

New Mexico Finance Authority Oversight Committee

Presentation by the New Mexico Mortgage Finance Authority

November 2, 2023

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Table of Contents

1	ABOUT MFA
2	HOUSING CONTINUUM
3	MFA RESOURCES AND PRODUCTION
4	NEW MEXICO HOUSING TRUST FUND
5	CONTACT INFORMATION

About MFA

OUR VISION

All New Mexicans will have quality affordable housing opportunities.

OUR MISSION

MFA is New Mexico's leader in affordable housing. We provide innovative products, education and services to strengthen families and communities.



- We were created by the State Legislature in 1975. The MFA Act defines MFA as a “public body corporate, separate and apart from the state.” MFA is not a state agency and receives no operating funds from the state.
- MFA became the state government’s designated housing agency in 1997. All of New Mexico’s state and federal housing programs are now administered by MFA.
- MFA is a Housing Finance Agency (HFA). Each state in the U.S. has one or more.
- MFA provides **financing** for **affordable housing** for **persons of low and moderate income**.
- Oversight includes seven-member board, 16+ member legislative oversight committee and over 12 audit/year.

MFA Board of Directors

Angel Reyes, Chair
President, Centinel Bank of Taos

Derek Valdo, Vice Chair
Chief Executive Officer, AMERIND Risk

Rebecca Wurzburger, Treasurer
Strategic Planning Consultant

Howie Morales, Ex Officio Member
Lieutenant Governor

Raúl Torrez, Ex Officio Member
Attorney General,

Laura M. Montoya, Ex Officio Member
State Treasurer

Patricia S. Sullivan, PhD
Associate Dean, New Mexico State University College of Engineering

MFA Legislative Oversight Committee

Voting Members

Representative Eliseo Lee Alcon, Chair (D), Milan

Senator Nancy Rodriguez, Vice Chair (D), Santa Fe

Representative Meredith Dixon (D), Albuquerque

Senator Stuart Ingle (R), Portales

Senator Roberto “Bobby” J. Gonzales (D), Taos

Representative Rod Montoya (R), Farmington

Senator Michael Padilla (D), Albuquerque

Representative Angelica Rubio (D), Las Cruces

Advisory Members

Representative Janelle Anyanonu (D), Albuquerque

Senator Gregory A. Baca (R), Belen

Representative Cynthia Borrego, (D), Albuquerque

Representative Ambrose Castellano, (D), Serrafina

Representative Kathleen Cates, (D), Rio Rancho

Representative Henry Garcia, (D), Grants

Representative Tara L. Lujan, (D), Santa Fe

Senator Mark Moores, (R), Albuquerque

Senator Gerald Ortiz y Pino, (D), Albuquerque

Representative Luis M. Terrazas, (R), Silver City

Representative Patricia Roybal Caballero (D), Albuquerque

Representative Andrea Romero (D), Santa Fe

Delivery System

MFA allocates resources and works with partners to serve all New Mexicans.



FUNDERS

MFA procures affordable housing resources from the federal government, the state, and private entities. We also use bonding capacity, investments and our own revenue to support affordable housing programs.



MFA

New Mexico's housing agency providing housing resources spanning the full housing continuum. We have over 40 funding sources/programs with strong oversight. We assisted over 500,000 families since inception.



PARTNERS

MFA relies on its 300+ partners to deliver services at the local level. We contract with and monitor to ensure effective service delivery and compliance. Partners include lenders, realtors, developers, property owners and tribal and local governments.

