

Agenda



HOUSING NEW MEXICO | MORTGAGE FINANCE AUTHORITY
Board Meeting
Hotel Albuquerque - Franciscan Room
800 Rio Grande Blvd NW, Albuquerque, NM 87104
Wednesday, September 17, 2025- 9:00 a.m.

Proposed Agenda

Chair Convenes Meeting

- Roll Call (Izzy Hernandez)
- Approval of Agenda – Board Action
- Approval of 8/20/25 Board Meeting Minutes – Board Action
- Approval of 8/20-21/25 Board Retreat Minutes – Board Action
- Executive Director Updates

Board Action Items

Action Required

Consent Agenda

- 1 Housing Innovation Internal Audit Executive Summary (Jackie Nutima & Claire Hilleary, Baker Tilly) YES

Finance Committee

- 2 Production Stats (Arundhati Bose, Jeff Payne & Donna Maestas-De Vires) NO
- 3 FY 2025-2026 General Fund Operating Budget (Joe McIntyre, Jacob Kemmeren, Alex Lundy & Matt Smokov) YES
- 4 FY 2025-2026 New Mexico Housing Trust Fund Operating Budget (Joe McIntyre, Jacob Kemmeren, Alex Lundy & Matt Smokov) YES
- 5 FY 2025-2026 New Mexico Affordable Housing Charitable Trust Operating Budget (Joe McIntyre, Jacob Kemmeren, Alex Lundy & Matt Smokov) YES
- 6 FY 2025-2026 Housing Opportunity Fund (Joe McIntyre) YES
- 7 Approval of revised 2025 Partners Program Policy (Renee Acuna & Anita Rehm) YES

Contracted Services/Credit Committee

- 8 Housing Innovation (Capital Outlay Addendum) Award Recommendation for New Creations Church (Daniela Freamon, Sonja Unrau & Robyn Powell) YES
- 9 Housing Innovation (Capital Outlay Addendum) Award Recommendation for 161 Chama/East Central Ministries (Daniela Freamon, Sonja Unrau & Robyn Powell) YES
- 10 Housing Innovation (Capital Outlay Addendum) Award Recommendation for 133 Virginia/East Central Ministries (Daniela Freamon, Sonja Unrau & Robyn Powell) YES
- 11 Housing Innovation Award Recommendation for Greater Albuquerque Habitat for Humanity (Daniela Freamon, Sonja Unrau & Robyn Powell) YES
- 12 Housing Innovation Award Recommendation for The Life Link (Daniela Freamon, Sonja Unrau & Robyn Powell) YES
- 13 Housing Innovation Award Recommendation for NM Ramp Project (Daniela Freamon, Sonja Unrau & Robyn Powell) YES
- 14 Recovery Housing Program (RHP) Action Plan Amendment and Notice of Funding Availability (NOFA) Amendment (Alec Robertson & Jackie Homet) YES
- 15 Eastern Regional Housing Authority Commissioner Appointment Recommendation (John Garcia) YES

Other

Other Board Items**Information Only****17 (Staff is available for questions)**

- Staff Actions Requiring Notice to Board

Monthly Reports**Non-Action Required****18 (Staff is available for questions)**

- Marketing & Communications Monthly Update
- New Mexico Housing Trust Fund Update
- 7/31/2025 Financial Statements

Announcements and Adjournment**Discussion Only**

Confirmation of Upcoming Board Meetings

- September 17-19, 2025 Housing New Mexico | MFA Housing Summit
- September 24, 2025 – Wednesday- 3:00 p.m. Investment Committee Meeting. Please RSVP to Dominique Zuni October 7, 2025- Tuesday- 10:00 a.m. Contracted Services, 1:00p.m. Finance Committee
- October 15, 2025 – Wednesday 9:30 a.m. Housing New Mexico | MFA Board of Directors Meeting
- November 12, 2025 – Wednesday- 10:00 a.m. Contracted Services, 1:00p.m. Finance Committee
- November 19, 2025 - Wednesday- 9:30 a.m. Housing New Mexico | MFA Board of Directors Meeting
- December 9, 2025 - Tuesday- 10:00 a.m. Contracted Services, 1:00p.m. Finance Committee
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Board Action Items

Action Required

Consent Agenda

- 1 **Housing Innovation Internal Audit Executive Summary (Jackie Nutima & Claire Hilleary, Baker Tilly)** - The Internal Audit Executive Summary provided by Baker Tilly reports of the Housing Innovation Program reports no findings. Two observations were noted but these did not rise to the level of a finding. YES

Finance Committee

- 2 **Production Stats(Arundhati Bose, Jeff Payne & Donna Maestas-De Vires)** - in conjunction with the FY 2025-2026 General Budget, staff will provide the Board a presentation on Housing New Mexico | MFA production and financial highlights. NO
- 3 **FY 2025-2026 General Fund Operating Budget (Joe McIntyre, Jacob Kemmeren, Alex Lundy & Matt Smokov)** - The FY 2026 General Fund operating budget contemplates a budget Surplus of just over \$4.6 million. Revenue is expected to grow by 11% and expenses are expected to grow by 6%. FY 2026 Capital budget is projected to be just over \$4.6 million. YES
- 4 **FY 2025-2026 New Mexico Housing Trust Fund Operating Budget (Joe McIntyre, Jacob Kemmeren, Alex Lundy & Matt Smokov)** - The NMHTF budget is presented for review. Total revenue is expected to be \$46.98 million, and budgeted expenses are projected to be \$10.55 million. A surplus of \$36.4 million is projected for the NMHTF. NMHTF surpluses should not be mistaken for cash surpluses. YES
- 5 **FY 2025-2026 New Mexico Affordable Housing Charitable Trust Operating Budget (Joe McIntyre, Jacob Kemmeren, Alex Lundy & Matt Smokov)** - The New Mexico Housing Charitable Trust Operating Budget is projected a surplus of \$2,704. YES
- 6 **FY 2025-2026 Housing Opportunity Fund (Joe McIntyre)** - To meet anticipated demand, Sta² recommends the following appropriations: \$879,000 to Down Payment Assistance funded through transfers of \$432,000 from the Access Loan Program and \$447,000 from the Partners Loan Program. \$5,790,000 to the Primero Loan Program funded by transfers of \$70,000 from the Primero Loan PRLF Program and \$808,000 from the Partners Loan Program. A new appropriation of \$4,912,000 from General Fund Reserves would be needed to fund the balance of the anticipated need in the Primero Loan Program. YES

- 7 **Approval of revised 2025 Partners Program Policy (Renee Acuna & Anita Rehm)** - Staff proposes changes to the single-family Partners Program as outlined in the attached redlined "Partners Program Policy dated September 2025" document. The proposed changes streamline the process for the Participant as well as Housing New Mexico staff and possibly assist more borrowers with a raised income limit. YES

Contracted Services/Credit Committee

- 8 **Housing Innovation (Capital Outlay Addendum) Award Recommendation for New Creations Church (Daniela Freamon, Sonja Unrau & Robyn Powell)** - Staff recommend the approval of the New Creation Albuquerque Church award for a \$238,325.00 grant under the Housing Innovation Program Notice of Funding Availability (NOFA) Capital Outlay Addendum for energy efficiency modernization measures and building electrification of a multifamily housing complex in the International District of Albuquerque, contingent upon receipt by Housing New Mexico of the Capital Outlay funding agreement from the Department of Finance and Administration (DFA). YES
- 9 **Housing Innovation (Capital Outlay Addendum) Award Recommendation for 161 Chama/East Central Ministries (Daniela Freamon, Sonja Unrau & Robyn Powell)** - Staff recommend the approval of a \$2,235,000.00 grant under the Housing Innovation Program Notice of Funding Availability (NOFA) Capital Outlay Addendum to East Central Ministries (ECM) for the development of a 20-unit cottage development at 161 Chama in Albuquerque, New Mexico, contingent upon securing all financing needed within 9 months of this meeting date and receipt by Housing New Mexico of the Capital Outlay funding agreement from the Department of Finance and Administration (DFA). YES
- 10 **Housing Innovation (Capital Outlay Addendum) Award Recommendation for 133 Virginia/East Central Ministries (Daniela Freamon, Sonja Unrau & Robyn Powell)** - Staff recommend the approval of a \$500,000.00 grant under the Housing Innovation Program Notice of Funding Availability (NOFA) Capital Outlay Addendum to East Central Ministries (ECM) for the conversion of a former dental clinic into transitional housing, contingent upon the donation of the dental clinic property by Bernalillo County and receipt by Housing New Mexico of the Capital Outlay funding agreement from the Department of Finance and Administration (DFA). YES
- 11 **Housing Innovation Award Recommendation for Greater Albuquerque Habitat for Humanity (Daniela Freamon, Sonja Unrau & Robyn Powell)** - Staff recommend the approval of the Greater Albuquerque Habitat for Humanity award for a \$250,000.00 grant under the Housing Innovation Program Notice of Funding Availability (NOFA) to improve home accessibility and safety for 14 low-income senior households in Bernalillo County. YES
- 12 **Housing Innovation Award Recommendation for The Life Link (Daniela Freamon, Sonja Unrau & Robyn Powell)** - Staff recommend the approval of the Life Link award for a \$350,000.00 grant under the Housing Innovation Program Notice of Funding Availability (NOFA) for transitional housing serving human trafficking survivors. YES
- 13 **Housing Innovation Award Recommendation for NM Ramp Project (Daniela Freamon, Sonja Unrau & Robyn Powell)** - Staff recommend the approval of the New Mexico Ramps Project award for a \$500,000.00 grant under the Housing Innovation NOFA for 180 ramps for low income disabled New Mexicans around the state. YES
- 14 **Recovery Housing Program (RHP) Action Plan Amendment and Notice of Funding Availability (NOFA) Amendment (Alec Robertson & Jackie Homet)** - Staff recommends approval of the Recovery Housing Program (RHP) Action Plan amendment, and corresponding Notice of Funding Availability (NOFA) amendment. YES
- 15 **Eastern Regional Housing Authority Commissioner Appointment Recommendation (John Garcia)** - Staff recommends approval to forward the nomination of Sidney G. Strebeck to the Governor's boards and commissions office for consideration as a commissioner for the Eastern Regional Housing Authority. YES

Other

16 FY2026 Strategic Plan Benchmarks (Robyn Powell) – Staff recommends approval of the proposed Strategic Plan 2026 Benchmarks. YES

Other Board Items

Information Only

17 (Staff is available for questions)

- Staff Actions Requiring Notice to Board

Monthly Reports

Non-Action Required

18 (Staff is available for questions)

- Marketing & Communications Monthly Update
- New Mexico Housing Trust Fund Update

Announcements and Adjournment

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Confirmation of Upcoming Board Meetings

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Minutes



HOUSING NEW MEXICO | MORTGAGE FINANCE AUTHORITY
Board Meeting Minutes
7425 Jefferson St. NE Albuquerque, NM 87109
Wednesday, August 20, 2025- 9:30 a.m.

Chair Angel Reyes convened the meeting on August 20, 2025, at 9:38 a.m. Secretary Isidoro Hernandez called the roll. Members attending in person: Chair Angel Reyes, Derek Valdo, State Treasurer Laura M. Montoya, Martina C'de Baca (designee for Lieutenant Governor Howie Morales), Rebecca Wurzburger, and Julie Ann Meade (designee for Attorney General Raúl Torrez). Member Absent: Randy Traynor. Hernandez informed the Board that everyone had been informed about today's meeting in accordance with the New Mexico Open Meetings Act.

Chair Reyes welcomed Board members, guests, and Staff. He informed everyone that the meeting is being recorded, referring to microphone sensitivity.

Approval of Agenda – Board Action. Motion to approve August 20, 2025, Agenda, as presented: Meade. Second by Wurzburger. Vote: 6-0.

Approval of 7/24/2025 Board Meeting Minutes – Board Action. Motion to approve July 24, 2025, Board Meeting Minutes with amendment to add all former Board Members and Executive Directors who were present at the July 24, 2025, Board meeting. Wurzburger. Second by Meade. Vote: 6-0.

Executive Director Updates- Hernandez provided Program Updates: Subservicing Port: \$2.92 Bil. /16,802 loans. Mortgage Ops: '25- \$12.6M Avg. FYTD \$545M/2,116 Reservations. Significant Meetings/Presentations: 07/30: Meeting with NM Ramps. 8/04: Meeting with Senator Nava. 08/27: Listening Session has been cancelled. 09/02: LOC #3. 09/16: Calle Cuarta Ribbon Cutting. 09/17-19: Housing Summit. He mentioned the press release from the Governor that stated \$120M allocations for housing from the State Legislature. Indicating \$80M Housing and Homelessness in Albuquerque/Bernalillo County, \$11M in Las Cruces/DoAna County, \$13M Housing projects in other areas of New Mexico, \$7.8M for projects to support families experiencing homelessness in Albuquerque, Las Cruces and Santa Fe area. He then provided Production Data: 16,329 unduplicated YTD assisted, \$530,892,927 YTD expended. Concluded with NM Housing Trust Fund stating 92% have been encumbered, 87% awarded, and 45% expended over 23 locations across New Mexico. Housing New Mexico | MFA Board has awarded 69 awards, \$119M awarded, 6400 units in total and projected economic impact has been over \$1Bil.

Finance Committee

1 Q3 FY25 Financial Statement Review (Arundhati Bose & Joseph McIntyre) – Bose began the presentation providing an overview of Quarterly Key Financial Metrics for the nine-month period ended June 30, 2025. SF Bonds issued Fiscal Year to Date: \$70mm- 2024 Series G, \$120mm- 2025 Series A/B, \$140mm- 2025 Series C/D. Production: Year-over-year, bond issuance production for first-time homebuyer mortgages is 11% lower than last year. Mortgage-Backed Security (MBS) unscheduled payoffs appear to have significantly jumped, 46% year-over-year and 23% above Housing New Mexico | MFA's forecast. Moody's Benchmark: Based on Moody's Issuer Credit Rating scorecard, Housing New Mexico | MFA's 22.95% Net Asset to Debt Ratio (5-year average), which measures balance sheet strength, indicates a strong and growing level of resources for maintaining HFA's creditworthiness under stressful circumstances (>20%). Servicing: Housing New Mexico | MFA continues to monitor delinquencies and defaults on its loan portfolio to identify reduction strategies and refer borrowers to available loss mitigation programs. Housing New

Mexico | MFA's annualized default rate is 0.79%, noticeably lower than this time last year. Motion to approve Q3 FY25 Financial Statement Review as presented. State Treasurer Laura M. Montoya. Second by Valdo. Vote: 6-0.

Contracted Services/Credit Committee

- 2 Housing Innovation Award Recommendation – New Creation Albuquerque Church (Daniela Freamon & Sonja Unrau)** – Freamon began her presentation recommending the approval of the New Creation Albuquerque Church award for a \$278,529.00 grant under the NOFA for the rehabilitation of a 7-unit housing complex in the International District of Albuquerque. New Creation Albuquerque Church manages outreach, provides support during residency, and oversees management of the buildings. The property serves households making up to 60% area median income and vulnerable populations, including individuals at risk of homelessness. Motion to approve Housing Innovation Award Recommendation- New Creation Albuquerque Church as presented. Wurzburger. Second by State Treasurer Laura M. Montoya. Vote: 6-0.
- 3 Housing Innovation Notice of Funding Availability Revisions (Sonja Unrau & Robyn Powell)** – Unrau began her presentation recommending Board of Directors' approval of revisions to the Housing Innovation Program Notice of Funding Availability (NOFA). The revisions to the Housing Innovation NOFA proposed within this memorandum make two changes: 1. Allow Housing New Mexico | MFA to use sources other than the New Mexico Housing Trust Fund to make awards through the Housing Innovation Program and 2. Changes the threshold requirements for applicants that are not legally required to have a financial audit or audited financial statements. Motion to approve Housing Innovation Notice of Funding Availability Revisions as presented. Wurzburger. Second by State Treasurer Laura M. Montoya. Vote: 6-0.
- 4 Housing Innovation Notice of Funding Availability Addendum 1- Capital Outlay Funding and Limited Exceptions (Sonja Unrau & Robyn Powell)** – Unrau began her presentation recommending Board of Directors' approval of the Housing Innovation Notice of Funding Availability Addendum 1- Capital Outlay Funding and Limited Exceptions. Housing New Mexico | MFA will apply all Threshold Requirements and score applications using the Scoring Criteria included in the Housing Innovation Program NOFA. Applicants must submit a separate application for each project that it seeks to fund with the Capital Outlay appropriations. Additionally, applicants must explicitly state in their application that they are soliciting funding from these Capital Outlay applications, to be considered under the Limited Exceptions described in the memo in Tab 4 of the Board packet. Motion to approve Housing Innovation Notice of Funding Availability Addendum 1- Capital Outlay Funding and Limited Exceptions with amendment to approve total new funding in the amount of \$3,359,444 and to remove Item I2661 from the memo in Tab 4 of the Board packet. State Treasurer Laura M. Montoya. Second by Meade. Vote: 6-0.
- 5 Approval of RFP for Multifamily Trustee (Alex Lundy & Arundhati Bose)** – Lundy began his presentation recommending the issuance of a new Request for Proposals (RFP) for Trustee and Paying Agent services for stand-alone indentures in 2020. At that time, the Board selected US Bank to provide those services for three years and The Board subsequently exercised both available one-year extensions until December 31, 2025. The Trustee & Paying Agent selected would provide services for a similar term (i.e., three years with the option for the Board to exercise two one-year extensions) that, if fully extended, would expire on December 31, 2030. Staff recommend the approval of the RFP for Trustee and Paying Agent Services for multifamily bonds issued under closed indentures. The term would begin on the date that the Board approves the award and would end on December 31, 2028, with the option for the Board to exercise two one-year extensions. Motion to approve RFP for Multifamily Trustee with a proposal submission date of October 6, 2025, and closure of the FAQ period on September 22, 2025. State Treasurer Laura M. Montoya. Second by C'de Baca. Vote: 6-0.
- 6 Loan Agreement with Crossroads for Women for Recovery Housing Program (RHP) Funds Repayment (Donna Maestas-De Vries)** – Maestas-De Vries began her presentation recommending approval to enter into a loan agreement and mortgage note with Crossroads for Women (Crossroads) in the amount of \$457,734.95 at a 2.5% interest rate, monthly payments, with a 12-year term, and placing a subordinate lien on their office building located 235-239 Elm St. NE, Albuquerque as collateral. Crossroads applied for a

grant from the Recovery Housing Program in the amount of \$600,000 to purchase and renovate a 15- unit multifamily building located at 215 Wisconsin Street NE in Albuquerque to be used for transitional recovery housing for women who are justice-involved with mental health and substance abuse diagnosis. Crossroads began the rehab work, subsequently the property was vandalized and experienced three fires. Finally, Crossroads decided to abort the project. Therefore, the RHP funds are required to be paid back. Housing New Mexico staff has met with Crossroads staff and board members numerous times to discuss the best options for Crossroads to pay back the grant funds. On July 28, 2025, Crossroads delivered a check to Housing New Mexico in the amount of \$142,265.05, which was the balance of the insurance proceeds after the first mortgage lien, and contractor's liens were paid off on the property. On August 4, 2025, Housing New Mexico | MFA reimbursed the federal program funds using general funds. The balance owed to Housing New Mexico | MFA from Crossroads is \$457,734.95. They are a small nonprofit organization and do not have the funds available to pay the balance, therefore both parties would like to enter into a loan agreement and mortgage note. Long discussion ensued regarding the loan and repayment concerns. Motion to approve Loan Agreement with Crossroads for Women Recovery Housing Program (RHP) Funds Repayment as presented. Meade. Second by Wurzbarger. Vote: 6-0.

Other

- 7 **Permian Basin Mineral Rights (Izzy Hernandez, Eleanor Werenko, Stelzner, Winter, Warburton, Flores & Dawes, P.A, Keith Herrmann, Stelzner, Winter, Warburton, Flores & Dawes, P.A)** – Hernandez began the presentation indicating intent to enter into a three-year Oil and Gas Lease with Permian Resources Operating, LLC ("Permian"), or a subsidiary thereof, to lease the 0.598 acre mineral rights held by Housing New Mexico | MFA in property located in Carlsbad, New Mexico. Herrmann then discussed the background and options of interest. The Director of the New Mexico Oil Conservation Division ("OCD") entered a pooling order on April 1, 2025. The well will be drilled on September 13, 2025. Following the pooling order, Housing New Mexico | MFA has the options with respect to the held mineral interests which are listed in Tab 7 of the Board packet. General Counsel has recommended executing a lease to increase the overall money received by Housing New Mexico and to avoid the penalties of being compulsorily pooled. The well will be drilled horizontally with no disruption to the surface estate held by the parties to whom Housing New Mexico | MFA conveyed the properties. In researching Eddy County Clerk property records it appears that Housing New Mexico | MFA does hold additional mineral interests in the area that may be subject to development at a future time. Discussion ensued regarding drilling concerns and liabilities, position of well and potential income. Although the Board item is a non-action item as Executive Director/CEO has the authority to execute the lease under Housing New Mexico | MFAs Delegations of Authority. It was recommended that more information regarding mineral interests and rights be presented to the Board, a Special Board Meeting will be scheduled with the Permian Basin Mineral Rights Lease as an action item.

A motion to defer Item 8: Housing Needs Assessment (Stephanie Gonzales & Sonja Unrau) and Item 9: Quarterly Multifamily Project Completion Report (George Maestas) by Mead. Seconded by State Treasurer Laura M. Montoya. Vote: 6-0.

At 12:38 p.m. the Board meeting was paused for a break and began again at 1:00 p.m.

- 10 **2025 Enterprise Risk Assessment Update (Maria Stroth, Baker Tilly)**- Stroth began her presentation providing an updated point-in-time analysis of risk at Housing New Mexico | MFA across 15 risk categories identified and assessed in 2023 and 2024. Updated the comprehensive enterprise risk assessment conducted in 2024 by interviewing Executive Staff, conducted a risk assessment work session with Strategic Management Committee to discuss the current risk environment, and administered an online survey to all employees. Key takeaways included similar risk environment between 2024 and 2025, which is common for quasi-governmental agencies. Strengthened risk awareness and continued efforts to reduce risk. Successful efforts to enhance external communications and brand recognition. In-process systems improvements intended to enhance operations and reduce risks in several areas. Ongoing challenges posed by external

risk, including uncertainty of continued funding and managing reputation and public perception is a continued priority. Non-Action item.

Other Board Items

- 11 There were no questions asked of staff.
- Staff Actions Requiring Notice to Board

Quarterly Reports

- 12 There were no questions asked of staff.
- Quarterly Strategic Plan Benchmarks Update Q3
 - Quarterly Investment Review
 - Quarterly Board Report

Monthly Reports

- 13 There were no questions asked of staff.
- Marketing & Communications Monthly Update
 - New Mexico Housing Trust Fund Update

Announcements and Adjournment

Confirmation of upcoming Board Meetings.

There being no further business, the meeting was adjourned at 1:30 p.m.

Chair, Angel Reyes

Secretary, Isidoro Hernandez



HOUSING NEW MEXICO | MORTGAGE FINANCE AUTHORITY
Board Retreat Meeting Minutes
7425 Jefferson St. NE Albuquerque, NM 87109
Wednesday, August 20-21, 2025

Chair Angel Reyes convened the meeting on August 20, 2025, at 1:45 p.m. Members attending in person: Chair Angel Reyes, Derek Valdo, State Treasurer Laura M. Montoya, Martina C'de Baca (designee for Lieutenant Governor Howie Morales), Rebecca Wurzburger, and Julie Ann Meade (designee for Attorney General Raúl Torrez). Member Absent: Randy Traynor.

- 1 Housing New Mexico | MFA Administration Department Presentation (Isidoro Hernandez, Dolores Wood, Karla Alvarez, Robyn Powell and Sonja Unrau)- The Administrative Department provided a high-level overview of the Housing New Mexico | MFA's Administrative, Human Resources and Policy and Planning Departments discussing departments missions, introduction of staff, core responsibilities, challenges, opportunities and future initiatives and opportunities.
- 2 Housing New Mexico | MFA Finance Department (Arundhati Bose, Alex Lundy, James Schneider, Joe McIntyre, Jacob Kemmeren, Matt Smokov, Theresa Laredo-Garica, and Blanca Vasquez)- The Finance Department provided a high-level overview of the Housing New Mexico | MFA's Finance, Accounting and Servicing Department discussing departments missions, introduction of staff, core responsibilities, challenges, opportunities and future initiatives and opportunities.
- 3 Housing New Mexico | MFA Housing Program (Donna Maesas-DeVires, Kellie Tillerson, John Garcia, Jackie Homet, Troy Cucchiara, Patrick Ortiz, Amanda Mottershead-Aragon, and Kristie Garcia)- The Housing Program provided a high-level overview of the Housing New Mexico | MFA's Community Development, Asset Management, Marketing and Communications departments missions, introduction of staff, core responsibilities, challenges, opportunities and future initiatives and opportunities.

There being no further business, the first session was adjourned at 5:00 p.m.

Chair Angel Reyes convened the meeting on August 21, 2025, at 8:47 a.m. Members attending in person: Chair Angel Reyes, Derek Valdo, State Treasurer Laura M. Montoya, Martina C'de Baca (designee for Lieutenant Governor Howie Morales), Rebecca Wurzburger, and Julie Ann Meade (designee for Attorney General Raúl Torrez). Member Absent: Randy Traynor.

- 4 Housing Needs Assessment (Stephanie Gonzales)- Gonzalez provided an overview of the 2025 Housing Needs Assessment which is a comprehensive report on housing issues in New Mexico and includes over 40 indicators. The Needs Assessment is summary of Key Findings report and all data points, with county-level detail are included in the 2025 Housing Needs Assessment Data File.
- 5 Lending Department (Jeff Payne, Rene Acuna, Anita Rehm, Olivia Martinez, George Maestas, Jacobo Martinez, Tim Martinez, and Tomas Rodriguez)- The Lending Department provided a high-level overview of Housing New Mexico | MFA's Homeownership, Secondary Market, Housing Development, and

Information Technology Departments missions, introduction of staff, core responsibilities, challenges, opportunities and future initiatives and opportunities.

- 6 Financial Foundation for Strategic Planning (Arundhati Bose and Alex Lundy)- Bose provided and overview of volume cap projections, cash reserve requirements, financial forecast, New Mexio Housing Trust Fund allocations and program income projections.
- 7 Strategic Overview & Guidance (Isidoro Hernandez and Robyn Powell)- Hernandez and Powell provided federal funding and policies, legislative update as well as potential legislation. There was discussion on the Board priorities and guidance for FY 2026. Top Priorities included single family home development/homeownership and new rental development.

There being no further business, the meeting was adjourned at 3:07 p.m.

Approved:

Chair, Angel Reyes

Secretary, Isidoro Hernandez

Tab 1



As of June 3, 2025, Moss Adams LLP has merged with Baker Tilly.

Proprietary & Confidential

FINAL EXECUTIVE SUMMARY

Housing New Mexico

HOUSING INNOVATION PROGRAM INTERNAL AUDIT

August 15, 2025

Baker Tilly Advisory Group, LP
999 Third Avenue, Suite 2800
Seattle, WA 98104
(206) 302-6500

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Baker Tilly Advisory Group, LP and Baker Tilly US, LLP, trading as Baker Tilly, operate under an alternative practice structure and are members of the global network of Baker Tilly International Ltd., the members of which are separate and independent legal entities. Baker Tilly US, LLP is a licensed CPA firm that provides assurance services to its clients. Baker Tilly Advisory Group, LP and its subsidiary entities provide tax and consulting services to their clients and are not licensed CPA firms.

I. Executive Summary

Baker Tilly Advisory Group, LP (Baker Tilly) was engaged by Housing New Mexico | New Mexico Mortgage Finance Authority (Housing New Mexico) to conduct an internal audit of Housing New Mexico's Housing Innovation Program. Our internal audit aimed to evaluate the program's compliance with the Housing Innovation Program Policy and Procedural Manual (Program Manual) and specific Housing New Mexico requirements. The internal audit's purpose was to evaluate the program's controls over eligibility, assessment, compliance, and affordability protections related to funded projects. Our procedures included testing samples of funded and denied projects, reimbursement requests, and affordability protections to assess compliance with the Program Manual and applicable regulations. The internal audit was conducted between June and July 2025.

This engagement was performed in accordance with Standards for Consulting Services established by the American Institute of Certified Public Accountants. Accordingly, we provide no opinion, attestation, or other form of assurance with respect to our work or the information upon which our work is based. This engagement was also performed consistent with the guidance issued by the Institute of Internal Auditor's International Professional Practices Framework. This report was developed based on information gained from our meetings and analyses of provided documentation. The procedures we performed do not constitute an examination in accordance with generally accepted auditing standards or attestation standards.

A. Objectives

Baker Tilly was contracted by Housing New Mexico to assess select elements of their Housing Innovation Program compliance for activities occurring and program participants during September 2023 through February 2025. In this engagement, our objectives were to evaluate and determine whether:

- Select costs charged to the program were allowable and properly supported
- Select participants were accurately evaluated against program eligibility criteria
- Required documentation was obtained and maintained for all applicants tested
- Programmatic reporting tested was completed accurately and submitted on time
- Monitoring of funded projects was performed in accordance with the Program Manual

B. Conclusions

Our testing identified no findings, indicating that the processes and controls examined appeared to be operating effectively. We did document two items classified as Other Matters for Consideration that may warrant attention to further enhance overall performance. These items did not rise to the level of a finding and do not require any management response.

SERVICE PROVIDER DOCUMENTATION DISCREPANCY		
1.	Observation	One of the seven selected projects tested revealed that the documentation submitted by the service provider was inaccurate.
	Recommendation	Housing New Mexico should investigate and communicate this identified discrepancy with the service provider and strengthen reconciliation and documentation procedures to prevent similar issues in future reimbursement requests.
REIMBURSEMENT DOCUMENTATION GAP		
2.	Observation	One of 10 reimbursements tested lacked a photograph of the equipment purchased as evidence that the item was received.
	Recommendation	Housing New Mexico should reinforce documentation requirements with service providers and enhance review procedures to ensure all reimbursement requests include complete supporting evidence before approval.

C. Commendations

Although the focus of this internal audit was to identify areas of noncompliance and opportunities for improvement for Housing New Mexico, it is important to note the areas that were operating well. Based on the procedures performed and the samples tested during this internal audit, Housing New Mexico should be commended for the following accomplishments:

- The program team was highly responsive and cooperative throughout testing.
- Staff showed clear dedication and care for the program's success.
- Controls over eligibility, compliance, and expenditures were well designed and applied for the samples tested.
- Thorough documentation supported strong regulatory adherence.

We would like to thank Housing New Mexico staff and management for their time and efforts in assisting with this project. Housing New Mexico staff were consistently professional, responsive, and knowledgeable in their responses, allowing us to sufficiently understand program nuances relative to the applicable requirements.



Tab 2



HOUSING NEW MEXICO | MFA
Finance/Operations Committee Meeting
Tuesday, September 9, 2025 at 1:00 p.m.

