



HOUSING NEW MEXICO | MORTGAGE FINANCE AUTHORITY

Board Meeting

7425 Jefferson Street NE Albuquerque, NM 87109

Wednesday, January 15, 2025- 9:30 a.m.

Proposed Agenda

Chair Convenes Meeting

- Roll Call (Izzy Hernandez)
- Approval of Agenda – Board Action
- Approval of 12/18/24 Board Meeting Minutes – Board Action
- Executive Director Updates

Board Action Items

Action Required

Consent Agenda

- | | | |
|---|---|-----|
| 1 | Revised Bi-Annual Compliance Activities Report – (Jackie Nutima) | NO |
| 2 | 2025 Open Meeting Resolution - (Eleanor Werenko, Stelzner, Winter, Warburton, Flores & Dawes, P.A.) | YES |

Finance Committee

- | | | |
|---|--|-----|
| 3 | Housing NM FY24 Audit Report (Christopher Gregory, Audit Manager, Clifton Larson Allen, LLP & Arundhati Bose, CFO) | YES |
| 4 | National Housing Trust Fund Notice of Funding Availability (NHTF NOFA) Revisions – (Justin Carmona & Tim Martinez) | YES |
| 5 | 2025 Employee Manual Revisions- (Dolores Wood) | YES |

Contracted Services/Credit Committee

- | | | |
|---|--|-----|
| 6 | HOME Rehab NOFA Revisions- (Leann McDonald & John Garcia) | YES |
| 7 | Code of Conduct: Update Disclosure, Randy Traynor – (Eleanor Werenko, Stelzner, Winter, Warburton, Flores & Dawes, P.A.) | NO |
| 8 | Elk Meadows Apartments – Additional HOME Loan and New Mexico Affordable Housing Tax Credit (NMAHTC) Allocation Request – (Justin Carmona & Tim Martinez) | YES |

Closed Session

(Motion and affirmative vote are required to close the meeting for these limited purposes)

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| 9 | Executive Session- NM Energy\$mart Program | YES |
| | <ul style="list-style-type: none"> ▪ Executive Session to be held pursuant to Section 10-15-1 (H)7 NMSA 1978 Threatened or Pending Litigation of the Open Meeting Act: Discuss Matters Related to NM Energy\$mart Program (Izzy Hernandez, Troy Cucchiara & Eleanor Werenko) | |

Open Session

(Motion and affirmative vote are required to open the meeting)

- | | | |
|----|---|-----|
| 10 | Statement Regarding Matters Discussed in Closed Session- Section 10-15-1(H)7 NMSA 1978 Threatened or Pending Litigation of the Open Meetings Act: Discuss Matters Related to NM Energy\$mart Program (Izzy Hernandez, Troy Cucchiara & Eleanor Werenko) | YES |
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Other Board Items

Information Only

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| 11 | (Staff is available for questions) | |
| | <ul style="list-style-type: none"> ▪ Staff Actions Requiring Notice to Board | |

Monthly Reports**Non-Action Required****12 (Staff is available for questions)**

- Marketing & Communications Monthly Update
- New Mexico Housing Trust Fund Update
- 11/30/24 Financial Statements

Announcements and Adjournment**Discussion Only****Confirmation of Upcoming Board Meetings**

- January 30, 2025 – Thursday 3:00 p.m. Monthly Investment Update please RSVP to Dominique Zuni to attend
- February 11, 2025 – Tuesday- 10:00 a.m. Contracted Services, 1:30p.m. Finance Committee
- February 19, 2025 - Wednesday- 9:30 a.m. MFA Board of Directors Meeting
- February 27, 2025 - Thursday 3:00 p.m. Monthly Investment Update please RSVP to Dominique Zuni to attend
- March 11, 2025 - Tuesday- 10:00 a.m. Contracted Services, 1:30p.m. Finance Committee
- March 19, 2025 – Wednesday – 9:30 a.m. MFA Board of Directors Meeting
- March 27, 2025 - Thursday 3:00 p.m. Monthly Investment Update please RSVP to Dominique Zuni to attend
- April 8, 2025- Tuesday- 10:00 a.m. Contracted Services, 1:30p.m. Finance Committee
- April 16, 2025 – Wednesday 9:30 a.m. MFA Board of Directors Meeting