Padilla
Rep. Angelica Rubio

Advisory Members

Rep. Janelle Anyanonu
Sen. Gregory A. Baca
Rep. Cynthia Borrego
Rep. Ambrose Castellano
Rep. Kathleen Cates
Rep. Tara L. Lujan

Sen. Mark Moores
Sen. Gerald Ortiz y Pino
Rep. Andrea Romero
Rep. Patricia Roybal Caballero
Rep. Luis M. Terrazas

Work Plan

The Mortgage Finance Authority Act Oversight Committee was created pursuant to the provisions of Section 58-18-5 NMSA 1978, which provides in part that the New Mexico Mortgage Finance Authority (MFA) shall have the powers to "carry out and effectuate the purposes and provisions of the Mortgage Finance Authority Act". Subsection W of Section 58-18-5 NMSA 1978 creates the MFA Act Oversight Committee. Further, this subsection states that the MFA has the power, subject to approval by the MFA Act Oversight Committee and subject to any agreement with bondholders and noteholders, to make, alter or repeal "such rules and regulations with respect to its operations, properties and facilities as are necessary to carry out its functions and duties in the administration of the Mortgage Finance Authority Act".

Pursuant to the provisions of Section 2-12-5 NMSA 1978, the committee is further authorized to:

"A. determine and monitor the actual distribution of funds derived by the [New Mexico mortgage finance] authority from bond issues and other activities of the authority under the provisions of the Mortgage Finance Authority Act, both on a geographical basis and on the basis of the actual distribution to participants in its programs;

B. monitor the authority in its control of the issuance of mortgage commitments;

C. meet on a regular basis to receive and evaluate periodic reports from the authority as to its enforcement of the provisions of the Mortgage Finance Authority Act and the regulations adopted pursuant thereto; and

D. require the authority to document the need to the oversight committee regarding the issuance of any bonds."

In addition to carrying out its statutory responsibilities, the committee will focus on the following areas of legislative concern during the 2023 interim:

1. regional housing and statewide housing programs and organizations;
2. changes to existing and proposed rules promulgated by the MFA;
3. an overview of MFA funding sources and of programs administered by the MFA;
4. an update on recently passed legislation;
5. the MFA's budget;
6. key production highlights and updates on the New Mexico Housing Strategy;
7. reports on bonds issued and financing strategies and a market update; and
8. proposed legislation for the 2024 session.

**Mortgage Finance Authority Act Oversight Committee
2023 Approved Meeting Schedule**

<u>Date</u>	<u>Location</u>
May 22	Albuquerque
July 7	Albuquerque
August 30	Albuquerque
October 4	Albuquerque
November 9	Albuquerque

AGENDAS AND MINUTES

Revised: May 18, 2023

**TENTATIVE AGENDA
for the
FIRST MEETING
of the
MORTGAGE FINANCE AUTHORITY ACT OVERSIGHT COMMITTEE**

**May 22, 2023
New Mexico Mortgage Finance Authority Office
344 Fourth Street SW
Albuquerque**

Monday, May 22

- 10:00 a.m. **Call to Order and Introductions**
—Representative Eliseo Lee Alcon, Chair
—Senator Nancy Rodriguez, Vice Chair
- 10:05 a.m. (1) **Executive Director Update**
—Isidoro "Izzy" Hernandez, Executive Director and Chief Executive Officer (CEO), New Mexico Mortgage Finance Authority (MFA)
- 10:15 a.m. (2) **Introduction of Key Staff**
—Isidoro "Izzy" Hernandez, Executive Director and CEO, MFA
—Donna Maestas-De Vries, Chief Housing Officer, MFA
—Jeff Payne, Chief Lending Officer, MFA
—Joseph McIntyre, Controller Designee, MFA
- 10:25 a.m. (3) **2023 MFA Reference Guide: Overview of Programs and Funding**
—Isidoro "Izzy" Hernandez, Executive Director and CEO, MFA
—Donna Maestas-De Vries, Chief Housing Officer, MFA
—Jeff Payne, Chief Lending Officer, MFA
—Joseph McIntyre, Controller Designee, MFA
- 10:50 a.m. (4) **Overview of Housing Continuum Programs and Funding: Homelessness Programs**
—Donna Maestas-De Vries, Chief Housing Officer, MFA
—Gina Bell, Supervisor, MFA
- 11:10 a.m. (5) **Partner Highlights**
—David Sisneros, Chief Operating Officer, Albuquerque Heading Home
- 11:30 a.m. (6) **2023 Interim Committee Procedures and Adoption of Proposed Work Plan and Meeting Schedule**
—Isidoro "Izzy" Hernandez, Executive Director and CEO, MFA
—Cristina Vasquez, Staff Attorney, Legislative Council Service
- 12:00 noon **Adjourn**