Webex - call-in information is 1-408-418-9388 (access code): 2482 453 0011
or you can join the call from the calendar item

Agenda Item	COMMITTEE RECOMMENDED	BOARD ACTION REQUIRED
Recommended for Consent Agenda		
1 Housing Innovation Internal Audit Executive Summary- Jackie Nutima	Yes 2 present 2 votes	YES
Agenda		
2 Approval of revised 2025 Partners Program Policy- Rene Acuna, Anita Rehm & Valerie Carriaga	Yes 3 votes	YES
3 FY 2025-2026 General Fund Operating Budget – Joe McIntyre, Jacob Kemmeren, Alex Lundy & Matt Smokov	Yes 3 votes	YES
4 FY 2025-2026 New Mexico Housing Trust Fund Operating Budget- Joe McIntyre, Jacob Kemmeren, Alex Lundy & Matt Smokov	Yes 3 votes	YES
5 FY 2025-2026 New Mexico Affordable Housing Charitable Trust Operating Budget- Joe McIntyre, Jacob Kemmeren, Alex Lundy & Matt Smokov	Yes 3 votes	YES
6 FY 2025-2026 Housing Opportunity Fund – Joe McIntyre	Yes 3 votes	YES
7 Production Stats- Arundhati Bose, Donna Maestas Delva & Jeff Payne	—	YES NO JB
Information items		
8 July 2025 Wire Transfers		NO
9 July 2025 Check Register		NO

Committee Members present:

Derek Valdo, Chair

☐ present

☐ absent

☒ conference call

State Treasurer Laura M. Montoya (NO)
Christlene Anaya (Yes)

☒ present

☐ absent

☒ conference call

Lt. Governor Howie Morales/
Proxy Martina C'de Baca

☒ present

☐ absent

☒ conference call

ABase 9/9/25

New Mexico Mortgage Finance Authority

Production Statistics
Actual 10/1/20 – 6/30/25
And Projected 9/30/25 and 9/30/26

Arundhati Bose - Chief Financial Officer

Jeff Payne - Chief Lending Officer

Donna Maestas DeVries - Chief Housing Officer



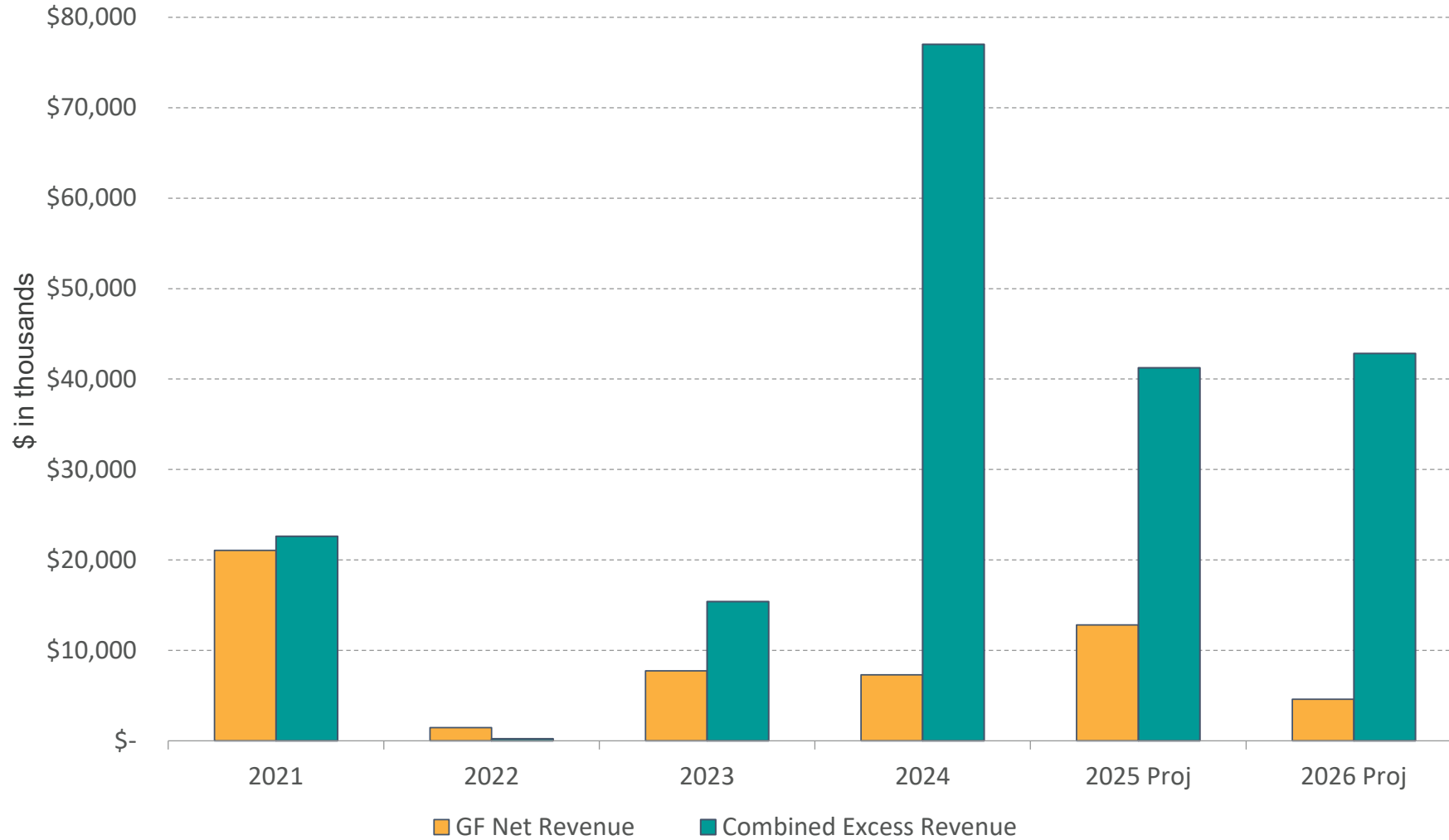
Production & Financial Highlights

Year	2021	2022	2023	2024	2025
Core Focus	<u>COVID Response, Team Expansion, & Reorganization</u>	<u>Adapting to Changing Market Conditions</u>	<u>Expanding Capacity & Impact</u>	<u>Innovation & Flexibility</u>	<u>50 Years Housing New Mexico</u>
Highlights	<ul style="list-style-type: none"> Recovering from record mortgage delinquencies due to COVID-19 Assisted New Mexicans with COVID-19 funds (CRF, CDBG-CV, HAF, ESG-CV, HOPWA-CV) <ul style="list-style-type: none"> Revenue, Expenses, Assets Managed, Liquidity High construction costs threaten new affordable housing projects (-2022) Building renovation completed <ul style="list-style-type: none"> Expenses Fifth record year of Single Family Mortgage Production <ul style="list-style-type: none"> Revenue, Production/Assets Managed HAF Program (-2024) <p>IMPACT LEGEND: Red : Negative Impact Green: Positive Impact</p>	<ul style="list-style-type: none"> Strongly favored Bond vs. TBA funding <ul style="list-style-type: none"> Revenue, Expenses, Assets Managed Revised/increased DPA amounts <ul style="list-style-type: none"> Revenue, Assets Managed Secured recurring NMHTF monies <ul style="list-style-type: none"> Revenue, Expenses, Assets Managed Administering ARPA programs (\$103 mm) <ul style="list-style-type: none"> Revenue, Expenses Decreased Single Family Mortgage Production <ul style="list-style-type: none"> Revenue, Production/Assets Managed Awarded additional LIHTC and GAP funding to MF developments <ul style="list-style-type: none"> Revenue, Assets Managed Received DOE BIL funding for WAP/5 years (\$22 mm) <ul style="list-style-type: none"> Revenue, Expenses 	<ul style="list-style-type: none"> Expedited NMHTF funding and approved allocations to activities <ul style="list-style-type: none"> Revenue, Expenses, Assets Managed Implemented DPA Grant for Low Income homebuyers <ul style="list-style-type: none"> Revenue, Production Expanded Income Limits for non-Federal programs <ul style="list-style-type: none"> Revenue, Production Created new Direct Services, ROC, Emergency Fund, TBA Mortgage programs <ul style="list-style-type: none"> Revenue, Expenses, Production Acquired a new building for MFA <ul style="list-style-type: none"> Expenses, Assets Managed Experienced highest interest rates in almost 23 years <ul style="list-style-type: none"> Revenue, Expenses, Assets Managed Subserviced portfolio exceeded \$2 billion <ul style="list-style-type: none"> Revenue, Expenses, Assets Managed Received Congressional funding grant <ul style="list-style-type: none"> Revenue, Expenses, Assets Managed 	<ul style="list-style-type: none"> Received \$50mm Legislative Appropriation from the State to the NMHTF. <ul style="list-style-type: none"> Revenue, Expenses, Assets Managed Implemented new DPA 0% interest “third” mortgage to offset higher housing costs <ul style="list-style-type: none"> Revenue, Production After two years of decreased Single Family Mortgage Production, new record production and market share, as well as record bond issuance sizes <ul style="list-style-type: none"> Revenue, Expenses, Production/Assets Managed Interest rates high throughout the year <ul style="list-style-type: none"> Revenue, Expenses, Liquidity Renovated and moved into new building, and sold new building <ul style="list-style-type: none"> Expenses, Revenue Rebranded MFA to Housing New Mexico 	<ul style="list-style-type: none"> Responsive to ever-changing market conditions Bond Cap constraint, leading to structural changes in the bond issue compositions <ul style="list-style-type: none"> Revenue, Assets Managed, Liquidity Single Family Development focus – 0% interest construction loan program <ul style="list-style-type: none"> Production, Assets Managed Record pipeline of Multifamily Development rentals – 56 active projects and ~5,200 units across the State <ul style="list-style-type: none"> Production, Revenue, Assets Managed Strong marketing reception on social media and rural media surpassing all records Multiple new programs developed: Rehab2Rental, Innovations, Landlord Incentive programs <ul style="list-style-type: none"> Production, Expenses Celebrating 50 years of Housing New Mexico, culminating in Housing Summit, with 505,000 New Mexicans served Strong revenue growth via tight fiscal management, increases in bond administrative fees for recent issues, and sustaining interest income via active investment management and loan servicing fee income <ul style="list-style-type: none"> Revenue, Expenses

Assets Managed: Average Financial Assets vs. Assets Under Management FY 2021-2026



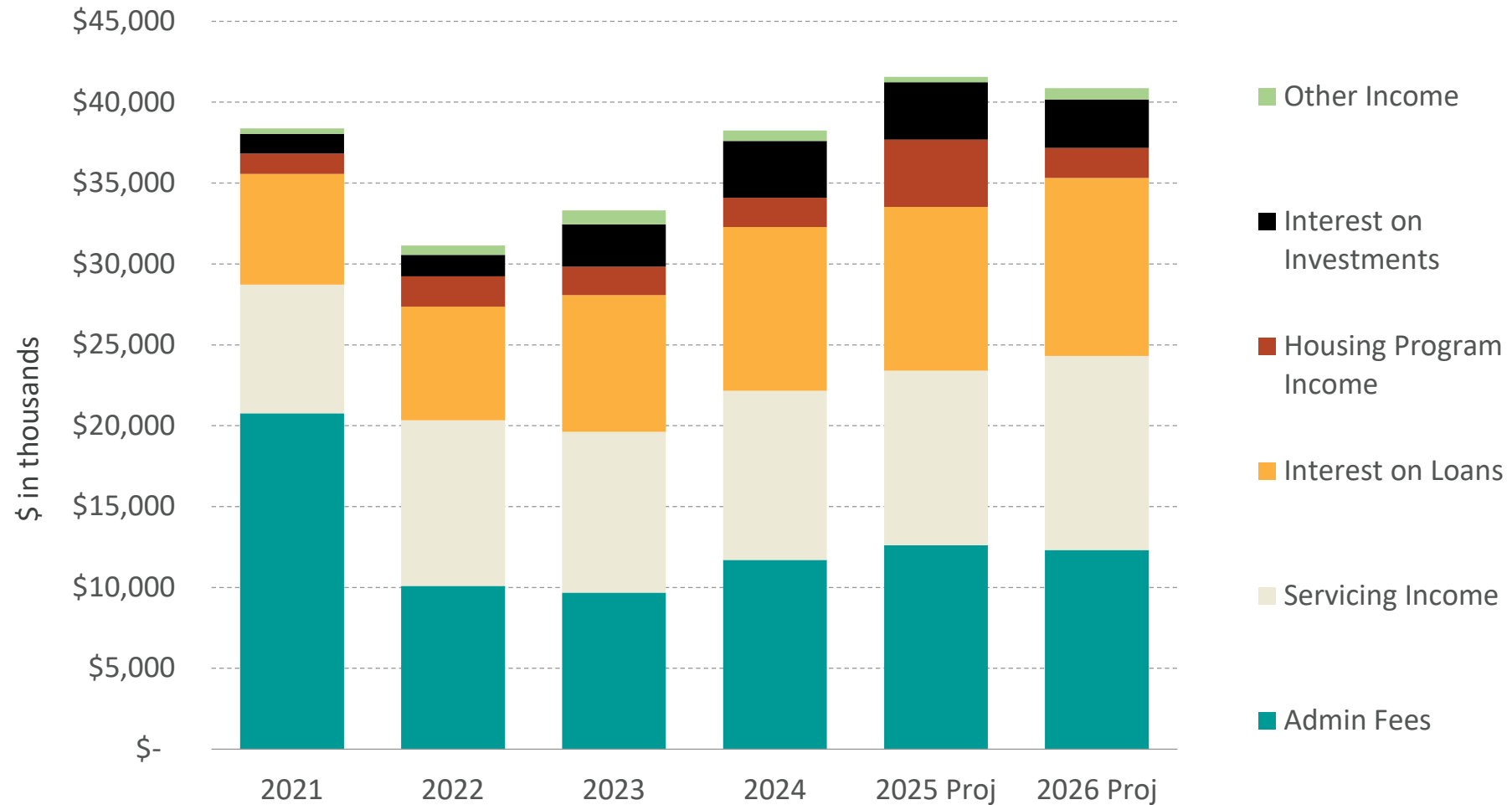
Financial Data: General Fund Excess Revenue Over Expenses vs. Combined Excess Revenue Over Expenses FY 2021-2026



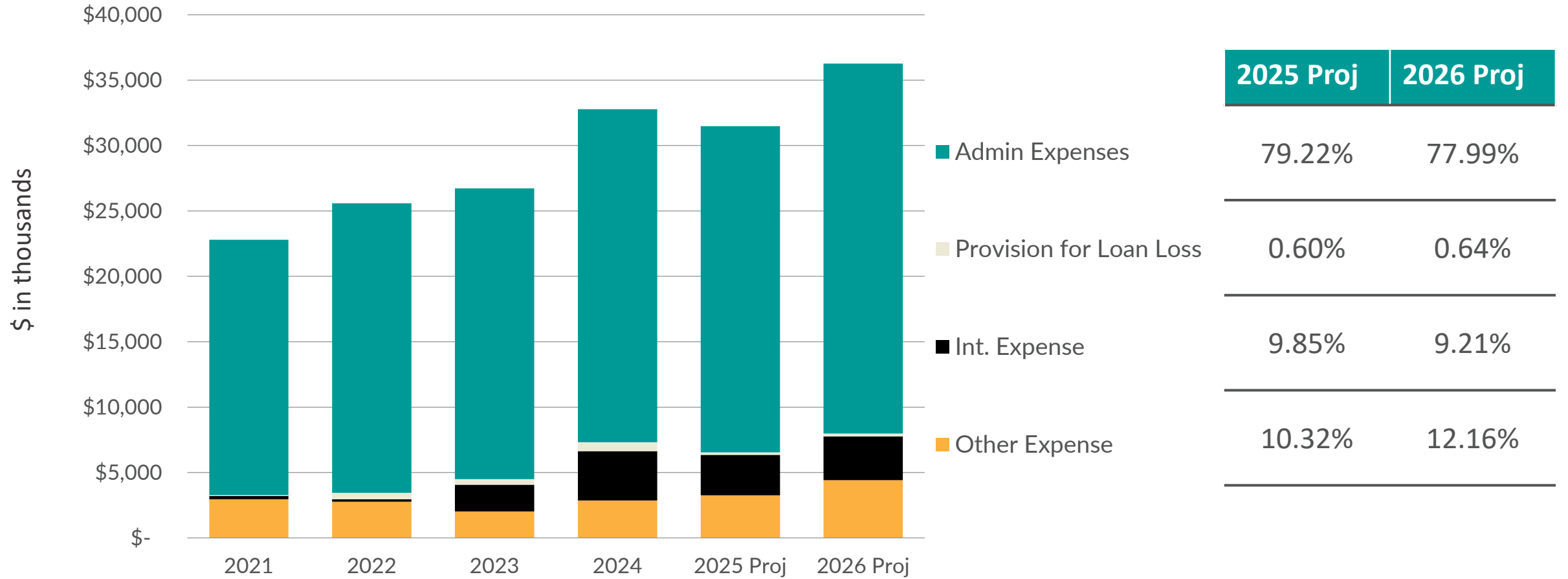
Note: The 2024 projected appears as an outlier due to the one-time allocation of \$50 million into the New Mexico Housing Trust Fund.



Financial Data: General Fund Revenue Analysis FY 2021- FY 2026 Projected

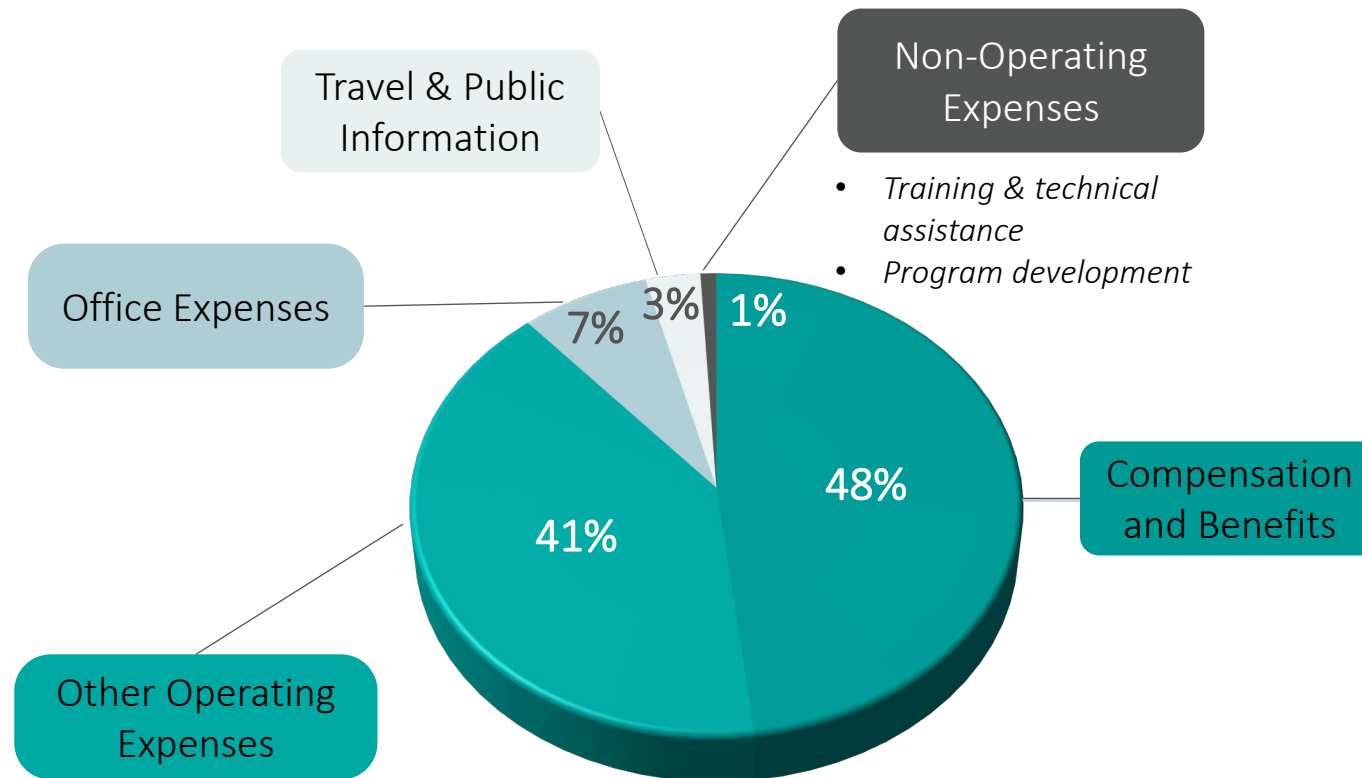


Financial Data: General Fund Expenditure Summary 2021-2026 Projected

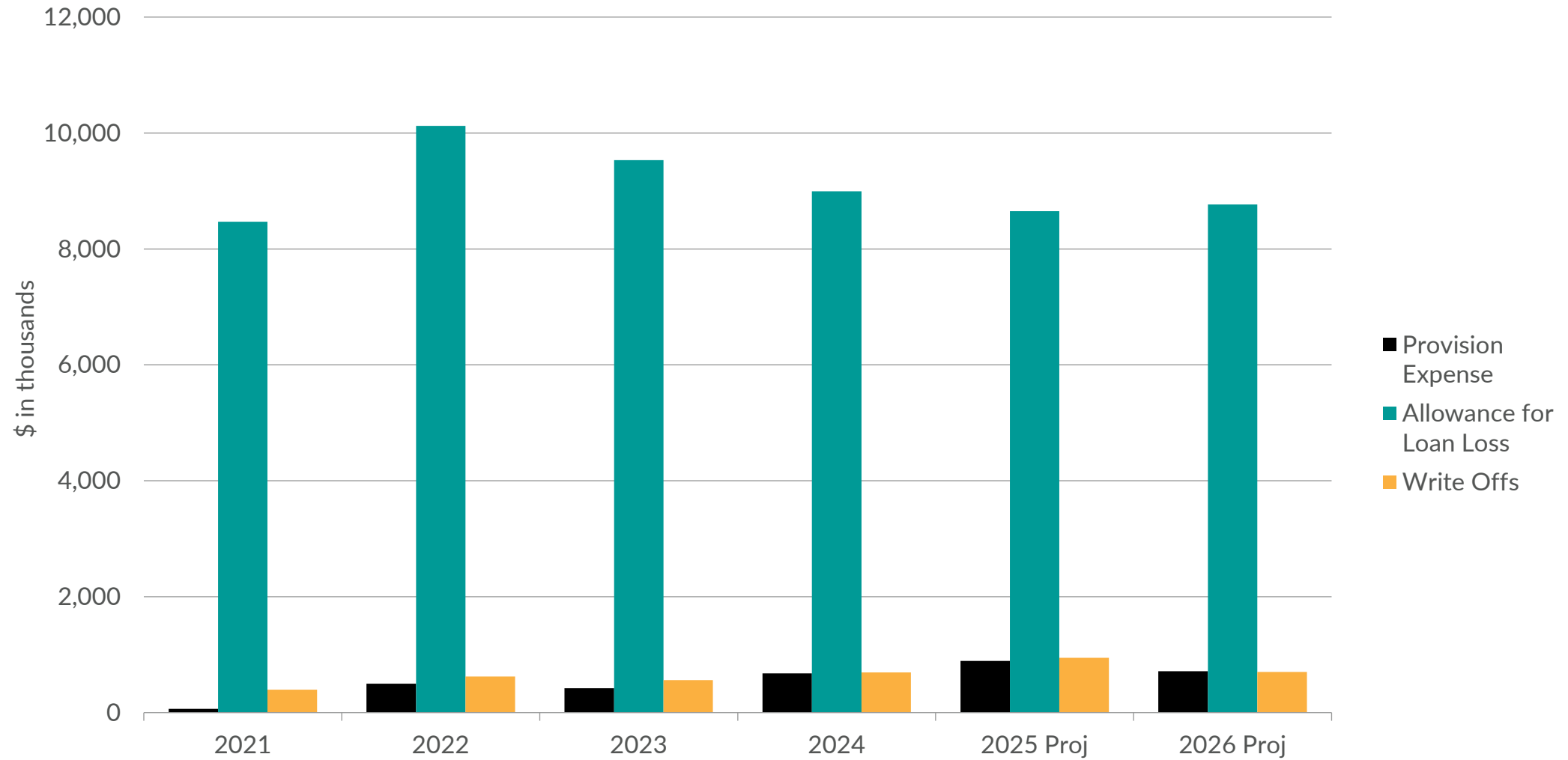


MFA Detailed Administrative Expense Breakout

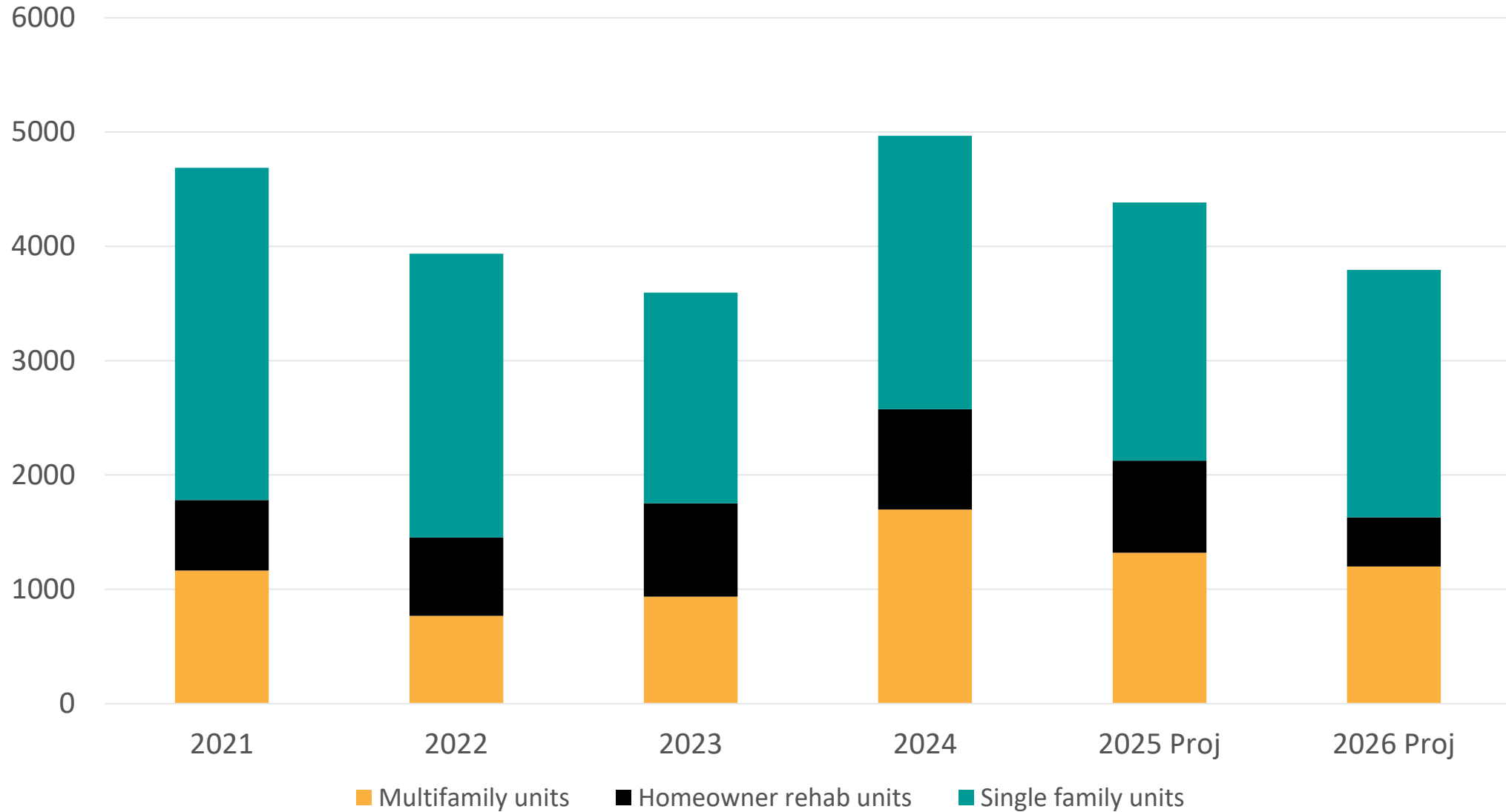
*Administrative Expenses account for **77.99%** of the FY26 General Fund Budget. Breakout below:*



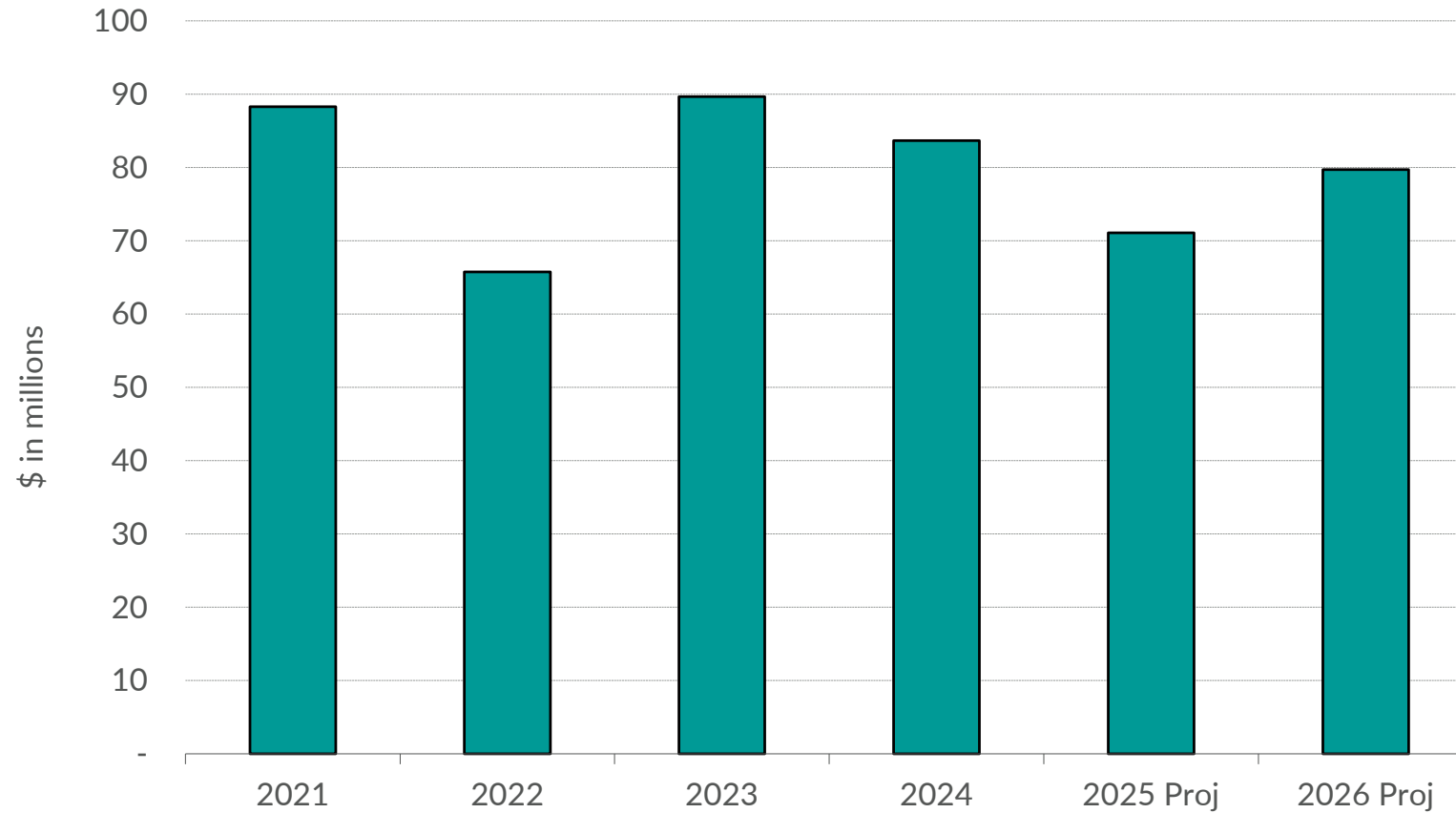
Financial Data: Loan Loss Provision Allowance vs Annual Expense and Annual Write-offs FY2021-2026 Projected

