



More than 1,100 homes were made more energy efficient in 2015 through MFA's NM Energy\$mart program. Low-income homeowners who receive the weatherization services save up to \$450 in energy costs every year for 20 years.

SB99 MFA Veteran Home Rehabilitation

Sponsor: Sen. Richard C. Martinez

A \$2 million appropriation will fund rehabilitation of approximately 100 homes for honorably discharged, low-income veterans.

- According to the New Mexico Department of Veterans' Services, there are 171,528 veterans in New Mexico, 74 percent of whom are over 50 years old.
- The Housing Assistance Council estimates that 8.5 percent of New Mexico veterans live in poverty, and 19.2 percent have a service connected disability rating.
- Rehabilitation work funded by this appropriation will include health and safety repairs, modifications for physically impaired persons, repairs to address structural damage, and appliance replacement.

2015 MFA Production Highlights

In 2015, MFA provided more than \$317 million in low-interest financing and grants for affordable housing and related services throughout New Mexico.

- **\$189.2 million** in low interest-rate mortgage loans to **1,456** homebuyers
- **\$7.4 million** in down payment and closing cost assistance to **1,365** homebuyers
- **\$82.4 million** in financing to construct or rehabilitate **900** affordable rental and for-sale homes
- **\$28.1 million** in project-based Section 8 rental assistance payments for **5,297** apartments occupied by low-income families
- **\$6.9 million** to rehabilitate or install energy-efficiency upgrades in **1,191** homes occupied by low-income families
- **\$1.3 million** in funding for shelter, transitional housing and operating costs for **7,747** individuals experiencing homelessness
- **\$1.3 million** in rental assistance and related services for **429** individuals with special needs
- **\$577,000** in rental assistance to prevent homelessness for **549** individuals

Current assets under management: \$2.5 billion

2016 Legislative Agenda



In 2015, MFA provided \$82.4 million in financing to construct or rehabilitate 900 affordable housing units in 11 New Mexico communities.

SB75 **Regional Housing Authority Oversight**

Sponsor: Sen. Mary Kay Papen

A \$300,000 appropriation will ensure that New Mexico’s three Regional Housing Authorities have the support, training and oversight necessary to operate efficiently and create affordable housing in rural and unserved areas of the state.

- In 2009 MFA was mandated by the state to restructure and oversee the state’s regional housing authorities. MFA consolidated the seven regional authorities into three and began providing training, technical assistance and auditing on a consistent basis. **There has been no fraud, waste or abuse within the Regional Housing Authorities since MFA began its oversight function.**
- Regional housing authorities are the primary housing service providers in rural areas. They will become increasingly important as smaller local authorities close due to budget cuts.
- A self-supporting entity, MFA is requesting that funding for oversight of the regional housing authorities be recurring. If funding is not approved, MFA will propose amending the Regional Housing Law so that these responsibilities **are transferred to the Department of Finance and Administration**, which receives annual operating funds from the state.

SB73 **Affordable Housing Act Oversight Duties**

Sponsor: Sen. Stuart Ingle

A \$250,000 appropriation will fund oversight of the Affordable Housing Act and technical assistance to local communities.

- The Affordable Housing Act permits state and local governments to contribute public funds, buildings or other resources to create or preserve affordable housing.
- The Affordable Housing Act was signed into law in 2004. MFA was charged with adopting rules to oversee the Act. In addition to oversight, MFA provides technical assistance for housing plans and ordinances as required by the Act.
- MFA has received no funds to carry out its oversight responsibilities or for the technical assistance it provides.
- A self-supporting entity, MFA is requesting that funding for oversight of the Affordable Housing Act be recurring. If funding is not approved, MFA will propose amending the Affordable Housing Act so that these responsibilities **are transferred to the Department of Finance and Administration**, which receives annual operating funds from the state.

SB63 **New Mexico Housing Trust Fund**

Sponsor: Sen. Nancy Rodriguez

A \$5 million appropriation will leverage approximately \$70 million to build more than 500 quality affordable homes for low-income New Mexicans.

- The Housing Trust Fund was created in 2005 by the state legislature with an initial appropriation of \$10 million. Since 2005, the state has appropriated an additional \$8.7 million.
- **For every dollar appropriated to the Housing Trust Fund, an additional \$19 has been leveraged. To date, \$362 million has been leveraged from other funding sources, and \$18.4 million has been earned from loan repayments and interest income.**
- More than 2,400 homes have been constructed or rehabilitated in New Mexico using \$18.7 million in state funding.

HB132 **Low-Income Residential Energy Conservation**

Sponsor: Rep. Roberto “Bobby” J. Gonzales

A \$1 million appropriation will provide weatherization services for approximately 165 more homes than would otherwise be possible, create jobs and save low-income families hundreds of dollars each year on energy bills.

- **Low-income homeowners** spend up to 14 percent of their monthly budgets on energy bills, compared to about 3 percent for homeowners with higher incomes.
- MFA’s NM Energy\$mart program weatherizes the homes of approximately 1,000 low-income families each year with funding from two federal programs. Federal funding alone limits MFA to serving only a fraction of the low-income New Mexico residents eligible for the program.
- While the state has allocated resources for NM Energy\$mart in the past, it has not reinstated funding since the American Recovery and Reinvestment Act funding was expended. State funding will allow more homes to be weatherized and **will be leveraged five to one with existing federal funding sources.**
- Based on income, an estimated 42 percent or 323,000 New Mexico households are eligible for weatherization services through MFA’s NM Energy\$mart program. Many families are in desperate need of the services, living in homes with inadequate heat, leaky or missing windows and unsafe conditions.

HB32 **Homebuyer Down Payment Assistance**

Sponsor: Rep. Alonzo Baldonado

Co-Sponsor: Sen. Michael Padilla

A \$1.65 million appropriation will provide down payment assistance for 300 additional families receiving MFA mortgage loans.

- **In many cases, lack of a down payment keeps otherwise creditworthy families from purchasing a home.**
- MFA provides an average of \$5,500 in down payment assistance to low- and moderate-income families using its mortgage products.
- Ninety-seven percent of all MFA borrowers utilize down payment assistance.
- As the economy recovers, additional down payment assistance is needed to keep pace with increased demand for MFA mortgage loans.
- All MFA borrowers receive mandatory pre-purchase counseling, resulting in delinquency rates below the national average.

MFA provided low-interest mortgage loans and down payment assistance to almost 1,500 families in 2015. As the economy recovers, funding for more down payment assistance is needed to keep pace with the increased demand for MFA mortgage loans.

