



HOUSING NEW MEXICO| MORTGAGE FINANCE AUTHORITY

Board Meeting

7425 Jefferson St. NE Albuquerque, NM 87109

Wednesday, May 21, 2025- 9:30 a.m.

Proposed Agenda

Chair Convenes Meeting

- Roll Call (Izzy Hernandez)
- Approval of Agenda – Board Action
- Approval of 4/16/25 Board Meeting Minutes – Board Action
- Approval of 4/16/25 Board Study Session Minutes- Board Action
- Executive Director Updates

Board Action Items

Action Required

Consent Agenda

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|---|--|-----|
| 1 | Authorized Signature Resolution May 2025 (Joseph McIntyre) | YES |
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Finance Committee

- | | | |
|---|---|-----|
| 2 | Restoring Our Community (ROC) Internal Audit Report and Executive Summary (Claire Hilleary, Director of Business Consulting Svcs. – Grant Compliance- Moss Adams) | YES |
| 3 | 3/31/2025 Quarterly Financial Statement Review (Joseph McIntyre) | YES |
| 4 | Quarterly Investment Report (Alex Lundy) | YES |

Allocation Review Committee

- | | | |
|---|--|-----|
| 5 | Proposed 2025 Low Income Housing Tax Credit (LIHTC) Project Presentations & Awards (Jeanne Redondo) | YES |
| | a. Nueva Acequia 9%, Santa Fe (Denise Benavidez, Domenic Kej and Jenn Lopez available to answer questions) | |
| | b. San Mateo Manor, Albuquerque (Thomas Grywalski and John Bloomfield available to answer questions) | |
| | c. Villa de Tularosa, Tularosa (Cesar Marengo and Rose Garcia available to answer questions) | |
| | d. Desert Hope II, Las Cruces (Aaina Khurana, JV DeSousa, Robert Blumenfeld available to answer questions) | |
| | e. Plaza Luna Lofts, Los Lunas (Thomas Grywalski and John Bloomfield available to answer questions) | |

Contracted Services/Credit Committee

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| 6 | Low Income Housing Tax Credit (LIHTC) Gap Financing Loan Request (Tim Martinez, Josh Howe & Justin Carmona) | YES |
| | <i>(Note: at the request of any Board Member, any of the five projects listed below may be removed from this combined agenda item and discussed and voted upon separately)</i> | |
| | a. Plaza Luna Lofts – HOME & NMHTF Loan Requests (Tim Martinez) | |
| | b. Desert Hope II – NHTF Loan Request (Josh Howe & Tim Martinez) | |
| | c. Villa de Tularosa –NHTF, NMHTF, & Primero Loan Requests (Josh Howe & Tim Martinez) | |
| | d. San Mateo Manor – HOME, NHTF, & NMHTF Loan Requests (Justin Carmona & Tim Martinez) | |
| | e. Nueva Acequia (9% LIHTC) – HOME, NHTF, & NMHTF Loan Requests (Justin Carmona & Tim Martinez) | |
| 7 | Elk Meadows – Additional NMHTF Loan Request (Tim Martinez) | YES |
| 8 | Request for Proposals for General Counsel Legal Services (Robyn Powell) | YES |
| 9 | Recommended 2026 Severance Tax Bond Program Allocations and Certification of Need (Robyn Powell) | YES |
| 10 | Emergency Homeless Assistance Program (EHAP) – Award Recommendation (Axton Nichols) | YES |

Other

- | | | |
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| 11 | Quarterly Marketing Summary Report (Kristie Garcia) | NO |
| 12 | Procurement for Insurance Broker Services, Approval of Conflict-of-Interest Transaction (Dolores Wood | |

Other Board Items	Information Only
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13 (Staff is available for questions)

- Staff Actions Requiring Notice to Board
- Strategic Plan Benchmarks Q2 Update

Monthly Reports	Non Action Items
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14 (Staff is available for questions)

- New Mexico Housing Trust Fund Update

Quarterly Reports	Non-Action Items
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15 (Staff is available for questions)

- Quarterly Board Report
- Quarterly Multifamily Project Completion Report

Announcements and Adjournment	Discussion Only
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Confirmation of Upcoming Board Meetings

- June 10, 2025 - Tuesday- 10:00 a.m. Contracted Services, 1:30p.m. Finance Committee
- June 18, 2025 – Wednesday – 9:30 a.m. Housing NM | MFA Board of Directors Meeting
- July 15, 2025- Tuesday- 10:00 a.m. Contracted Services, 1:30p.m. Finance Committee
- July 24, 2025 – Thursday 9:30 a.m. Housing NM | MFA 50th Anniversary Board of Directors Meeting
- August 12, 2025 – Tuesday- 10:00 a.m. Contracted Services, 1:30p.m. Finance Committee
- August 20, 2025 - Wednesday- 9:30 a.m. Housing NM | MFA Board of Directors Meeting
- August 20-21, 2025- Housing NM | MFA Board Retreat