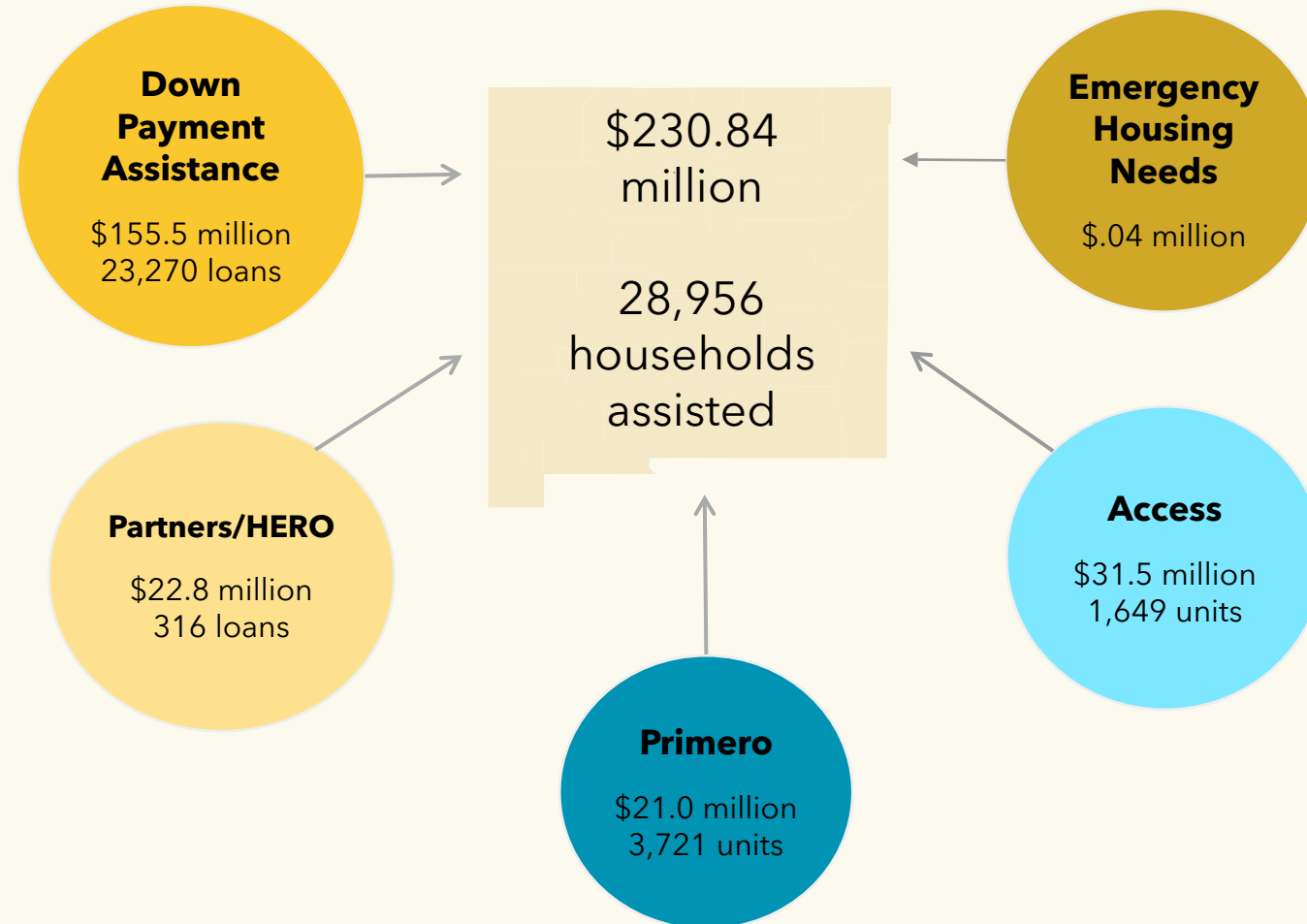


CONSTITUENTS

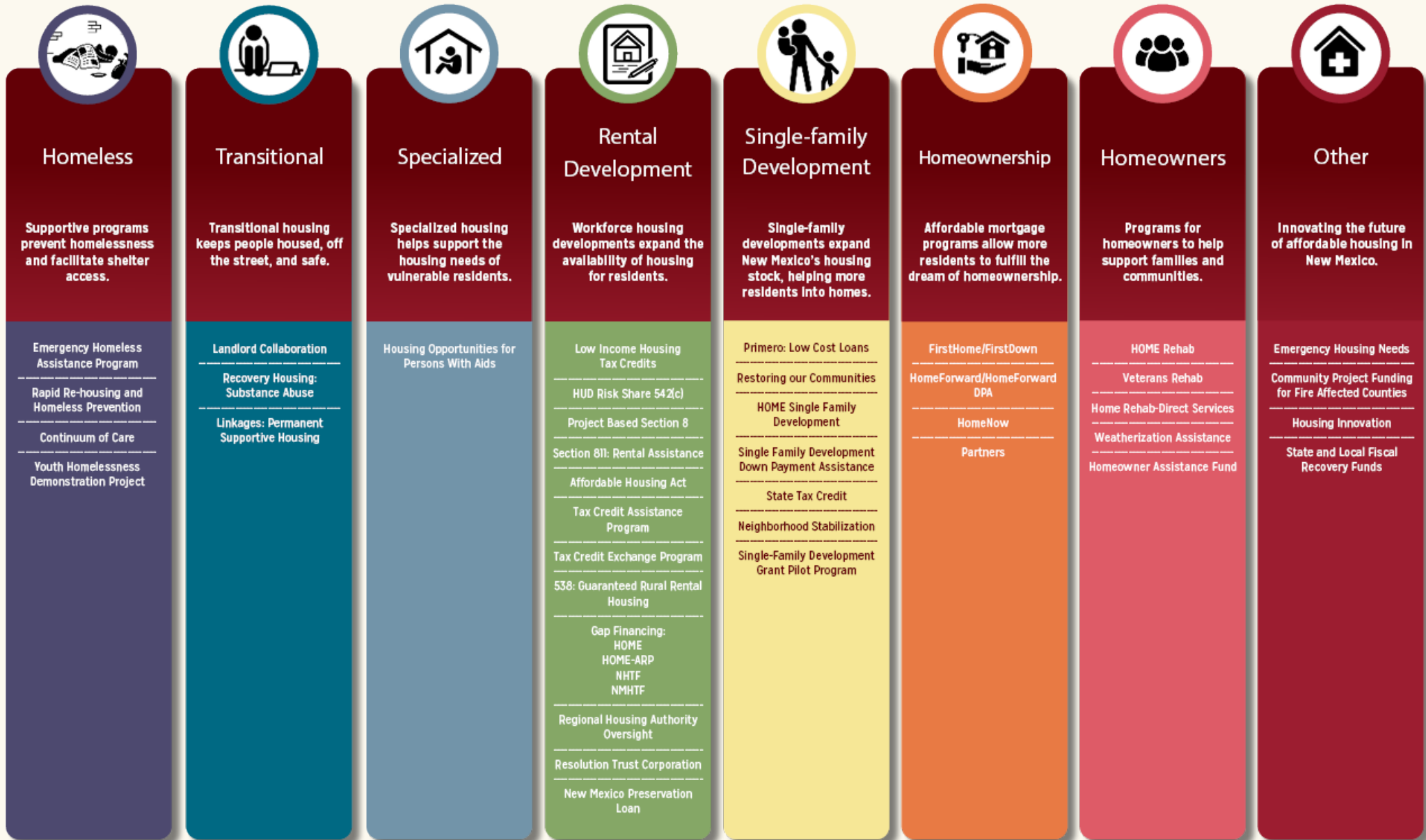
New Mexico residents have access to affordable housing and related services and resources statewide.