**MINUTES
of the
FIRST MEETING
of the
MORTGAGE FINANCE AUTHORITY ACT OVERSIGHT COMMITTEE**

**May 22, 2023
New Mexico Mortgage Finance Authority Office
344 Fourth Street SW
Albuquerque**

The first meeting of the Mortgage Finance Authority Act Oversight Committee was called to order by Representative Eliseo Lee Alcon, chair, on May 22, 2023 at 10:07 a.m. at the New Mexico Mortgage Finance Authority (MFA) Office in Albuquerque.

Present

Rep. Eliseo Lee Alcon, Chair
Sen. Nancy Rodriguez, Vice Chair
Rep. Meredith A. Dixon
Sen. Roberto "Bobby" J. Gonzales
Sen. Stuart Ingle
Rep. Rod Montoya
Sen. Michael Padilla
Rep. Angelica Rubio

Absent

Advisory Members

Rep. Janelle Anyanonu
Sen. Gregory A. Baca
Rep. Cynthia Borrego
Rep. Kathleen Cates
Rep. Tara L. Lujan
Sen. Gerald Ortiz y Pino
Rep. Andrea Romero

Rep. Ambrose Castellano
Rep. Harry Garcia
Sen. Mark Moores
Rep. Patricia Roybal Caballero
Rep. Luis M. Terrazas

Staff

Cristina Vasquez, Staff Attorney, Legislative Council Service (LCS)
Sean Dolan, Staff Attorney, LCS

Guests

The guest list is in the meeting file.

Handouts

Handouts and other written testimony are in the meeting file and are 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, May 22

Welcome and Introductions (10:07 a.m.)

Representative Alcon welcomed committee members and allowed committee and staff to introduce themselves.

Executive Director Update (10:19 a.m.)

Isidoro "Izzy" Hernandez, executive director and chief executive officer, MFA, provided the committee with an update regarding legislation from the previous legislative session and highlighted selected housing and financial trends affecting the MFA. The presentation can be found here:

<https://www.nmlegis.gov/handouts/MFA%20052223%20Item%201%20About%20MFA%20Housing%20New%20Mexico.pdf>.

Introduction of Key Staff (10:32 a.m.)

Mr. Hernandez introduced members of the MFA staff that were present to the committee.

2023 MFA Reference Guide: Overview of Programs and Funding (10:39 a.m.)

Mr. Hernandez; Donna Maestas-De Vries, chief housing officer, MFA; Jeff Payne, chief lending officer, MFA; and Joseph McIntyre, controller designee, MFA, provided the committee with a broad overview of the various programs, responsibilities, sources of funding and use of the funds to the committee and answered questions from committee members. The presentation can be found here:

<https://www.nmlegis.gov/handouts/MFA%20052223%20Item%203%202023%20MFA%20Reference%20Guide%20Overview%20of%20Programs%20and%20Funding.pdf>.

Partner Highlights (11:46 a.m.)

Ms. Maestas-De Vries and David Sisneros, chief operating officer, Albuquerque Heading Home, provided the committee with an overview and explanation of the work being done by Albuquerque Heading Home. The presentation can be found here:

<https://www.nmlegis.gov/handouts/MFA%20052223%20Item%205%20Partner%20Highlights.pdf>.

2023 Interim Committee Procedures and Adoption of Proposed Work Plan and Meeting Schedule (12:04 p.m.)

Mr. Hernandez and Ms. Vasquez discussed the 2023 interim and presented a proposed work plan. The proposed work plan for the committee was approved unanimously as discussed. The work plan can be found here:

<https://www.nmlegis.gov/Committee/Handouts?CommitteeCode=MFA&Date=5/22/2023&ItemNumber=6>.

Adjournment

There being no further business before the committee, the meeting adjourned at 12:17 p.m.

