

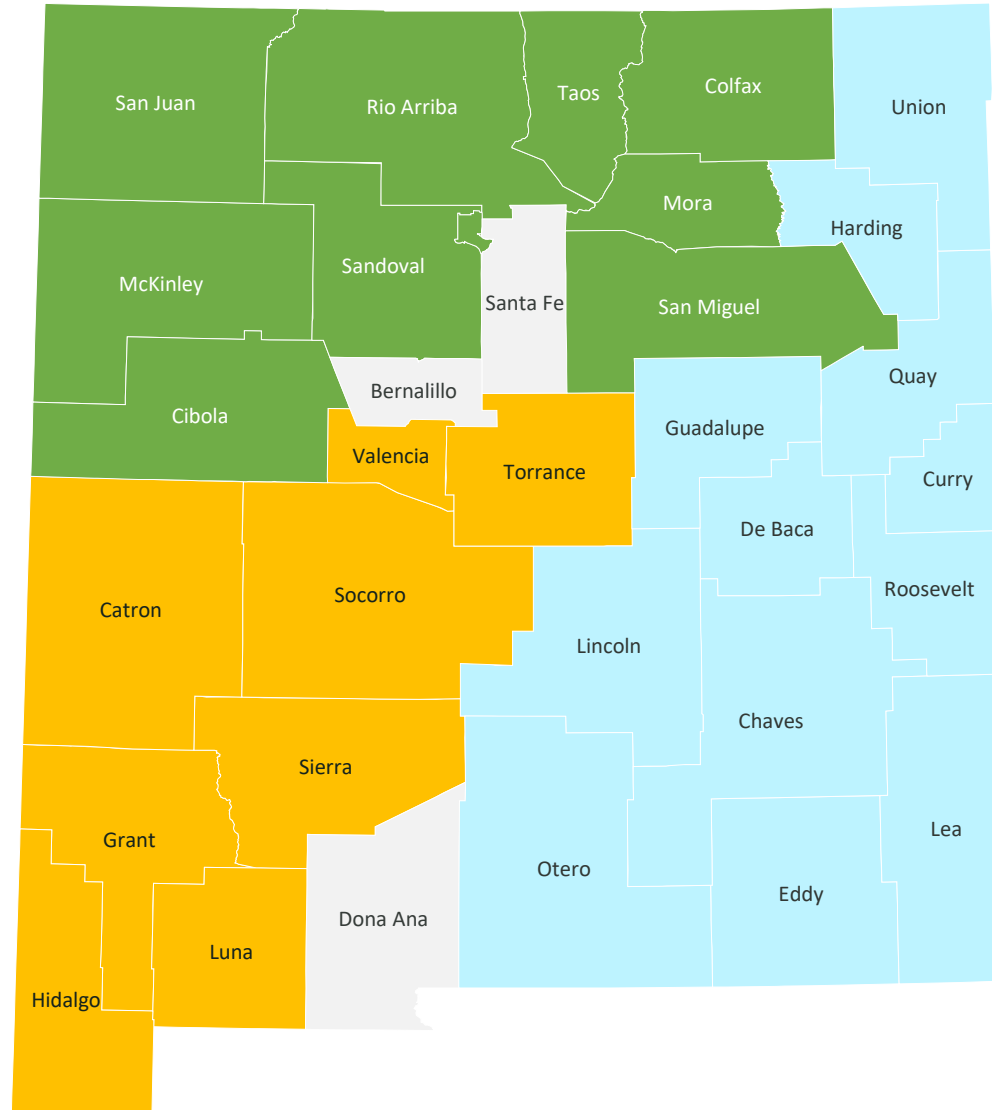
Housing New Mexico MFA

Regional Housing Authority
2024-2025 Annual Report

John Garcia
Assistant Director
Community Development



Regional Housing Authorities



Northern
Regional Housing
Authority

Eastern Regional
Housing
Authority

Western
Regional Housing
Authority

Regional Housing Authorities Background

In the 2009 Legislative Session, the New Mexico state legislature amended the Regional Housing Law 11-3A-29 NMSA 1978, to re-define the activities of the Regional Housing Authorities (RHA).

The amendment mandates that Housing New Mexico | MFA provide oversight of certain activities. to include submission of an Annual Report to:

- Legislative Oversight Committee (LOC)
- Legislative Finance Committee (LFC)
- Department of Finance and Administration (DFA)

Housing New Mexico |MFA does not receive funding for its oversight responsibilities nor does it appropriate funding to the RHAs.

Housing New Mexico's Oversight Duties

The Department of Housing and Urban Development (HUD) funds the Regional Housing Authorities and is the agency that approves and provides oversight of operational activities such as budgets, procurements, and Housing New Mexico certification of 5-year plans.

Housing New Mexico is in a role of limited oversight and works with HUD to obtain information as required per the Regional Housing Law. Housing New Mexico only has oversight responsibilities of the items listed below.

1. Review of the RHA's operation budget.

2. Approve new member(s) of the RHA's Board of Commissioners.

3. Approve new executive directors.

4. Approve the articles of incorporations and bylaws, of nonprofits created by the RHA .

5. Approve contracts and MOUs with a value greater than \$100,000 .

6. Review of Final Operating Budget of Non-profits established by RHA.

7. Review of RHA external Financial Audits.

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1. Operational Budget

Each fiscal year the RHAs are required to provide Housing New Mexico with a final operating budget for review. The information below reflects each RHA’s Low Income Rent Subsidy and Section 8 Voucher subsidy amounts that were approved by HUD.