MFA's Housing Opportunity Fund

Investing in New Mexico

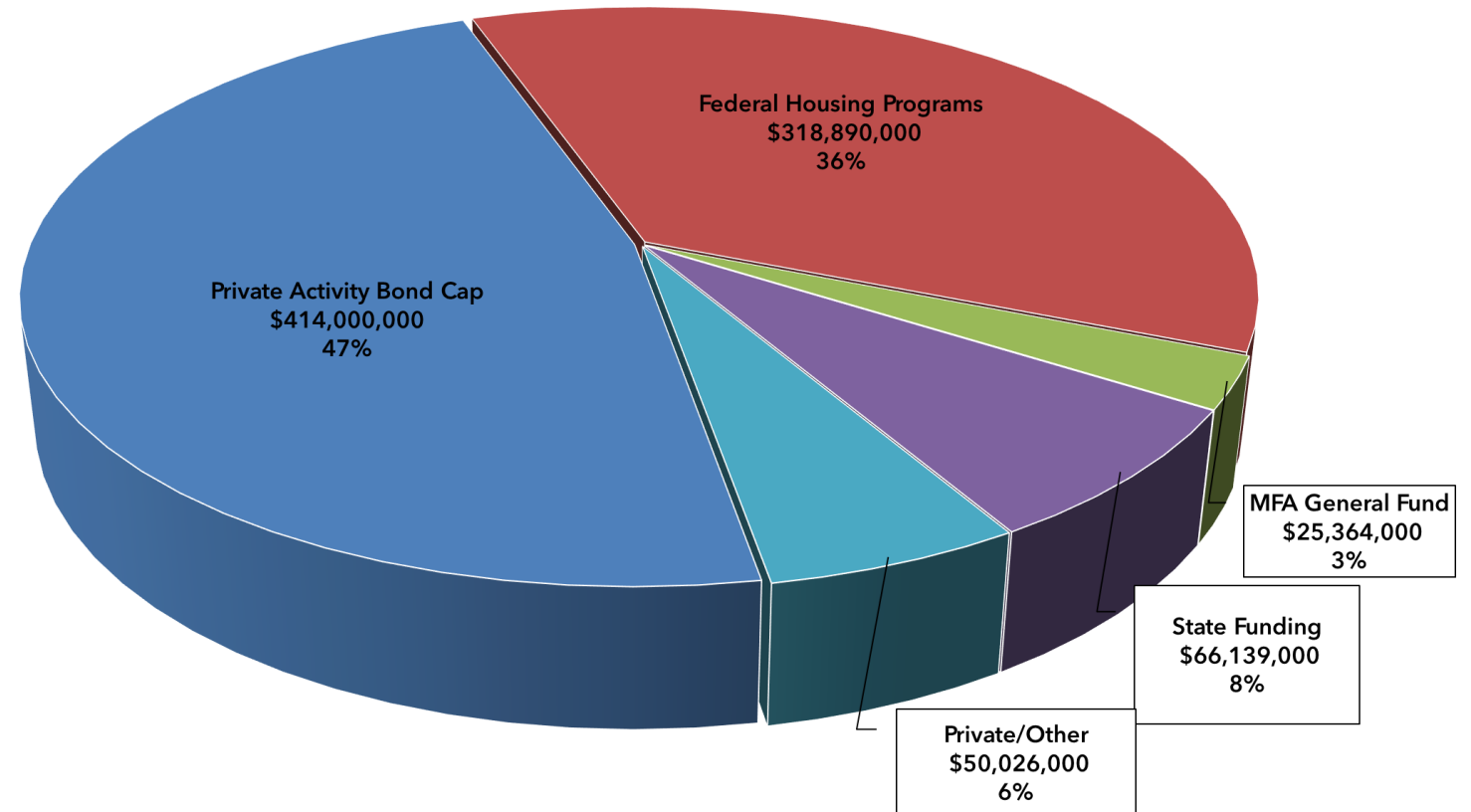


MFA's programs support the entire housing continuum, from Homelessness to Homeowners:

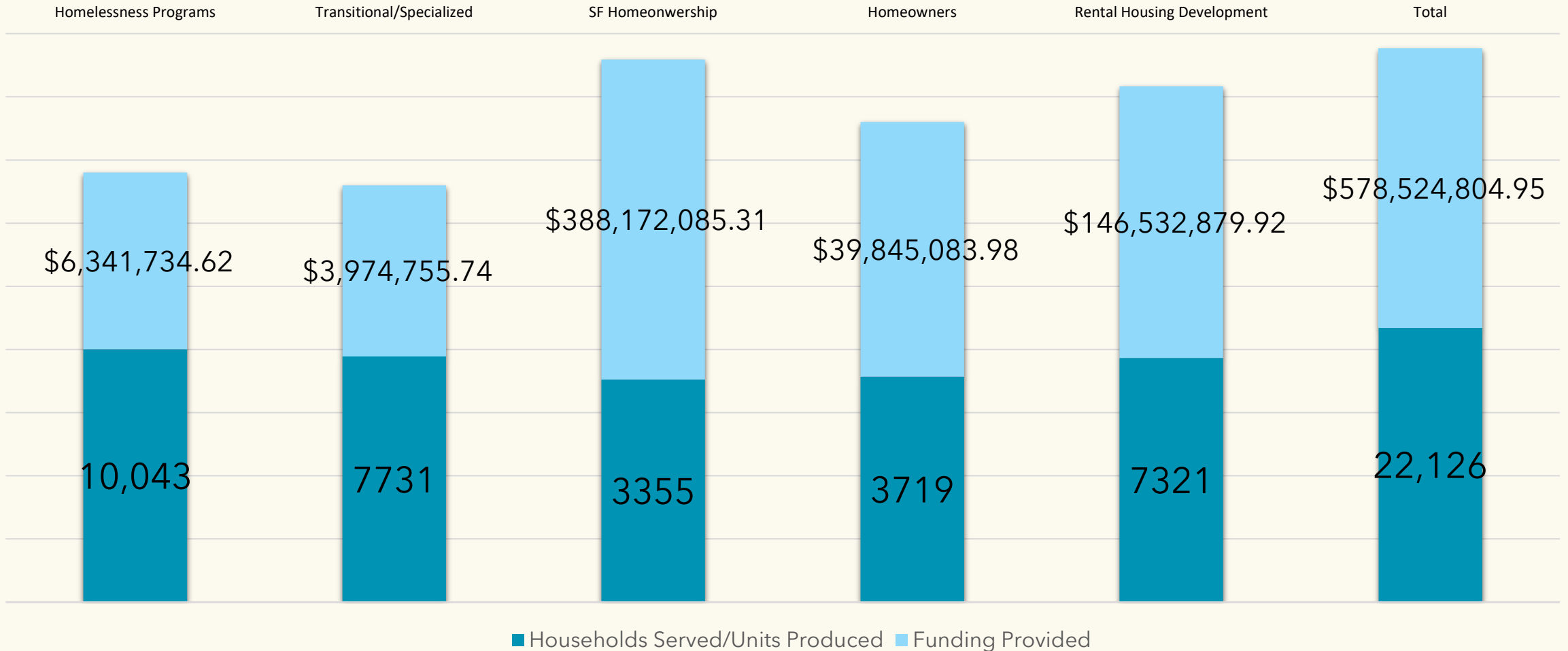


MFA's 2023 Resources

MFA leads the state in affordable housing production and programs by drawing on a diverse portfolio of resources, including private activity bond capacity, federal housing programs, MFA general fund, state funding, and private sources. The NMHTF currently accounts for 8% of MFA's resources.

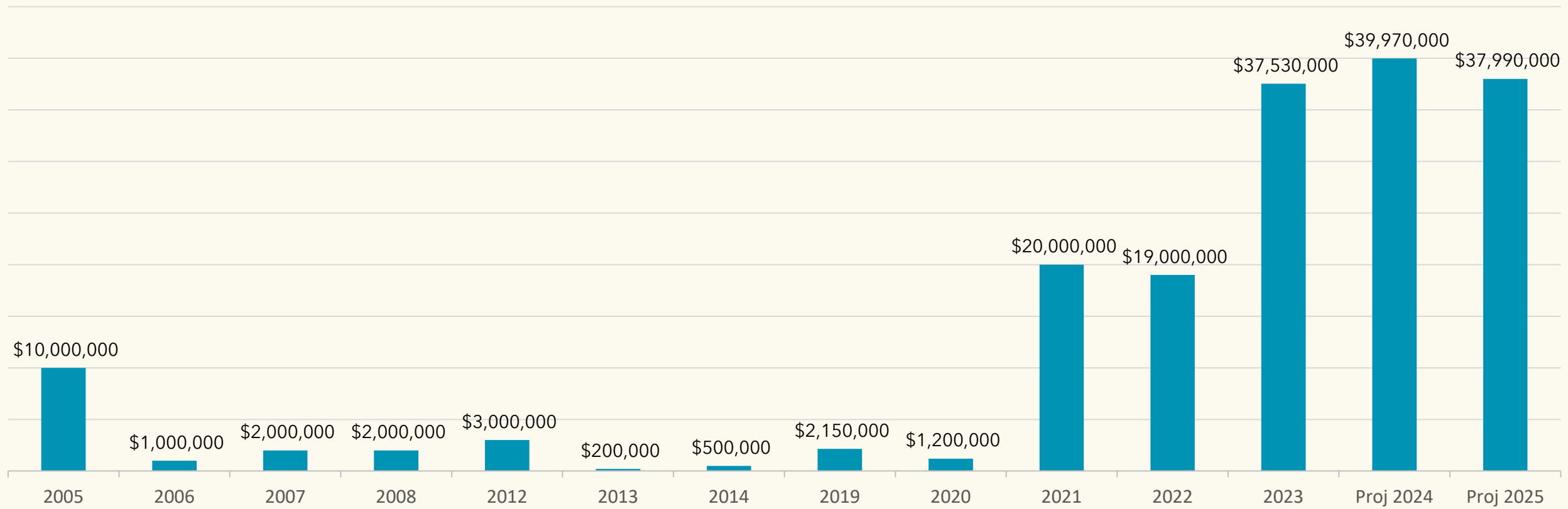


2023 Production



New Mexico Housing Trust Fund

State Appropriations to the New Mexico Housing Trust Fund



Update on Recent One Time Appropriations (2021-2023)