Revised: June 23, 2023

**TENTATIVE AGENDA
for the
SECOND MEETING
of the
MORTGAGE FINANCE AUTHORITY ACT OVERSIGHT COMMITTEE**

**July 7, 2023
New Mexico Mortgage Finance Authority Office
344 Fourth Street SW
Albuquerque**

Friday, July 7

- 10:00 a.m. **Call to Order and Committee Introductions**
—Representative Eliseo Lee Alcon, Chair
—Senator Nancy Rodriguez, Vice Chair
- 10:05 a.m. (1) **Executive Director Update**
—Isidoro "Izzy" Hernandez, Executive Director and Chief Executive
Officer, New Mexico Mortgage Finance Authority (MFA)
- 10:20 a.m. (2) **Overview of Housing Continuum Programs and Funding:
Homelessness Programs and Transitional and Specialized Programs**
—Donna Maestas-De Vries, Chief Housing Officer, MFA
—Kellie Tillerson, Director, Community Development, MFA
- 10:50 a.m. (3) **Partner Highlights: Housing Individuals Experiencing Homelessness**
—Nicole Martinez, Executive Director, Mesilla Valley Community of
Hope/Abode, Inc.
- 11:20 a.m. (4) **Update on the New Mexico Housing Strategy**
—Robyn Powell, Director, Policy and Planning, MFA
—Sonja Unrau, Senior Research and Development Manager, MFA
- 11:50 a.m. (5) **Housing Needs Assessment**
—Justin Carmona, Community Relations Manager, MFA
- 12:15 p.m. (6) **Presentation from the City of Albuquerque Mayor Tim Keller**
—The Honorable Tim Keller, Mayor, City of Albuquerque
- 12:30 p.m. **Adjourn**

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

**July 7, 2023
New Mexico Mortgage Finance Authority Office
344 Fourth Street SW
Albuquerque**

The second meeting of the Mortgage Finance Authority Act Oversight Committee was called to order by Representative Eliseo Lee Alcon, chair, on July 7, 2023 at 10:07 a.m. at the New Mexico Mortgage Finance Authority (MFA) Office in Albuquerque.

Present

Rep. Eliseo Lee Alcon, Chair
Sen. Nancy Rodriguez, Vice Chair
Sen. Roberto "Bobby" J. Gonzales
Sen. Stuart Ingle
Rep. Rod Montoya
Sen. Michael Padilla

Absent

Rep. Meredith A. Dixon
Rep. Angelica Rubio

Advisory Members

Rep. Janelle Anyanonu
Sen. Gregory A. Baca
Rep. Kathleen Cates
Rep. Harry Garcia
Rep. Patricia Roybal Caballero

Rep. Cynthia Borrego
Rep. Ambrose Castellano
Rep. Tara L. Lujan
Sen. Mark Moores
Sen. Gerald Ortiz y Pino
Rep. Andrea Romero
Rep. Luis M. Terrazas

Staff

Cristina Vasquez, Staff Attorney, Legislative Council Service (LCS)
Sean Dolan, Staff Attorney, LCS

Guests

The guest list is in the meeting file.

Handouts

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Friday, July 7

Welcome and Introductions (10:07 a.m.)

Representative Alcon welcomed everyone and allowed committee members to introduce themselves.

Executive Director Update (10:11 a.m.)

Isidoro "Izzy" Hernandez, executive director and chief executive officer, MFA, provided an update regarding select housing and financial trends affecting the MFA and answered questions from committee members.

Overview of Housing Continuum Programs and Funding: Homelessness Programs and Transitional and Specialized Programs (10:35 a.m.)

Donna Maestas-De Vries, chief housing officer, MFA, and Kellie Tillerson, director, Community Development, MFA, provided a broad overview of the homeless, transitional and specialized programs and answered questions from committee members. The presentation can be found here:

<https://www.nmlegis.gov/handouts/MFA%20070723%20Item%202%20Item%20Two--%20Overview%20of%20Housing%20Continuum%20Programs%20and%20Funding.pdf>

Partner Highlights: Housing Individuals Experiencing Homelessness (10:56 a.m.)

Nicole Martinez, executive director, Mesilla Valley Community of Hope/Adobe, Inc., provided an overview of the Mesilla Valley Community of Hope programs, including funding sources and goals for expanding the programs to other areas.

Approval of Minutes (11:46 a.m.)

The committee approved the minutes of the May 22, 2023 meeting without objection.

Update on the New Mexico Housing Strategy (11:47 a.m.)