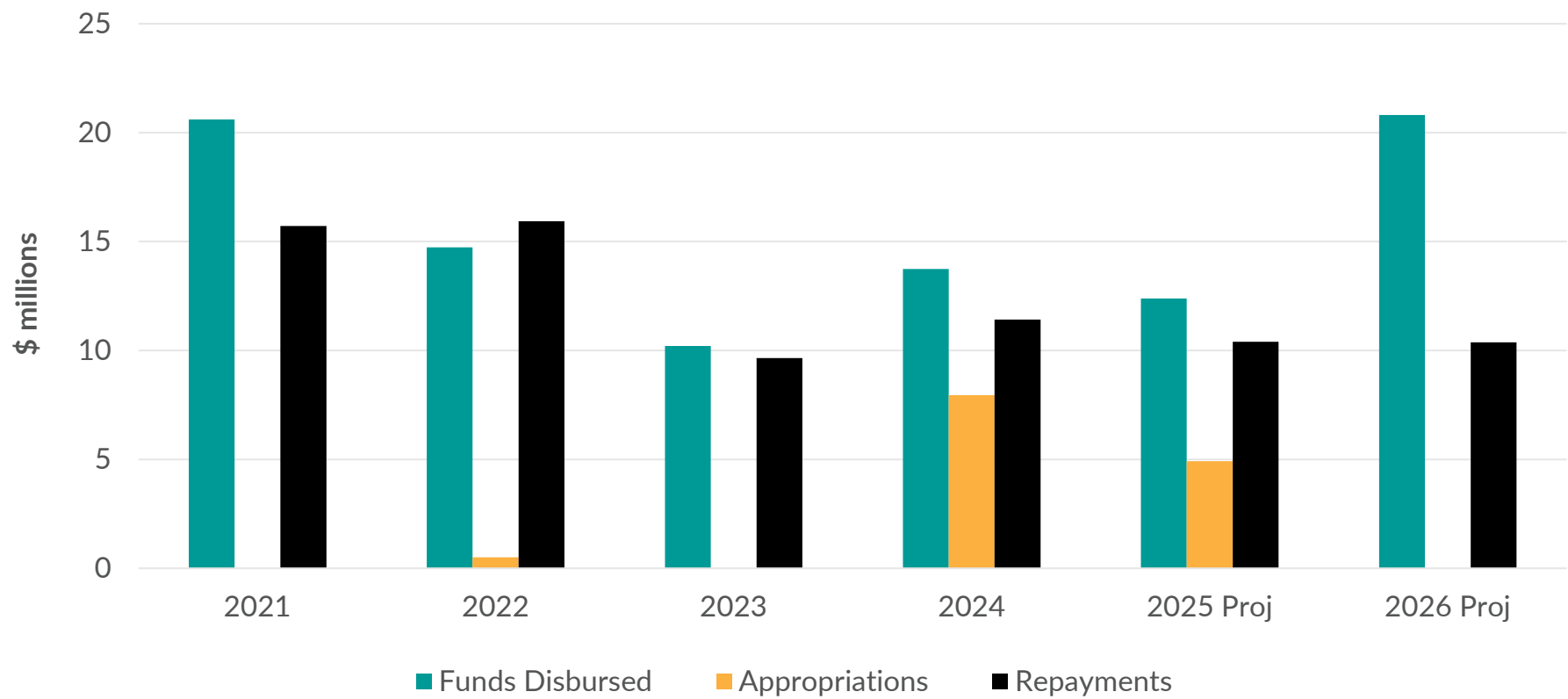


Production Data:
Number of Multifamily, Single Family 1st Mortgage and Single Family Homeowner Rehab Units
FY2021-2026 Projected



Production Data: Funds Disbursed – Federal & State Programs FY2021-2026 Projected





Available as of 6/30/25

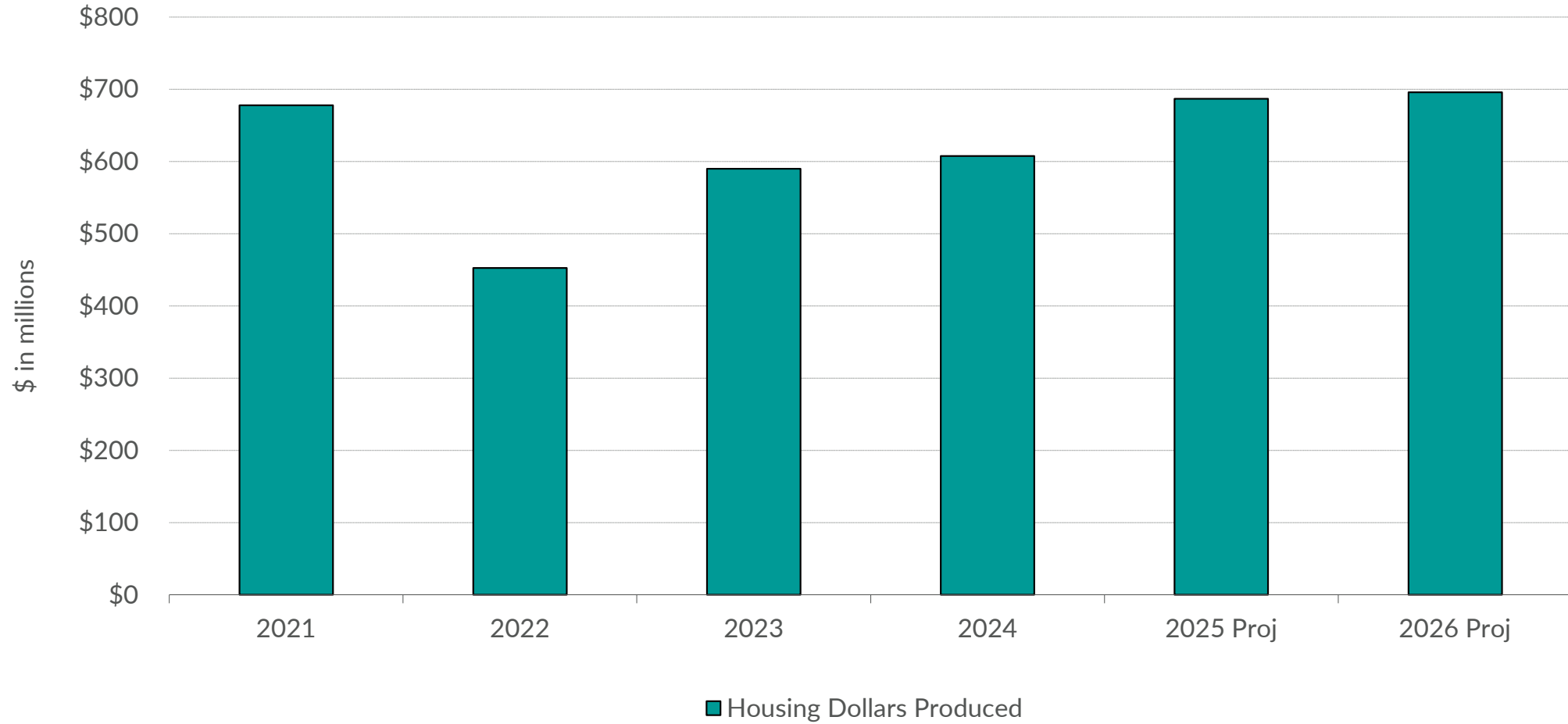
\$14.310

Committed as of 6/30/25

\$9.788

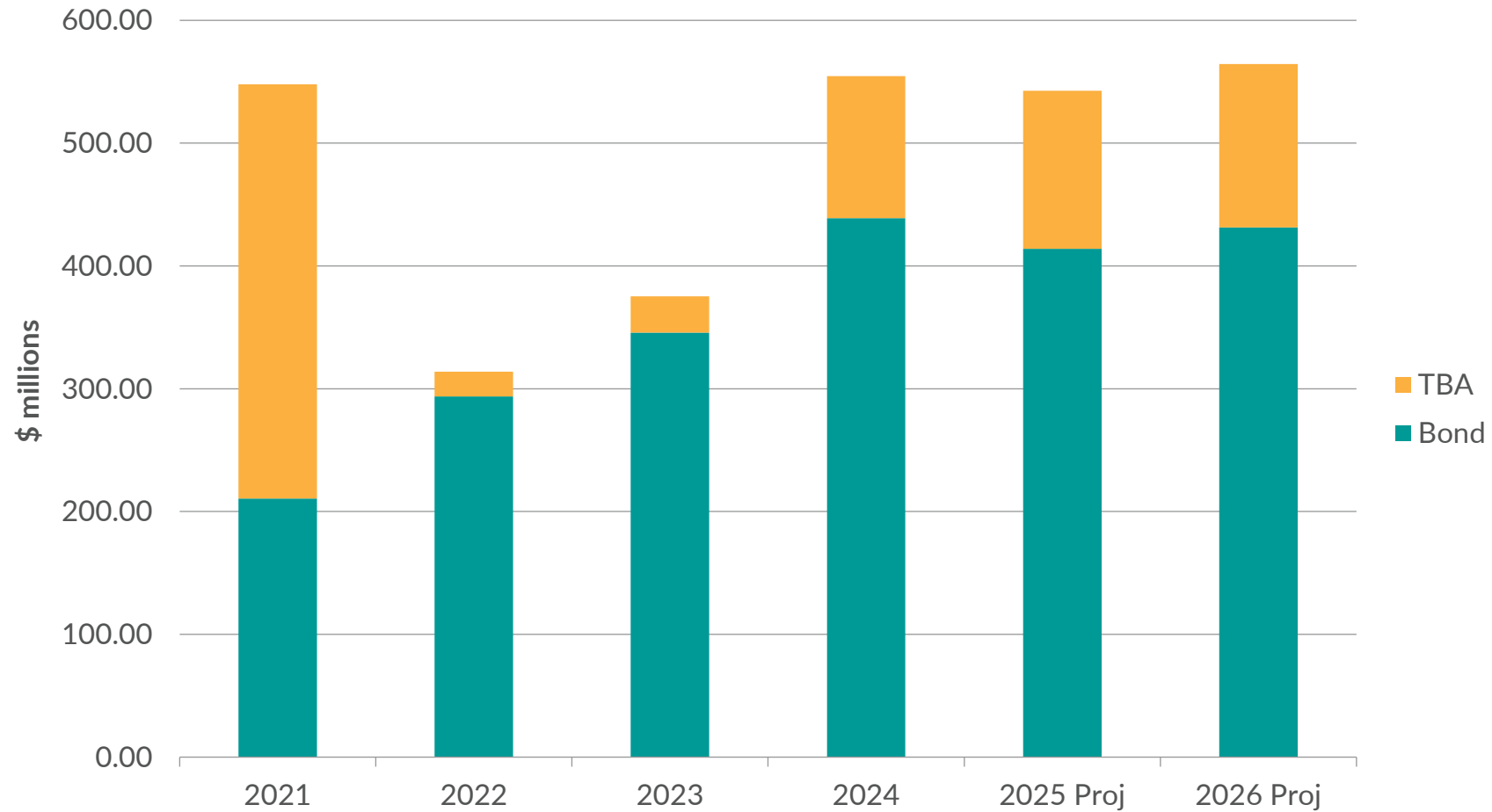
**Repayments appear proportionally lower in 2023 and forward; however, this is due to a settling of slow prepayment speeds, which were inflated during 2020, 2021, and 2022 with lower interest rates.*
***2025 Projection includes a potential appropriation of funds, should the request be approved by the Board.*

MFA Total Housing Dollars Produced FY2021-2026 Projected



Includes: GF Non-Operating funds disbursed; Single family loans purchased; Multifamily loans/subsidies; federal & state programs disbursed; and Housing Opportunity Fund disbursed

Production Data:
TBA vs Bond Production (Purchased Loans Only)
FY2021-2026 Projected



Questions?

7425 Jefferson St. NE, Albuquerque, NM 87109

Tel: 505-843-6880

www.housingnm.org



We Are Housing New Mexico

Tab 3

TO: Housing New Mexico Board of Directors
Through: Finance Committee – 9/9/2025
Through: PC Committee – 9/2/2025

FROM: Joseph McIntyre, Controller, Jacob Kemmmeren, Asst. Controller, Alex Lundy, Finance Manager, and Matt Smokov, Accounting Supervisor

DATE: 9/17/2025

SUBJECT: FY 2025-2026 General Fund Operating Budget

Recommendation: Staff are seeking approval of the FY 26 General Fund Operating Budget and Capital Budget.

Background: Every year staff prepares the general fund operating budget for Housing New Mexico | New Mexico Mortgage Finance Authority (MFA) Board Approval at the September Board Meeting. The attached budget is the final budget after including additional budget requests approved by the policy committee. Housing New Mexico's budget is especially sensitive to single family loan production and related market conditions. Single family loan production has been consistently strong for the past two years.

Discussion: The Fiscal Year 25-26 operating budget has been prepared for Board review and approval. The budget for FY 2026 is projecting an overall Surplus of just over \$4.6 million. Through June of 2025, the General Fund has a year-to-date surplus of \$9.6 million. The FY 2025 budget forecasted a surplus of \$2.4 million. General fund surpluses are the source of resources used to fund required cash reserves and future Housing Opportunity Fund initiatives approved by the Board.

Operating revenues are forecast to grow by \$4.15 million or 11% when compared to the FY 2025 budget. Staff have projected operating revenue of just over \$40.9 million for FY 26. The actual FY 25 operating revenue is expected to be \$41.6 million based on results through June. Key areas of growth are interest income, administrative fee income, and loan servicing income.

Operating expenses are projected to increase by 6% or \$1.9 million over the FY 25 budget. The budget for FY 26 contemplates an increase in compensation and benefits of 6% over the prior year budget. Key factors influencing this are a projected 5% merit increase for staff over current compensation levels, a 15% increase in medical insurance premiums, and a 7% increase in dental insurance premiums. The overall increase in compensation is \$827 thousand over the prior year's budget.

Travel and Public information budget is projected to decrease by approximately \$38 thousand or 4%. The main factor driving this is decrease in overall Public Information which was higher in FY 2025 due to the Housing Summit and 50th Anniversary of Housing New Mexico.

Office expenses are currently budgeted at 12% or \$219 thousand over FY 25 budget. Increases in property taxes, IT software related expenses, and postage are offset by increases in the indirect costs being allocated from the general fund to the NM Housing Trust Fund.

Other operating expenses are expected to grow by 7% or \$761 thousand. Direct Servicing expenses are projected to increase by \$749 thousand and is the major factor driving this increase. Growth in Loan Servicing income is expected to offset this increase.

Interest expense is expected to decrease by \$644 thousand or 16% under the prior year budget.

Non-Cash expenses include depreciation, amortization of servicing rights, and amortization of software use costs are projected to increase by 20% or \$738 thousand.

Non-Operating expenses are flat compared to prior year and include capacity building costs.

The Capital budget of just over \$4.6 million for FY 25-26 is also included for consideration. The proposed budget is an overall decrease of \$408 thousand or 8% below the prior year budget. Purchased Servicing rights of \$4.1 million are the largest item in the capital budget and are projected at 9% under the FY 2025 budget for this line item.

Summary: The FY 2026 General Fund operating budget contemplates a budget Surplus of just over \$4.6 million. Revenue is expected to grow by 11% and expenses are expected to grow by 6%. FY 2026 Capital budget is projected to be just over \$4.6 million.

NEW MEXICO MORTGAGE FINANCE AUTHORITY
GENERAL FUND
Fiscal Year 2025-2026 Budget

	Proposed Budget FY2025-26	Budget FY2024-25 Amendment #1	6/30/2025 Actuals Annualized	Variance: CY Budget PY Budget	Variance %: CY Budget - PY Budget	Variance: CY Budget PY Actuals	Variance %: CY Budget - PY Actuals
	2026	2025	2025	2026	2026	2026	2026
Interest Income	10,995,597	9,897,930	10,133,532	1,097,667	111%	862,065	9%
Interest on Investments & Securities	2,996,551	3,925,900	3,535,608	(929,349)	76%	(539,057)	-15%
Loan & Commitment Fees	314,985	449,400	247,786	(134,415)	70%	67,199	27%
Administrative Fee Income (Exp)	12,310,030	9,816,267	12,606,546	2,493,763	125%	(296,516)	-2%
Risk Sharing/Guaranty/RTC fees	388,858	248,048	98,574	140,810	157%	290,284	294%
Housing Program Income	1,851,784	2,422,045	4,163,199	(570,261)	76%	(2,311,415)	-56%
Loan Servicing Income	12,009,161	9,956,770	10,786,923	2,052,391	121%	1,222,238	11%
Other Operating Income	-	-	-	-	-	-	-
Operating Revenues	40,866,966	36,716,360	41,572,168	4,150,606	111%	(705,202)	-2%
Gain (Loss) Asset Sale/Debt Ex	-	-	2,704,711	-	-	(2,704,711)	-100%
Other Non-operating Income	150	100	1,309	50	150%	(1,159)	-89%
Non-Operating Revenues	150	100	2,706,020	50	150%	(2,705,870)	-100%
Revenue	40,867,116	36,716,460	44,278,188	4,150,656	111%	(3,411,072)	-8%
Salaries	8,396,709	7,837,121	7,121,141	559,588	107%	1,275,569	18%
Overtime	25,988	24,269	11,587	1,719	107%	14,401	124%
Incentives	717,104	680,175	735,014	36,930	105%	(17,910)	-2%
Payroll taxes, Employee Benefits	4,475,900	4,247,507	3,564,480	228,393	105%	911,420	26%
Compensation	13,615,701	12,789,072	11,432,222	826,629	106%	2,183,480	19%
Business Meals Expense	13,390	13,570	4,438	(180)	99%	8,952	202%
Public Information	446,660	479,389	186,005	(32,729)	93%	260,655	140%
In-State Travel	162,407	173,331	48,587	(10,924)	94%	113,820	234%
Out-of-State Travel	258,157	252,523	101,741	5,634	102%	156,416	154%
Travel & Public Information	880,614	918,813	340,771	(38,199)	96%	539,843	158%
Utilities/Property Taxes	217,070	124,800	317,300	92,270	174%	(100,230)	-32%
Insurance, Property & Liability	265,454	260,694	265,331	4,760	102%	123	0%
Repairs, Maintenance & Leases	1,552,652	1,406,238	1,812,770	146,414	110%	(260,118)	-14%
Supplies	31,150	33,996	49,326	(2,846)	92%	(18,176)	-37%
Postage/Express mail	69,460	38,112	69,571	31,348	182%	(111)	0%
Telephone	28,864	28,864	22,293	-	100%	6,571	29%
Janitorial	50,500	44,600	49,948	5,900	113%	552	1%
Indirect Costs	(140,508)	(82,059)	(81,716)	(58,449)	171%	(58,791)	72%
Office Expenses	2,074,642	1,855,245	2,504,822	219,397	112%	(430,179)	-17%
Dues & Periodicals	83,430	80,560	60,859	2,870	104%	22,571	37%
Education & Training	179,546	162,492	72,857	17,054	110%	106,689	146%
Contractual Services	1,562,090	1,565,575	1,008,922	(3,485)	100%	553,168	55%
Professional Services-Program	82,400	102,400	166,898	(20,000)	80%	(84,498)	-51%
Direct Servicing Expenses	9,208,897	8,460,347	8,772,648	748,550	109%	436,249	5%
Program Expense-Other	341,871	324,365	395,960	17,506	105%	(54,089)	-14%
Rebate Analysis Fees	-	1,590	-	(1,590)	0%	-	-
Other Operating Expense	11,458,234	10,697,329	10,478,145	760,905	107%	980,088	9%

NEW MEXICO MORTGAGE FINANCE AUTHORITY
GENERAL FUND
Fiscal Year 2025-2026 Budget

	Proposed Budget FY2025-26	Budget FY2024-25 Amendment #1	6/30/2025 Actuals Annualized	Variance: CY Budget · PY Budget	Variance %: CY Budget - PY Budget	Variance: CY Budget · PY Actuals	Variance %: CY Budget - PY Actuals
	2026	2025	2025	2026	2026	2026	2026
Interest Expense	3,340,861	3,984,372	3,099,567	(643,511)	84%	241,294	8%
Non-Cash Expenses	4,411,117	3,673,574	3,249,052	737,543	120%	1,162,065	36%
Expensed Assets	231,598	174,250	190,797	57,348	133%	40,801	21%
Operating Expenses	36,012,767	34,092,656	31,295,376	1,920,111	106%	4,717,391	15%
Program Training & Tech Asst	117,982	117,417	180,166	565	100%	(62,184)	-35%
Program Development	136,358	136,358	1,812	-	100%	134,546	7425%
Capacity Building Costs	254,340	253,775	181,978	565	100%	72,362	40%
Non-Operating Expenses	254,340	253,775	181,978	565	100%	72,362	40%
Expenses	36,267,107	34,346,431	31,477,354	1,920,676	106%	4,789,753	15%
Excess Revenue over Expenses	4,600,009	2,370,029	12,800,834	2,229,979	194%	(8,200,825)	-64%

NEW MEXICO MORTGAGE FINANCE AUTHORITY
GENERAL FUND
Fiscal Year 2025-2026 Budget

	Proposed		6/30/2025				
	Budget	Budget FY2024-25	Actual	Variance: CY Budget -	Variance %: CY	Variance: CY Budget -	Variance %: CY
	FY2025-26	Amendment #1	Annualized	PY Budget	Budget - PY Budget	PY Actuals	Budget - PY Actuals
	2026	2025	2025	2026	2026	2026	2026
2690 PURCHASED SERVICING RIGHTS	4,100,000	4,496,920	3,969,707	(396,920)	-9%	130,293	3%
2920 FURNITURE & EQUIPMENT-10 YR	54,200	-	69,140	54,200	100%	(14,940)	-100%
2950 COMPUTER HARDWARE	85,000	305,324	399,924	(220,324)	-72%	(314,924)	-103%
2860 BUILDING	104,600	75,000	-	29,600	39%	104,600	139%
2937 AUTOMOBILE	-	54,500	63,985	(54,500)	-100%	(63,985)	-117%
2960 SOFTWARE LICENSES	264,873	85,000	66,287	179,873	212%	198,586	234%
Capital Budget	4,608,673	5,016,744	4,569,043	(408,071)	-8%	39,630	1%

TO: Housing New Mexico Board of Directors
Through: Compensation Committee

FROM: Housing New Mexico Board Compensation Committee

DATE: September 17, 2025

SUBJECT: Annual Review of Compensation and Benefits

BACKGROUND:

In October of 2012, the Housing New Mexico Board established the Board Compensation Committee. The purpose of the committee is to provide the appropriate oversight and transparency over Housing New Mexico | MFA compensation and benefits. The Compensation Committee was asked to meet at least annually and to report the results of its assessment back to the full Board in conjunction with the annual General Fund budget approval. Members are as follows:

- Angel Reyes, Committee Chair, MFA Board Chair
- Rebecca Wurzbarger, MFA Board Member
- Julie Ann Meade, MFA Board Member / Proxy for Attorney General

ITEMS FOR DISCUSSION:

The committee met July 30, 2025, and reviewed the following:

- Benefits
 - Healthcare Update
- 2025-2026 Budget Outlook
 - Projected Revenues/Expenses
 - Compensation and Benefits

The Compensation Committee discussed the General Fund compensation and benefits budget outlook for FY2025-26. The committee also discussed medical/dental/vision strategy and changes to premiums, update on compensation study.

RECOMMENDATION:

The Committee believes that Housing New Mexico | MFA's compensation and benefit programs and the approach to the FY2025-26 compensation and benefits budget are reasonable and fair. In addition, the committee believes that Housing New Mexico | MFA has comprehensive policies and procedures related to the compensation and benefit processes.

Tab 4

TO: Board of Directors

Through Finance Committee: 9-9-25

Through Policy Committee: 9-2-25

FROM: Joseph McIntyre, Controller, Jacob Kemmeren, Assistant Controller, Matt Smokov Accounting Supervisor, and Alex Lundy, Finance Manager

DATE: 9-17-25

SUBJECT: FY 25-26 New Mexico Housing Trust Fund Operating Budget

Recommendation: Staff are seeking approval of the proposed FY 26 NM Housing Trust Fund operating budget.

Background: Every year staff prepares the general fund operating budget for Housing New Mexico | New Mexico Mortgage Finance Authority (MFA) Board Approval at the September Board Meeting. Last year, because of the significant growth in the impact of the New Mexico Housing Trust Fund (NMHTF) on the Housing New Mexico consolidated financial statements, we presented the NMHTF budget to the Board for approval.

Discussion: Earlier this year, staff presented a revenue projection for FY 25-26 for the NMHTF of just under \$47 million. Operating revenues are expected to be almost \$2.8 million and the remaining revenue of \$44.2 million is projected in Grant Award Income. Grant Award Income is recognized whenever Housing NM draws cash from either Severance Tax Bonds or the CSLFRF grant administered through the State of New Mexico.

Operating expenses for the New Mexico Housing Trust Fund are expected be just over \$1.1 million in FY 2026, The FY 2025 budget for operating expenses was \$767,000, and projected actual operating expenses for FY 2025 are \$820,000.

Compensation and benefit expenses are projected to increase to just over \$908 thousand which is approximately 35% over the prior year budget and 30% over prior year's projected expense. Compensation and benefit costs allocated to the NMHTF are based

on bi-weekly time records in the PAR database system that Housing New Mexico uses to allocate payroll costs. Housing New Mexico is allowed 5% of disbursements for administrative costs of operating the New Mexico Housing Trust Fund, and we have historically operated the NMHTF with less than 3% administrative cost.

Indirect costs are expected to increase by \$67k over the prior year budget and \$61 thousand over the prior year actual.

Grant expenses are currently projected at just over \$9.4 million, which is \$1.6 million below last year's budget and \$1.08 million under the projected actual expense from FY 2025.

A budget surplus is expected to be just over \$36.4 million. The surplus budgeted for FY 2025 was projected to be \$19.5 million, and actual surplus for FY 2025 is trending towards \$26 million. Revenue over expense surplus should not be mistaken to be cash surplus generated. The revenue over expense surplus in the NMHTF includes projected loan growth for the year. All Grant Income in the NMHTF represents a cash outlay for either grant expenses or loans.

Summary: The NMHTF budget is presented for review. Total revenue is expected to be \$46.98 million, and budgeted expenses are projected to be \$10.55 million. A surplus of \$36.4 million is projected for the NMHTF. NMHTF surpluses should not be mistaken for cash surpluses.

NEW MEXICO HOUSING TRUST FUND
Fiscal Year 2025-2026 Budget

	Proposed						
	Budget FY2025-26	Budget FY2024-25 Amendment #1	Actuals Annualized 6/30/25	Variance: CY Budget - PY Budget	Variance %: CY Budget - PY Budget	Variance: CY Budget - PY Actuals	Variance %: CY Budget - PY Actuals
	2026	2025	2025	2026	2026	2026	2026
Interest Income	1,420,200	1,303,891	1,110,094	116,309	9%	310,106	28%
Interest on Investments & Securities	1,283,600	1,576,143	2,155,427	(292,543)	-19%	(871,827)	-40%
Loan & Commitment Fees				-		-	
Administrative Fee Income (Exp)	53,000	19,211	68,749	33,789	176%	(15,749)	-23%
Risk Sharing/Guaranty/RTC fees	40,000	2,000	44,462	38,000	1900%	(4,462)	-10%
Housing Program Income				-			
Incentive Fees Income				-			
Loan Servicing Income				-			
Other Operating Income				-			
Operating Revenues	2,796,800	2,901,245	3,378,731	(104,445)	-4%	(581,931)	-17%
Gain (Loss) Asset Sale/Debt Ex			(125,980)			125,980	-100%
Grant Award Income	44,182,700	28,388,400	33,974,136	15,794,300	56%	10,208,564	30%
Non-Operating Revenues	44,182,700	28,388,400	33,848,155	15,794,300	56%	10,334,545	31%
Revenue	46,979,500	31,289,645	37,226,887	15,689,855	50%	9,752,613	26%
Salaries	575,001	422,469	468,582	152,532	36%	106,419	23%
Overtime	1,780	704		1,076	153%	1,780	
Incentives	48,827	36,073		12,754	35%	48,827	
Payroll taxes, Employee Benefits	282,296	210,807	231,744	71,489	34%	50,552	22%
Compensation	907,904	670,052	700,326	237,852	35%	207,578	30%
Travel & Public Information	28,525	23,510	8,851	5,015	21%	19,674	222%
Utilities/Property Taxes				-			
Leasehold Expense				-			
Insurance, Property & Liability				-			
Repairs, Maintenance & Leases				-			
Supplies				-			
Postage/Express mail				-			
Telephone				-			
Janitorial				-			
Indirect Costs	140,469	73,388	79,610	67,081	91%	60,859	76%
Office Expenses	140,469	73,388	79,610	67,081	91%	60,859	76%
Dues & Periodicals				-			
Education & Training	780	-		780		780	
Contractual Services	62,000	-	60,130	62,000		1,870	3%
Professional Services-Program				-			
Direct Servicing Expenses				-			
Program Expense-Other	-	-		-		-	

NEW MEXICO HOUSING TRUST FUND
Fiscal Year 2025-2026 Budget

	Proposed						
	Budget FY2025-26	Budget FY2024-25 Amendment #1	Actuals Annualized 6/30/25	Variance: CY Budget - PY Budget	Variance %: CY Budget - PY Budget	Variance: CY Budget - PY Actuals	Variance %: CY Budget - PY Actuals
	2026	2025	2025	2026	2026	2026	2026
Trustee Fees				-			
Rebate Analysis Fees				-			
Miscellaneous				-			
Other Operating Expense	62,780	-	60,130	62,780		2,650	4%
Interest Expense				-			
Non-Cash Expenses	-	-	(28,529)	-		28,529	100%
Bond Cost of Issuance				-			
Expensed Assets				-			
Operating Expenses	1,139,678	766,950	820,388	372,728	49%	319,290	39%
Capacity Building Costs	-	1,000		(1,000)	-100%	-	
Other Non Operating Expenses				-			
Grant Expense	9,408,700	11,036,585	10,487,822	(1,627,885)	-15%	(1,079,122)	-10%
Non-Operating Expenses	9,408,700	11,037,585	10,487,822	(1,628,885)	-15%	(1,079,122)	-10%
Expenses	10,548,378	11,804,535	11,308,210	(1,256,157)	-11%	(759,832)	-7%
Excess Revenue over Expenses	36,431,122	19,485,109	25,918,677	16,946,013	87%	10,512,445	41%

Tab 5

TO: Board of Directors

Through Finance Committee: 9-9-25

Through Policy Committee: 9-2-25

FROM: Joseph McIntyre, Controller, Jacob Kemmeren, Assistant Controller, Matt Smokov
Accounting Supervisor, and Alex Lundy, Finance Manager

DATE: 9-17-25

SUBJECT: FY 25-26 New Mexico Affordable Housing Charitable Trust Fund
Operating Budget

Recommendation: Staff are seeking approval of the proposed FY 26 New Mexico Affordable Housing Charitable Trust Fund operating budget.

Background: Every year staff prepares the NMAHCT budget for Housing New Mexico | New Mexico Mortgage Finance Authority (MFA) Board Approval at the September Board Meeting.

Discussion: The NM Affordable Housing Charitable Trust has a relatively small amount of interest income and grant activity that runs through it. Charitable contributions are received through the trust. Revenue of \$88,120 and expense of \$85,416 are expected in FY 2025-2026.

Summary: The NMAHCT budget is projecting a surplus of \$2,704.

