



HOUSING NEW MEXICO | MORTGAGE FINANCE AUTHORITY
Board Meeting
7425 Jefferson St. NE Albuquerque, NM 87109
Wednesday, February 18, 2026 - 9:30 a.m.

Proposed Agenda

Chair Convenes Meeting

- Roll Call (Izzy Hernandez)
- Approval of Agenda – Board Action
- Approval of 1/21/26 Board Meeting Minutes – Board Action
- Approval of 1/21/26 Board Study Session Minutes – Board Action
- Executive Director Updates

Board Action Items

Action Required

Consent Agenda

- | | | |
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| 1 | 2026 Open Meeting Resolution – (Eleanor Werenko, Stelzner, Winter, Warburton, Flores & Dawes, P.A) | YES |
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Finance Committee

- | | | |
|---|--|-----|
| 2 | Review of Board Financial Statements 12-31-2025 (Joseph McIntyre & Alex Lundy) | YES |
| 3 | Federal Home Loan Bank Credit Limit Increase (Joseph McIntyre & Alex Lundy) | YES |

Contracted Services/Credit Committee

- | | | |
|---|---|-----|
| 4 | Housing Innovation Award Recommendation – City of Las Cruces - (Daniela Freamon & Sonja Unrau) | YES |
| 5 | Housing Innovation Award Recommendation – DreamTree – (Daniela Freamon & Sonja Unrau) | YES |
| 6 | Housing Innovation Award Recommendation – Hopeworks – (Daniela Freamon & Sonja Unrau) | YES |
| 7 | Housing Innovation Award Recommendation – Rebuilding Together Sandoval County – (Daniela Freamon & Sonja Unrau) | YES |
| 8 | Professional Services Award Recommendation – Financial Advisory Services (Alex Lundy) | YES |

Other

- | | | |
|----|--|----|
| 9 | Quarterly Marketing Summary Report (Kristie Garcia) | NO |
| 10 | Quarterly Multifamily Projected Completion Report (George Maestas) | NO |
| 11 | Real Estate Owned (REO) Properties Update (Theresa Laredo-Garcia) | NO |

Closed Session

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

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| 12 | Executive Session – NM EnergySmart Program | YES |
| | <ul style="list-style-type: none"> ▪ Executive Session to be held pursuant to Section 10-15-1(H) 7 NMDA 1978 Threatened or Pending Litigation of the Open Meeting Act: Discuss Matters Related to NM EnergySmart Program (Izzy Hernandez, Troy Cucchiara & Eleanor Werenko) | |

Open Session

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

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| 13 | Statement Regarding Matters Discussed in Closed Session- Section 10-15-1(H) NMDA 1978 Threatened or Pending Litigation of the Open Meeting Act: Discuss Matters Related to NM | |
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Other Board Items

Information Only

14 (Staff is available for questions)

- Strategic Plan Benchmarks Q1 Update
- 12/31/2025 Investment Review
- 2025 Series G Pricing Summary

Monthly Reports

Non-Action Required

15 (Staff is available for questions)

- New Mexico Housing Trust Fund Update

Announcements and Adjournment

Discussion Only

Confirmation of Upcoming Board Meetings

- February 26, 2026- Thursday- 3:00 p.m. Investment Committee Meeting. Please RSVP to Dominique Zuni
- March 10, 2026 - Tuesday- 10:00 a.m. Contracted Services, 1:00p.m. Finance Committee
- March 18, 2026 - Wednesday- 9:30 a.m. Housing New Mexico | MFA Board of Directors Meeting
- March 26, 2026- Thursday- 3:00 p.m. Investment Committee Meeting. Please RSVP to Dominique Zuni
- April 7, 2026 - Tuesday - 10:00 a.m. Contracted Services, 1:00 p.m. Finance Committee
- April 9, 2026 - Thursday - Housing New Mexico | MFA Regional Housing Symposium - Ruidoso
- April 15, 2026 - Wednesday- 9:30 a.m. Housing New Mexico | MFA Board of Directors Meeting
- April 30, 2026 - Thursday- 3:00 p.m. Investment Committee Meeting. Please RSVP to Dominique Zuni
- May 12, 2026 - Tuesday- 10:00 a.m. Contracted Services, 1:00p.m. Finance Committee
- May 20, 2026 - Wednesday- 9:30 a.m. Housing New Mexico | MFA Board of Directors Meeting
- May 28, 2026 - Thursday- 3:00 p.m. Investment Committee Meeting. Please RSVP to Dominique Zuni