Robyn Powell, director, Policy and Planning, MFA, and Sonja Unrau, senior research and development manager, MFA, provided an overview and update regarding the work being done to partner with local governments, private entities and nonprofits to expand housing access. The presentation can be found here:

<https://www.nmlegis.gov/handouts/MFA%20070723%20Item%204%20Item%20Four--Update%20on%20the%20New%20Mexico%20Housing%20Strategy.pdf>

Housing Needs Assessment (12:20 p.m.)

Justin Carmona, community relations manager, MFA, and Julie Halbig, director of compliance and initiatives, MFA, provided a brief overview of the 2023 Affordable Housing Needs Assessment, which provides a snapshot of New Mexico's housing challenges. The presentation materials can be found here:

<https://www.nmlegis.gov/Committee/Handouts?CommitteeCode=MFA&Date=7/7/2023&ItemNumber=5>.

Presentation from City of Albuquerque Mayor Tim Keller (12:40 p.m.)

The Honorable Tim Keller, mayor, City of Albuquerque, spoke on the upcoming MFA Office move out of downtown Albuquerque.

Adjournment

There being no further business before the committee, the meeting adjourned at 1:22 p.m.

Revised: August 28, 2023

**TENTATIVE AGENDA
for the
THIRD MEETING
of the
MORTGAGE FINANCE AUTHORITY ACT OVERSIGHT COMMITTEE**

**August 30, 2023
New Mexico Mortgage Finance Authority Office
344 Fourth Street SW
Albuquerque**

Wednesday, August 30

- 10:00 a.m. **Call to Order and Introductions**
—Representative Eliseo Lee Alcon, Chair
—Senator Nancy Rodriguez, Vice Chair
- 10:05 a.m. (1) **Executive Director Update**
—Isidoro "Izzy" Hernandez, Executive Director and Chief Executive
Officer (CEO), New Mexico Mortgage Finance Authority (MFA)
- 10:15 a.m. (2) **Overview of Housing Continuum Programs and Funding: Multi- and
Single-Family Development**
—Jeff Payne, Chief Lending Officer, MFA
—Donna Maestas-De Vries, Chief Housing Officer, MFA
- 10:30 a.m. (3) **Partner Highlights:**
A. Multi-Family Development
—Chris Baca, President/CEO, YES Housing, Inc.
B. Single-Family Development
—Mike Loftin, CEO, Homewise, Inc.
—Elena Gonzales, Chief Operating Officer, Homewise, Inc.
—Lisa Huval, Senior Director of Real Estate Development, Homewise,
Inc.
- 11:30 a.m. (4) **Affordable Housing Act: Proposed Amendments for Approval**
—Julie Halbig, Director of Compliance and Initiatives, MFA
- 11:45 a.m. (5) **Regional Housing Authority Update**
—Theresa Laredo-Garcia, Program Development Manager, MFA
—Chris Herbert, Executive Director, Eastern Regional Housing Authority
—Terry Baca, Executive Director, Northern Regional Housing Authority
—Cathy DeMarco, Executive Director, Western Regional Housing
Authority

12:00 noon (6) [New Mexico Housing Needs and Investment](#)
—Isidoro "Izzy" Hernandez, Executive Director and CEO, MFA
—Robyn Powell, Director, Policy and Planning, MFA

12:30 p.m. **Adjourn**

**MINUTES
of the
THIRD MEETING
of the
MORTGAGE FINANCE AUTHORITY ACT OVERSIGHT COMMITTEE**

**August 30, 2023
New Mexico Mortgage Finance Authority Office
344 Fourth Street SW
Albuquerque**

The third meeting of the Mortgage Finance Authority Act Oversight Committee was called to order by Representative Eliseo Lee Alcon, chair, on Wednesday, August 30, 2023, at 10:01 a.m. at the New Mexico Mortgage Finance Authority (MFA) Office in Albuquerque.

Present

Rep. Eliseo Lee Alcon, Chair
Sen. Nancy Rodriguez, Vice Chair
Rep. Meredith A. Dixon
Sen. Roberto "Bobby" J. Gonzales
Rep. Rod Montoya
Sen. Michael Padilla

Absent

Sen. Stuart Ingle
Rep. Angelica Rubio

Advisory Members

Rep. Janelle Anyanonu
Sen. Gregory A. Baca
Rep. Cynthia Borrego
Rep. Kathleen Cates
Rep. Harry Garcia
Rep. Tara L. Lujan
Sen. Gerald Ortiz y Pino
Rep. Andrea Romero
Rep. Luis M. Terrazas

Rep. Ambrose Castellano
Sen. Mark Moores
Rep. Patricia Roybal Caballero

Staff

Cristina Vasquez, Staff Attorney, Legislative Council Service (LCS)
Sabina Gaynor, Staff Attorney, LCS

Guests

The guest list is in the meeting file.