Certified Use	State Capital Outlay (21-F5028)		State Capital Outlay (21-F2406)		State Capital Outlay (22-G2445)		Coronavirus State and Local Fiscal Recovery Fund I (21-F3513)		Coronavirus State and Local Fiscal Recovery Fund II (22-G1019)		Anticipated Impact (Units/HseHolds)
	Allocation	Expenditures	Allocation	Expenditures	Allocation	Expenditures	Allocation	Expenditures	Allocation	Expenditures	
Homelessness/Transitional							\$2,900,000.00	\$-			54
Down payment assistance									\$7,575,000.00	\$7,445,246.29	372
Single family emergency repairs, accessibility, energy efficiency improvements and rehabilitation					\$892,547.55	\$709,936.25	\$4,823,053.00	\$669,069.45			779
Rental and single-family development	\$2,000,000.00	\$2,000,000.00	\$3,000,000.00	\$2,950,000.00	\$8,107,452.45	\$-	\$6,929,973.00	\$1,800,000.00	\$2,000,000.00	\$-	1584
Administrative Expenses							\$346,974.00	\$25,252.98	\$425,000.00	\$44,993.31	-
Total	\$2,000,000.00	\$2,000,000.00	\$3,000,000.00	\$2,950,000.00	\$9,000,000	\$709,936.25	\$15,000,000.00	\$2,494,322.43	\$10,000,000.00	\$7,490,239.60	2,789

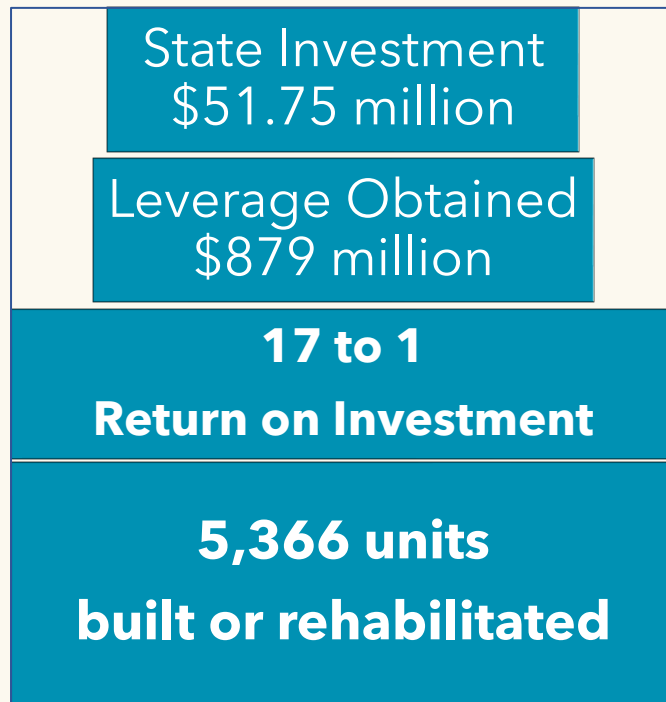
New Mexico Housing Trust Fund Income Limits

County	2023 Median Income	150% AMI Income
Bernalillo	\$ 86,500.00	\$129,750
Catron	\$ 58,100.00	\$87,150
Chaves	\$ 64,600.00	\$96,900
Cibola	\$ 65,100.00	\$97,650
Colfax	\$ 60,500.00	\$90,750
Curry	\$ 66,000.00	\$99,000
DeBaca	\$ 74,900.00	\$112,350
Dona Ana	\$ 59,600.00	\$89,400
Eddy	\$ 92,000.00	\$138,000
Grant	\$ 66,700.00	\$100,050
Guadalupe	\$ 49,800.00	\$74,700
Harding	\$ 61,700.00	\$92,550
Hidalgo	\$ 66,300.00	\$99,450
Lea	\$ 65,200.00	\$97,800
Lincoln	\$ 68,100.00	\$102,150
Los Alamos	\$ 168,500.00	\$252,750
Luna	\$ 52,900.00	\$79,350
McKinley	\$ 55,800.00	\$83,700