NEW MEXICO AFFORDABLE HOUSING CHARITABLE TRUST
Fiscal Year 2025-2026 Budget

	Proposed		6/30/2025				
	Budget FY2025-26	Budget FY2024-25 Amendment #1	Actuals Annualized	Variance: CY Budget - PY Budget	Variance %: CY Budget - PY Budget	Variance: CY Budget - PY Actuals	Variance %: CY Budget - PY Actuals
	2026	2025	2025	2026	2026	2026	2026
Interest on Investments & Securities	4,000	670	4,052	3,330	497%	(52)	-1%
Administrative Fee Income (Exp)	-	25,000	16,978	(25,000)	-100%	(16,978)	-100%
Operating Revenues	4,000	25,670	21,030	(21,670)	-84%	(17,030)	-81%
Grant Award Income	84,120	45,431	432,353	38,689	85%	(348,233)	-81%
Non-Operating Revenues	84,120	45,431	432,353			(348,233)	-81%
				38,689	85%		
Revenue	88,120	71,101	453,383	17,019	24%	(365,263)	-81%
Salaries	126	36,367	8,301	(36,241)	-100%	(8,175)	-98%
Overtime	0	1		(1)	-57%	0	
Incentives	11	3,126		(3,116)	-100%	11	
Payroll taxes, Employee Benefits	120	16,894	4,067	(16,774)	-99%	(3,947)	-97%
Compensation	258	56,388	12,368	(56,130)	-100%	(12,110)	-98%
Travel & Public Information	-	1,463		(1,463)	-100%	-	
Utilities/Property Taxes							
Leasehold Expense							
Insurance, Property & Liability							
Repairs, Maintenance & Leases							
Supplies							
Postage/Express mail							
Telephone							
Janitorial							
Indirect Costs	39	8,671	1,556	(8,632)	-100%	(1,517)	-98%
Office Expenses	39	8,671	1,556	(8,632)	-100%	(1,517)	-98%
Contractual Services	-	-	3,663	-		(3,663)	-100%
Program Expense-Other	-	-		-		-	
Other Operating Expense	-	-	3,663	-		(3,663)	-100%
Non-Cash Expenses							
Operating Expenses	296	8,671	17,587	(8,374)	-97%	(17,291)	-98%
Capacity Building Costs	1,000	1,000		-	0%	1,000	100%
Grant Expense	84,120	66,522	347,998	17,598	26%	(263,878)	-314%
Non-Operating Expenses	85,120	67,522	347,998	17,598		(262,878)	-309%
					26%		
Expenses	85,416	67,522	365,586	17,894		(280,169)	-328%
					27%		
Excess Revenue over Expenses	2,704	3,579	87,798	(875)	-24%	(85,094)	-3148%

Tab 6



MEMO

TO: Housing New Mexico Board of Directors
Through: Finance Committee – 9/9/2025
Through: PC Committee – 9/2/2025

FROM: Joseph McIntyre, CPA Controller

DATE: 9/17/2025

SUBJECT: FY 2025-2026 Housing Opportunity Fund Request

Recommendation: As specified in the attached Resolution, staff recommend \$879,000 be appropriated to Down Payment Assistance via \$432,000 transfer from Access Loan Program and \$447,000 from the Partners Loan Program. Staff also recommend that excess funds of \$70,000 in the Primero PRLF Loan program and the remaining \$808,000 from the Partners Loan Program be transferred to the Primero Loan program. A new appropriation of \$4,912,000 would also be required to meet FY 2026 projected need of \$5.79 million in the Primero Loan Program.

Background: The Housing Opportunity Fund (HOF) was created in 1992 to support MFA's legislative responsibility to provide decent, safe, and affordable housing programs to benefit all New Mexicans. The HOF programs are funded by Housing New Mexico | MFA's General Fund reserves through appropriations designated by the Board. The programs that comprise the General Fund HOF include the following: Primero Investment Fund Program, Partners Loan Program, Down Payment Assistance (DPA) Program, HERO First Mortgage Program, Access Loan Program and Emergency Housing Needs Program. The Board has appropriated General Fund reserves to various programs in the HOF throughout the years. Total appropriations to date are \$105.1 million. Last year, Housing New Mexico appropriated just under \$7 million of General Fund Reserves to the HOF.

The DPA loan program has exhausted all available appropriations due to ongoing demand in the program resulting in a need for funds of \$879,000 through 9/30/26 to support anticipated demand. MFA currently has \$83.2 million in the DPA portfolio loans on its Statement of Net Position, earning approximately 5.5%. This program supports MFA's mission by providing statewide DPA to borrowers that have limited financial resources.

The Primero Loan program is also anticipated to exhaust all available appropriations due to anticipated needs of \$5 million in FY 2026.

As of 7/31/2025, MFA has \$50.9 million in General Fund reserves which have been designated for use in the Single Family and Multifamily housing programs.

Discussion: The attached schedule summarizes the appropriations, uses, and projections for each program in the General Fund HOF as of 7/31/2025. Staff has estimated the availability of “Funds Required to meet Demand” for each of the programs that comprise the General Fund HOF. Staff also estimated the “Anticipated Need” for the programs through 9/30/2026 as well as the “Estimated Repayments” through 9/30/2026. Based on these estimates, funds will be necessary to support demand in the DPA Loan program and the Primero Loan Program; however, there are excess funds available in the Access Loan program, the Primero Loan PRLF program, and the Partners Loan Program.

As of 7/31/2025, MFA has \$50.9 million in General Fund reserves which have been designated for use in the Single Family and Multifamily housing programs.

Summary: To meet anticipated demand, Staff recommends the following appropriations:

1. \$879,000 to Down Payment Assistance funded through transfers of \$432,000 from the Access Loan Program and \$447,000 from the Partners Loan Program
2. \$5,790,000 to the Primero Loan Program funded by transfers of \$70,000 from the Primero Loan PRLF Program and \$808,000 from the Partners Loan Program. A new appropriation of \$4,912,000 from General Fund Reserves would be needed to fund the balance of the anticipated need in the Primero Loan Program.

New Mexico Mortgage Finance Authority
Housing Opportunity Fund

REQUEST

7/31/2025

Description	Primero Loans	Primero Loans PRLF	Partners Loans	DPA	HERO 1st Mortgages	Access Loans	Emergency Housing Needs	Total
Original Appropriation:	5,824,041	0	8,783,000	43,478,739	10,000,000	32,143,000	500,000	105,128,781
Appropriation Transfers	(5,586,000)	1,399,000	(3,625,000)	31,921,667	(9,044,667)	(10,665,000)	0	0
Original Appropriation:	238,041	1,399,000	5,158,000	75,400,406	955,333	21,478,000	500,000	105,128,781
RHED 2002 Award	13,000							13,000
HERO Loans/State Innovations				363,413				363,413
DPA Loans/State Mortgage Loans				75,000				75,000
DPA Loans/General Indenture				11,019,000				11,019,000
Wells Fargo	850,000							850,000
USDA		4,125,000						4,125,000
NM Small Business Investment Corp.	3,500,000							3,500,000
Used for:								
Funded Loans	(19,052,318)	(3,180,317)	(14,574,804)	(183,600,771)	(9,258,705)	(31,522,224)	0	(261,224,139)
Repayments	19,011,664	515,086	11,871,834	100,381,056	8,303,372	9,975,931	0	150,093,944
Funded Grants							(53,390)	(53,390)
Totals	4,560,388	2,858,769	2,455,030	3,638,105	0	(68,293)	446,610	13,890,609
Total Unused Appropriations:								13,890,609
Commitments:	5,450,000	1,869,683	0	916,078	0	0	125,000	8,360,761
Available:	(889,612)	989,086	2,455,030	2,722,027	0	(68,293)	321,610	5,529,848

PROJECTIONS FOR FISCAL YEAR 2025-2026:

Anticipated Need thru 9/30/2026	5,000,000	989,086	1,500,000	13,000,000	0	0	321,610	20,810,696
Estimated Repayments	100,000	70,000	300,000	9,400,000	0	500,000	0	10,370,000
Funds Required to meet Demand	5,790,000	(70,000)	(1,255,000)	879,000	-	(432,000)	-	4,912,000
Board Appropriation Request	0	0	0	0		0	0	0

SUMMARY UPON APPROVAL:

Loans & Guaranties Outstanding	111,130,195
Unused Appropriations	13,890,609
Grants	53,390
Total Appropriations	125,074,194

NEW MEXICO MORTGAGE FINANCE AUTHORITY (MFA) RESOLUTION

WHEREAS the New Mexico Mortgage Finance Authority Board of Directors (the "Board") met in a Regular meeting held in Albuquerque, New Mexico on September 17, 2025 at 9:30 a.m.; and

WHEREAS New Mexico's nonprofit organizations, public and tribal agencies often have inadequate funding to initiate the development of affordable and/or special needs housing projects; and

WHEREAS the legislated responsibility of the MFA is to help provide decent, safe and affordable housing to all New Mexicans; and

WHEREAS the Board has \$432,000 of unused appropriation in the Access Loan Program; and

WHEREAS the Board has \$70,000 of unused appropriation in the Primero Loans PRLF program; and

WHEREAS the Board has \$1,255,000 of unused appropriation in the Partners Loans PRLF program; and

WHEREAS the Board Desires to appropriate \$4,912,000 of General Fund reserves to the Primero Loan Program

IT IS RESOLVED that the Board agrees to the following appropriations:

1. \$432,000 to the DPA Loan Program to be transferred from the Access Loan Program, and \$447,000 to the DPA Loan Program to be transferred from the Partners Loan Program
2. \$808,000 to the Primero Loan Program to be transferred from the Partners Loan Program and \$70,000 to the Primero Loan Program to be transferred from the Primero PRLF Loan Program
3. \$4,912,000 in new appropriation to the Primero Loan Program from General Fund reserves

After discussion, the foregoing Resolution was duly moved by _____, and seconded by _____; adopted by the following vote:

Aye	Nay	Absent
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Date Adopted: September 17, 2025

For future year's use:

NEW MEXICO MORTGAGE FINANCE AUTHORITY (MFA) RESOLUTION

WHEREAS the New Mexico Mortgage Finance Authority Board of Directors (the "Board") met in a Regular meeting at the MFA, 344 Fourth St. SW, Albuquerque, New Mexico on September 20, 2017 at 9:30 a.m.; and

WHEREAS New Mexico's nonprofit organizations, public and tribal agencies often have inadequate funding to initiate the development of affordable and/or special needs housing projects; and

WHEREAS the legislated responsibility of the MFA is to help provide decent, affordable housing to all New Mexicans; and

WHEREAS the Board desires to designate General Fund reserves for the use in the Primero Investment Fund Program; and

WHEREAS the MFA recommends an additional appropriation of \$1,660,000, plus repayments of Primero Loans; therefore

IT IS RESOLVED that the MFA Board agrees to appropriate an additional \$1,660,000, plus repayments of Primero loans to the Primero Investment Fund Program.

After discussion, the foregoing Resolution was duly moved by _____, and seconded by _____; adopted by the following vote:

Aye	Nay	Absent
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Date Adopted: September 20, 2017

**NEW MEXICO MORTGAGE FINANCE AUTHORITY (MFA)
RESOLUTION**

WHEREAS the New Mexico Mortgage Finance Authority Board of Directors (the "Board") met in a Regular meeting at the MFA, 344 Fourth St. SW, Albuquerque, New Mexico on September 20, 2017 at 9:30 a.m.; and

WHEREAS New Mexico's nonprofit organizations, public and tribal agencies often incur substantial costs in originating small loans and placing them with investors; and

WHEREAS the legislated responsibility of the MFA is to help provide decent, affordable housing to all New Mexicans; and

WHEREAS the Board desires to designate General Fund reserves for the use in the Access Loan Program; and

WHEREAS the MFA recommends an additional appropriation of \$2,160,000 plus repayments of Access Loans;

IT IS RESOLVED that the MFA Board agrees to appropriate an additional \$2,160,000 plus repayments of Access loans to the Access Loan Program.

After discussion, the foregoing Resolution was duly moved by _____, and seconded by _____; adopted by the following vote:

Aye	Nay	Absent
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Date Adopted: September 20, 2017

NEW MEXICO MORTGAGE FINANCE AUTHORITY (MFA) RESOLUTION

WHEREAS the New Mexico Mortgage Finance Authority Board of Directors (the "Board") met in a Regular meeting at the MFA, 9201 Balloon Museum Dr. NE, Albuquerque, New Mexico on August 19, 2015 at 9:30 a.m.; and

WHEREAS New Mexico's nonprofit organizations, public and tribal agencies often incur substantial costs in originating small loans and placing them with investors; and

WHEREAS the legislated responsibility of the MFA is to help provide decent, affordable housing to all New Mexicans; and

WHEREAS the Board has designated repayments from the Access loans to the Access Loan Program; and

WHEREAS the Board has \$100,000 of unused appropriation in the Primero Working Capital Loan Program; and

WHEREAS the Board has \$500,000 of unused appropriation in the BUILD IT Loan Guaranty Program; and

WHEREAS the MFA recommends an additional appropriation of \$1,000,000 plus repayments of Access Loans to the Access Loan Program; therefore

IT IS RESOLVED that the MFA Board agrees to appropriate an additional \$1,000,000, \$100,000 of which will be transferred from the unused Primero Working Capital Loan Program, and \$500,000 of which will be transferred from the unused BUILD IT Loan Guaranty Program, plus repayments to the Access Loan Program.

After discussion, the foregoing Resolution was duly moved by _____, and seconded by _____; adopted by the following vote:

Aye

Nay

Absent

Date Adopted: August 19, 2015

**NEW MEXICO MORTGAGE FINANCE AUTHORITY (MFA)
RESOLUTION**

WHEREAS the New Mexico Mortgage Finance Authority Board of Directors (the "Board") met in a Regular meeting at 344 4th St. SW, Albuquerque, New Mexico on September 19, 2012 at 9:30 a.m.; and

WHEREAS New Mexico's nonprofit organizations, public and tribal agencies often incur substantial costs in originating small loans and placing them with investors; and

WHEREAS the legislated responsibility of the MFA is to help provide decent, affordable housing to all New Mexicans; and

WHEREAS the Board desires to designate General Fund reserves for the use in the Access Loan Program; and

WHEREAS the MFA recommends an additional appropriation of \$4,375,000 plus repayments of Access Loans;

IT IS RESOLVED that the MFA Board agrees to appropriate an additional \$4,375,000 plus repayments of Access loans to the Access Loan Program.

After discussion, the foregoing Resolution was duly moved by _____, and seconded by _____; adopted by the following vote:

Aye

Nay

Absent

Date Adopted: September 19, 2012

NEW MEXICO MORTGAGE FINANCE AUTHORITY (MFA) RESOLUTION

WHEREAS the New Mexico Mortgage Finance Authority Board of Directors (the "Board") met in a Regular meeting at the MFA, 344 Fourth St. SW, Albuquerque, New Mexico on September 17, 2008 at 9:30 a.m.; and

WHEREAS New Mexico's nonprofit organizations, public and tribal agencies often have limited access to bank financing for development of affordable and/or special needs housing projects; and

WHEREAS the legislated responsibility of the MFA is to help provide decent, affordable housing to all New Mexicans; and

WHEREAS the Board has \$500,000 of unused appropriation in the Build It Loan Guaranty Program;

WHEREAS the MFA recommends a reduction of \$500,000 to the current appropriation of \$1,000,000; therefore

IT IS RESOLVED that the MFA Board agrees to appropriate a total of \$500,000 plus the amounts of expiring Build It guaranties to the Build It Loan Guaranty Program.

After discussion, the foregoing Resolution was duly moved by _____, and seconded by _____; adopted by the following vote:

Aye	Nay	Absent
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Date Adopted: September 17, 2008

**NEW MEXICO MORTGAGE FINANCE AUTHORITY (MFA)
RESOLUTION**

WHEREAS the New Mexico Mortgage Finance Authority Board of Directors (the "Board") met in a Regular meeting at the MFA, 344 Fourth St. SW, Albuquerque, New Mexico on September 20, 2005 at 1:00 p.m.; and

WHEREAS there exists a need to provide a secondary market to non-profit housing development organizations, tribal organizations and public housing agencies for mortgage loans to very low-income borrowers statewide; and

WHEREAS the legislated responsibility of the MFA is to help provide decent, affordable housing to all New Mexicans; and

WHEREAS the Board desires to designate General Fund reserves for the use in the Partners Program; and

WHEREAS the MFA recommends an additional appropriation of \$348,000 plus the repayments of Partners Loans; therefore

IT IS RESOLVED that the MFA Board agrees to appropriate an additional \$348,000 allocation plus repayments of Partners loans to the Partners Program.

After discussion, the foregoing Resolution was duly moved by _____, and seconded by _____; adopted by the following vote:

Aye	Nay	Absent
------------	------------	---------------

Date Adopted: September 20, 2005

**NEW MEXICO MORTGAGE FINANCE AUTHORITY (MFA)
RESOLUTION**

WHEREAS the New Mexico Mortgage Finance Authority Board of Directors (the "Board") met in a Regular meeting at the MFA, 344 Fourth St. SW, Albuquerque, New Mexico on September 17, 2008 at 9:30 a.m.; and

WHEREAS there exists a need to provide mortgage loans to low-to-moderate income borrowers that have non-traditional credit and banking histories; however, a program cannot be designed to meet this need at this time; and

WHEREAS the legislated responsibility of the MFA is to help provide decent, affordable housing to all New Mexicans; and

WHEREAS the Board has \$3,000,000 of unused appropriation in the Emerging Markets Program; and

WHEREAS the MFA recommends a transfer of \$1,550,000 to the DPA Loan Program and \$1,450,000 to the General Fund single family and multi-family housing programs; therefore

IT IS RESOLVED that the MFA Board agrees to eliminate the appropriation to the Emerging Markets Program until further notice and transfer \$1,550,000 to the DPA Loan Program and \$1,450,000 to the General Fund single family and multi-family housing programs.

After discussion, the foregoing Resolution was duly moved by _____, and seconded by _____; adopted by the following vote:

Aye	Nay	Absent
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Date Adopted: September 17, 2008

Tab 7

TO: Housing New Mexico's Board of Directors

Through: Policy Committee: August 19, 2025

Through: Finance Committee: September 9, 2025

FROM: Rene Acuna, Homeownership Director
Anita Rehm, Homeownership Assistant Director
Valerie Carriaga, Lending Specialist

DATE: September 17, 2025

SUBJECT: Partners Program Policy Updates

Recommendation:

Staff proposes changes to the single-family Partners Program ("Partners") as outlined in the attached redlined "Partners Program Policy dated September 2025" document. These proposed changes are designed to provide a more streamlined process of originating these loans for both the Partners participant and Housing New Mexico.

Background:

The Partners Program was created in 1992 to help fulfill Housing New Mexico's mission to promote homeownership to New Mexico's low-income population, and to support third party non-profits who share this mission. Non-profit housing development organizations, tribal organizations and public housing agencies ("Participants") are eligible to apply to Housing New Mexico for program participation. Partners is designed to support Housing New Mexico's mission by providing a "secondary market" to purchase loans from non-traditional lenders focused on housing to further homeownership opportunities for the lowest income New Mexican residents. The objective is also to provide funds to the Participant to recapitalize and be able to serve more borrowers:

- a) Provide mortgage loans to prospective homebuyers who have been prepared for homeownership but otherwise would be unable to access traditional mortgage financing.
- b) Strengthen the development capacity of non-profit housing development organizations, and public housing agencies in New Mexico

through the return of capital resources, furthering their production of affordable single-family housing.

- c) Collaboration between Housing New Mexico and low-income housing providers, lenders, communities and families.

The Partners program has been offered in varying forms since 1992 (Partners I, II, III and IV). The program has been utilized almost exclusively by various Habitat for Humanity affiliates in New Mexico. The program targets very low-income homebuyers earning 60% or less of area median income ("AMI"). These are first mortgage loans with terms ranging from 15 to 30 years at 0% interest.

Housing New Mexico currently services 80 Partner loans with total balances outstanding of \$2.8 million as of July 31, 2025.

Discussion:

The most recent program revisions were made in 2019 which expanded the loan parameters in an attempt to encourage more utilization of the program. The program policy focused on newly originated loans and followed more traditional loan approval guidelines which in practice, made the process cumbersome and had minimal positive impact. There are only two Participants that are active in the program; Santa Fe and Taos Habitat affiliates. We also purchased loans from Gallup Housing Authority that were inherited from the defunct Gallup Habitat. Housing New Mexico sets aside a certain amount of funds each year from the Housing Opportunity Fund. The amount of funding budgeted for the program is determined each year based on projected need.

The current proposal for additional program policy and process changes is to streamline the process for both the Participant and encourage increased usage. These changes allow the non-profit participants to sell newly originated loans or more seasoned loans that have a demonstrated payment history by the borrower. The proposed policy changes are made in an effort to acknowledge the motivation of Housing New Mexico to provide resources to the participants. Proceeds from the sale of loans to Housing New Mexico can then be used to provide housing for other low-income households.

The attached **Schedule A** summarizes the proposed program and policy updates.

Summary:

Staff proposes changes to the single-family Partners Program as outlined in the attached redlined "Partners Program Policy dated September 2025" document. The proposed changes streamline the process for the Participant as well as Housing New Mexico staff and possibly assist more borrowers with a raised income limit.

Schedule A: Summary of Proposed Program and Policy Updates

Subject and Page Number in Policy	Existing	Proposed	Comments
Loan Application, Underwriting and closing loan Pages 1 and 2	<p>Lender either refers purchaser to apply with an approved participating Lender to process, issue an underwriting approval and submits loan package to Housing New Mexico for review prior to closing then close loan upon approval</p> <p style="text-align: center;">OR</p> <p>Participant gathers buyer application information, reviews for program requirements and submits loan package to Housing New Mexico for review for program compliance and credit worthiness prior to closing then close loan upon approval</p>	<p>Participant gathers buyer application information, reviews for program requirements and submits loan package to Housing New Mexico for review prior to closing then close loan upon approval</p>	<p>Eliminating the option that a lender could take the application, process the loan, underwrite and then close the loan. Many lenders were approached about participation in the program, but almost all declined to participate. Also, the verbiage regarding Housing New Mexico reviewing the file for credit worthiness has been deleted. The Participant will determine if the borrower is credit eligible for the program</p>
Maximum Loan to Value (LTV) Page 2	<p>Eighty percent (80%) of appraised value, not to exceed acquisition cost</p>	<p>Seventy percent (70%) of appraised value, not to exceed acquisition cost</p>	<p>In practice, the LTV is usually much lower than our limit. Some of the required qualifications are being simplified which makes lowering our maximum LTV a good idea</p>
Participant may submit seasoned loans to Housing New Mexico for purchase Page 2	<p>No existing</p>	<p>Allow Participant to request the purchase of existing loans where payments are current and are seasoned for at least 12 months</p>	<p>By allowing seasoned loans to be sold to Housing New Mexico it would create a secondary market outlet for the Participant and also build the Partners portfolio for Housing New Mexico</p>

Subject and Page Number in Policy	Existing	Proposed	Comments
Borrower Eligibility Page 2	Borrowers should not earn more than sixty percent (60%) of AMI at time of initial qualification	Borrowers should not earn more than eighty percent (80%) of AMI at time of initial qualification	Income limits are based on HUD HOME income limits. With raising the income limit from 60% to 80% Housing New Mexico hopes the Participants will find more eligible borrowers
Inclusion of Income Limits into the Policy Page 2	Policy included a table which listed the income limits	Table has been deleted	Income limit table was deleted from the Policy and a link to the HUD website has been included in the Policy for ease of retrieval of the limits since the potential borrower is qualified on the year that the Participant qualifies the borrower
Homebuyer Counseling Page 2	Borrowers will be required to complete homebuyer education from a HUD approved counselor	Borrowers are required to complete homebuyer education as required by the Partner	Aligning education requirement with the Partner's requirement
Interest Rate Page 3	The interest rate to be charged on all Partners loans will be a fixed, below market interest rate. The interest rate for Partners loans will be determined by Housing New Mexico and does not carry a prepayment penalty. Housing reserves the right to change the rate offered. Interest rates will be capped at 2% below the posted Housing New Mexico FirstHome Government rate at that time	The interest rate charged on all Partners loans will be zero percent (0%) and is subject to change if conditions warrant depending on funding source. If charged, interest rates will be capped at 2% below the posted Housing New Mexico FirstHome Government rate at that time	Clarifying that the rate for Partners loans is zero percent (0%) and if Housing New Mexico chooses to charge a higher rate, it will be capped at 2% below our first time homebuyer - government loan rate. No prepayment penalty will be charged.

Subject and Page Number in Policy	Existing	Proposed	Comments
Fees and Costs Page 3	Participant pays 2.0% fee to Housing New Mexico upfront at the time of purchase for Lender originated loans OR Participant pays 2.5% fee to Housing New Mexico upfront at the time of purchase for Participant originated loans	Participant pays 2.0% fee to Housing New Mexico upfront at the time of purchase for Participant originated loans	With the elimination of the Lender origination option changing the fee for Participant originated loans should attract more participation in the program
Borrower Contribution Pages 3 and 4	A borrower must contribute at least \$500 and/or in items deemed of value (labor, materials, etc.) as equity in the construction, rehabilitation or purchase of a home funded through Partners funds. The minimum contribution of \$500 from the borrower's own funds cannot be derived from any type of gift, grant or downpayment assistance	A borrower must contribute according to the requirements of the Partner in items deemed of value (Labor, materials, etc.) as equity in the construction, rehabilitation or purchase of a home funded.	Update made to align with other Housing New Mexico single-family programs which have deleted the requirement of a \$500 contribution from the borrower and align to the Participant's guidelines.
Reservation of Loan Funds Page 4	Participant reserves online through Housing New Mexico software	Participant will submit reservation form with loan package and Housing New Mexico Staff will manually reserve the loan	Participants have limited staff, most of which are volunteers and with the turnover and limited files this process was not successful

Subject and Page Number in Policy	Existing	Proposed	Comments
Recourse Requirements Page 5	In an effort to resolve any delinquency and/or default. Housing New Mexico may require the Participant to repurchase the or substitute (trade out) the loan in default with a first mortgage loan of a similar value	In an effort to resolve any delinquency and/or default. Housing New Mexico may require the Participant to repurchase the loan	<p>Eliminated the verbiage regarding substitution (trade out). This process was extremely time-consuming and not practical. Partner may be required to repurchase the loan.</p> <p>Also, the Participant may assume the loan and keep it current until such time they can find a new borrower to take over the loan.</p>
Remainder of updates			Are related to the rebranding from MFA to Housing New Mexico

“Partners Program” Policy

September 2019 ~~September 2025~~

Program Summary:

The Partners Program (“Partners”) is designed to fulfill ~~MFA’s Housing New Mexico | MFA’s (Housing New Mexico’s)~~ strategic plan to adapt existing ~~MFA Housing New Mexico~~ programs and partner with other non-profits focused on housing to further homeownership opportunities for the lowest income New Mexican residents by:

- (1) Providing mortgage loans to prospective homebuyers who have been prepared for homeownership but otherwise would be unable to access traditional mortgage financing.
- (2) Strengthening the development capacity for non-profit housing development organizations, tribal organizations and public housing agencies in New Mexico by allowing return of capital resources, furthering their production of affordable ~~single-family~~ housing.
- (3) Collaborating with ~~MFA Housing New Mexico~~ and low-income housing providers, lenders, communities and families.

Eligible Participants:

Non-profit housing development organizations, tribal organizations and public housing agencies (“Participants”) are eligible to apply to ~~MFA Housing New Mexico~~ for inclusion in the program. ~~MFA Housing New Mexico~~ will ~~make a determination as to determine~~ the organization’s stability and administrative capability to participate. The intent of this program is to partner with non-profit housing organizations that have limited access to other homeownership funding sources. Upon approval by ~~MFA Housing New Mexico~~, Participants will make themselves available for program training. Historically, Habitat for Humanity affiliates in New Mexico have been the primary Participants in the Partners Program.

Participant Originated loans:

~~Loan Origination Options:~~

~~Eligible Participants may either obtain processing and underwriting approval with select participating lenders (“Lender”) that are approved through MFA to originate and underwrite the Partners program (Lender Originated) or Participants may originate the loan without the assistance of a mortgage lender (Participant Originated).~~

~~Lender Originated loans: The Lender takes the consumer loan application, makes regulatory disclosures to the applicant, processes, underwrites the loan according to MFA Partners program requirements and closes the loan upon MFA approval. If approved, the Lender~~

Originated loan amount will be eligible for a maximum to loan-to-value (LTV) of ninety percent (90%) of the lower of sales price or appraised value not to exceed the actual acquisition cost. MFA and Participants seek participation by a few lenders that will be selected based their willingness to participate in the Partners program, existing mortgage processing and underwriting capabilities and financial stability. If Lenders are not already approved to participate in MFA single family programs, they must be approved by MFA prior to their participation in the program.

Participant Originated loans: In situations where a lender is not available, the Participants may take the application, provide disclosures to the applicant, process the loan and when ready to close the loan, submit directly to MFA Housing New Mexico for consideration. MFA Housing New Mexico will review the loan for program compliance and credit worthiness. If approved, the Participant Originated loan amount will be eligible for a maximum to loan-to-value (LTV) of eighty seventy percent (780%) of the lower of sales price or appraised value not to exceed the actual acquisition cost.

Participants may also request purchase by MFA Housing New Mexico of existing loans where payments are current and payments are seasoned for at least 12 months.

Eligible Partners Loans:

MFA's Partners Program is available only to borrowers who obtain financing through one of MFA's approved Participants. **Eligible Borrowers:**

Eligible borrowers must obtain financing through one of Housing New Mexico's approved Participants.

Borrowers should not earn more than ~~sixty-eighty~~ percent (860%) of county/area median income ("AMI"). At time ~~of application~~ the partner family is approved by the affiliate, all applicant income must be documented not to exceed the 860% AMI income limit. There are no further requirements to determine if applicant income exceeds the program limit after initial ~~application~~ program approval by the affiliate. Applicants who experience increases in income during the loan or construction process will not be disqualified if their income exceeds the program limit. MFA Housing New Mexico will perform a program compliance review prior to authorizing loan closing ~~and loan and loan~~ purchase. MFA Housing New Mexico utilizes income limits published by the US Department of Housing and Urban Development (HUD).

~~A sample of the current income and sales price limits are attached as Exhibit A. Affiliate should print the income limits chart from the HUD website for the year that the partner family is approved by the affiliate to determine if the borrower is eligible for the Partners Program: at~~ <https://www.huduser.gov/portal/datasets/il.html>

~~Borrowers~~ Borrowers' minimum credit score is 620. Scores as low as 600 may be approved on an exception basis by the MFA Housing New Mexico's Senior Director of Mortgage Operations Chief Lending Officer. Eligible borrowers must also be first-time homebuyers and occupy the home as their primary residence within 60 days of loan closing. Borrowers will be required to complete homebuyer education ~~from a HUD approved counselor or online through eHome America prior~~

~~to loan approval as required by the Partner Participant.~~

Eligible Properties:

Partners loans may only be used to purchase single family homes occupied as a primary residence located in the state of New Mexico. The appraised value for new construction, or acquisition cost for existing homes, may not exceed the ~~FIRSTHome~~ ~~FirstHome~~ Acquisition Cost Limits. (See ~~Exhibit A~~ ~~MFA Housing New Mexico's Website~~ <https://housingnm.org/lenders-realtors/income-and-purchase-price-limits>)

Properties located on Native American Trust Lands would require an acceptable agreement with Tribal government and further internal approvals as required by ~~MFA Housing New Mexico~~ policy.

Interest Rate:

The interest rate ~~to be~~ charged on all Partners loans ~~is will be a fixed~~ zero percent (0%). ~~Housing New Mexico may charge an interest rate on Partners loans, and depending on funding source, below market interest rate. If charged, The interest rate for Partners loans will be determined by MFA and does not carry a prepayment penalty. MFA reserves the right to change the rate offered.~~ Interest rates will be capped at **two percent (2%)** below the posted ~~MFA Housing New Mexico~~ ~~FIRSTHome~~ ~~FirstHome~~ Government rate at that time. ~~Partners loans do not have a pre-payment penalty.~~

Fees:

The ~~Lender or~~ Participant will disclose and charge the borrower reasonable and customary fees and costs including third party fees associated with loan origination such as appraisal, credit report, recording fees, settlement, title insurance premiums, pre-paid expenses and ~~if Lender Originated,~~ a processing/underwriting fee. The Participant may pay these fees on behalf of the buyer prior to or at closing.

~~MFA Housing New Mexico~~ will be paid an upfront fee from the Participant at the time ~~MFA Housing New Mexico~~ purchases the loan ~~in the amount of two percent (- 2%) of the loan amount.~~ ~~Lender Originated or: 2.5% of the loan amount Participant Originated~~

The funding wire sent from ~~MFA Housing New Mexico~~ ~~at loan purchase~~ will net out this fee.

Loan Requirements:

Loan underwriting guidelines and requirements, other than those mentioned above, are specified in the Partners Program Directive.

Borrower Contribution:

A borrower must contribute ~~at least \$500 and/or according to the requirements of the affiliate's program~~ in items deemed of value (labor, materials, etc.) as equity in the construction, rehabilitation or purchase of a home funded ~~through Partners funds. Participants will provide~~

documentation from borrower or certification of sweat equity to document in the loan file regarding borrower contributions deemed of value. MFA shall work with each Participant in determining equity value based on Participant's requirements for borrower contributions. The minimum contribution of \$500.00 from the borrower's own funds cannot be derived from any type of gift, grant or down payment assistance.

Use of Other Sources of Financing:

Participants must maximize the use of other sources of soft money financing ~~subordinate to subordinate to~~ Housing New Mexico's first mortgage, where such funding/financing is both available and appropriate. ~~The use of any other sources of financing must conform to the applicable governing rules and regulations.~~

Participants must use the proceeds from the sale of Partners loans for furthering the objectives of this program—.