Housing Authority	HUD Approved Subsidy (7/01/2024-6/30/2025)	Number of Units/Vouchers	Date Approved by RHA Board and/or HUD
Eastern Regional	Low Rent Public Housing \$1,952,707	623 Units	05/21/2025
	Section 8 Vouchers <u>\$9,963,949</u> \$11,916,656	1,215 Voucher HH	
Northern Regional	Low Rent Public Housing \$2,202,275	644 Units	06/27/2025
	Section 8 Vouchers <u>\$2,648,453</u> \$4,850,728	569 Voucher HH	
Western Regional	Low Rent Public Housing \$1,057,195	152 Units	04/09/2024
	Section 8 Vouchers <u>\$7,272,431</u> \$8,329,626	916 Voucher HH	

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2. Board of Commissioners

The powers of each regional housing authority shall be vested in its board of commissioners with representation for each county within its respective region. The Boards and Commissions Department of the State of New Mexico completed the updated background checks and renewal terms for each of the RHA’s Board of Commissioners. As of the date of this reporting, the rosters listed in the following slides reflect the most up-to-date status.

Eastern Regional Housing Authority – 1 Vacancy

County	Commissioner	Term End Date
Otero	Michael O’Hara	7/01/2027
Chavez	Terri Douglass	7/01/2027
Eddy	Sylvia Bueno	7/01/2029
Lea	Vacant	Vacant
Otero	Nadia Sikes	7/01/2028
Chavez	Alfred Velasquez Jr.	7/01/2029
Curry	Sidney Strebeck	7/01/2029

Northern Regional Housing Authority-3 Vacancies

County	Commissioner	Term End Date
Sandoval	Vacant	Vacant
San Juan	Nichole R. Sandoval-Belt	7/01/2028
San Miguel	Donna Vigil	7/01/2028
Cibola	Rev. Garland McCoy Moore	7/01/2029
Colfax	Vacant	Vacant
Taos	Bernadine Trujillo	7/01/2027
Rio Arriba	Vacant	Vacant

Western Regional Housing Authority-1 Vacancy

County	Commissioner	Term End Date
Grant	Lynne Featheringill	7/01/2028
Sierra	Dr. G Vincent Barrett	7/01/2027
Socorro	Michael A. Hawkes	7/01/2029
Valencia	Carol Ann Anaya	7/01/2029
Grant	Martha Ann Peru Salas	7/01/2029
Hidalgo	Irene Galvan	7/01/2030
Luna	Vacant	Vacant

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3. Executive Directors

Eastern Regional Housing Authority

Chris Herbert has
served as
Executive Director
since 2006.

Northern Regional Housing Authority

Natasha Martinez
has served as
Executive Director
since December
18, 2024.

Western Regional Housing Authority

Sonia Flores has
served as
Executive Director
since January 1,
2025.

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- 4. *Approval of Articles of Incorporation, By-laws and Operating Budget of Non-Profits Created by the RHA*
- 5. *Approval of Contracts and MOUs with a value greater than \$100K*
- 6. *Transfer, sale or liquidation of property valued greater than \$100K*

- During the reporting period, none of the three Regional Housing Authorities reported activity requiring Housing New Mexico review or approval in any of these areas.

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7. Review of Regional Housing Authority External Financial Audits

Completed audits are submitted by the RHA to the State auditor’s office for review and approval and published on the Office of the State Auditor website. The audits are then provided to Housing New Mexico for review and distribution to the following Committees:

- Legislative Finance Committee
- Department of Finance and Administration
- Legislative Oversight Committee

Eastern Regional Housing Authority

Eastern Regional Housing Authority reported that its FY 2025 audit was delayed following the transfer of the City of Alamogordo Public Housing Program, effective January 1, 2025. ERHA initially engaged REDW, CPA to assist with compiling the financial statements; however, the auditor later sought to postpone the audit until January, which ERHA determined was not acceptable. The auditor subsequently resigned, and ERHA initiated an emergency procurement process. After receiving three quotes, ERHA selected Maynard Accounting because its proposal was significantly lower than the other submissions. Maynard Accounting expects to complete the audit by the end of July, with the goal of providing either a final report or draft for board review in August, while also beginning work on the 2026 audit during that same month.

Northern Regional Housing Authority

NRHA remains in HUD-designated troubled status because its FY2022–FY2025 financial statements are still outstanding, and it must become current through FY2026 before HUD can remove the designation. Despite the audit backlog, NRHA continues to show strong operational performance, including high occupancy, strong PASS scores, full Capital Fund obligation, reduced tenant receivables, stable cash, and FY2025 High Performer SEMAP status. NRHA is pursuing audit procurement and consultant support while HUD monitors corrective actions, and Housing New Mexico | MFA remains available to provide guidance and resources within its statutory authority

Western Regional Housing Authority

WRHA also received an unmodified opinion for the year ended June 30, 2025, with zero current-year findings. Four prior-year findings were resolved, and none recurred

Questions?

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We Are Housing New Mexico