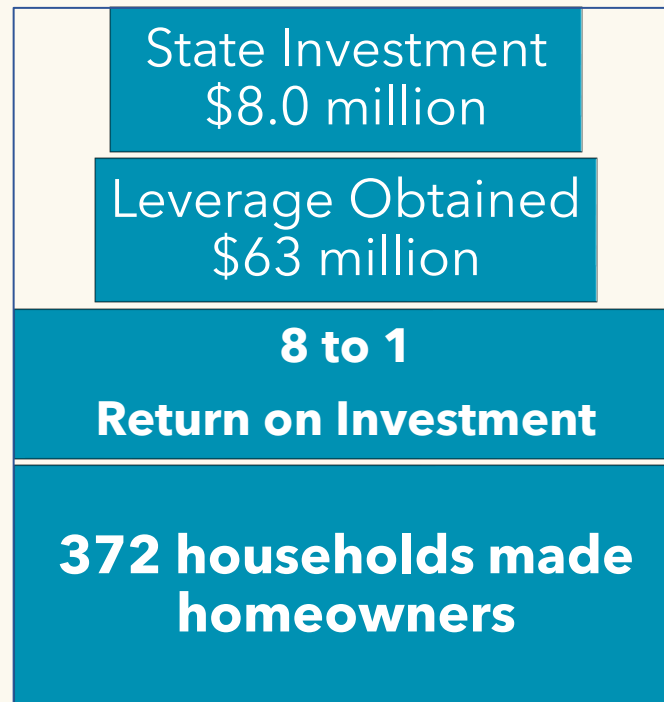
County	2023 Median Income	150% AMI Income
Mora	\$ 50,000.00	\$75,000
Otero	\$ 69,300.00	\$103,950
Quay	\$ 46,100.00	\$69,150
Rio Arriba	\$ 70,700.00	\$106,050
Roosevelt	\$ 69,000.00	\$103,500
Sandoval	\$ 86,500.00	\$129,750
San Juan	\$ 61,100.00	\$91,650
San Miguel	\$ 52,800.00	\$79,200
Santa Fe	\$ 95,600.00	\$143,400
Sierra	\$ 62,200.00	\$93,300
Socorro	\$ 56,600.00	\$84,900
Taos	\$ 71,900.00	\$107,850
Torrance	\$ 86,500.00	\$129,750
Union	\$ 54,500.00	\$81,750
Valencia	\$ 86,500.00	\$129,750

Leverage of State Investment

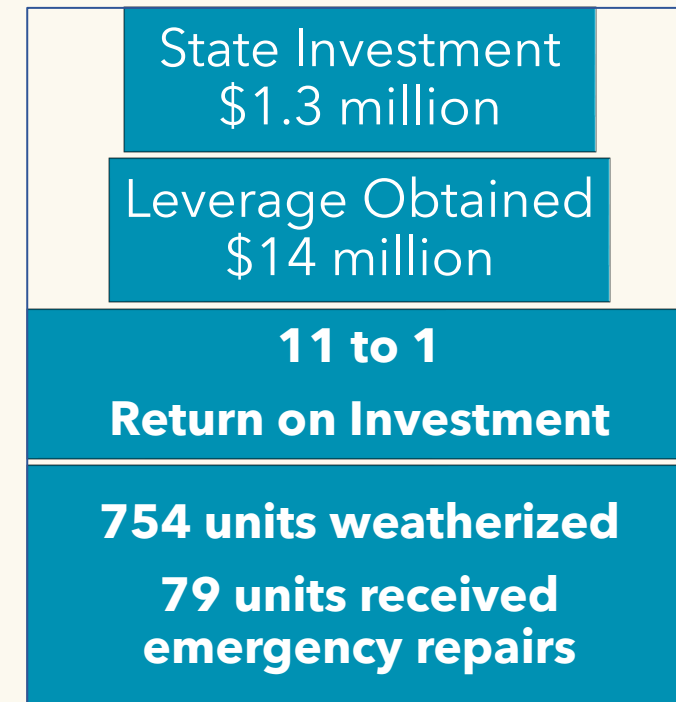
Housing Development



Homeownership



Weatherization and Rehabilitation



Recurring Funding

Senate Bill 134 (2022 Regular Session)

- Allocates 2.5% of severance tax bond capacity to the NMHTF.
- Requires MFA to certify uses to State Board of Finance.
- Requires that any unexpended balances revert to the severance tax bonding fund within one year of project completion and that unencumbered balances revert within three years of bond issuance.

Senate Bill 381 (2023 Regular Session)

- Advanced the funding start date from state fiscal year 2024 to state fiscal year 2023.

