

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

**June 2, 2009
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 Senator Nancy Rodriguez, chair, at 10:07 a.m. on Tuesday, June 2, 2009, in the offices of the New Mexico Mortgage Finance Authority (MFA) in Albuquerque.

Present

Sen. Nancy Rodriguez, Chair
Rep. José A. Campos, Vice Chair
Rep. Janice E. Arnold-Jones
Sen. Mark Boitano
Rep. Ernest H. Chavez
Sen. Eric G. Griego
Rep. Joni Marie Gutierrez
Sen. Cisco McSorley

Absent

Rep. Sandra D. Jeff
Sen. Sander Rue

Advisory Members

Sen. Rod Adair
Rep. Thomas A. Anderson
Rep. Andrew J. Barreras
Rep. James Roger Madalena
Sen. Richard C. Martinez
Sen. Gerald Ortiz y Pino
Rep. Dennis J. Roch
Rep. Benjamin H. Rodefer

Staff

Pam Ray, Staff Attorney, Legislative Council Service (LCS)
Chase Van Gorder, Staff Attorney, LCS
John Yaeger, Assistant Director, LCS

Guests

The guest list is in the meeting file.

Copies of all handouts and written testimony are in the meeting file.

Tuesday, June 2

Senator Rodriguez welcomed committee members and guests to the meeting, and committee members introduced themselves. Jay Czar, executive director of the MFA, introduced himself and staff members to the committee. Lieutenant Governor Diane Denish, chair of the MFA board, took a few minutes to welcome the committee.

Interim Committee Protocols

Mr. Yaeger briefed the committee on various topics concerning protocol during interim committee meetings. Items discussed included quorum requirements for voting purposes and for payment of per diem and mileage, appointment of temporary committee members for quorum purposes, voting on and approval of committee business, chairing committee meetings, voting member calendar conflicts, per diem and mileage forms and contact information. There was a question as to whether committee members can receive reimbursement for taxi fares to attend committee meetings in Albuquerque.

MFA 2009 Reference Guide — Overview

Erin Quinn, MFA senior policy and program advisor, reviewed with the committee the contents of the MFA 2009 Reference Guide, a copy of which is in the meeting file. In the course of a wide-ranging follow-up discussion, committee members raised questions regarding a number of issues, including MFA mortgage revenue bonds, non-"stick-built" homes such as modular and mobile homes, the current trend among first-time home buyers and any extension of the recent \$8,000 federal tax credit, real estate short sales, mortgage foreclosure in New Mexico and in MFA projects, current New Mexico housing statistics and the need to preserve the existing housing stock.

Review of 2009 Legislative Session

Mr. Van Gorder reviewed the outcome of legislation endorsed by the committee for the 2009 legislative session. While the two substantive bills endorsed by the committee, amendments to the Regional Housing Law and to the Municipal Housing Law, were both passed and signed into law, none of the endorsed appropriation requests were funded. Mr. Joseph Montoya, MFA deputy director of programs, reviewed actions of interest to the MFA that took place during the 2009 legislative session. These actions are summarized at Tab 2 in the MFA 2009 Reference Guide.

Richard Chavez, MFA regional housing liaison, briefed the committee on public housing authorities in New Mexico and the amendments to the Regional Housing Law. There are 43 public housing authorities; 40 are either city or county housing agencies (administering approximately \$76 million in federal housing subsidies), and there are now three regional housing authorities (administering approximately \$12 million in federal housing subsidies). The amendments to the Regional Housing Law reduced the number of authorized regional housing agencies from seven to three. The amendments expanded the scope of the Regional Housing Law to include moderate-income families, established minimum qualifications for board members and incorporated significant conflict of interest provisions for regional housing

authority board members and employees. Similar revisions were made to the Municipal Housing Law. The former Region VI Housing Authority is now within the Eastern Regional Housing Authority, and the former Region V Housing Authority is now within the Western Regional Housing Authority. The new Northern Regional Housing Authority has not yet been formed. Mr. Chavez noted that Santa Fe, Bernalillo and Dona Ana counties are not included within the area of any of the regional housing authorities as they are currently served by existing municipal or county nonprofit housing agencies. The former Region III Housing Authority no longer exists, and the Mid-Region Council of Governments is overseeing the closure of the authority and the disposal of its eight occupied and 13 unoccupied homes.

2009 Interim Work Plan and Meeting Schedule Development

Mr. Van Gorder presented the committee with a draft proposed work plan for the 2009 interim. The proposed work plan includes several topics suggested by MFA staff. Committee members expressed an interest in addressing the following additional issues: rehabilitation of existing housing, post-disaster relief efforts, modular and mobile homes as affordable housing, Native American tribal housing projects, New Mexico housing statistics and financial literacy and consumer counseling. Committee members expressed a desire to have at least one meeting outside of Albuquerque, and after much discussion, it was agreed that the committee would request permission to conduct a two-day meeting on July 1 and 2 in Mescalero and Roswell. The committee approved the proposed work plan with the addition of the suggested topics and two-day meeting in July.

Adjournment

There being no further business before the committee, the first meeting of the Mortgage Finance Authority Act Oversight Committee for the 2009 interim was adjourned at 12:42 p.m.