Ability to Assume Loans:

Partners loans are assumable with prior approval of ~~MFAHousing New Mexico~~ and Participant—.
The Participant must request and receive approval of the assumption in writing from ~~MFAHousing New Mexico~~ and provide verification that the prospective purchaser/assumptor meets the Borrower/Homeowner requirements of the program.

Reservation of Funds and File Delivery:

Reservation requests are subject to availability of funds and will be on a ~~first-come~~ first-come, first-served basis. The ~~Lender or~~ Participant will submit a reservation request form with the loan package to ~~MFAHousing New Mexico~~ to confirm program eligibility prior to closing the loan or proposed sale of an existing loan—. This process is subject to change at ~~MFAHousing New Mexico's~~ sole discretion.

Submission of Compliance Files and Compliance Suspense Conditions:

Each Partners loan request shall be delivered to ~~MFAHousing New Mexico~~ per the Partners checklist and uploaded to ~~MFAHousing New Mexico~~ electronically. through the Housing New Mexico System.

Steps and requirements to submit Partners loans for review by ~~MFAHousing New Mexico~~ are specified in the Partners Program Directive.

Partners Loan Closing:

Participants ~~and Lender~~ may only close a Partners loan upon receipt of a copy of a ~~MFAHousing New Mexico's~~ written Compliance Approval ~~prior to closing for each Partners mortgage Loan.~~

Loan Purchase Requirements:

~~MFA~~ At time of compliance approval ~~Compliance Approval,~~ Housing New Mexico's purchase of

Partners Loans is subject to the execution of a Mortgage Purchase Agreement for each loan. Each Partners Loan delivered to ~~MFAHousing New Mexico~~ for purchase must conform to the applicable terms and conditions of the related Partners Mortgage Purchase Agreement.

All mortgages purchased by ~~MFAHousing New Mexico~~ will be in a first lien position and loans must be current at the time of purchase~~---~~.

Loan Servicing:

~~MFAHousing New Mexico~~ services all Partners loans sold to ~~MFAHousing New Mexico---~~. As servicer, ~~MFAHousing New Mexico~~ will be responsible for collection of payments, escrowing for taxes and insurance, ~~insuring~~~~ensuring~~ that there is adequate hazard insurance maintained on the property and that taxes are paid annually~~---~~. Participants shall assist ~~MFAHousing New Mexico~~ in contacting borrowers/homeowners for payment collection and to help resolve delinquencies and defaults.

Recourse Requirements:

For all loans sold to ~~MFAHousing New Mexico~~, failure to collect payments from the borrower/homeowner does not relieve the Participant of responsibility for assisting in the collection of the required payment(s). The Participant agrees that upon sale of the loan to ~~MFAHousing New Mexico~~, all payments on the first lien will be made to ~~MFAHousing New Mexico~~. In any month during which ~~MFAHousing New Mexico~~ has not received the borrower's payment by the 15th day of the ~~month, month;~~ the Participant may be notified~~---~~.

~~MFAHousing New Mexico~~ will perform its customary collection activities in an effort to resolve any delinquency and/or default. ~~MFAHousing New Mexico~~ may require the Participant to repurchase ~~the loan or substitute (trade out) the loan in default with a first mortgage loan of similar value~~. This may be required in the case of any default under the terms and conditions of the mortgage which is not cured within the time limits stated in the Mortgage Purchase Agreement (including a non-monetary default, such as renting the property or sale to an unauthorized buyer without paying off the balance of the Partners loan).

At a point where a Partner's loan sold to ~~MFAHousing New Mexico~~ becomes ≥ 60 days delinquent, ~~MFAHousing New Mexico~~ may, at its sole discretion, suspend the purchase of loans from the originating Participant until such time as the delinquency is corrected. If a Participant's loan sold to ~~MFAHousing New Mexico~~ goes into default, including foreclosure, ~~MFAHousing New Mexico, at Housing New Mexico's discretion, may~~~~discretion, may~~ not purchase any additional Partner's loans from such Participant unless the loss experienced is cured.

In instances where customary collection efforts~~---~~ ~~or loan re-purchase~~ ~~or loan trade-out are~~ is determined not feasible, ~~MFAHousing New Mexico~~ may undertake alternative recourse efforts such as loan assumption by ~~P~~ participant until another buyer can be found. Such alternatives will be defined by ~~MFAHousing New Mexico~~, on a ~~case-by-case~~~~case-by-case~~ basis, as the most appropriate course of action and will be documented as such~~---~~.

Repurchase:

~~MFAHousing New Mexico~~ may require the repurchase by the Participant of any loan found to contain false representations in any material respect~~—~~. The Participant will be given a 60-day notice of the requirement to repurchase.

Maintenance of Books and Records:

Participants agree to keep proper books, records, and accounts in accordance with acceptable accounting standards~~—~~. Participants will make such books and records available for inspection by ~~MFAHousing New Mexico~~ during reasonable hours and under reasonable conditions~~—~~. ~~MFAHousing New Mexico~~ shall have the right to request Participants furnish said documents at the Participant's expense to determine that the requirements of the program have been met~~.~~

~~MFAHousing New Mexico~~ may amend the provisions of this Program Policy from time to time.

EXHIBIT A

2022 Partners Program Income and Sales Price Limits 60% of Area Median Income (Updated annually)

Persons in Family	1	2	3	4	5	6	7	8
County								
Bernatillo, Sandoval, Torrance, Valencia	31,740	36,240	40,800	45,300	48,960	52,560	56,220	59,820
Catron, Chaves, Cibola, Colfax, Curry, Dona Ana, Guadalupe, Harding, Hidalgo, Luna, McKinley, Mora, Otero, Quay, Rio Arriba, San Miguel, Sierra, Socorro, Taos	25,620	29,280	32,940	36,600	39,540	42,480	45,420	48,360
De Baca	27,060	30,960	34,800	38,640	41,760	44,800	47,940	51,060
Eddy	34,260	39,120	44,040	48,900	52,860	56,760	60,660	64,560
Grant	25,920	29,580	33,300	36,960	39,960	42,900	45,840	48,840
Lea	28,980	33,120	37,260	41,340	44,700	48,000	51,300	54,600
Lincoln	27,900	31,860	35,820	39,780	43,020	46,200	49,380	52,560
Los Alamos	60,060	68,640	77,220	85,740	92,640	99,480	106,320	113,220
Roosevelt	26,040	29,760	33,480	37,140	40,140	43,140	46,080	49,080
San Juan	26,820	30,660	34,500	38,280	41,400	44,460	47,520	50,580
Santa Fe	33,900	38,700	43,560	48,360	52,260	56,100	60,000	63,840
Union	25,980	29,700	33,420	37,080	40,080	43,020	46,020	48,960

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2022 Partners Program Acquisition Cost Limits (FIRSTHome Limits)

Area	Acquisition Cost Limit
Los Alamos County	\$440,480
Santa Fe County	\$388,884
Taos County	\$351,620
All Other Areas and Counties of the State	\$349,526

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“Partners Program” Policy

September 2025

Program Summary:

The Partners Program (“Partners”) is designed to fulfill Housing New Mexico | MFA’s (Housing New Mexico’s) strategic plan to adapt existing Housing New Mexico programs and partner with other non-profits focused on housing to further homeownership opportunities for the lowest income New Mexican residents by:

- (1) Providing mortgage loans to prospective homebuyers who have been prepared for homeownership but otherwise would be unable to access traditional mortgage financing.
- (2) Strengthening the development capacity for non-profit housing development organizations, tribal organizations and public housing agencies in New Mexico by allowing return of capital resources, furthering their production of affordable single-family housing.
- (3) Collaborating with Housing New Mexico and low-income housing providers, lenders, communities and families.

Eligible Participants:

Non-profit housing development organizations, tribal organizations and public housing agencies (“Participants”) are eligible to apply to Housing New Mexico for inclusion in the program. Housing New Mexico will determine the organization’s stability and administrative capability to participate. The intent of this program is to partner with non-profit housing organizations that have limited access to other homeownership funding sources. Upon approval by Housing New Mexico, Participants will make themselves available for program training. Historically, Habitat for Humanity affiliates in New Mexico have been the primary Participants in the Partners Program.

Participant Originated loans:

Participants take the application, provide disclosures to the applicant, process the loan and when ready to close the loan, submit directly to Housing New Mexico for consideration. Housing New Mexico will review the loan for program compliance. If approved, the Participant Originated loan amount will be eligible for a maximum loan-to-value (LTV) of seventy percent (70%) of the lower of sales price or appraised value not to exceed the actual acquisition cost.

Participants may also request purchase by Housing New Mexico of existing loans where payments are current and payments are seasoned for at least 12 months.

Eligible Borrowers:

Eligible borrowers must obtain financing through one of Housing New Mexico's approved Participants.

Borrowers should not earn more than eighty percent (80%) of county/area median income ("AMI"). At time the partner family is approved by the affiliate; all applicant income must be documented not to exceed the 80% AMI income limit. There are no further requirements to determine if applicant income exceeds the program limit after initial program approval by the affiliate. Applicants who experience increases in income during the loan or construction process will not be disqualified if their income exceeds the program limit. Housing New Mexico will perform a program compliance review prior to authorizing loan closing and loan purchase. Housing New Mexico utilizes income limits published by the US Department of Housing and Urban Development (HUD).

Affiliate should print the income limits chart from the HUD website for the year that the partner family is approved by the affiliate to determine if the borrower is eligible for the Partners Program: at <https://www.huduser.gov/portal/datasets/il.html>

Borrowers' minimum credit score is 620. Scores as low as 600 may be approved on an exception basis by Housing New Mexico's Chief Lending Officer. Eligible borrowers must also be first-time homebuyers and occupy the home as their primary residence within 60 days of loan closing. Borrowers will be required to complete homebuyer education as required by the Participant.

Eligible Properties:

Partners loans may only be used to purchase single family homes occupied as a primary residence located in the state of New Mexico. The appraised value for new construction, or acquisition cost for existing homes, may not exceed the FirstHome Acquisition Cost Limits. (See Housing New Mexico's website <https://housingnm.org/lenders-realtors/income-and-purchase-price-limits>)

Properties located on Native American Trust Lands would require an acceptable agreement with Tribal government and further internal approvals as required by Housing New Mexico policy.

Interest Rate:

The interest rate charged on all Partners loans is zero percent (0%). Housing New Mexico may charge an interest rate on Partners loans, depending on funding source. If charged, interest rates will be capped at two percent (2%) below the posted Housing New Mexico FirstHome Government rate at that time. Partners loans do not have a pre-payment penalty.

Fees:

The Participant will disclose and charge the borrower reasonable and customary fees and costs including third party fees associated with loan origination such as appraisal, credit report, recording fees, settlement, title insurance premiums, pre-paid expenses and a processing/underwriting fee. The Participant may pay these fees on behalf of the buyer prior to

or at closing.

Housing New Mexico will be paid an upfront fee from the Participant at the time Housing New Mexico purchases the loan in the amount of two percent (2%) of the loan amount. The funding wire sent from Housing New Mexico at loan purchase will net out this fee.

Loan Requirements:

Loan underwriting guidelines and requirements, other than those mentioned above, are specified in the Partners Program Directive.

Borrower Contribution:

A borrower must contribute according to the requirements of the affiliate's program in items deemed of value (labor, materials, etc.) as equity in the construction, rehabilitation or purchase of a home funded.

Use of Other Sources of Financing:

Participants must maximize the use of other sources of soft money financing subordinate to Housing New Mexico's first mortgage, where such funding/financing is both available and appropriate.

Participants must use the proceeds from the sale of Partners loans for furthering the objectives of this program.

Ability to Assume Loans:

Partners loans are assumable with prior approval of Housing New Mexico and Participant. The Participant must request and receive approval of the assumption in writing from Housing New Mexico and provide verification that the prospective purchaser/assumptor meets the Borrower/Homeowner requirements of the program.

Reservation of Funds and File Delivery:

Reservation requests are subject to availability of funds and will be on a first-come, first-served basis. The Participant will submit a reservation request form with the loan package to Housing New Mexico to confirm program eligibility prior to closing the loan or proposed sale of an existing loan. This process is subject to change at Housing New Mexico's sole discretion.

Submission of Compliance Files and Compliance Suspense Conditions:

Each Partners loan request shall be delivered to Housing New Mexico per the Partners checklist and uploaded to Housing New Mexico electronically.

Steps and requirements to submit Partners loans for review by Housing New Mexico are specified in the Partners Program Directive.

Partners Loan Closing:

Participants may only close a Partners loan upon receipt of Housing New Mexico's written Compliance Approval.

Loan Purchase Requirements:

At time of Compliance Approval, Housing New Mexico's purchase of Partners Loans is subject to the execution of a Mortgage Purchase Agreement for each loan. Each Partners Loan delivered to Housing New Mexico for purchase must conform to the applicable terms and conditions of the related Partners Mortgage Purchase Agreement.

All mortgages purchased by Housing New Mexico will be in a first lien position and loans must be current at the time of purchase.

Loan Servicing:

Housing New Mexico services all Partners loans sold to Housing New Mexico. As servicer, Housing New Mexico will be responsible for collection of payments, escrowing for taxes and insurance, ensuring that there is adequate hazard insurance maintained on the property and that taxes are paid annually. Participants shall assist Housing New Mexico in contacting borrowers/homeowners for payment collection and to help resolve delinquencies and defaults.

Recourse Requirements:

For all loans sold to Housing New Mexico, failure to collect payments from the borrower/homeowner does not relieve the Participant of responsibility for assisting in the collection of the required payment(s). The Participant agrees that upon sale of the loan to Housing New Mexico, all payments on the first lien will be made to Housing New Mexico. In any month during which Housing New Mexico has not received the borrower's payment by the 15th day of the month; the Participant may be notified.

Housing New Mexico will perform its customary collection activities in an effort to resolve any delinquency and/or default. Housing New Mexico may require the Participant to repurchase the loan. This may be required in the case of any default under the terms and conditions of the mortgage which is not cured within the time limits stated in the Mortgage Purchase Agreement (including a non-monetary default, such as renting the property or sale to an unauthorized buyer without paying off the balance of the Partners loan).

At a point where a Partner's loan sold to Housing New Mexico becomes ≥ 60 days delinquent, Housing New Mexico may, at its sole discretion, suspend the purchase of loans from the originating Participant until such time as the delinquency is corrected. If a Participant's loan sold to Housing New Mexico goes into default, including foreclosure, Housing New Mexico, at Housing New Mexico's discretion, may not purchase any additional Partner's loans from such Participant unless the loss experienced is cured.

In instances where customary collection efforts or loan repurchase is determined not feasible, Housing New Mexico may undertake alternative recourse efforts such as loan assumption by

Participant until another buyer can be found. Such alternatives will be defined by Housing New Mexico, on a case-by-case basis, as the most appropriate course of action and will be documented as such.

Repurchase:

Housing New Mexico may require the repurchase by the Participant of any loan found to contain false representations in any material respect. The Participant will be given a 60-day notice of the requirement to repurchase.

Maintenance of Books and Records:

Participants agree to keep proper books, records, and accounts in accordance with acceptable accounting standards. Participants will make such books and records available for inspection by Housing New Mexico during reasonable hours and under reasonable conditions. Housing New Mexico shall have the right to request Participants furnish said documents at the Participant's expense to determine that the requirements of the program have been met.

Housing New Mexico may amend the provisions of this Program Policy from time to time.

Tab 8



HOUSING NEW MEXICO | MFA
Contracted Services/Credit Committee Meeting
Tuesday, September 9, 2025 @ 10:00 am

Webex- call in information is 1-408-418-9388 (access code): 2482 724 5045
 Or you can join the call from the calendar item

AGENDA ITEM	TIME ALLOTTED	COMMITTEE RECOMMENDED	BOARD ACTION REQUIRED
1 Eastern Regional Housing Authority Commissioner Appointment Recommendation- John Garcia	10:00-10:05	2-0 passed	YES
2 Allowance for Loan Loss on General Fund and Fiduciary Trust Programs – Joe McIntyre	10:05-10:10	2-0 passed	YES
3 Housing Innovation (Capital Outlay Addendum) Award Recommendation for New Creations Church – Daniela Freamon, Sonja Unrau & Robyn Powell	10:10-10:15	2-0 passed	YES
4 Housing Innovation (Capital Outlay Addendum) Award Recommendation for 161 Chama/East Central Ministries – Daniela Freamon, Sonja Unrau & Robyn Powell	10:15-10:20	2-0 passed	YES
5 Housing Innovation (Capital Outlay Addendum) Award Recommendation for 133 Virginia/East Central Ministries – Daniela Freamon, Sonja Unrau & Robyn Powell	10:20-10:25	2-0 passed	YES
6 Housing Innovation Award Recommendation for Greater Albuquerque Habitat for Humanity – Daniela Freamon, Sonja Unrau & Robyn Powell	10:25-10:30	2-0 passed	YES
7 Housing Innovation Award Recommendation for The Life Link – Daniela Freamon, Sonja Unrau & Robyn Powell	10:30-10:35	2-0 passed	YES
8 Housing Innovation Award Recommendation for NM Ramp Project – Daniela Freamon, Sonja Unrau & Robyn Powell	10:35-10:40	2-0 passed	YES
9 Recovery Housing Program (RHP) Action Plan Amendment and Notice of Funding Availability (NOFA) Amendment-Alec Robertson & Jackie Homet	10:40-10:45	2-0 passed	YES



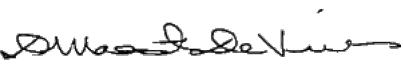
<u>Informational Items</u>	10:45-10:50		NO
10 Questions/comments from Committee			

Committee Members present:

Rebecca Wurzburger, Chair ☐ present ☐ absent ☒ conference call

Attorney General Raul Torrez/Designee
Julie Ann Meade ☐ present ☐ absent ☒ conference call

Randy Traynor ☐ present ☒ absent ☐ conference call

09/09/2025 



MEMO

TO: Housing New Mexico Board of Directors
Through: Contracted Services Committee – September 9, 2025
Through: Policy Committee – September 2, 2025

FROM: Daniela Freamon, Sonja Unrau, & Robyn Powell

DATE: September 17, 2025

SUBJECT: Recommendation for Housing Innovation (Capital Outlay Addendum) Award Approval – **New Creation Albuquerque Church (Capital Outlay Addendum) for Multifamily Electrification and Modernization**

ATTACHMENT: Capital Outlay Appropriation Award Matrix

Recommendation:

Staff recommend the approval of the New Creation Albuquerque Church award for a **\$238,325.00** grant under the Housing Innovation Program Notice of Funding Availability (NOFA) Capital Outlay Addendum for energy efficiency modernization measures and building electrification of a multifamily housing complex in the International District of Albuquerque, contingent upon receipt by Housing New Mexico of the Capital Outlay funding agreement from the Department of Finance and Administration (DFA).

Background:

The Housing Innovation Program NOFA and Capital Outlay Addendum was approved by the Housing New Mexico Board of Directors in August 2025 as a resource to address housing needs that are currently not being served through other Housing New Mexico | MFA programs and as an opportunity for eligible applicants to fund a community tailored housing solution. Housing New Mexico has not yet received all funding agreements from DFA for the grants referenced in the Capital Outlay Addendum, therefore the award is recommended contingent upon receipt by Housing New Mexico of the Capital Outlay funding agreements from the Department of Finance and Administration (DFA).

Discussion:

Capital Outlay Grants			Recommended Award by Project				Capital Outlay Grants
Grant Number	Grant Amount	Grant Language	162 Chama	133 Virginia	New Creations Church	Total	Balance After Award
25-J2488	\$ 1,960,000.00	to plan, design and construct an affordable cottage housing project serving low-income households in the International district in Albuquerque in Bernalillo county;	\$ 1,960,000.00			\$ 1,960,000.00	\$ -
24-12735	\$ 275,000.00	to acquire land for and to plan, design and construct affordable housing for underserved communities in Albuquerque in Bernalillo county;	\$ 275,000.00			\$ 275,000.00	\$ -
25-J2679	\$ 200,000.00	to acquire land for and to plan, design, construct, renovate, furnish and equip improvements to cottages and a former clinic for use as affordable and transitional housing in the International district in Albuquerque in Bernalillo county;		\$ 200,000.00		\$ 200,000.00	\$ -
25-J3218	\$ 300,000.00	to plan, design, construct and renovate a former medical and dental clinic for use as affordable and transitional housing in the International district in Albuquerque in Bernalillo county		\$ 300,000.00		\$ 300,000.00	\$ -
25-J2873	\$ 624,444.00	To acquire and renovate multifamily housing facilities, including energy efficiency upgrades and improvements, to preserve affordable housing options in the International district in Albuquerque in Bernalillo county.			\$ 238,325.00	\$ 238,325.00	\$ 386,119.00
Total	\$ 3,359,444.00		\$ 2,235,000.00	\$ 500,000.00	\$ 238,325.00	\$ 2,973,325.00	\$ 386,119.00

At its August 2025 meeting, the Housing New Mexico Board of Directors awarded New Creations Church \$278,529.00 to conduct structural rehabilitation to a 7-unit multifamily affordable housing complex in the International District. The award recommended within the memorandum is Phase II of the project – energy efficiency modernization measures and building electrification.

New Creations Church has owned and operated the 63-year-old, 7-unit building as affordable rental housing for 6 years. The property serves households making up to 60% area median income and vulnerable populations, including individuals at risk of homelessness and survivors of domestic violence.

Award Overview

Housing Innovation Award	\$238,325.00
Capital Outlay Grant 25-J2873 To acquire and renovate multifamily housing facilities, including energy efficiency upgrades and improvements, to preserve affordable housing options in the International district in Albuquerque in Bernalillo county.	\$238,325.00
Total Project Cost	\$238,325.00
Number of Beneficiaries	7 Units Currently occupied by 22 residents.
Income Level Served	60% Area Median Income
Award Scope of Work	HVAC in all living corridors, solar panels, energy efficient appliances, electric water heaters, upgrades to electrical paneling.

Summary:

Staff recommend the approval of the New Creation Albuquerque Church award for a **\$238,325.00** grant under the Housing Innovation Program Notice of Funding Availability (NOFA) Capital Outlay Addendum for energy efficiency modernization measures and building electrification of a multifamily housing complex in the International District of Albuquerque, contingent upon receipt by Housing New Mexico of the Capital Outlay funding agreement from the Department of Finance and Administration (DFA).

Tab 9



MEMO

TO: Housing New Mexico Board of Directors
Through: Contracted Services Committee – September 9, 2025
Through: Policy Committee – September 2, 2025

FROM: Daniela Freamon, Sonja Unrau, & Robyn Powell

DATE: September 17, 2025

SUBJECT: Recommendation for Housing Innovation (Capital Outlay Addendum) Award Approval – **East Central Ministries for 161 Chama Cottage Development**

ATTACHMENT: Capital Outlay Appropriation Award Matrix

Recommendation:

Staff recommend the approval of a **\$2,235,000.00** grant under the Housing Innovation Program Notice of Funding Availability (NOFA) Capital Outlay Addendum to East Central Ministries (ECM) for the development of a 20-unit cottage development at 161 Chama in Albuquerque, New Mexico, contingent upon securing all financing needed within 9 months of this meeting date and receipt by Housing New Mexico of the Capital Outlay funding agreement from the Department of Finance and Administration (DFA).

Background:

The Housing Innovation Program NOFA and Capital Outlay Addendum was approved by the Housing New Mexico Board of Directors in August 2025 as a resource to address housing needs that are currently not being served through other Housing New Mexico programs and as an opportunity for eligible applicants to fund community tailored housing solutions. Housing New Mexico has not yet received all funding agreements from DFA for the grants referenced in the Capital Outlay Addendum, therefore the award is recommended contingent upon receipt by Housing New Mexico of the Capital Outlay funding agreements from the Department of Finance and Administration (DFA).

Discussion:

ECM has been a non-profit service provider within the International District of Albuquerque since 1999. As the urgent need for more affordable housing has grown,

ECM purchased the parcel at 161 Chama to develop into affordable housing. ECM conducted focus groups, outreach, and community meetings to center the design of 161 Chama on the needs of the local neighborhood. This engagement resulted in a cottage style design, a horizontal development with courtyards that encourage resident interaction and neighborhood integration. Monthly rents will be based on approximately \$1 per square foot – ranging from \$500 to \$600. A general contractor, Brace Builders, has been selected and the Letter of Intent has been signed.

With the award proposed within this memorandum, along with a loan provided by the Albuquerque Community Foundation, the project has a remaining financing gap of \$722,257.00. To ensure resources are in place to complete the project, staff recommend making the award contingent upon securing all financing needed within 9 months of this meeting date.

Award Summary

Housing Innovation Award	\$2,235,000.00
Capital Outlay Grant 25-J2488 To plan, design and construct an affordable cottage housing project serving low-income households in the International district in Albuquerque in Bernalillo county;	\$1,960,000.00
Capital Outlay Grant 24-12735 To acquire land for and to plan, design and construct affordable housing for underserved communities in Albuquerque in Bernalillo county;	\$275,000.00
Albuquerque Community Foundation Loan	\$400,000.00
Gap	\$722,257.00
Total Project Cost	\$3,357,257.00
Number of Beneficiaries	20 Units 14 one-bedroom units, 6 two-bedroom units to house a minimum of twenty individuals, up to 50, depending on individual occupancy
Income Level Served	60% Area Median Income
Award Scope of Work	Site construction, building construction, and professional architectural and engineering service to develop 20 units at 161 Chama in Albuquerque, New Mexico.

Summary:

Staff recommend the approval of a **\$2,235,000.00** grant under the Housing Innovation Program Notice of Funding Availability (NOFA) Capital Outlay Addendum to East Central Ministries (ECM) for the development of a 20-unit cottage development at 161 Chama in Albuquerque, New Mexico, contingent upon securing all financing needed within 9

months of this meeting date and receipt by Housing New Mexico of the Capital Outlay funding agreement from the Department of Finance and Administration (DFA).

Capital Outlay Grants			Recommended Award by Project				Capital Outlay Grants
Grant Number	Grant Amount	Grant Language	162 Chama	133 Virginia	New Creations Church	Total	Balance After Award
25-J2488	\$ 1,960,000.00	to plan, design and construct an affordable cottage housing project serving low-income households in the International district in Albuquerque in Bernalillo county;	\$ 1,960,000.00			\$ 1,960,000.00	\$ -
24-12735	\$ 275,000.00	to acquire land for and to plan, design and construct affordable housing for underserved communities in Albuquerque in Bernalillo county;	\$ 275,000.00			\$ 275,000.00	\$ -
25-J2679	\$ 200,000.00	to acquire land for and to plan, design, construct, renovate, furnish and equip improvements to cottages and a former clinic for use as affordable and transitional housing in the International district in Albuquerque in Bernalillo county;		\$ 200,000.00		\$ 200,000.00	\$ -
25-J3218	\$ 300,000.00	to plan, design, construct and renovate a former medical and dental clinic for use as affordable and transitional housing in the International district in Albuquerque in Bernalillo county		\$ 300,000.00		\$ 300,000.00	\$ -
25-J2873	\$ 624,444.00	To acquire and renovate multifamily housing facilities, including energy efficiency upgrades and improvements, to preserve affordable housing options in the International district in Albuquerque in Bernalillo county.			\$ 238,325.00	\$ 238,325.00	\$ 386,119.00
Total	\$ 3,359,444.00		\$ 2,235,000.00	\$ 500,000.00	\$ 238,325.00	\$ 2,973,325.00	\$ 386,119.00

Tab 10



MEMO

TO: Housing New Mexico Board of Directors
Through: Contracted Services Committee – September 9, 2025
Through: Policy Committee – September 2, 2025

FROM: Daniela Freamon, Sonja Unrau, & Robyn Powell

DATE: September 17, 2025

SUBJECT: Recommendation for Housing Innovation (Capital Outlay Addendum) Award Approval – **East Central Ministries for 133 Virginia Transitional Housing Conversion Development**

ATTACHMENT: Capital Outlay Appropriation Award Matrix

Recommendation:

Staff recommend the approval of a **\$500,000.00** grant under the Housing Innovation Program Notice of Funding Availability (NOFA) Capital Outlay Addendum to East Central Ministries (ECM) for the conversion of a former dental clinic into transitional housing, contingent upon the donation of the dental clinic property by Bernalillo County and receipt by Housing New Mexico of the Capital Outlay funding agreement from the Department of Finance and Administration (DFA).

Background:

The Housing Innovation Program NOFA and Capital Outlay Addendum was approved by the Housing New Mexico Board of Directors in August 2025 as a resource to address housing needs that are currently not being served through other Housing New Mexico programs and as an opportunity for eligible applicants to fund community tailored housing solutions. Housing New Mexico has not yet received all funding agreements from DFA for the grants referenced in the Capital Outlay Addendum, therefore the award is recommended contingent upon receipt by Housing New Mexico of the Capital Outlay funding agreements from the Department of Finance and Administration (DFA).

Discussion:

ECM has been a non-profit service provider within the International District of Albuquerque since 1999. Based on ECM's commitment and experience in providing

affordable housing, ECM has been negotiating with Bernalillo County to acquire a former (and currently vacant) dental clinic at 133 Virginia St. to convert into transitional housing via an Affordable Housing Act compliant donation. Once ECM acquires the building, it will use the funding from the award recommended within this memorandum to carry out the planning and construction of the property's conversion to housing. Therefore, this award is recommended with the contingency that ECM receives the property donation from Bernalillo County.

Award Summary

Housing Innovation Award	\$500,000.00
Capital Outlay Grant 25-J3218 To plan, design, construct and renovate a former medical and dental clinic for use as affordable and transitional housing in the International district in Albuquerque in Bernalillo county.	\$300,000.00
Capital Outlay Grant 25-J2679 To acquire land for and to plan, design, construct, renovate, furnish and equip improvements to cottages and a former clinic for use as affordable and transitional housing in the International district in Albuquerque in Bernalillo county.	\$200,000.00
Total Project Cost	\$500,000.00
Number of Beneficiaries	7 Person Occupancy For a congregate housing type-development.
Income Level Served	60% Area Median Income
Award Scope of Work	Plan, designs, and construction related to the conversion of a former dental clinic into affordable congregate housing in the International District in Albuquerque, New Mexico.

Summary:

Staff recommend the approval of a **\$500,000.00** grant under the Housing Innovation Program Notice of Funding Availability (NOFA) Capital Outlay Addendum to East Central Ministries (ECM) for the conversion of a former dental clinic into transitional housing, contingent upon the donation of the dental clinic property by Bernalillo County and receipt by Housing New Mexico of the Capital Outlay funding agreement from the Department of Finance and Administration (DFA).

Capital Outlay Grants			Recommended Award by Project				Capital Outlay Grants
Grant Number	Grant Amount	Grant Language	162 Chama	133 Virginia	New Creations Church	Total	Balance After Award
25-J2488	\$ 1,960,000.00	to plan, design and construct an affordable cottage housing project serving low-income households in the International district in Albuquerque in Bernalillo county;	\$ 1,960,000.00			\$ 1,960,000.00	\$ -
24-12735	\$ 275,000.00	to acquire land for and to plan, design and construct affordable housing for underserved communities in Albuquerque in Bernalillo county;	\$ 275,000.00			\$ 275,000.00	\$ -
25-J2679	\$ 200,000.00	to acquire land for and to plan, design, construct, renovate, furnish and equip improvements to cottages and a former clinic for use as affordable and transitional housing in the International district in Albuquerque in Bernalillo county;		\$ 200,000.00		\$ 200,000.00	\$ -
25-J3218	\$ 300,000.00	to plan, design, construct and renovate a former medical and dental clinic for use as affordable and transitional housing in the International district in Albuquerque in Bernalillo county		\$ 300,000.00		\$ 300,000.00	\$ -
25-J2873	\$ 624,444.00	To acquire and renovate multifamily housing facilities, including energy efficiency upgrades and improvements, to preserve affordable housing options in the International district in Albuquerque in Bernalillo county.			\$ 238,325.00	\$ 238,325.00	\$ 386,119.00
Total	\$ 3,359,444.00		\$ 2,235,000.00	\$ 500,000.00	\$ 238,325.00	\$ 2,973,325.00	\$ 386,119.00

Tab 11

TO: Housing New Mexico Board of Directors

THROUGH: Contracted Services Committee on September 09, 2025
New Mexico Housing Trust Fund Advisory Committee on September 08, 2025
Policy Committee on September 02, 2025

FROM: Daniela Freamon, Sonja Unrau, & Robyn Powell

DATE: September 17, 2025

SUBJECT: Recommendation for Housing Innovation Application Approval –

Greater Albuquerque Habitat for Humanity for Senior Home Repair

Recommendation:

Staff recommend the approval of the Greater Albuquerque Habitat for Humanity award for a \$250,000.00 grant under the Housing Innovation Program Notice of Funding Availability (NOFA) to provide critical home repair services for low-income senior households.