Appropriation Amounts

- SFY 2024: \$37.53 million
- Projected SFY 2025: \$39.97 million
- Projected SFY 2026: \$37.99 million

Plan to Expend Recurring Funding

Production

\$19.63M (52%)

Gap Financing Loans

Primer

Single Family Development
Grant Program

Housing Innovation

Preservation & Redevelopment

\$6M (16%)

Single-Family Rehab

Weatherization

Preservation Loan Fund

Restoring Our
Communities

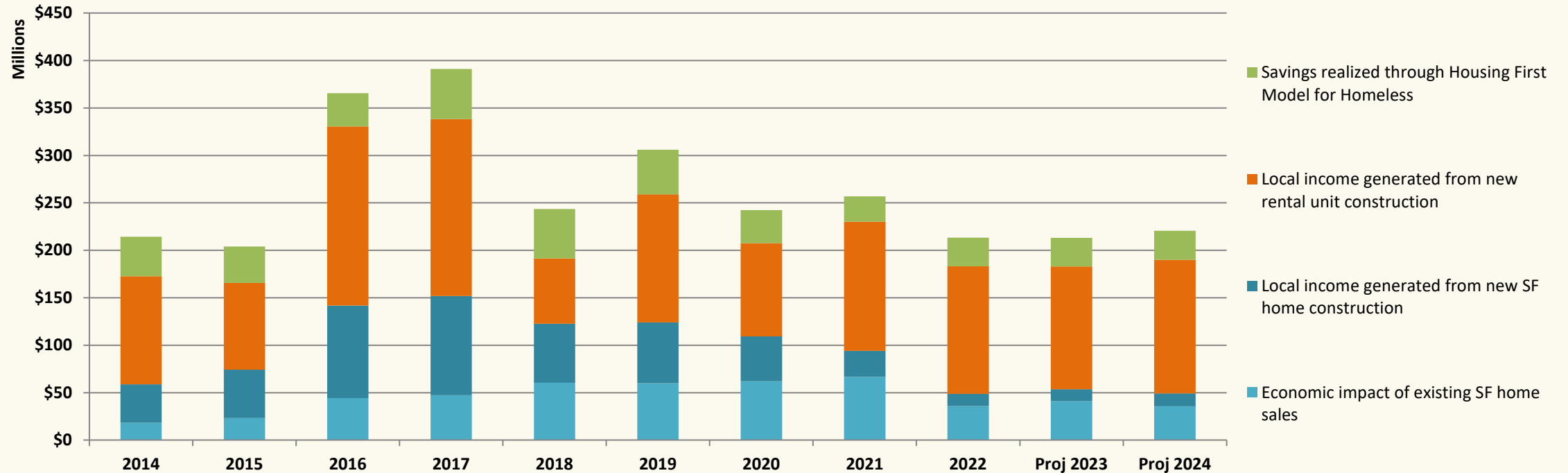
Homeownership

\$11.9M (32%)

40-Year Loan
Modification

Down Payment
Assistance

Economic Impact of MFA Programs FY2014 - 2024



MFA Fiscal Year, 9/30 to 10/01, FY 2023 and 2024 is projected

Sources: Realtors Association of New Mexico, NAHB Economic Model, City of Albuquerque Heading Home Cost Study

Impact of MFA Programs

Production

Additional appropriations have allowed MFA to continue to lead the state in affordable housing unit production, despite high-cost market conditions. Over the last five year per unit cost have increased 43% for new construction and 56% for acquisition rehab.

The increase in available NMHTF has supported MFA in achieving historic uses of the of the 4% Low Income Housing Tax Credit(LIHTC) program. 2023 4% LIHTC projects are projected to yield more than 700 units, 540 of which are new construction.

Preservation & Redevelopment

MFA is using additional funding to expand the Department of Energy Weatherization to service more Tribal areas.

The flexible funding has enabled MFA to develop the Restoring Our Communities program, an acquisition/rehabilitation/resale initiative aimed at taking advantage of vacant properties for the purpose of revitalization.

Homeownership

MFA will increase funding to expand homeownership opportunities to low- and moderate-income households through deeper downpayment assistance.

MFA's Approach

Nimble

Created a flexible single-family development program to address supply challenges.

Developed the Housing Innovation Program to fund community-tailored solutions.

Modified income limits and launched a deep downpayment assistance program to respond to changing market conditions.

One stop-shop

Leverages federal and state resources for maximum impact.

Minimizes duplicative efforts through polices such as the Universal Rental Housing Development Application.

Ensure statewide reach with programs that serve urban, rural, and Tribal communities. Launching a "direct services" model for home rehabilitation and emergency repairs.

Engaged

Continues to engage legislators, partners, state and local governments, trade organizations in decision making.

Launched a widely circulated quarterly newsletter and regular press releases.

Contact Information



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