

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

**August 16, 2024
New Mexico Mortgage Finance Authority Office
344 Fourth Street SW
Albuquerque**

The third meeting of the Mortgage Finance Authority Act Oversight Committee for the 2024 interim was called to order by Senator Nancy Rodriguez, chair, on Friday, August 16, 2024, at 10:06 a.m. at the New Mexico Mortgage Finance Authority (MFA) office in Albuquerque.

Present

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

Absent

Rep. Meredith A. Dixon
Rep. Angelica Rubio

Advisory Members

Rep. Janelle Anyanonu
Sen. Gregory A. Baca
Rep. Cynthia Borrego
Rep. Kathleen Cates
Rep. Harry Garcia
Sen. Gerald Ortiz y Pino
Rep. Patricia Roybal Caballero

Rep. Ambrose Castellano
Rep. Tara L. Lujan
Sen. Mark Moores
Rep. Andrea Romero
Rep. Luis M. Terrazas

Staff

Cristina Vasquez, Staff Attorney, Legislative Council Service (LCS)
Erika Falance, Committee Coordinator, LCS

Guests

The guest list is in the meeting file.

Handouts

Handouts and other written testimony are in the meeting file and 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.

Friday, August 16

Welcome and Introductions (10:06 a.m.)

Senator Rodriguez welcomed committee members and allowed committee members and staff to introduce themselves.

Executive Director Update (10:15 a.m.)

Isidoro "Izzy" Hernandez, executive director and chief executive officer, MFA, welcomed committee members and discussed recent activities at the MFA. He discussed the rebranding of the MFA as "Housing New Mexico", which better describes the MFA's total activities. The MFA is also beginning the process of moving into a new building. He also discussed recent New Mexico Housing Trust Fund expenditures and appropriations. The presentation materials can be found here:

<https://www.nmlegis.gov/Committee/Handouts?CommitteeCode=MFA&Date=8/16/2024&ItemNumber=1>.

Preserving Affordable Housing (10:58 a.m.)

Donna Maestas-De Vries, chief housing officer, MFA; Troy Cucchiara, manager, Green Initiatives, MFA; and Isaac Perez, executive director, San Felipe Pueblo Housing Authority, discussed the various programs to preserve housing in New Mexico. Ms. Maestas-De Vries and Mr. Cucchiara discussed the Emergency Housing Needs Program; the newly created Home Improvement Program, which is administered by the MFA in counties that do not have service providers; the HOME Rehabilitation program, which provides free safety-related modifications to homes for elderly and disabled residents; the Veterans Home Rehabilitation and Modification Program, which provides those same services to eligible veterans; the Housing Innovation Program, which provides resources to test novel housing solutions; the New Mexico Preservation Loan Fund, which supports at-risk multifamily housing facilities in the state; the Restoring Our Communities program, which assists in the acquisition, remodeling and resale of foreclosed and vacant properties; and the New Mexico EnergySmart Weatherization Program, which provides many weatherization-related upgrades to the homes of eligible homeowners. Mr. Perez discussed the programs and services provided by the San Felipe Pueblo Housing Authority. The presentation materials can be found here:

<https://www.nmlegis.gov/Committee/Handouts?CommitteeCode=MFA&Date=8/16/2024&ItemNumber=2>.

Approval of Minutes

The minutes of the July 22, 2024 committee meeting were approved without changes.

Addressing the Needs of Special Populations (11:44 a.m.)

Ms. Maestas-DeVries and Lisa Howley, supportive housing coordinator supervisor, Behavioral Health Services Division, Health Care Authority, discussed various programs to address the housing needs of special populations in the state. They discussed the Continuum of Care program, administered by the City of Albuquerque and the New Mexico Coalition to End Homelessness; the Emergency Homeless Assistance Program; the Housing Opportunities for Persons with AIDS program; the Landlord Engagement Program, which increases housing opportunities to housing-voucher holders who are homeless or at risk of homelessness; the Landlord Collaboration Program, which provides rental assistance to youth who are homeless or at risk of homelessness; the Rapid Rehousing and Homeless Prevention program, which assists individuals with short- and medium-term rental assistance; the Recovery Housing Program, which provides funding for housing for people recovering from substance abuse disorders; the Section 8 Project-Based Rental Assistance program, which helps maintain rental housing for low-income persons; the Section 811 Rental Assistance program, which provides rental assistance to low-income persons with disabilities; the Youth Homeless Demonstration Project, which attempts to reduce youth homelessness; and the Linkages program, which is a permanent supportive housing program serving vulnerable populations. The presentation materials can be found here:

<https://www.nmlegis.gov/Committee/Handouts?CommitteeCode=MFA&Date=8/16/2024&ItemNumber=3>.

Affordable Housing Act (12:10 p.m.)

Julie Halbig, director, Compliance and Initiatives, MFA, discussed how the Affordable Housing Act is being implemented. The act provides for governments to donate land, infrastructure development and acquisition costs for the development of affordable housing. She discussed several recent projects around the state, including new housing developments in Hobbs, Ruidoso and Albuquerque. The ability for local governments to donate toward affordable housing projects has been a game-changer for many projects, allowing them to come to fruition. The presentation materials can be found here:

<https://www.nmlegis.gov/Committee/Handouts?CommitteeCode=MFA&Date=8/16/2024&ItemNumber=4>.

Regional Housing Law (12:24 p.m.)

Ms. Maestas-De Vries and John Garcia, assistant director, Community Development, MFA, discussed the Regional Housing Law and MFA's limited oversight role of regional housing authorities in the state. The presenters also discussed the Northern Regional Housing Authority's troubled status with the United States Department of Housing and Urban Development, which resulted from late audits from fiscal years 2022 and 2023. The presentation materials can be found here:

<https://www.nmlegis.gov/Committee/Handouts?CommitteeCode=MFA&Date=8/16/2024&ItemNumber=5>.

Adjournment

There being no further business before the committee, the meeting was adjourned at 12:39 p.m.