Handouts

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References to Webcast

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Wednesday, August 30

Welcome and Introductions (10:01 a.m.)

Representative Alcon welcomed the committee and asked committee members to introduce themselves.

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

Isidoro "Izzy" Hernandez, executive director and chief executive officer (CEO), MFA, provided an overview of the presentations for the meeting.

Overview of Housing Continuum Programs and Funding: Multi- and Single-Family Development (10:16 a.m.)

Jeff Payne, chief lending officer, MFA, and Donna Maestas-De Vries, chief housing officer, MFA, provided an overview of the Housing Continuum, focusing on rental development and single-family housing development programs. The presentation can be found here:

<https://www.nmlegis.gov/handouts/MFA%20083023%20Item%202%20Overview%20of%20Housing%20Continuum.pdf>.

Partner Highlights

A. Multi-Family Development (10:29 a.m.)

Chris Baca, president/CEO, YES Housing, Inc., provided a presentation regarding services provided by YES Housing, Inc., housing needs in New Mexico and access to affordable housing. The presentation can be found here:

<https://www.nmlegis.gov/handouts/MFA%20083023%20Item%203%20A%20YES%20Housing.pdf>.

B. Single-Family Development (11:06 a.m.)

Mike Loftin, CEO, Homewise, Inc.; Elena Gonzales, chief operating officer, Homewise, Inc.; and Lisa Huval, senior director of real estate development, Homewise, Inc., provided an overview of the work of Homewise, Inc., and the affordability of home ownership. The presentation can be found here:

<https://www.nmlegis.gov/handouts/MFA%20083023%20Item%203%20B%20Homewise%20Mission.pdf>.

Regional Housing Authority Update (12:42 p.m.)

Theresa Laredo-Garcia, program development manager, MFA; Chris Herbert, executive director, Eastern Regional Housing Authority; Terry Baca, executive director, Northern Regional Housing Authority; and Cathy DeMarco, executive director, Western Regional Housing Authority, provided a presentation on the regional housing authorities' activities and oversight by the MFA. The presentation can be found here:

<https://www.nmlegis.gov/handouts/MFA%20083023%20Item%205%20MFA%20Oversight%20Regional%20Housing%20Authorities.pdf>.

Adjournment

There being no further business before the committee, the meeting adjourned at 12:49 p.m.

Revised: September 29, 2023

**TENTATIVE AGENDA
for the
FOURTH MEETING
of the
MORTGAGE FINANCE AUTHORITY ACT OVERSIGHT COMMITTEE**

**October 4, 2023
New Mexico Mortgage Finance Authority Office
344 Fourth Street SW
Albuquerque**

Wednesday, October 4

- 10:00 a.m. **Call to Order and Introductions**
—Representative Eliseo Lee Alcon, Chair
—Senator Nancy Rodriguez, Vice Chair
- 10:05 a.m. (1) **Report on Bonds Issued, Financing Strategies and Market Updates**
—David Jones, Principal, CSG Advisors
—Mina Choo, Managing Director, RBC Capital Markets
- 10:45 a.m. (2) **Overview of Housing Continuum Programs and Funding: Home
Ownership and Homeowners**
—Jeff Payne, Chief Lending Officer, New Mexico Mortgage Finance
Authority (MFA)
—Kellie Tillerson, Director of Community Development, MFA
—Isaac Perez, Executive Director, San Felipe Pueblo Housing Authority
—Pamela Sandoval, Assistant Programs Manager, San Felipe Pueblo
Housing Authority
- 11:15 a.m. (3) **New Mexico Housing Trust Fund Update**
—Robyn Powell, Director, Policy and Planning, MFA
- 11:45 a.m. (4) **Executive Director Update**
—Isidoro "Izzy" Hernandez, Executive Director and Chief Executive
Officer, MFA
- 12:00 noon **Adjourn**

**MINUTES
of the
FOURTH MEETING
of the
MORTGAGE FINANCE AUTHORITY ACT OVERSIGHT COMMITTEE**

**October 4, 2023
New Mexico Mortgage Finance Authority Office
344 Fourth Street SW
Albuquerque**

The fourth meeting of the Mortgage Finance Authority Act Oversight Committee for the 2023 interim was called to order by Representative Eliseo Lee Alcon, chair, on Wednesday, October 4, 2023, at 10:07 a.m. at the New Mexico Mortgage Finance Authority (MFA) Office in Albuquerque.