Background:

The Housing Innovation Program NOFA was approved by the Housing New Mexico Board of Directors in August 2025 as a resource to address housing needs that are currently not being served through other Housing New Mexico | MFA programs and an opportunity for eligible applicants to fund a community tailored housing solution.

Discussion:

The Greater Albuquerque Habitat for Humanity applied to the Housing Innovation program for the Critical Systems Replacement Program for Seniors. The program offers a range of services, including replacement of air conditioning and heating systems, water heaters, roofs, windows, and sliding doors. It also includes ADA-compliant upgrades and health and safety improvements, such as installing exterior handrails and ramps. The program allows up to \$25,000 per home and places a five-year lien on the home to protect affordability.

Award Overview

Housing Innovation Award	Leverage	Total Project Cost	Number of Beneficiaries	Income Level Served
\$250,000	\$100,000	\$350,000	14	Up to 150% AMI
Scope of Work	Improving home accessibility and safety for 14 low-income, senior households in Bernalillo County.			
Housing Innovation Award Budget	Direct rehabilitation cost		\$250,000	
	Total		\$250,000	

Summary:

Staff recommend the approval of the Greater Albuquerque Habitat for Humanity award for a \$250,000.00 grant under the Housing Innovation Program Notice of Funding Availability (NOFA) to improve home accessibility and safety for 14 low-income senior households in Bernalillo County.

Tab 12



MEMO

TO: Housing New Mexico Board of Directors

THROUGH: Contracted Services Committee on September 09, 2025
New Mexico Housing Trust Fund Advisory Committee on September 08, 2025
Policy Committee on September 02, 2025

FROM: Daniela Freamon, Sonja Unrau, & Robyn Powell

DATE: September 17, 2025

SUBJECT: Recommendation for Housing Innovation Application Approval –
The Life Link for Transitional Housing

Recommendation:

Staff recommend the approval of the Life Link award for a \$350,000.00 grant under the Housing Innovation Program Notice of Funding Availability (NOFA) for transitional housing serving human trafficking survivors.

Background:

The Housing Innovation Program NOFA was approved by the Housing New Mexico Board of Directors in August 2025 as a resource to address housing needs that are currently not being served through other Housing New Mexico | MFA programs and an opportunity for eligible applicants to fund a community tailored housing solution.

Discussion:

The Life Link received funding through the State of New Mexico to support long term independent community living for survivors of human trafficking and has provided housing for victims over the past six years. The organization has applied to the Housing Innovation program project to create the full continuum of housing and support services from emergency safe housing to clinically supported transitional housing to eventual independent living in apartments for survivors of human trafficking.

The Life Link specifically applied to the Housing Innovation program for the acquisition and rehabilitation of a six-bedroom duplex located on a lot near downtown Santa Fe. The property will be used as a stepdown program from emergency housing to transitional

housing, where survivors can stay for 6-12 months. The goal is to transition survivors from the Emergency Safe House, which is located on the same lot, to the duplex where they can continue working on behavioral health needs while pursuing employment, education and other recovery support goals in a more independent setting. Supportive services will be provided on-site and through referrals to other community partners.

Award Overview

Housing Innovation Award	Total Project Cost	Number of Beneficiaries	Income Level Served
\$350,000	\$350,000	15	Up to 150% AMI
Scope of Work	Acquisition and rehabilitation of a six-bedroom duplex located in Santa Fe.		
Housing Innovation Award Budget	Purchase of Agua Fria Duplex		\$60,000
	Rehabilitation		\$290,000
	Total		\$350,000

Summary:

Staff recommend the approval of the Life Link award for a \$350,000.00 grant under the Housing Innovation Program Notice of Funding Availability (NOFA) for transitional housing serving human trafficking survivors.

Tab 13

TO: Housing New Mexico Board of Directors

THROUGH: Contracted Services Committee on September 09, 2025
New Mexico Housing Trust Fund Advisory Committee on September 08, 2025
Policy Committee on September 02, 2025

FROM: Daniela Freamon, Sonja Unrau, & Robyn Powell

DATE: September 17, 2025

SUBJECT: Recommendation for Housing Innovation Application Approval –
New Mexico Ramp Project for Ramp Installation

Recommendation:

Staff recommend the approval of the New Mexico Ramp Project award for a \$500,000.00 grant under the Housing Innovation Program Notice of Funding Availability (NOFA) for ramp installation for low income disabled households statewide.

Background:

The Housing Innovation Program NOFA was approved by the Housing New Mexico Board of Directors in August 2025 as a resource to address housing needs that are currently not being served through other Housing New Mexico | MFA programs and an opportunity for eligible applicants to fund a community tailored housing solution.

Included in the NOFA is the opportunity for awarded applicants to reapply for funding upon 80% expenditure of the first award. The first awardee under the program, the New Mexico Ramp Project, has met this threshold and has reapplied for a new round of funding.

Discussion:

New Mexico Ramp Project (NMRP) first round of funding was highly successful, and the organization exceeded their scope of work proving to be a highly efficient and strong partnership. Structured as a two-year contract, the Housing Innovation funding award provided NMRP with resources to expand its services, allowing them to reach more of the

state's most vulnerable residents, purchase in bulk, and improve efficiency. These ramps were distributed across a wide range of New Mexico counties and tribal communities utilizing 8,008 volunteer hours which equates to \$229,750 of in-kind leverage.

First Award Overview by County

County	Sum of Expenditures	Number of Beneficiaries
Bernalillo	\$ 87,094.69	71
Chaves	\$ 60,739.03	23
Curry	\$ 16,553.32	5
Dona Ana	\$ 54,963.28	34
Eddy	\$ 59,685.46	23
Lea	\$ 54,122.38	25
Luna	\$ 6,719.10	3
Rio Arriba	\$ 30,096.00	15
Roosevelt	\$ 9,642.39	3
San Juan	\$ 12,718.29	8
Sandoval	\$ 3,127.10	2
Santa Fe	\$ 15,522.19	7
Santa Fe	\$ 1,696.84	1
Torrance	\$ 9,408.03	7
Valencia	\$ 22,337.58	15
Grand Total	\$ 444,425.68	242

Award Overview

Housing Innovation Award	Total Project Cost	Number of Beneficiaries	Income Level Served
\$500,000	\$500,000	180	Up to 150% AMI
Scope of Work	Improving home accessibility by building 180 ramps for low-income, disabled New Mexicans throughout the state.		
Housing Innovation Award Budget	Direct rehabilitation Cost		\$450,000
	Project management		\$50,000
	Total		\$500,000

Summary:

Staff recommend the approval of the New Mexico Ramps Project award for a \$500,000.00 grant under the Housing Innovation NOFA for 180 ramps for low income disabled New Mexicans around the state.

Tab 14

TO: Housing New Mexico Board of Directors
Through: Contracted Services on September 9, 2025
Through: Policy Committee – September 2, 2025

FROM: Jackie Homet, Community Development Department Supervisor
Alec Robertson, Recovery Housing Program Manager

DATE: September 17, 2025

SUBJECT: Recovery Housing Program (RHP) Action Plan Amendment and
Notice of Funding Availability (NOFA) Amendment

DoA #19 – Notice of Funding Availability (NOFA) Language and Selection of Vendor(s)
(All other funding sources except for NMHTF)

Recommendation:

Staff recommends approval of the Recovery Housing Program (RHP) Action Plan amendment, and corresponding Notice of Funding Availability (NOFA) amendment.

Background:

The Pilot Recovery Housing Program (RHP) was authorized in 2018 by the SUPPORT for Patients and Communities Act (SUPPORT Act). The intent of the RHP program is to support individuals in recovery from substance use disorders (SUD) on a path to self-sufficiency by providing stable, temporary recovery housing.

The Department of Finance and Administration – Local Government Division (DFA-LGD) has provided authorization to Housing New Mexico | New Mexico Mortgage Finance Authority (MFA) to administer the RHP. The RHP Action Plan will guide the use of RHP funding received by the State through the U.S. Department of Housing and Urban Development’s (HUD) Community Development Block Grant (CDBG) Program for the period of July 1, 2021, through September 1, 2032.

Discussion:

On August 1, 2025, Housing New Mexico was approved to recapture **\$600,000** in previously approved and allocated funds from Crossroads for Women, a non-profit organization in Albuquerque. HUD has returned the \$600,000 to the program fund pool to be reallocated to service providers from the FY2021 and FY2022 awards (\$300,000 to each year). To date, Housing New Mexico has received a total of **\$7,026,148** in RHP funding. This includes the FY2025 funding in the amount of **\$1,450,399**. As shown in the chart below, **\$4,462,699** has been awarded to

qualified service providers. This leaves **\$2,812,141** in remaining RHP funds which is reflected in the amended Action Plan and corresponding NOFA.

	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	Total
RHP Award	\$940,000	\$902,621	\$1,013,918	\$1,268,811	\$1,450,399	\$1,450,399	\$7,026,148
MFA Admin	\$47,000	\$45,131	\$50,696	\$63,441	\$72,520	\$72,520	\$351,308
Distribution	\$893,000	\$857,490	\$963,222	\$1,205,370	\$543,617	\$0	\$4,462,699
Available	\$0	\$0	\$0	\$0	\$834,262	\$1,377,879	\$2,212,141
Recaptured \$		\$300,000	\$300,000				\$600,000
Total Available		\$300,000	\$300,000	\$0	\$834,262	\$1,377,879	\$2,812,141

Upon approval of the amendments, Housing New Mexico will comply with the Citizen's Participation Plan (CPD) Publication notifications. A thirty-day Public Comment Period will be scheduled for September 29th through October 29th, with a Public Hearing held on October 14th. Email notifications will be sent out announcing the remaining funds available through the amended Notice of Funding Availability (NOFA) and applications received will be reviewed and scored for eligibility. Housing New Mexico has set a timeline for awarding all RHP funds by December 31, 2025.

Summary:

Staff recommends approval of the Recovery Housing Program (RHP) Action Plan amendment, and corresponding Notice of Funding Availability (NOFA) amendment.



Recovery Housing Program (RHP)

2025 Action Plan



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RHP ACTION PLAN

Grantee: New Mexico (All)

RHP Grant: B-20-RH-35-0001
RHP Grant: B-21-RH-35-0001
RHP Grant: B-22-RH-35-0001
RHP Grant: B-23-RH-35-0001
RHP Grant: B-24-RH-35-0001

RHP Grant: B-25-RH-35-0001

Grant Award Amounts:

	<u>FY2020 - \$940,000</u>	<u>FY2021 - \$902,621</u>
	<u>FY2022 - \$1,013,918</u>	<u>FY2023 - \$1,268,811</u>
	<u>FY2024 - \$1,450,399</u>	<u>FY2025 - \$1,450,399</u>
Status:	Original	
Estimated PI/RL Funds:	\$0.00	
Total RHP Awards	<u>\$5,575,749\$7,026,148</u>	
Total RHP Allocations	<u>\$5,575,749\$4,462,699</u>	

STANDARD FORM 424 AND 424D

New Mexico Mortgage Finance Authority (Housing New Mexico | MFA) (“Housing New Mexico”) MFA-
submits this Action Plan to HUD along with completed and executed Federal Forms SF-424 and SF- 424D
and RHP Certifications.

PROGRAM SUMMARY

The Federal Register Notice No. FR-6225-N-01 and updated Program Notice FR-6265-N-01 as authorized under Section 8071 of the SUPPORT for Patients and Communities Act, entitled Pilot Program to Help Individuals in Recovery from a Substance Use Disorder (SUD) become stably housed, herein referred to as the authorizes assistance to grantees (states) to provide stable, temporary housing to individuals in recovery from a substance use disorder.

The Department of Finance and Administration – Local Government Division (DFA-LGD) is providing authorization to Housing New Mexico | New Mexico Mortgage Finance Authority (MFA) to serve as

administrator of New Mexico's RHP to include development of the RHP action plan and implementation of activities described in the plan. Housing New Mexico, as subgrantee of the State of New Mexico's RHP allocations, will guide the use of approximately \$940,000 of FY2020, \$902,621 of FY2021, \$1,013,918 of FY2022, \$1,268,811 of FY2023, \$1,450,399 of FY2024, and \$1,450,399 of FY2025 RHP funding received by the State through the U.S. Department of Housing and Urban Development's Community Development Block Grant (CDBG) Program for the period July 1, 2021, through September 1, 203~~2~~⁰. To date MFA Housing New Mexico has allocated a total of ~~\$5,296,961.55~~ \$4,462,699 in RHP awards.

According to a New Mexico Substance Use Disorder Treatment Gap Analysis presented by the New Mexico Department of Health (NMDOH), substance use is a significant public health issue in New Mexico. New Mexico recognizes that treatment is necessary, but accessibility is insufficient for long-term recovery of low- and moderate-income and homeless individuals recovering from SUD, mental health conditions, and criminal justice involvement. Housing stability is fundamental to recovery and a critical factor contributing to positive outcomes. Participants who know they will exit to stable housing are more likely to successfully complete treatment. We know that many who exit treatment will return to homelessness without long-term, affordable housing and comprehensive, evidence-based wrap-around case management services. It is reported that of those exiting treatment for a substance use disorder or mental health condition, only 50% of those in need of housing receive housing assistance according to the gap analysis. Data also shows that without stable housing, the risk of relapse and inability to maintain abstinence is greatly increased.

MFA-Housing New Mexico continues to perform outreach with New Mexico recovery housing providers to solicit applications for new funding allocations. Housing New MexicoMFA is also working with Behavioral Health Services Division and a collaborative group to offer RHP funding to support projects throughout the state.

RESOURCES

As stated above, Housing New Mexico, through previous activities, has awarded a total of \$4,462,699 in RHP funding to qualified service providers. The RHP action plan is now amended to add additional funding. On August 1st, 2025, Housing New Mexico was approved by HUD to recapture \$600,000 in previously allocated and awarded RHP funds that were originally granted to New Mexico in FY2021 and FY2022 (\$300,000 from each year). This funding, along with the addition of the FY2025 award, creates a new total of available funds in the amount of \$2,812,141.

Upon approval of this amended 2025 Action Plan, Housing New MexicoMFA will comply with the Citizen's Participation Plan (CPD) notifications for the amended RHP Action Plan and Notice of Funding Availability (NOFA). The Action Plan and NOFA will be presented to Housing New MexicoMFA's board for approval on ~~February 19~~^{September 17th}, 2025. The approved RHP Action Plan will be submitted to HUD through the DRGR system. Once approved by HUD, Housing New MexicoMFA's website will be updated and emails sent out regarding the remaining available RHP funds.

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*Administrative costs up to five (5) percent of New Mexico's RHP grant may be used by [Housing New Mexico MFA](#) as subgrantee.

[Housing New Mexico MFA](#) encourages awardees of RHP funds to leverage as many federal, state, and local resources as possible in order to maximize the RHP investment.

OTHER FEDERAL RESOURCES

Additional federal resources include:

- HUD's Veterans Housing Rehabilitation program
- United States Department of Agriculture (USDA) programs
- Federal Housing Administration (FHA) loan programs
- Low Income Housing Tax Credits (LIHTC)
- HOME Investment Partnership program
- Community Development Block Grant (CDBG)
- Continuum of Care (COC) program
- Housing Opportunities for Persons with Aids (HOPWA)
- HUD Housing Trust Fund
- Emergency Solutions Grant (ESG) program

STATE RESOURCES

Other nonfederal resources may be available through [Housing New Mexico MFA](#) to include:

- Resources from State legislative allocations
- New Mexico Housing Trust Fund
- New Mexico Affordable Housing Tax Credit

Many partners also leverage other state resources, such as funding from the New Mexico Human Services Department and the New Mexico Children, Youth & Families Department. Further, local governments may provide resources, and private support may be available from organizations such as the United Way or from developer contributions (land, deferred developer fee, loans) and private donations.

ADMINISTRATION SUMMARY

NM DFA-LGD will oversee MFA's administration of the entire New Mexico RHP allocations. As such, DFA-LGD will provide grant management, monitoring, and ensure environmental review compliance. It will also ensure compliance with residential anti-displacement and relocation assistance plans, following their adoption, and the acquisition and relocation requirements of the Uniform Relocation Act. Oversight will be performed according to the state's CDBG Implementation Manual adjusted for waivers and alternative requirements for the Pilot Recovery Housing Program.

Point of Contact: Carmen B. Morin, Bureau Chief
Community Development Bureau
407 Galisteo, Santa Fe NM 87501
Cell: (505) 470-8979
Email: carminB.morin@dfa.nm.gov

MFA will be responsible for administering RHP activities in compliance with RHP requirements under the oversight of the DFA.

~~Jackie Homet~~Alec Robertson will ~~continue to~~ serve as the program manager for the Recovery Housing Program to ensure coordinated effort and non-duplication of services.

Point of Contact: Alec Robertson, Recovery Housing Program (RHP) Program Manager
Community Development Department
Housing New Mexico | New Mexico Mortgage Finance Authority (MFA)
7425 Jefferson St NE Albuquerque, NM 87109
Office: (505) 308-4255
Email: arobertson@housingnm.org
~~Point of Contact: Jackie Homet, Community Development Supervisor~~
~~Community Development Department~~
~~NM Mortgage Finance Authority~~
~~7425 Jefferson St NE Albuquerque, NM 87109~~
~~Office: (505) 308-4209~~
~~Email: jhomet@housingnm.org~~

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USE OF FUNDS

ELIGIBLE ACTIVITIES

According to FR-6225-N-01 Section H. Overview of Grant Process and RHP Action Plan Requirements, eligible activities include the following:

PUBLIC FACILITIES AND IMPROVEMENTS

RHP funds may be used for activities under 24 CFR 570.201(c) or section 105(a)(2) of the HCD Act (42 USC 5305(a)(2)) only for the purpose of providing stable, temporary housing for persons in recovery from a substance use disorder in accordance with Section 8071 and this notice.

ACQUISITION OF REAL PROPERTY

RHP funds may be used for acquisition under 24 CFR 570.201(a) or section 105(a)(1) of the HCD Act (42 USC 5305(a)(1)) for the purpose of providing stable, temporary housing to persons in recovery from a substance use disorder in accordance with Section 8071 and this notice. For example, a nonprofit organization could purchase a residential property for this purpose.

LEASE, RENT, AND UTILITIES

HUD is waiving and modifying 42 U.S.C. 5305(a)(8), 24 CFR 570.207(b)(4), 24 CFR 570.201(e), and 24 CFR 570.482(c)(2) to the extent necessary to permit RHP funds to be used to make payments for lease, rent, utilities, and associated costs (e.g. fees), for the purpose of providing stable, temporary housing, on behalf of an individual in recovery from a substance use disorder in accordance with Section 8071 and this notice. Under this waiver and alternative requirement, such payments are not limited to 15 percent of the RHP grant, and an individual may be assisted for up to 2 years or until the assisted individual finds permanent housing, whichever is earlier. These payments may not be made directly to an individual. These payments may not have been previously paid from other sources; and the payments must result in either a new service and/or a quantifiable increase in the level of an existing service above that which has been provided in the twelve calendar months prior to approval of the RHP Action Plan. For example, a subrecipient currently operating a recovery group home may use RHP funds to rent an additional house and increase the number of persons served. In which case, the rent and utility costs of the additional house may be paid with RHP funds; however, the rent and utilities of the original house would not be an eligible cost under the RHP program. In this example, an individual may only stay in the temporary housing.

assisted by RHP for a period of up to 2 years or until the individual finds permanent housing, whichever is earlier.

REHABILITATION AND RECONSTRUCTION OF SINGLE-UNIT RESIDENTIAL

RHP funds may be used for rehabilitation or reconstruction of publicly- or privately-owned single-unit residential buildings and improvements eligible under 24 CFR 570.202(a)(1) or section 105(a)(4) of the HCD Act (42 USC 5305(a)(4)) for the purpose of providing stable, temporary housing for individuals in recovery from a substance use disorder in accordance with Section 8071 and this notice.

REHABILITATION AND RECONSTRUCTION OF MULTI-UNIT RESIDENTIAL

RHP funds may be used for rehabilitation or reconstruction of publicly- or privately-owned buildings and improvements with two or more permanent residential units that otherwise comply with 24 CFR 570.202(a) and section 105(a)(4) of the HCD Act (42 USC 5305(a)(4)) for the purpose of providing stable, temporary housing for individuals in recovery from a substance use disorder in accordance with Section 8071 and this notice.

REHABILITATION AND RECONSTRUCTION OF PUBLIC HOUSING

RHP funds may be used for rehabilitation or reconstruction of buildings and improvements owned and operated by a public housing authority to the extent eligible under 24 CFR 570.202(a)(2) and section 105(a)(4) of the HCD Act (42 USC 5305(a)(4)), for the purpose of providing stable, temporary housing for individuals in recovery from a substance use disorder in accordance with Section 8071 and this notice.

DISPOSITION OF REAL PROPERTY

RHP funds may be used for disposition through sale, lease, donation or otherwise, of real property

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acquired with RHP funds subject to 24 CFR 570.201(b) and section 105(a)(7) of the HCD Act (42 USC 5305(a)(7)), for the purpose of providing stable, temporary housing for individuals in recovery from a substance use disorder in accordance with Section 8071 and this notice. Eligible costs may include costs incidental to disposing of the property, such as preparation of legal documents, fees paid for surveys, transfer taxes, and other costs involved in the transfer of ownership of the RHP-assisted property.

CLEARANCE AND DEMOLITION

RHP funds may be used for clearance, demolition, and removal of buildings and improvements, including movement of structures to other sites to the extent eligible under 24 CFR 570.201(d) or section 105(a)(4) of the HCD Act (42 USC 5305(a)(4)) for the purpose of providing stable, temporary housing for individuals in recovery from a substance use disorder in accordance with Section 8071 and this notice. This is limited to projects where RHP funds are used only for clearance and demolition.

RELOCATION

RHP funds may be used for relocation payments and other assistance for permanently or temporarily displaced individuals and families in connection with activities using RHP funds, to the extent eligible under 24 CFR 570.201(i) and section 105(a)(11) of the HCD Act (42 USC 5305(a)(11)).

EXPANSION OF EXISTING ELIGIBLE ACTIVITIES TO INCLUDE NEW CONSTRUCTION

RHP funds can be used for new construction of housing, to the extent the newly constructed housing shall be used for the purpose of providing stable, temporary housing for individuals in recovery from a substance use disorder in accordance with Section 8071 and this notice. HUD is waiving 42 USC 5305(a) and 24 CFR 570.207(b)(3) and adopting alternative requirements to the extent necessary to permit new construction of housing, subject to the same requirements that apply to rehabilitation activities under the provisions at section 105(a)(4) of the HCD Act (42 USC 5305(a)(4)) and 24 CFR 570.202(b).

METHOD OF DISTRIBUTION

[Housing New MexicoMFA](#) will solicit qualitative and quantitative information from applicants who demonstrate a need for the project being proposed for RHP funding. MFA will consider both the projected demand for the proposed temporary recovery housing units and the financial need for assistance.

[Housing New MexicoMFA](#) will distribute one hundred percent (100%) of the remaining ~~FY2024~~ Recovery Housing Program funds for the purpose of use on eligible activities less eligible administrative costs, to eligible awardees through the open Notice of Funds Available (NOFA).

Applications that meet the Minimum Qualifications and Requirements eligibility criteria will be evaluated by an internal review committee of [Housing New MexicoMFA](#) staff using the scoring criteria as described in the Recovery Housing Program NOFA. The review committee will present award recommendations to [Housing New MexicoMFA](#) management and [Housing New MexicoMFA](#)'s Board as required under [Housing New MexicoMFA](#)'s Delegations of Authority. Final selection will be approved by [Housing New MexicoMFA](#)'s Board of Directors at the regularly scheduled monthly meeting.

Housing New MexicoMFA does not guarantee and is not obligated to make an award. Awards will be based on availability of funds, Offeror's demonstrated need, Offeror's score on the scoring criteria and for any of the other reasons set forth herein.

ACTIVITIES CARRIED OUT DIRECTLY

The Department of Finance and Administration – Local Government Division (DFA-LGD) is providing authorization to the New Mexico Mortgage Finance Authority (Housing New Mexico | MFA)(“Housing New Mexico”) ~~New Mexico Mortgage Finance Authority (MFA)~~ to administer 100% of New Mexico's RHP allocation for FY2020, FY2021, FY2022, FY2023, ~~and~~ FY2024, and FY2025.

Agencies awarded RHP funds will be required to place a Land Use Restriction Agreement (LURA) on each project and/or property purchased with RHP funds for a minimum of 30 years. Housing New Mexico MFA may require an additional term after the compliance period based on the amount of the award.

ELIGIBLE SERVICE PROVIDERS

Housing New MexicoMFA will make awards of RHP funding to local governments, public and private non-profit organizations, and Indian tribes that demonstrate the ability to offer recovery housing services. Public and private nonprofit organizations can be located in all geographic areas within the State of New Mexico, including CDBG entitlement areas. Public and private nonprofit organizations must be exempt from taxation under subtitle C of section 501(c), have an accounting system, a voluntary board, be actively engaged in recovery housing efforts in New Mexico or previously engaged in recovery housing efforts in New Mexico, and practice nondiscrimination in the provision of assistance. Assistance may be provided to primarily religious organizations that agree to provide all eligible activities in a manner that is free from religious influence.

CRITERIA FOR EVALUATION

Awards will be made for eligible activities through the NOFA that has remained open since its release in May 2024. Offerors must meet the Minimum Qualifications and Requirements eligibility criteria established by MFA's Procurement policy outlined in the RHP NOFA in order to be eligible to apply.

Through RHP outreach and partner coordination, the demand for Recovery Housing funding is more than sufficient to expend the balance of the NM RHP allocation.

Scoring criteria and eligible points are established in the NOFA to ensure priority is given to Offerors who are able to demonstrate the greatest need and ability to deliver funds.

PROJECT NEED

PROJECT RESPONSE TO DOCUMENTED NEED

Applicants must be able to provide documentation confirming their understanding of the health and social needs of persons with substance use disorders (SUD) and that they are aware of nationally recognized models and interventions that address those needs including, but not limited to, the data or statistics to

demonstrate knowledge of population profile (demographics, social and health needs) including program, organizational, city/county, treatment/health system, criminal justice, housing, poverty, overdose, SUD prevalence and homelessness; program activities including processes, tools, events, technology, and actions that are an intentional part of the program implementation and demonstrate the project success to meet the intended program goals or results. Project documentation confirms the project will fulfill a verifiable need in the community with measurable results from projected outcomes including number of individuals served.

PROJECT RESPONSE MUST BE NEAR SERVICE HUB AND UNDERSERVED BY RECOVERY RESIDENCES

Applicants should be responsive to the needs of the populations served and show adequate proximity to services. Applicants must provide a map to confirm project location and service hub proximity, other recovery residences within 50 miles, and access to transportation, health care services and community-based services available within 10 miles.

PROJECT PROVIDES SAFE, HEALTHY, AND SOBER LIVING ENVIRONMENT

Applicants must provide documentation to confirm house rules and house meeting requirements including current policies and procedures for recovery housing residents. Policies and procedures must outline any drug screening and/or background requirements. Applicants must provide staff job description, staff ratios, staff roles and staff availability, and include current policies and procedures for recovery housing staff. Policies and procedures must outline staff protocol for resident interaction and any drug screening and/or background requirements.

PROGRAM DESIGN PROVIDES HOLISTIC, WRAP AROUND SERVICES

Applicants must provide listing of services to be provided by staff or that may be accessible through other programs or partnerships to the recovery housing residents.

PROJECT LEVERAGE OF OTHER RESOURCES

Applicants must provide documentation confirming existing program resources or other awards received to leverage the project.

PROJECT IMPACT

LOW-MODERATE INCOME INDIVIDUALS TO BENEFIT

Recovery Housing Projects must serve populations at or below the low to moderate income limit. Applicants must provide policies and procedures to ensure LMI compliance and provide references or information to confirm experience calculating household income and compliance with Area Median Income (AMI) Requirements.

READINESS TO PROCEED AND OBLIGATE AND EXPEND 30% OF FUNDS WITHIN 12 MONTHS

Applicants must be prepared to proceed with the project promptly after being awarded. Applicants must provide project timeline demonstrating that 30% of the entire award will be expended within 12 months of the date of the signed agreement.

COMMUNITY SUPPORT FOR RECOVERY HOUSING

To promote community support applicants should do community outreach and provide letters of support from key stakeholders, evidence of community outreach letters/communications, evidence of community/stakeholder meetings and/or partnerships with community groups addressing this population.

COORDINATION WITH STATE, LOCAL, OR REGIONAL SERVICE PROVIDERS

To promote programmatic success applicants can provide evidence of existing contracts and/or Memorandum of Understanding (MOU) with local and regional entities.

DEMONSTRATED DATA COLLECTION FOR OUTCOMES

Applicants should be able to provide data to support the projected outcomes of the project.

PROJECT EFFICIENCY AND FEASIBILITY

PROJECT LONG TERM VIABILITY

Applicants must provide performance or evidence that the project costs will be substantially fulfilled by all sources of project funding to projects' needs for long term viability. Documentation should include forecasts of costs and expenses incurred for the life of the project through the affordability period.

PROJECT INCLUDES TRAINED RECOVERY HOUSING STAFF

To ensure adequate staffing to meet the unique demands of a Recovery Housing Project, applicants must provide resumes of management and recovery housing staff.

DEMONSTRATED CAPACITY AND EXPERIENCE TO CARRY OUT THE PROJECT

To demonstrate capacity, applicants must provide evidence of years in experience in recovery housing and evidence of established partnerships.

PROJECT COST EFFECTIVENESS AND REASONABILITY

Applicants must provide appraisals and proposed costs to demonstrate cost effectiveness and reasonability.

DEFINITIONS

INDIVIDUAL IN RECOVERY

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A person that is in the process of change to improve their health and wellness, live a self-directed life, and strive to reach their full potential.

SUBSTANCE USE DISORDER

As defined by Substance Abuse and Mental Health Services Administration (SAMHSA) - the recurrent use of alcohol and/or drugs causing clinically significant impairment, including health problems, disability, and failure to meet major responsibilities at work, school, or home.

RECOVERY RESIDENCE

A recovery residence may be a single-family home or apartment that provides a safe, healthy, and substance-free living environment for persons recovering from a substance use disorder. Recovery residences generally provide peer support and connection to services that promote long-term recovery.

ANTICIPATED OUTCOMES AND EXPENDITURE PLAN

ANTICIPATED OUTCOMES

Qualified applicants will increase the number of individuals served if awarded RHP funds. Based on the history, fifty to sixty percent of individuals will be successfully transitioned to permanent housing during the contract term.

EXPENDITURE PLAN

[Housing New Mexico MFA](#) will comply with all RHP guidelines and expend at least 30% of the funds within year one as required. The need for appropriate recovery housing to fill gaps in New Mexico is substantial and, based on the state's capacity and availability of agencies to provide recovery housing services, we do not anticipate any type of barrier to expending funds expediently and effectively.

Administrative costs will not exceed the five percent (5%) of New Mexico's RHP allocation. [Housing New Mexico MFA](#) does not anticipate receiving program income from RHP eligible activities.

CITIZEN PARTICIPATION SUMMARY

The RHP Action Plan is subject to [Housing New Mexico MFA](#)'s process for substantial amendments in the citizen participation plan (CPP) excerpted below.