Present

Rep. Eliseo Lee Alcon, Chair
Sen. Nancy Rodriguez, Vice Chair
Rep. Meredith A. Dixon
Sen. Roberto "Bobby" J. Gonzales
Sen. Stuart Ingle
Rep. Rod Montoya
Sen. Michael Padilla

Absent

Rep. Angelica Rubio

Advisory Members

Rep. Janelle Anyanonu
Rep. Cynthia Borrego
Rep. Kathleen Cates
Rep. Harry Garcia
Sen. Gerald Ortiz y Pino
Rep. Andrea Romero
Rep. Luis M. Terrazas

Sen. Gregory A. Baca
Rep. Ambrose Castellano
Rep. Tara L. Lujan
Sen. Mark Moores
Rep. Patricia Roybal Caballero

Staff

Cristina Vasquez, Staff Attorney, Legislative Council Service (LCS)
Sabina Gaynor, Staff Attorney, LCS
Simon D. Suzuki, Staff Attorney, 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

Due to technical issues, the webcast of this meeting was not recorded in its entirety. The recorded portion of the meeting is available on the legislature's website here:

<https://sg001-harmony.sliq.net/00293/Harmony/en/PowerBrowser/PowerBrowserV2/20231004/-1/74061>.

Wednesday, October 4

Welcome and Introductions (10:07 a.m.)

Representative Alcon welcomed committee members, presenters and other attendees and asked the members of the committee to introduce themselves.

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

Mina Choo, managing director, RBC Capital Markets, provided information about the MFA's Single Family Mortgage Program bonds, including program highlights and information about trends in the bond and housing markets and mortgage rates. Key points from Ms. Choo's presentation include: 1) in 2022, the MFA helped more than 2,200 New Mexico families become homeowners; 2) homeownership rates in New Mexico are higher than the national average, at 71 percent compared to 66 percent nationally; and 3) housing prices in New Mexico continue to rise, with monthly mortgage payments 13 percent higher than they were a year ago.

David Jones, principal, CSG Advisors, provided information about trends and challenges in the housing, bond and securities markets, as well as information on the MFA's program goals. Additionally, Mr. Jones spoke about some of the challenges that the MFA faces, including affordable housing supply and costs of development, market volatility and an evolving regulatory environment. Finally, Mr. Jones discussed the MFA's continued growth in the New Mexico mortgage market, including the MFA's ability to offer significantly lower loan rates by issuing tax-exempt bonds. The presentation can be found here:

<https://www.nmlegis.gov/handouts/MFA%20100423%20Item%201%20Report%20on%20Bonds%20Issued,%20Financing%20Strategies%20and%20Market%20Updates.pdf>.

Approval of Minutes (11:14 a.m.)

On a motion duly made and seconded, the minutes of the August 30, 2023 meeting were amended to reflect the accurate attendance of members. On a motion duly made and seconded, and without any objections, the minutes of the August 30, 2023 meeting were approved as amended.

Overview of Housing Continuum Programs and Funding: Homeownership and Homeowners (11:15 a.m.)

Kellie Tillerson, director of community development, MFA, and Rene Acuna, director of homeownership, MFA, spoke about homeownership and homeowner programs that are administered by the MFA. The homeownership programs include FirstHome, an affordable

mortgage loan option for first-time homebuyers; FirstDown, an amortizing down payment assistance program; Home Forward, a recently updated first mortgage loan option for non-first-time homebuyers; HomeNow, a second mortgage loan program that provides down payment assistance to low-income buyers; and Partners, a program in which the MFA purchases first-time homebuyer loans originated by Habitat for Humanity affiliates. The MFA also offers programs to qualified homeowners to assist with accessibility modifications, rehabilitation and preservation repairs and weatherization. For households experiencing financial hardship associated with the COVID-19 pandemic, the MFA offers a homeowner assistance fund that provides housing grants to income-eligible applicants. The presentation can be found here:

<https://www.nmlegis.gov/handouts/MFA%20083023%20Item%202%20Overview%20of%20Housing%20Continuum.pdf>.