There must be reasonable notice of a proposed substantial amendment so that residents of the affected areas of the state will have an opportunity to review it and comment on it. Notice will be made according to the procedures described herein with the addition of the following procedures specifically for substantial amendments:

- Issue a public notice upon release of the proposed substantial amendment announcing a thirty (30) day review and comment period and a public hearing regarding the proposed substantial amendment after the review and comment period. Published notices will be in the Albuquerque Journal, the Santa Fe New Mexican, Las Cruces Sun News, and other local newspapers, and on

MFA's website (<http://www.housingnm.org/>) and DFA's website (http://nmdfa.state.nm.us/Local_Government.aspx) at least seven (7) days in advance of the hearing.

- Include a section in the final substantial amendment that presents all comments, plus explanations why any comments were not accepted.

Housing New MexicoMFA will schedule the publication of the 2025 Recovery Housing Program Amended Action Plan upon MFA Board approval in ~~February~~ September 2025. There will be a 30-day public comment period, with a public hearing scheduled 15 days from publication date.

The notice will be published in both English and Spanish in the following newspapers: Albuquerque Journal, Santa Fe New Mexican, Eastern New Mexico News, Farmington Daily Times, Las Cruces Sun News, and Roswell Daily Record.

Housing New MexicoMFA will address any public comments if received.

PARTNER COORDINATION

Housing New Mexico MFA met with community stakeholders and developed contacts through existing partnerships to create a list of prospects. Housing New MexicoMFA has continued to work with potential applicants and will provide notification via email blasts to all prospects, followed by phone and hosted meetings with all respondents. Housing New MexicoMFA has an extensive history of collaborating with diverse community stakeholders to ensure we meet organizational objectives and participant needs.

Collaboration meetings and contacts were made with:

- New Mexico Supportive Housing and Learning Collaboration
- Rio Arriba Board of County Commissioners
- Hopeworks
- A Peaceful Habitation
- The Fletcher Group
- Endorphin Power Company

Outreach was sent via email blasts and phone calls to:

- Albuquerque Healthcare for the Homeless, Inc.
- Alianza of New Mexico
- All Faiths Receiving Home
- Catholic Charities
- Child Haven
- City of Espanola
- Community Against Violence, Inc.
- Crisis Center of Northern New Mexico
- Crossroads for Women

- DreamTree Project
- Eight Northern Indian Pueblos Council
- El Centro Family Health
- Families and Youth Inc.
- El Refugio, Inc.
- Espanola Pathways Shelter
- Good Shephard Center
- Heading Home
- Heart of Taos – Heart House
- HELP New Mexico, Inc.
- La Casa, Inc.
- New Day Youth and Family Services
- New Mexico AIDS Services
- New Mexico Coalition to End Homelessness

- New Mexico Veterans Integration Center
- Option, Inc.
- People Assisting the Homeless (PATH)
- Pueblo of Santa Clara
- Rio Arriba County
- S.A.F.E House
- San Juan Catholic Charities
- Santa Clara Pueblo Behavioral Health
- Santa Clara Pueblo Housing Authority
- Santa Fe Recovery Center
- Saranam, LLC
- Silver City Gospel Mission
- St. Elizabeth Shelter
- Steel Bridge Ministries
- Susan's Legacy
- The Life Link
- Therapeutic Living Services, Inc.
- Town of Taos
- Valencia Shelter Services
- Women's Housing Coalition
- Youth Development, Inc.
- Youth Shelters and Family Services

SERVICE PROVIDER MANAGEMENT AND MONITORING

Housing New MexicoMFA as subgrantee and administrator of New Mexico's RHP will monitor each agency awarded RHP funds to ensure compliance with RHP requirements and guidelines.

DFA-LGD as grantee will provide oversight of Housing New MexicoMFA according to the state's CDBG implementation guide adjusted for waivers and alternative requirements for the Pilot Recovery Housing Program as described in FR-6225-N-01 and FR 6265-N-01.

PRE-AWARD/PRE-AGREEMENT COSTS

Upon acceptance of the amended RHP Action Plan by HUD, Housing New MexicoMFA will collect administrative costs allowable under the RHP guidelines, up to five percent of the RHP allocation for FY2023, ~~and FY2024, and FY2025.~~

CERTIFICATIONS

Housing New MexicoMFA certifies the following:

- I. The grantee certifies that it has in effect and is following a residential anti-displacement and relocation assistance plan in connection with any activity assisted with funding under the RHP program. The grantee certifies that it will comply with the residential anti-displacement and relocation assistance plan, relocation assistance, and one-for-one replacement housing requirements of section 104(d) of the Housing and Community Development Act of 1974, as amended (42 USC § 5304(d)) and implementing regulations at 24 CFR part 42, as applicable, except where waivers or alternative requirements are provided.
- II. The grantee certifies its compliance with restrictions on lobbying required by 24 CFR part 87, together with disclosure forms, if required by part 87.
- III. The grantee certifies that the RHP Action Plan is authorized under state and local law (as applicable) and that the grantee, and any entity or entities designated by the grantee, and any contractor, subrecipient, or designated public agency carrying out an activity with RHP funds, possess(es) the legal authority to carry out the program for which it is seeking funding, in accordance with applicable HUD regulations and the grant requirements. The grantee certifies that activities to be undertaken with RHP funds are consistent with its RHP Action Plan.
- IV. The grantee certifies that it will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601 et seq.), and implementing regulations at 49 CFR part 24, except where waivers or alternative requirements are provided.
- V. The grantee certifies that it will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR part 135.

VI. The grantee certifies that it is following a citizen participation plan adopted pursuant to 24 CFR 91.115 or 91.105 (as imposed in notices for its RHP grant). Also, each unit of general local government receiving RHP assistance from a state must comply with the citizen participation requirements of 24 CFR 570.486(a)(1) through (a)(7) for proposed and actual uses of RHP funding (except as provided in Federal Register notices providing waivers and alternative requirements for the use of RHP funds).

~~VII.~~ The grantee certifies that it is complying with each of the following criteria: (1) funds will be used solely for allowable activities to provide individuals in recovery from a substance use disorder stable, temporary housing for a period of not more than 2 years or until the individual secures permanent housing, whichever is earlier; (2) with respect to activities expected to be assisted with RHP funds, the RHP Action Plan has been developed so as to give the maximum feasible priority to activities that will benefit low- and moderate-income individuals and families; (3) the aggregate use of RHP funds shall principally benefit low- and moderate-income families in a manner that ensures the grant amount is expended for activities that benefit such persons; and (4) the grantee will not attempt to recover any capital costs of public improvements assisted with RHP grant funds, by assessing any amount against properties owned and occupied by persons of low- and moderate-income, including any fee charged or assessment made as a condition of obtaining access to such public improvements, unless: (a) RHP grant funds are used to pay the proportion of such fee or assessment that relates to the capital costs of such public improvements that are

financed from revenue sources other than RHP; or (b) for purposes of assessing any amount against properties owned and occupied by persons of moderate income, the grantee certifies to the Secretary that it lacks sufficient RHP funds (in any form, including program income) to comply with the requirements of clause (a).

~~VIII-VII.~~ The grantee certifies that the grant will be conducted and administered in conformity with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d), the Fair Housing Act (42 U.S.C. 3601-3619), and implementing regulations, and that it will affirmatively further fair housing.

~~IX-VIII.~~ The grantee certifies that it has adopted and is enforcing the following policies, and, in addition, must certify that it will require local governments that receive grant funds to certify that they have adopted and are enforcing: (1) a policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in nonviolent civil rights demonstrations; and (2) a policy of enforcing applicable state and local laws against physically barring entrance to or exit from a facility or location that is the subject of such nonviolent civil rights demonstrations within its jurisdiction.

~~X-IX.~~ The grantee certifies that the grant will be conducted and administered in conformity with the requirements of the Religious Freedom Restoration Act (42 U.S.C. 2000bb) and 24 CFR 5.109, allowing the full and fair participation of faith-based entities.

~~XI-X.~~ The grantee certifies that it (and any subrecipient or administering entity) currently has or will develop and maintain the capacity to carry out RHP eligible activities in a timely manner and that the grantee has reviewed the requirements of the grant.

~~XII-XI.~~ The grantee certifies that its activities concerning lead-based paint will comply with the requirements of HUD's lead-based paint rules (Lead Disclosure; and Lead Safe Housing (24 CFR

part 35)), and EPA's lead-based paint rules (e.g., Repair, Renovation and Painting; Pre-Renovation Education; and Lead Training and Certification (40 CFR part 745)).

~~XIII-XII.~~ The grantee certifies that it will comply with environmental review procedures and requirements at 24 CFR part 58.

~~XIV-XIII.~~ The grantee certifies that it will comply with all applicable laws.

ACTION PLAN UPDATES

A public comment period will be provided from ~~March 3~~^{September 29th}, 2025 through ~~April 2~~^{October 29th}, 2025. A public hearing ~~will be~~^{was} held on ~~March 20~~^{October 14th}, 2025.

~~NO COMMENTS WERE RECEIVED.~~

A public notice ~~was will be issued~~^{be issued}, announcing the review, public comment period and public hearing, in the following publications, in both English and Spanish, as required under the CITIZEN PARTICIPATION SUMMARY of the Action Plan:

Albuquerque Journal, The Durango Herald, Las Cruces Sun News, Las Vegas Optic, Eastern New Mexico News and Santa Fe New Mexican.

*All affidavits were obtained and are submitted in DRGR with this Action Plan.

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**NOTICE OF PUBLIC HEARING AND 30-DAY PUBLIC COMMENT PERIOD
FOR THE NEW MEXICO PILOT RECOVERY HOUSING PROGRAM ACTION PLAN AMENDMENT
~~March 3~~^{September 29th}, 2025**

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New Mexico Mortgage Finance Authority (Housing New Mexico | MFA) (“Housing New Mexico”) ~~Housing New Mexico, otherwise known as New Mexico Mortgage Finance Authority (MFA),~~ and the Department of Finance and Administration, Local Government Division (DFA) are seeking public comment on the amended Recovery Housing Program (RHP) Action Plan ~~Amendment~~. A thirty-day public comment period will begin on ~~March 3rd~~^{September 29th}, 2025, and end on ~~April 2nd~~^{October 29th}, 2025, and a public hearing on the action plan will be held on ~~March 18th~~^{October 14th}, 2025 at 2:00 P.M. The Recovery Housing Program authorizes assistance to grantees (states) to provide stable, temporary housing to individuals in recovery from a substance use disorder. The amended RHP Action Plan will be available on ~~March 3rd~~^{September 29th}, 2025, on Housing New Mexico’s website at <https://housingnm.org/programs/recovery-housing-program> and at DFA’s website at http://www.nmdfa.state.nm.us/Local_Government.aspx. If you are unable to download the RHP Action Plan, please contact Housing New Mexico to request a copy at 505-843-6880. Additionally, the documents can be provided in alternative formats (i.e., Braille/large print, audio tape) for people with disabilities and may also be translated into Spanish for Limited English Proficient (LEP) Spanish-speaking persons, upon request. Citizens, interested agencies, and for-profit and nonprofit organizations may attend a public hearing in person or via webcast at <https://housingnm.org/meetings-notice-webcasts/meetings-events-notice> to provide comments on the amended RHP Action Plan on ~~March 18th~~^{October 14th}, 2025, at 2:00 p.m. If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any other form of auxiliary aid or service, please contact ~~Jackie Homet~~^{Alec Robertson} by phone at 505-308-~~42094255~~, or e-mail at ~~arobertson@housingnm.org;jhomet@housingnm.org~~; TTY: 1-800-659-8331 for English and 1-800-327-1857 for Spanish; or mail: Housing New Mexico | New Mexico Mortgage Finance Authority (MFA), 7425 Jefferson St. NE, Albuquerque, NM 87109. Accommodations can be made within 48 hours’ notice for non-English speaking participants and individuals with disabilities by calling 505-843-6880. All facilities are wheelchair accessible. Citizens, interested agencies, and for-profit and nonprofit organizations may provide comments at any time during the thirty-day public comment period, which will begin on ~~March 27th~~^{September 29th}, 2025, and end at 11:59 p.m. MDT, ~~April 26th~~^{October 29th}, 2025. Written comments and/or questions may be directed to ~~Jackie Homet~~^{Alec Robertson} by phone: 505-308-~~42094255~~; e-mail: ~~jhomet@housingnm.org;arobertson@housingnm.org~~; or mail: Housing New Mexico | New Mexico Mortgage Finance Authority (MFA), 7425 Jefferson St. NE, Albuquerque, NM 87109. After receipt of public comments, Housing New Mexico staff will prepare a summary of all comments received in writing and, in cases where any citizens’ views are not accepted, provide reasons for the decision. This documentation will be attached to the RHP Action Plan.

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The current RHP funding available is ~~\$2,812,141~~^{\$834,262.55}, which represents remaining, unawarded ~~and reallocated~~ funds from ~~FY2023 and FY2024~~^{FY2020 through FY2024, as well as the FY2025 award}. According to FR-6225-N-01, eligible activities for RHP awards include public facilities improvements, acquisition of real property, lease, rent, and utilities, rehabilitation, and reconstruction of single and multi-unit residential, rehabilitation and construction of public housing, disposition of real property, clearance and demolition, relocation, and expansion of existing activities to include new construction. The final RHP Action ~~Plan approved~~^{Plan approved} by HUD will be available on Housing New Mexico’s website at <http://www.housingnm.org/resources/RHP-action-plan> and at DFA’s website http://www.nmdfa.state.nm.us/Local_Government.aspx.

**AVISO DE AUDIENCIA PÚBLICA Y PERÍODO DE COMENTARIOS PÚBLICOS DE 30 DÍAS
PARA LA ENMIENDA AL PLAN DE ACCIÓN DEL PROGRAMA PILOTO DE RECUPERACIÓN DE
VIVIENDA EN NUEVO MÉXICO
3 de marzo de 2025**

Housing New Mexico, mejor conocido como New Mexico Mortgage Finance Authority (MFA) y el Departamento de Finanzas y Administración, División de Gobierno Local (DFA) están solicitando comentarios públicos sobre La Enmienda enmendada al Plan de Acción del Programa de Vivienda de Recuperación (RHP). A partir del 3 de marzo de 2025, comenzará un período de comentarios públicos de treinta días y se finalizará el 2 de abril de 2025. Adicionalmente, se llevará a cabo una audiencia pública sobre el plan de acción el 18 de abril de 2025. El Programa de Vivienda de Recuperación autoriza asistencia a los beneficiarios (estados) para proporcionar vivienda estable y temporal a personas en recuperación de un trastorno por uso de sustancias. El Plan de Acción RHP modificado estará disponible el 3 de marzo de 2025 en el sitio web de Housing New Mexico en: <https://housingnm.org/programs/recovery-housing-program> y en el sitio web de DFA en: http://www.nmdfa.state.nm.us/Local_Government.aspx. Si no puede descargar el Plan de acción de RHP, comuníquese con Housing New Mexico para solicitar una copia (505-843-6880 o sin cargo al 1-800-444-6880). Además, los documentos se pueden proporcionar en formatos alternativos (es decir, Braille/letra grande, cinta de audio) para personas con discapacidades y también se puede pedir una traducción al español para personas con dominio limitado del inglés (LEP) y que solamente hablan español. Los ciudadanos, las agencias interesadas y las organizaciones con y sin fines de lucro pueden atender una audiencia pública en persona o por reunión de web en <http://www.housingnm.org/resources/RHP-action-plan> para proporcionar comentarios sobre el Plan de Acción RHP modificado el 18 de marzo de 2025, a las 2 p.m. Si usted es una persona con una discapacidad que necesita un lector, un amplificador, un intérprete de lenguaje de señas calificado o cualquier otra forma de ayuda o servicio auxiliar, comuníquese con Jackie Homet por teléfono: 505-843-6880 o al número gratuito 1-800-444-6880; correo electrónico: jhomet@housingnm.org; TTY: 1-800-659-8331 para inglés y 1-800-327-1857 para español; o por correo: Housing New Mexico | New Mexico Mortgage Finance Authority (MFA), 7425 Jefferson St. NE, Albuquerque, NM 87109. Llamando al 505-843-6880, se pueden realizar adaptaciones con un aviso de 48 horas para participantes que no hablan inglés y personas con discapacidades. Todas las instalaciones son accesibles para sillas de ruedas. Los ciudadanos, agencias interesadas y organizaciones con y sin fines de lucro pueden enviar comentarios en cualquier momento durante el período de comentarios públicos de treinta días, que comenzará el 27 de marzo de 2025 y terminará a las 11:59 p.m. MDT, 26 de abril de 2025. Los comentarios y/o preguntas por escrito pueden dirigirse a Jackie Homet por teléfono: 505-843-6880 o al número gratuito 1-800-444-6880; correo electrónico: jhomet@housingnm.org; o por correo: Housing New Mexico | New Mexico Mortgage Finance Authority (MFA), 7425 Jefferson St. NE, Albuquerque, NM 87109. Después de recibir los comentarios públicos, el personal de Housing New Mexico preparará un resumen de todos los comentarios recibidos por escrito y, en los casos en que no se acepten las opiniones de los ciudadanos, proporcionará los motivos de la decisión. Esta documentación se adjuntará al Plan de Acción del RHP.

La financiación disponible de RHP es \$834,262.55, que representa los fondos restantes no adjudicados del año fiscal 2023 y 2024. Según FR-6225-N-01, las actividades elegibles para los premios RHP incluyen instalaciones públicas mejoradas, adquisición de propiedad real, arrendamiento, alquiler y servicios públicos, rehabilitación y reconstrucción de hogares residenciales con unidades individuales y múltiples, rehabilitación y construcción de viviendas públicas, disposición de propiedad real, limpieza y demolición, reubicación y expansión de actividades existentes para incluir nuevas construcciones. El Plan de Acción RHP final aprobado por HUD estará disponible en el sitio web de Housing New Mexico en [Recovery Housing Program](#) | [Housing New Mexico](#) | [MFA](#) y en el sitio web de DFA http://www.nmdfa.state.nm.us/Local_Government.aspx.

Recovery Housing Program (RHP) Performance Report
State of New Mexico/Housing New Mexico - MFA
Reporting Period: October 30, 2024

Program Overview

The Recovery Housing Program (RHP), administered by Housing New Mexico (HNM), is a pilot initiative that began in 2020. The program's goal is to provide temporary supportive housing for low- to middle-income individuals impacted by substance use disorders (SUD). State of New Mexico entered into a contract with HNM to oversee the development, implementation, distribution, and reporting of RHP activities and funds. As of the reporting period, HNM has approved and awarded four (4) Recovery Housing projects.

Action Plan and Fund Allocation Overview

FY2020/FY2021 Action Plan:

The FY2020/FY2021 Action Plan was approved and focused on the "Acquisition" of properties for use in temporary supportive housing for individuals impacted by substance use disorders (SUD). HNM worked with the State's Supportive Housing Learning Collaborative, but there were challenges in aligning the action plan and associated timelines with HNM's HUD-approved RHP Action Plan. These discrepancies affected the ability to meet RHP expenditure deadlines.

Method of Distribution:

The FY2020/FY2021 funding was distributed through a competitive Request for Proposals (RFP) process. The total funds allocated for RHP projects are outlined below:

RHP Grant	Allocation	Admin Fee	RHP Funds Available
B-20-RH-35-0001	\$940,000.00	\$47,000.00	\$893,000.00
B-21-RH-35-0001	\$902,621.00	\$45,131.05	\$857,489.95
B-22-RH-35-0001	\$1,013,918.00	\$50,695.90	\$963,222.10
B-23-RH-35-0001	\$1,268,811.00	\$63,440.55	\$1,205,370.45

Funded Projects

February 16, 2022 – Crossroads for Women (CRFW)

- **Award:** \$600,000.00
 - **Project Description:** CRFW, with 25 years of experience, provides housing and support services to women who are justice-involved and have co-occurring mental health and substance use disorders. The approved project involves the rehabilitation of a 16-unit multifamily housing property in Albuquerque to serve as part of CRFW's transitional recovery housing program.
-

Continued RFP Activities:

Housing New Mexico released two additional RFP rounds but received no submissions.

July 20, 2022

State of New Mexico received FY2022 funds and continued with the contract with HNM for administration of RHP funds. HNM updated the FY2022 Action Plan to include:

- Remaining FY2020/FY2021 Funds
- Add FY2022 Allocation
- Update Action Plan to include all activities allowed under the RHP; and
- Changed the method of distribution to an “open” Notice of Funding Availability (NOFA)

Housing New Mexico received 3 applications, 2 met the qualifications and scoring criteria and were awarded.

May 17, 2023 – New Awards

- **Hozho Center for Personal Enhancement:** \$969,499.00
 - The project will create National Alliance for Recovery Residences (NARR) Level 2 recovery housing in Gallup, New Mexico, addressing the gap between a 30-day detox program and long-term housing.
- **Crossroads for Women (CRFW):** \$1,144,213.00
 - The project supports the rehabilitation of a 30,000 sq. ft. facility previously purchased by CRFW, to serve individuals impacted by substance use disorder, with housing and services.

With the aforementioned awards, all RHP funds through FY2022 were allocated.

FY2023 Fund Distribution

March 20, 2024

The State of New Mexico received FY2023 funds and continued its partnership with HNM for the administration of RHP funds. HNM prepared an Action Plan amendment that included the return of FY2022 funds from CRFW. This return posed a challenge to meet the FY2022 expenditure deadline of 30%.

Details of FY2023 Funds:

- **FY2023 Allocation:** \$1,268,811.00
- **Returned Award (CRFW):** \$1,144,213.00

Notice of Funding Availability (NOFA) was released on May 1, 2024, with minor updates to dates and timelines. Outreach efforts were also focused on rural areas of New Mexico, with collaboration from the Fletcher Group; a federally funded recovery housing technical support group.

July 17, 2024 – New Award

New Mexico Reentry Center

- **Award:** \$1,000,000.00
- **Project Description:** The center serves low to moderate-income individuals impacted by substance use disorders, specifically focusing on opioid use disorders. RHP funds will be used to purchase or lease additional transitional housing, expanding services to support clients in their reintegration into the community. The center has assisted 250 individuals in its first three years, with this number growing to 650 in 2024. Approximately 70% of these clients have received supportive housing.

October 30, 2024 – Annual Reporting

As of October 30, 2024, HNM has awarded a total of **\$3.7 million** of New Mexico's RHP allocations to four approved recipients. After a period of 6 months, one of the awards was respectfully returned due to executive staff turnover experienced by Crossroads for Women.

Of the remaining three awards, one is fully drawn and has experienced a complete loss of their facility due to fire in January 2024. The project was at a point where the rehabilitation of a sixteen- unit multi-family property had completed 50% of the units to place in service. Now, they are working with the insurance company to settle their total loss claim and will repay funds to the RHP based on the amounts paid by the insurance, covering the superior mortgage first, then the balance to HNM.

- **Hozho Center for Personal Development:** The acquisition and rehabilitation are complete. As of the reporting date, 50% of the awarded funds have been drawn, and the recovery housing is expected to be placed in service in January 2025. The center is currently servicing four individuals and is processing additional individuals to meet a 12-person capacity.
- **New Mexico Reentry Center:** Currently in the process of identifying a facility for purchase and rehabilitation. HNM is working with the agency to ensure their scope of work timelines are met to ensure the State's expenditure deadlines are met.

New Awards – December 2024 (after reporting deadline)

TenderLove Community Center

- **Award:** \$1,200,000.00
- **Project Description:** Tender Love Community Center is an existing recovery housing provider that anticipates serving up to 70 additional individuals impacted by substance use disorders.

Endorphin Power Company

- **Award:** \$693,200.00
- **Project Description:** Endorphin Power Company aims to increase service capacity by providing housing for 10 additional individuals in one-bedroom units and additional units for family reunification.

These two awards will fully allocate RHP funding through FY2023.

Next Steps

HNM will continue working closely with each awarded agency to ensure timely project implementation, compliance with scope of work, and adherence to expenditure deadlines. Moving forward, HNM will also continue outreach efforts, particularly in rural areas, and ensure future funding requests are submitted on time.

Conclusion

The Recovery Housing Program has made meaningful progress in meeting the needs of individuals impacted by substance use disorders in New Mexico. Despite challenges such as the return of funds and unexpected project delays, HNM remains committed to ensuring the successful deployment of RHP funds.



Recovery Housing Program (RHP)

2025 Action Plan



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RHP ACTION PLAN

Grantee: New Mexico (All)

RHP Grant: B-20-RH-35-0001
RHP Grant: B-21-RH-35-0001
RHP Grant: B-22-RH-35-0001
RHP Grant: B-23-RH-35-0001
RHP Grant: B-24-RH-35-0001
RHP Grant: B-25-RH-35-0001

Grant Award Amounts:

	FY2020 - \$940,000	FY2021 - \$902,621
	FY2022 - \$1,013,918	FY2023 - \$1,268,811
	FY2024 - \$1,450,399	FY2025 - \$1,450,399
Status:	Original	
Estimated PI/RL Funds:	\$0.00	
Total RHP Awards	\$7,026,148	
Total RHP Allocations	\$4,462,699	

STANDARD FORM 424 AND 424D

New Mexico Mortgage Finance Authority (Housing New Mexico | MFA) (“Housing New Mexico”) submits this Action Plan to HUD along with completed and executed Federal Forms SF-424 and SF- 424D and RHP Certifications.

PROGRAM SUMMARY

The Federal Register Notice No. FR-6225-N-01 and updated Program Notice FR-6265-N-01 as authorized under Section 8071 of the SUPPORT for Patients and Communities Act, entitled Pilot Program to Help Individuals in Recovery from a Substance Use Disorder (SUD) become stably housed, herein referred to as the authorizes assistance to grantees (states) to provide stable, temporary housing to individuals in recovery from a substance use disorder.

The Department of Finance and Administration – Local Government Division (DFA-LGD) is providing authorization to Housing New Mexico | New Mexico Mortgage Finance Authority (MFA) to serve as administrator of New Mexico’s RHP to include development of the RHP action plan and implementation of activities described in the plan. Housing New Mexico, as subgrantee of the State of New Mexico's RHP

allocations, will guide the use of approximately \$940,000 of FY2020, \$902,621 of FY2021, \$1,013,918 of FY2022, \$1,268,811 of FY2023, \$1,450,399 of FY2024, and \$1,450,399 of FY2025 RHP funding received by the State through the U.S. Department of Housing and Urban Development's Community Development Block Grant (CDBG) Program for the period July 1, 2021, through September 1, 2032. To date Housing New Mexico has allocated a total of \$4,462,699 in RHP awards.

According to a New Mexico Substance Use Disorder Treatment Gap Analysis presented by the New Mexico Department of Health (NMDOH), substance use is a significant public health issue in New Mexico. New Mexico recognizes that treatment is necessary, but accessibility is insufficient for long-term recovery of low- and moderate-income and homeless individuals recovering from SUD, mental health conditions, and criminal justice involvement. Housing stability is fundamental to recovery and a critical factor contributing to positive outcomes. Participants who know they will exit to stable housing are more likely to successfully complete treatment. We know that many who exit treatment will return to homelessness without long-term, affordable housing and comprehensive, evidence-based wrap-around case management services. It is reported that of those exiting treatment for a substance use disorder or mental health condition, only 50% of those in need of housing receive housing assistance according to the gap analysis. Data also shows that without stable housing, the risk of relapse and inability to maintain abstinence is greatly increased.

Housing New Mexico continues to perform outreach with New Mexico recovery housing providers to solicit applications for new funding allocations. Housing New Mexico is also working with Behavioral Health Services Division and a collaborative group to offer RHP funding to support projects throughout the state.

RESOURCES

As stated above, Housing New Mexico, through previous activities, has awarded a total of **\$4,462,699** in RHP funding to qualified service providers. The RHP action plan is now amended to add additional funding. On August 1st, 2025, Housing New Mexico was approved by HUD to recapture \$600,000 in previously allocated and awarded RHP funds that were originally granted to New Mexico in FY2021 and FY2022 (\$300,000 from each year). This funding, along with the addition of the FY2025 award, creates a new total of available funds in the amount of **\$2,812,141**.

Upon approval of this amended 2025 Action Plan, Housing New Mexico will comply with the Citizen's Participation Plan (CPD) notifications for the amended RHP Action Plan and Notice of Funding Availability (NOFA). The Action Plan and NOFA will be presented to Housing New Mexico's board for approval on September 17th, 2025. The approved RHP Action Plan will be submitted to HUD through the DRGR system. Once approved by HUD, Housing New Mexico's website will be updated and emails sent out regarding the remaining available RHP funds.

*Administrative costs up to five (5) percent of New Mexico's RHP grant may be used by Housing New Mexico as subgrantee.

Housing New Mexico encourages awardees of RHP funds to leverage as many federal, state, and local

resources as possible in order to maximize the RHP investment.

OTHER FEDERAL RESOURCES Additional federal resources include:

- HUD's Veterans Housing Rehabilitation program
- United States Department of Agriculture (USDA) programs
- Federal Housing Administration (FHA) loan programs
- Low Income Housing Tax Credits (LIHTC)
- HOME Investment Partnership program
- Community Development Block Grant (CDBG)
- Continuum of Care (COC) program
- Housing Opportunities for Persons with Aids (HOPWA)
- HUD Housing Trust Fund
- Emergency Solutions Grant (ESG) program

STATE RESOURCES

Other nonfederal resources may be available through Housing New Mexico to include:

- Resources from State legislative allocations
- New Mexico Housing Trust Fund
- New Mexico Affordable Housing Tax Credit

Many partners also leverage other state resources, such as funding from the New Mexico Human Services Department and the New Mexico Children, Youth & Families Department. Further, local governments may provide resources, and private support may be available from organizations such as the United Way or from developer contributions (land, deferred developer fee, loans) and private donations.

ADMINISTRATION SUMMARY

NM DFA-LGD will oversee Housing New Mexico's administration of the entire New Mexico RHP allocations. As such, DFA- LGD will provide grant management, monitoring, and ensure environmental review compliance. It will also ensure compliance with residential anti-displacement and relocation assistance plans, following their adoption, and the acquisition and relocation requirements of the Uniform Relocation Act. Oversight will be performed according to the state's CDBG Implementation Manual adjusted for waivers and alternative requirements for the Pilot Recovery Housing Program.

Point of Contact: Carmen B. Morin, Bureau Chief
Community Development Bureau
407 Galisteo, Santa Fe NM 87501
Cell: (505) 470-8979
Email: carminB.morin@dfa.nm.gov

Housing New Mexico will be responsible for administering RHP activities in compliance with RHP requirements under the oversight of the DFA.

Alec Robertson will serve as the program manager for the Recovery Housing Program to ensure coordinated effort and non-duplication of services.

Point of Contact: Alec Robertson, Recovery Housing Program (RHP) Program Manager
Community Development Department
Housing New Mexico | New Mexico Mortgage Finance Authority (MFA)
7425 Jefferson St NE Albuquerque, NM 87109
Office: (505) 308-4255
Email: arobertson@housingnm.org

USE OF FUNDS

ELIGIBLE ACTIVITIES

According to FR-6225-N-01 Section H. Overview of Grant Process and RHP Action Plan Requirements, eligible activities include the following:

PUBLIC FACILITIES AND IMPROVEMENTS

RHP funds may be used for activities under 24 CFR 570.201(c) or section 105(a)(2) of the HCD Act (42 USC 5305(a)(2)) only for the purpose of providing stable, temporary housing for persons in recovery from a substance use disorder in accordance with Section 8071 and this notice.

ACQUISITION OF REAL PROPERTY

RHP funds may be used for acquisition under 24 CFR 570.201(a) or section 105(a)(1) of the HCD Act (42 USC 5305(a)(1)) for the purpose of providing stable, temporary housing to persons in recovery from a substance use disorder in accordance with Section 8071 and this notice. For example, a nonprofit organization could purchase a residential property for this purpose.