Isaac Perez, executive director, San Felipe Pueblo Housing Authority (SFPHA), and Pamela Sandoval, assistant programs manager, SFPHA, presented on the SFPHA's home rehabilitation program. Mr. Perez and Ms. Sandoval provided information on the administration of and the qualifications and eligibility criteria for the home rehabilitation program. They also shared success stories, including providing before and after photographs to demonstrate the wide range of home rehabilitation and weatherization projects that the SFPHA undertakes.

New Mexico Housing Trust Fund Update (12:25 p.m.)

Robyn Powell, director of policy and planning, MFA, provided an update on the New Mexico Housing Trust Fund. Ms. Powell's presentation provided information on the MFA's resources and funding, program income and production metrics, as well as its strategic framework and considerations. The presentation can be found here:

<https://www.nmlegis.gov/handouts/MFA%20100423%20Item%203%20New%20Mexico%20Housing%20Trust%20Fund%20Update.pdf>.

Executive Director Update (12:48 p.m.)

Isidoro "Izzy" Hernandez, executive director, MFA, provided a brief update and gave closing remarks.

Adjournment

There being no further business before committee, the meeting adjourned at 12:54 p.m.

Revised: November 3, 2023

**TENTATIVE AGENDA
for the
FIFTH MEETING
of the
MORTGAGE FINANCE AUTHORITY ACT OVERSIGHT COMMITTEE**

**November 9, 2023
New Mexico Mortgage Finance Authority Office
344 Fourth Street SW
Albuquerque**

Thursday, November 9

- 10:00 a.m. **Call to Order and Introductions**
—Representative Eliseo Lee Alcon, Chair
—Senator Nancy Rodriguez, Vice Chair
- 10:05 a.m. (1) **[Affordable Housing Act: Proposed Amendments for Approval](#)**
—Julie Halbig, Director, Compliance and Initiatives, New Mexico
Mortgage Finance Authority (MFA)
- 10:25 a.m. (2) **[MFA Budget](#)**
—Arundhati Bose, Chief Financial Officer, MFA
- 10:55 a.m. (3) **[Changes to Existing and Proposed Rules Promulgated by the MFA](#)**
—Julie Halbig, Director, Compliance and Initiatives, MFA
- 11:20 a.m. (4) **[MFA 2024 Legislative Agenda: Final Review of Bills](#)**
—Isidoro "Izzy" Hernandez, Executive Director and Chief Executive
Officer (CEO), MFA
- 12:00 noon (5) **[Executive Director Update](#)**
—Isidoro "Izzy" Hernandez, Executive Director and CEO, MFA
- 12:30 p.m. **Adjourn**

**MINUTES
of the
FIFTH MEETING
of the
MORTGAGE FINANCE AUTHORITY ACT OVERSIGHT COMMITTEE**

**November 9, 2023
Mortgage Finance Authority Office
344 Fourth Street SW
Albuquerque**

The fifth meeting of the Mortgage Finance Authority Act Oversight Committee for the 2023 interim was called to order by Representative Eliseo Lee Alcon, chair, on Thursday, November 9, 2023, at 10:09 a.m. at the New Mexico Mortgage Finance Authority (MFA) Office in Albuquerque.

Present

Rep. Eliseo Lee Alcon, Chair
Sen. Nancy Rodriguez, Vice Chair
Sen. Roberto "Bobby" J. Gonzales
Sen. Michael Padilla

Absent

Rep. Meredith A. Dixon
Rep. Rod Montoya
Rep. Angelica Rubio

Advisory Members

Rep. Janelle Anyanonu
Sen. Gregory A. Baca
Rep. Cynthia Borrego
Rep. Kathleen Cates
Rep. Tara L. Lujan
Sen. Gerald Ortiz y Pino
Rep. Patricia Roybal Caballero
Rep. Luis M. Terrazas

Rep. Ambrose Castellano
Rep. Harry Garcia
Sen. Mark Moores
Rep. Andrea Romero

Staff

Cristina Vasquez, Staff Attorney, Legislative Council Service (LCS)
Sabina Gaynor, Staff Attorney, LCS

Minutes Approval

Because the committee will not meet again this year, the minutes for this meeting have not been officially approved by the committee.

Guests

The guest list is in the meeting file.

Handouts

Copies of all handouts and 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 recorded 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.

Thursday, November 9

Welcome and Introductions (10:09 a.m.)

Representative Alcon welcomed everyone and asked the members of the committee to introduce themselves.

Affordable Housing Act: Proposed Amendments for Approval (10:10 a.m.)

Julie Halbig, director, Compliance and Initiatives, MFA, provided a presentation on proposed amendments to the Affordable Housing Act. The presentation can be found here:

<https://www.nmlegis.gov/handouts/MFA%20110923%20Item%201%20Affordable%20Housing%20Act--%20Proposed%20Amendments%20for%20Approval.pdf>.

MFA Budget (10:56 a.m.)

Arundhati Bose, chief financial officer, MFA, provided a presentation on the MFA's budget. The presentation can be found here:

<https://www.nmlegis.gov/handouts/MFA%20110923%20Item%202%20MFA%20Budget.pdf>.

Changes to Existing and Proposed Rules Promulgated by the MFA (11:12 a.m.)

Ms. Halbig provided a presentation on proposed MFA rules and amendments to existing MFA rules. The presentation can be found here:

<https://www.nmlegis.gov/handouts/MFA%20110923%20Item%203%20Changes%20to%20Existing%20and%20Proposed%20Rules%20Promulgated%20by%20the%20MFA.pdf>.

On a motion duly made and seconded, the committee approved the adoption of the proposed changes to the MFA rules.

MFA 2024 Legislative Agenda: Final Review of Bills (11:31 a.m.)

Isidoro "Izzy" Hernandez, executive director and chief executive officer, MFA, presented proposed legislation to the committee. The presentation can be found here:

<https://www.nmlegis.gov/handouts/MFA%20110923%20Item%204%20MFA%202024%20Legislative%20Agenda--%20Final%20Review%20of%20Bills.pdf>.

On a motion duly made and seconded, the committee endorsed the following legislation:

- an appropriation to the Department of Finance and Administration to carry out the purposes of the Affordable Housing Act (226721.1SA); and
- an appropriation to the New Mexico Housing Trust Fund (226663.1).

Executive Director Update (11:51 a.m.)

Mr. Hernandez provided a brief update on the MFA and gave closing remarks.

Adjournment

There being no further business before the committee, the meeting adjourned at 12:26 p.m.

ENDORSED LEGISLATION

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SENATE BILL

56TH LEGISLATURE - STATE OF NEW MEXICO - SECOND SESSION, 2024

INTRODUCED BY

FOR THE MORTGAGE FINANCE AUTHORITY ACT OVERSIGHT COMMITTEE

AN ACT

MAKING AN APPROPRIATION TO THE NEW MEXICO HOUSING TRUST FUND.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF NEW MEXICO:

SECTION 1. APPROPRIATION.--Five hundred million dollars (\$500,000,000) is appropriated from the general fund to the New Mexico housing trust fund for expenditure in fiscal year 2025 and subsequent fiscal years for the New Mexico mortgage finance authority to carry out the provisions of the New Mexico Housing Trust Fund Act. Any unexpended or unencumbered balance remaining at the end of a fiscal year shall not revert to the general fund.

.226663.1

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SENATE BILL

56TH LEGISLATURE - STATE OF NEW MEXICO - SECOND SESSION, 2024

INTRODUCED BY

ENDORSED BY THE MORTGAGE FINANCE AUTHORITY ACT
OVERSIGHT COMMITTEE

AN ACT

MAKING AN APPROPRIATION TO THE DEPARTMENT OF FINANCE AND
ADMINISTRATION TO CARRY OUT THE PURPOSES OF THE AFFORDABLE
HOUSING ACT.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF NEW MEXICO:

SECTION 1. APPROPRIATION.--Five hundred thousand dollars
(\$500,000) is appropriated from the general fund to the
department of finance and administration for expenditure in
fiscal year 2025 and subsequent fiscal years for the New Mexico
mortgage finance authority to carry out the purposes of the
Affordable Housing Act. Any unexpended or unencumbered balance
remaining at the end of a fiscal year shall not revert to the
general fund.

.226721.1SA

underscoring material = new
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LEGISLATIVE COUNCIL SERVICE
SANTA FE, NEW MEXICO