LEASE, RENT, AND UTILITIES

HUD is waiving and modifying 42 U.S.C. 5305(a)(8), 24 CFR 570.207(b)(4), 24 CFR 570.201(e), and 24 CFR 570.482(c)(2) to the extent necessary to permit RHP funds to be used to make payments for lease, rent, utilities, and associated costs (e.g. fees), for the purpose of providing stable, temporary housing, on behalf of an individual in recovery from a substance use disorder in accordance with Section 8071 and this notice. Under this waiver and alternative requirement, such payments are not limited to 15 percent of the RHP grant, and an individual may be assisted for up to 2 years or until the assisted individual finds permanent housing, whichever is earlier. These payments may not be made directly to an individual. These payments may not have been previously paid from other sources; and the payments must result in either a new service and/or a quantifiable increase in the level of an existing service above that which has been provided in the twelve calendar months prior to approval of the RHP Action Plan. For example, a subrecipient currently operating a recovery group home may use RHP funds to rent an additional house and increase the number of persons served. In which case, the rent and utility costs of the additional house may be paid with RHP funds; however, the rent and utilities of the original house would not be an

eligible cost under the RHP program. In this example, an individual may only stay in the temporary housing assisted by RHP for a period of up to 2 years or until the individual finds permanent housing, whichever is earlier.

REHABILITATION AND RECONSTRUCTION OF SINGLE-UNIT RESIDENTIAL

RHP funds may be used for rehabilitation or reconstruction of publicly- or privately-owned single-unit residential buildings and improvements eligible under 24 CFR 570.202(a)(1) or section 105(a)(4) of the HCD Act (42 USC 5305(a)(4)) for the purpose of providing stable, temporary housing for individuals in recovery from a substance use disorder in accordance with Section 8071 and this notice.

REHABILITATION AND RECONSTRUCTION OF MULTI-UNIT RESIDENTIAL

RHP funds may be used for rehabilitation or reconstruction of publicly- or privately-owned buildings and improvements with two or more permanent residential units that otherwise comply with 24 CFR 570.202(a) and section 105(a)(4) of the HCD Act (42 USC 5305(a)(4)) for the purpose of providing stable, temporary housing for individuals in recovery from a substance use disorder in accordance with Section 8071 and this notice.

REHABILITATION AND RECONSTRUCTION OF PUBLIC HOUSING

RHP funds may be used for rehabilitation or reconstruction of buildings and improvements owned and operated by a public housing authority to the extent eligible under 24 CFR 570.202(a)(2) and section 105(a)(4) of the HCD Act (42 USC 5305(a)(4)), for the purpose of providing stable, temporary housing for individuals in recovery from a substance use disorder in accordance with Section 8071 and this notice.

DISPOSITION OF REAL PROPERTY

RHP funds may be used for disposition through sale, lease, donation or otherwise, of real property acquired with RHP funds subject to 24 CFR 570.201(b) and section 105(a)(7) of the HCD Act (42 USC 5305(a)(7)), for the purpose of providing stable, temporary housing for individuals in recovery from a substance use disorder in accordance with Section 8071 and this notice. Eligible costs may include costs incidental to disposing of the property, such as preparation of legal documents, fees paid for surveys, transfer taxes, and other costs involved in the transfer of ownership of the RHP-assisted property.

CLEARANCE AND DEMOLITION

RHP funds may be used for clearance, demolition, and removal of buildings and improvements, including movement of structures to other sites to the extent eligible under 24 CFR 570.201(d) or section 105(a)(4) of the HCD Act (42 USC 5305(a)(4)) for the purpose of providing stable, temporary housing for individuals in recovery from a substance use disorder in accordance with Section 8071 and this notice. This is limited to projects where RHP funds are used only for clearance and demolition.

RELOCATION

RHP funds may be used for relocation payments and other assistance for permanently or temporarily displaced individuals and families in connection with activities using RHP funds, to the extent eligible under 24 CFR 570.201(i) and section 105(a)(11) of the HCD Act (42 USC 5305(a)(11)).

EXPANSION OF EXISTING ELIGIBLE ACTIVITIES TO INCLUDE NEW CONSTRUCTION

RHP funds can be used for new construction of housing, to the extent the newly constructed housing shall be used for the purpose of providing stable, temporary housing for individuals in recovery from a substance use disorder in accordance with Section 8071 and this notice. HUD is waiving 42 USC 5305(a) and 24 CFR 570.207(b)(3) and adopting alternative requirements to the extent necessary to permit new construction of housing, subject to the same requirements that apply to rehabilitation activities under the provisions at section 105(a)(4) of the HCD Act (42 USC 5305(a)(4)) and 24 CFR 570.202(b).

METHOD OF DISTRIBUTION

Housing New Mexico will solicit qualitative and quantitative information from applicants who demonstrate a need for the project being proposed for RHP funding. Housing New Mexico will consider both the projected demand for the proposed temporary recovery housing units and the financial need for assistance.

Housing New Mexico will distribute one hundred percent (100%) of the remaining Recovery Housing Program funds for the purpose of use on eligible activities less eligible administrative costs, to eligible awardees through the open Notice of Funds Available (NOFA).

Applications that meet the Minimum Qualifications and Requirements eligibility criteria will be evaluated by an internal review committee of Housing New Mexico staff using the scoring criteria as described in the Recovery Housing Program NOFA. The review committee will present award recommendations to Housing New Mexico management and Housing New Mexico's Board as required under Housing New Mexico's Delegations of Authority. Final selection will be approved by Housing New Mexico's Board of Directors at the regularly scheduled monthly meeting.

Housing New Mexico does not guarantee and is not obligated to make an award. Awards will be based on availability of funds, Offeror's demonstrated need, Offeror's score on the scoring criteria and for any of the other reasons set forth herein.

ACTIVITIES CARRIED OUT DIRECTLY

The Department of Finance and Administration – Local Government Division (DFA-LGD) is providing authorization to the New Mexico Mortgage Finance Authority (Housing New Mexico | MFA) ("Housing New Mexico") to administer 100% of New Mexico's RHP allocation for FY2020, FY2021, FY2022, FY2023, FY2024, and FY2025.

Agencies awarded RHP funds will be required to place a Land Use Restriction Agreement (LURA) on each project and/or property purchased with RHP funds for a minimum of 30 years. Housing New Mexico may require an additional term after the compliance period based on the amount of the award.

ELIGIBLE SERVICE PROVIDERS

Housing New Mexico will make awards of RHP funding to local governments, public and private non-profit organizations, and Indian tribes that demonstrate the ability to offer recovery housing services. Public and private nonprofit organizations can be located in all geographic areas within the State of New Mexico, including CDBG entitlement areas. Public and private nonprofit organizations must be exempt from taxation under subtitle C of section 501(c), have an accounting system, a voluntary board, be actively engaged in recovery housing efforts in New Mexico or previously engaged in recovery housing efforts in New Mexico, and practice nondiscrimination in the provision of assistance. Assistance may be provided to primarily religious organizations that agree to provide all eligible activities in a manner that is free from religious influence.

CRITERIA FOR EVALUATION

Awards will be made for eligible activities through the NOFA that has remained open since its release in May 2024. Offerors must meet the Minimum Qualifications and Requirements eligibility criteria established by Housing New Mexico's Procurement policy outlined in the RHP NOFA in order to be eligible to apply.

Through RHP outreach and partner coordination, the demand for Recovery Housing funding is more than sufficient to expend the balance of the NM RHP allocation.

Scoring criteria and eligible points are established in the NOFA to ensure priority is given to Offerors who are able to demonstrate the greatest need and ability to deliver funds.

PROJECT NEED

PROJECT RESPONSE TO DOCUMENTED NEED

Applicants must be able to provide documentation confirming their understanding of the health and social needs of persons with substance use disorders (SUD) and that they are aware of nationally recognized models and interventions that address those needs including, but not limited to, the data or statistics to demonstrate knowledge of population profile (demographics, social and health needs) including program, organizational, city/county, treatment/health system, criminal justice, housing, poverty, overdose, SUD prevalence and homelessness; program activities including processes, tools, events, technology, and actions that are an intentional part of the program implementation and demonstrate the project success to meet the intended program goals or results. Project documentation confirms the project will fulfill a verifiable need in the community with measurable results from projected outcomes including number of individuals served.

PROJECT RESPONSE MUST BE NEAR SERVICE HUB AND UNDERSERVED BY RECOVERY RESIDENCES

Applicants should be responsive to the needs of the populations served and show adequate proximity to services. Applicants must provide a map to confirm project location and service hub proximity, other

recovery residences within 50 miles, and access to transportation, health care services and community-based services available within 10 miles.

PROJECT PROVIDES SAFE, HEALTHY, AND SOBER LIVING ENVIRONMENT

Applicants must provide documentation to confirm house rules and house meeting requirements including current policies and procedures for recovery housing residents. Policies and procedures must outline any drug screening and/or background requirements. Applicants must provide staff job description, staff ratios, staff roles and staff availability, and include current policies and procedures for recovery housing staff. Policies and procedures must outline staff protocol for resident interaction and any drug screening and/or background requirements.

PROGRAM DESIGN PROVIDES HOLISTIC, WRAP AROUND SERVICES

Applicants must provide listing of services to be provided by staff or that may be accessible through other programs or partnerships to the recovery housing residents.

PROJECT LEVERAGE OF OTHER RESOURCES

Applicants must provide documentation confirming existing program resources or other awards received to leverage the project.

PROJECT IMPACT

LOW-MODERATE INCOME INDIVIDUALS TO BENEFIT

Recovery Housing Projects must serve populations at or below the low to moderate income limit. Applicants must provide policies and procedures to ensure LMI compliance and provide references or information to confirm experience calculating household income and compliance with Area Median Income (AMI) Requirements.

READINESS TO PROCEED AND OBLIGATE AND EXPEND 30% OF FUNDS WITHIN 12 MONTHS

Applicants must be prepared to proceed with the project promptly after being awarded. Applicants must provide project timeline demonstrating that 30% of the entire award will be expended within 12 months of the date of the signed agreement.

COMMUNITY SUPPORT FOR RECOVERY HOUSING

To promote community support applicants should do community outreach and provide letters of support from key stakeholders, evidence of community outreach letters/communications, evidence of community/stakeholder meetings and/or partnerships with community groups addressing this population.

COORDINATION WITH STATE, LOCAL, OR REGIONAL SERVICE PROVIDERS

To promote programmatic success applicants can provide evidence of existing contracts and/or Memorandum of Understanding (MOU) with local and regional entities.

DEMONSTRATED DATA COLLECTION FOR OUTCOMES

Applicants should be able to provide data to support the projected outcomes of the project.

PROJECT EFFICIENCY AND FEASIBILITY

PROJECT LONG TERM VIABILITY

Applicants must provide performance or evidence that the project costs will be substantially fulfilled by all sources of project funding to projects' needs for long term viability. Documentation should include forecasts of costs and expenses incurred for the life of the project through the affordability period.

PROJECT INCLUDES TRAINED RECOVERY HOUSING STAFF

To ensure adequate staffing to meet the unique demands of a Recovery Housing Project, applicants must provide resumes of management and recovery housing staff.

DEMONSTRATED CAPACITY AND EXPERIENCE TO CARRY OUT THE PROJECT

To demonstrate capacity, applicants must provide evidence of years in experience in recovery housing and evidence of established partnerships.

PROJECT COST EFFECTIVENESS AND REASONABILITY

Applicants must provide appraisals and proposed costs to demonstrate cost effectiveness and reasonability.

DEFINITIONS

INDIVIDUAL IN RECOVERY

A person that is in the process of change to improve their health and wellness, live a self-directed life, and strive to reach their full potential.

SUBSTANCE USE DISORDER

As defined by Substance Abuse and Mental Health Services Administration (SAMHSA) - the recurrent use of alcohol and/or drugs causing clinically significant impairment, including health problems, disability, and failure to meet major responsibilities at work, school, or home.

RECOVERY RESIDENCE

A recovery residence may be a single-family home or apartment that provides a safe, healthy, and substance-free living environment for persons recovering from a substance use disorder. Recovery residences generally provide peer support and connection to services that promote long-term recovery.

ANTICIPATED OUTCOMES AND EXPENDITURE PLAN

ANTICIPATED OUTCOMES

Qualified applicants will increase the number of individuals served if awarded RHP funds. Based on the history, fifty to sixty percent of individuals will be successfully transitioned to permanent housing during the contract term.

EXPENDITURE PLAN

Housing New Mexico will comply with all RHP guidelines and expend at least 30% of the funds within year one as required. The need for appropriate recovery housing to fill gaps in New Mexico is substantial and, based on the state's capacity and availability of agencies to provide recovery housing services, we do not anticipate any type of barrier to expending funds expediently and effectively.

Administrative costs will not exceed the five percent (5%) of New Mexico's RHP allocation. Housing New Mexico does not anticipate receiving program income from RHP eligible activities.

CITIZEN PARTICIPATION SUMMARY

The RHP Action Plan is subject to Housing New Mexico's process for substantial amendments in the citizen participation plan (CPP) excerpted below.

There must be reasonable notice of a proposed substantial amendment so that residents of the affected areas of the state will have an opportunity to review it and comment on it. Notice will be made according to the procedures described herein with the addition of the following procedures specifically for substantial amendments:

- Issue a public notice upon release of the proposed substantial amendment announcing a thirty (30) day review and comment period and a public hearing regarding the proposed substantial amendment after the review and comment period. Published notices will be in the Albuquerque Journal, the Santa Fe New Mexican, Las Cruces Sun News, and other local newspapers, and on Housing New Mexico's website (<http://www.housingnm.org/>) and DFA's website (http://nmdfa.state.nm.us/Local_Government.aspx) at least seven (7) days in advance of the hearing.
- Include a section in the final substantial amendment that presents all comments, plus explanations why any comments were not accepted.

Housing New Mexico will schedule the publication of the 2025 Recovery Housing Program Amended Action Plan upon Housing New Mexico Board approval in September 2025. There will be a 30-day public comment period, with a public hearing scheduled 15 days from publication date.

The notice will be published in both English and Spanish in the following newspapers: Albuquerque Journal, Santa Fe New Mexican, Eastern New Mexico News, Farmington Daily Times, Las Cruces Sun News,

and Roswell Daily Record.

Housing New Mexico will address any public comments if received.

PARTNER COORDINATION

Housing New Mexico met with community stakeholders and developed contacts through existing partnerships to create a list of prospects. Housing New Mexico has continued to work with potential applicants and will provide notification via email blasts to all prospects, followed by phone and hosted meetings with all respondents. Housing New Mexico has an extensive history of collaborating with diverse community stakeholders to ensure we meet organizational objectives and participant needs.

Collaboration meetings and contacts were made with:

- New Mexico Supportive Housing and Learning Collaboration
- Rio Arriba Board of County Commissioners
- Hopeworks
- A Peaceful Habitation
- The Fletcher Group
- Endorphin Power Company

Outreach was sent via email blasts and phone calls to:

- Albuquerque Healthcare for the Homeless, Inc.
- Alianza of New Mexico
- All Faiths Receiving Home
- Catholic Charities
- Child Haven
- City of Espanola
- Community Against Violence, Inc.
- Crisis Center of Northern New Mexico
- Crossroads for Women
- DreamTree Project
- Eight Northern Indian Pueblos Council
- El Centro Family Health
- Families and Youth Inc.
- El Refugio, Inc.
- Espanola Pathways Shelter
- Good Shephard Center
- Heading Home
- Heart of Taos – Heart House
- HELP New Mexico, Inc.
- La Casa, Inc.

- New Day Youth and Family Services
- New Mexico AIDS Services
- New Mexico Coalition to End Homelessness
- New Mexico Veterans Integration Center
- Option, Inc.
- People Assisting the Homeless (PATH)
- Pueblo of Santa Clara
- Rio Arriba County
- S.A.F.E House
- San Juan Catholic Charities
- Santa Clara Pueblo Behavioral Health
- Santa Clara Pueblo Housing Authority
- Santa Fe Recovery Center
- Saranam, LLC
- Silver City Gospel Mission
- St. Elizabeth Shelter
- Steel Bridge Ministries
- Susan's Legacy
- The Life Link
- Therapeutic Living Services, Inc.
- Town of Taos
- Valencia Shelter Services
- Women's Housing Coalition
- Youth Development, Inc.
- Youth Shelters and Family Services

SERVICE PROVIDER MANAGEMENT AND MONITORING

Housing New Mexico as subgrantee and administrator of New Mexico's RHP will monitor each agency awarded RHP funds to ensure compliance with RHP requirements and guidelines.

DFA-LGD as grantee will provide oversight of Housing New Mexico according to the state's CDBG implementation guide adjusted for waivers and alternative requirements for the Pilot Recovery Housing Program as described in FR-6225-N-01 and FR 6265-N-01.

PRE-AWARD/PRE-AGREEMENT COSTS

Upon acceptance of the amended RHP Action Plan by HUD, Housing New Mexico will collect administrative costs allowable under the RHP guidelines, up to five percent of the RHP allocation for FY2023 ,FY2024, and FY2025.

CERTIFICATIONS

Housing New Mexico certifies the following:

- I. The grantee certifies that it has in effect and is following a residential anti-displacement and relocation assistance plan in connection with any activity assisted with funding under the RHP program. The grantee certifies that it will comply with the residential anti-displacement and relocation assistance plan, relocation assistance, and one-for-one replacement housing requirements of section 104(d) of the Housing and Community Development Act of 1974, as amended (42 USC § 5304(d)) and implementing regulations at 24 CFR part 42, as applicable, except where waivers or alternative requirements are provided.
- II. The grantee certifies its compliance with restrictions on lobbying required by 24 CFR part 87, together with disclosure forms, if required by part 87.
- III. The grantee certifies that the RHP Action Plan is authorized under state and local law (as applicable) and that the grantee, and any entity or entities designated by the grantee, and any contractor, subrecipient, or designated public agency carrying out an activity with RHP funds, possess(es) the legal authority to carry out the program for which it is seeking funding, in accordance with applicable HUD regulations and the grant requirements. The grantee certifies that activities to be undertaken with RHP funds are consistent with its RHP Action Plan.
- IV. The grantee certifies that it will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601 et seq.), and implementing regulations at 49 CFR part 24, except where waivers or alternative requirements are provided.
- V. The grantee certifies that it will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR part 135.
- VI. The grantee certifies that it is following a citizen participation plan adopted pursuant to 24 CFR 91.115 or 91.105 (as imposed in notices for its RHP grant). Also, each unit of general local government receiving RHP assistance from a state must comply with the citizen participation requirements of 24 CFR 570.486(a)(1) through (a)(7) for proposed and actual uses of RHP funding (except as provided in Federal Register notices providing waivers and alternative requirements for the use of RHP funds).
- VII. The grantee certifies that it is complying with each of the following criteria: (1) funds will be used solely for allowable activities to provide individuals in recovery from a substance use disorder stable, temporary housing for a period of not more than 2 years or until the individual secures permanent housing, whichever is earlier; (2) with respect to activities expected to be assisted with RHP funds, the RHP Action Plan has been developed so as to give the maximum feasible priority to activities that will benefit low- and moderate-income individuals and families; (3) the aggregate use of RHP funds shall principally benefit low- and moderate-income families in a manner that ensures the grant amount is expended for activities that benefit such persons; and (4) the grantee will not attempt to recover any capital costs of public improvements assisted with RHP grant funds, by assessing any amount against properties owned and occupied by persons of low- and

- VIII. moderate-income, including any fee charged or assessment made as a condition of obtaining access to such public improvements, unless: (a) RHP grant funds are used to pay the proportion of such fee or assessment that relates to the capital costs of such public improvements that are financed from revenue sources other than RHP; or (b) for purposes of assessing any amount against properties owned and occupied by persons of moderate income, the grantee certifies to the Secretary that it lacks sufficient RHP funds (in any form, including program income) to comply with the requirements of clause (a).
- IX. The grantee certifies that the grant will be conducted and administered in conformity with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d), the Fair Housing Act (42 U.S.C. 3601-3619), and implementing regulations, and that it will affirmatively further fair housing.
- X. The grantee certifies that it has adopted and is enforcing the following policies, and, in addition, must certify that it will require local governments that receive grant funds to certify that they have adopted and are enforcing: (1) a policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in nonviolent civil rights demonstrations; and (2) a policy of enforcing applicable state and local laws against physically barring entrance to or exit from a facility or location that is the subject of such nonviolent civil rights demonstrations within its jurisdiction.
- XI. The grantee certifies that the grant will be conducted and administered in conformity with the requirements of the Religious Freedom Restoration Act (42 U.S.C. 2000bb) and 24 CFR 5.109, allowing the full and fair participation of faith-based entities.
- XII. The grantee certifies that it (and any subrecipient or administering entity) currently has or will develop and maintain the capacity to carry out RHP eligible activities in a timely manner and that the grantee has reviewed the requirements of the grant.
- XIII. The grantee certifies that its activities concerning lead-based paint will comply with the requirements of HUD's lead-based paint rules (Lead Disclosure; and Lead Safe Housing (24 CFR part 35)), and EPA's lead-based paint rules (e.g., Repair, Renovation and Painting; Pre-Renovation Education; and Lead Training and Certification (40 CFR part 745)).
- XIV. The grantee certifies that it will comply with environmental review procedures and requirements at 24 CFR part 58.
- XV. The grantee certifies that it will comply with all applicable laws.

ACTION PLAN UPDATES

A public comment period will be provided from September 29th, 2025 through October 29th, 2025. A public hearing will be held on October 14th, 2025.

A public notice will be issued, announcing the review, public comment period and public hearing, in the following publications, in both English and Spanish, as required under the CITIZEN PARTICIPATION SUMMARY of the Action Plan:

Albuquerque Journal, The Durango Herald, Las Cruces Sun News, Las Vegas Optic, Eastern New Mexico News and Santa Fe New Mexican.

*All affidavits were obtained and are submitted in DRGR with this Action Plan.

**NOTICE OF PUBLIC HEARING AND 30-DAY PUBLIC COMMENT PERIOD
FOR THE NEW MEXICO PILOT RECOVERY HOUSING PROGRAM ACTION PLAN AMENDMENT
September 29th, 2025**

New Mexico Mortgage Finance Authority (Housing New Mexico | MFA) (“Housing New Mexico”) and the Department of Finance and Administration, Local Government Division (DFA) are seeking public comment on the amended Recovery Housing Program (RHP) Action Plan. A thirty-day public comment period will begin on September 29th, 2025, and end on October 29th, 2025, and a public hearing on the action plan will be held on October 14th, 2025 at 2:00 P.M. The Recovery Housing Program authorizes assistance to grantees (states) to provide stable, temporary housing to individuals in recovery from a substance use disorder. The amended RHP Action Plan will be available on September 29th, 2025, on Housing New Mexico’s website at <https://housingnm.org/programs/recovery-housing-program> and at DFA’s website at http://www.nmdfa.state.nm.us/Local_Government.aspx. If you are unable to download the RHP Action Plan, please contact Housing New Mexico to request a copy at 505-843-6880. Additionally, the documents can be provided in alternative formats (i.e., Braille/large print, audio tape) for people with disabilities and may also be translated into Spanish for Limited English Proficient (LEP) Spanish-speaking persons, upon request. Citizens, interested agencies, and for-profit and nonprofit organizations may attend a public hearing in person or via webcast at <https://housingnm.org/meetings-notice-webcasts/meetings-events-notice> to provide comments on the amended RHP Action Plan on October 14th, 2025, at 2:00 p.m. If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any other form of auxiliary aid or service, please contact Alec Robertson by phone at 505-308-4255, or e-mail at arobertson@housingnm.org; TTY: 1-800-659-8331 for English and 1-800-327-1857 for Spanish; or mail: Housing New Mexico | New Mexico Mortgage Finance Authority (MFA), 7425 Jefferson St. NE, Albuquerque, NM 87109. Accommodations can be made within 48 hours’ notice for non-English speaking participants and individuals with disabilities by calling 505-843-6880. All facilities are wheelchair accessible. Citizens, interested agencies, and for-profit and nonprofit organizations may provide comments at any time during the thirty-day public comment period, which will begin on September 29th, 2025, and end at 11:59 p.m. MDT, October 29th, 2025. Written comments and/or questions may be directed to Alec Robertson by phone: 505-308-4255; e-mail: arobertson@housingnm.org; or mail: Housing New Mexico | New Mexico Mortgage Finance Authority (MFA), 7425 Jefferson St. NE, Albuquerque, NM 87109. After receipt of public comments, Housing New Mexico staff will prepare a summary of all comments received in writing and, in cases where any citizens’ views are not accepted, provide reasons for the decision. This documentation will be attached to the RHP Action Plan.

The current RHP funding available is \$2,812,141, which represents remaining, unawarded and reallocated funds from FY2020 through FY2024, as well as the FY2025 award. According to FR-6225-N-01, eligible activities for RHP awards include public facilities improvements, acquisition of real property, lease, rent, and utilities, rehabilitation, and reconstruction of single and multi-unit residential, rehabilitation and construction of public housing, disposition of real property, clearance and demolition, relocation, and expansion of existing activities to include new construction. The final RHP Action Plan approved by HUD will be available on Housing New Mexico’s website at <http://www.housingnm.org/resources/RHP-action-plan> and at DFA’s website http://www.nmdfa.state.nm.us/Local_Government.aspx.

**AVISO DE AUDIENCIA PÚBLICA Y PERÍODO DE COMENTARIOS PÚBLICOS DE 30 DÍAS
PARA LA ENMIENDA AL PLAN DE ACCIÓN DEL PROGRAMA PILOTO DE RECUPERACIÓN DE
VIVIENDA EN NUEVO MÉXICO**

3 de marzo de 2025

Housing New Mexico, mejor conocido como New Mexico Mortgage Finance Authority (MFA) y el Departamento de Finanzas y Administración, División de Gobierno Local (DFA) están solicitando comentarios públicos sobre La Enmienda enmendada al Plan de Acción del Programa de Vivienda de Recuperación (RHP). A partir del 3 de marzo de 2025, comenzará un período de comentarios públicos de treinta días y se finalizará el 2 de abril de 2025. Adicionalmente, se llevará a cabo una audiencia pública sobre el plan de acción el 18 de abril de 2025. El Programa de Vivienda de Recuperación autoriza asistencia a los beneficiarios (estados) para proporcionar vivienda estable y temporal a personas en recuperación de un trastorno por uso de sustancias. El Plan de Acción RHP modificado estará disponible el 3 de marzo de 2025 en el sitio web de Housing New Mexico en: <https://housingnm.org/programs/recovery-housing-program> y en el sitio web de DFA en: http://www.nmdfa.state.nm.us/Local_Government.aspx. Si no puede descargar el Plan de acción de RHP, comuníquese con Housing New Mexico para solicitar una copia (505-843-6880 o sin cargo al 1-800-444-6880). Además, los documentos se pueden proporcionar en formatos alternativos (es decir, Braille/letra grande, cinta de audio) para personas con discapacidades y también se puede pedir una traducción al español para personas con dominio limitado del inglés (LEP) y que solamente hablan español. Los ciudadanos, las agencias interesadas y las organizaciones con y sin fines de lucro pueden atender una audiencia pública en persona o por reunión de web en <http://www.housingnm.org/resources/RHP-action-plan> para proporcionar comentarios sobre el Plan de Acción RHP modificado el 18 de marzo de 2025, a las 2 p.m. Si usted es una persona con una discapacidad que necesita un lector, un amplificador, un intérprete de lenguaje de señas calificado o cualquier otra forma de ayuda o servicio auxiliar, comuníquese con Jackie Homet por teléfono: 505-843-6880 o al número gratuito 1-800-444-6880; correo electrónico: jhomet@housingnm.org; TTY: 1-800-659-8331 para inglés y 1-800-327-1857 para español; o por correo: Housing New Mexico | New Mexico Mortgage Finance Authority (MFA), 7425 Jefferson St. NE, Albuquerque, NM 87109. Llamando al 505-843-6880, se pueden realizar adaptaciones con un aviso de 48 horas para participantes que no hablan inglés y personas con discapacidades. Todas las instalaciones son accesibles para sillas de ruedas. Los ciudadanos, agencias interesadas y organizaciones con y sin fines de lucro pueden enviar comentarios en cualquier momento durante el período de comentarios públicos de treinta días, que comenzará el 27 de marzo de 2025 y terminará a las 11:59 p.m. MDT, 26 de abril de 2025. Los comentarios y/o preguntas por escrito pueden dirigirse a Jackie Homet por teléfono: 505-843-6880 o al número gratuito 1-800-444-6880; correo electrónico: jhomet@housingnm.org; o por correo: Housing New Mexico | New Mexico Mortgage Finance Authority (MFA), 7425 Jefferson St. NE, Albuquerque, NM 87109. Después de recibir los comentarios públicos, el personal de Housing New Mexico preparará un resumen de todos los comentarios recibidos por escrito y, en los casos en que no se acepten las opiniones de los ciudadanos, proporcionará los motivos de la decisión. Esta documentación se adjuntará al Plan de Acción del RHP.

La financiación disponible de RHP es \$834,262.55, que representa los fondos restantes no adjudicados del año fiscal 2023 y 2024. Según FR-6225-N-01, las actividades elegibles para los premios RHP incluyen instalaciones públicas mejoradas, adquisición de propiedad real, arrendamiento, alquiler y servicios públicos, rehabilitación y reconstrucción de hogares residenciales con unidades individuales y múltiples, rehabilitación y construcción de viviendas públicas, disposición de propiedad real, limpieza y demolición, reubicación y expansión de actividades existentes para incluir nuevas construcciones. El Plan de Acción RHP final aprobado por HUD estará disponible en el sitio web de Housing New Mexico en [Recovery Housing Program | Housing New Mexico | MFA](#) y en el sitio web de DFA http://www.nmdfa.state.nm.us/Local_Government.aspx.

Recovery Housing Program (RHP) Performance Report

State of New Mexico/Housing New Mexico - MFA

Reporting Period: October 30, 2024

Program Overview

The Recovery Housing Program (RHP), administered by Housing New Mexico (HNM), is a pilot initiative that began in 2020. The program's goal is to provide temporary supportive housing for low- to middle-income individuals impacted by substance use disorders (SUD). State of New Mexico entered into a contract with HNM to oversee the development, implementation, distribution, and reporting of RHP activities and funds. As of the reporting period, HNM has approved and awarded four (4) Recovery Housing projects.

Action Plan and Fund Allocation Overview

FY2020/FY2021 Action Plan:

The FY2020/FY2021 Action Plan was approved and focused on the "Acquisition" of properties for use in temporary supportive housing for individuals impacted by substance use disorders (SUD). HNM worked with the State's Supportive Housing Learning Collaborative, but there were challenges in aligning the action plan and associated timelines with HNM's HUD-approved RHP Action Plan. These discrepancies affected the ability to meet RHP expenditure deadlines.

Method of Distribution:

The FY2020/FY2021 funding was distributed through a competitive Request for Proposals (RFP) process. The total funds allocated for RHP projects are outlined below:

RHP Grant	Allocation	Admin Fee	RHP Funds Available
B-20-RH-35-0001	\$940,000.00	\$47,000.00	\$893,000.00
B-21-RH-35-0001	\$902,621.00	\$45,131.05	\$857,489.95
B-22-RH-35-0001	\$1,013,918.00	\$50,695.90	\$963,222.10
B-23-RH-35-0001	\$1,268,811.00	\$63,440.55	\$1,205,370.45

Funded Projects

February 16, 2022 – Crossroads for Women (CRFW)

- **Award:** \$600,000.00
 - **Project Description:** CRFW, with 25 years of experience, provides housing and support services to women who are justice-involved and have co-occurring mental health and substance use disorders. The approved project involves the rehabilitation of a 16-unit multifamily housing property in Albuquerque to serve as part of CRFW's transitional recovery housing program.
-

Continued RFP Activities:

Housing New Mexico released two additional RFP rounds but received no submissions.

July 20, 2022

State of New Mexico received FY2022 funds and continued with the contract with HNM for administration of RHP funds. HNM updated the FY2022 Action Plan to include:

- Remaining FY2020/FY2021 Funds
- Add FY2022 Allocation
- Update Action Plan to include all activities allowed under the RHP; and
- Changed the method of distribution to an “open” Notice of Funding Availability (NOFA)

Housing New Mexico received 3 applications, 2 met the qualifications and scoring criteria and were awarded.

May 17, 2023 – New Awards

- **Hozho Center for Personal Enhancement:** \$969,499.00
 - The project will create National Alliance for Recovery Residences (NARR) Level 2 recovery housing in Gallup, New Mexico, addressing the gap between a 30-day detox program and long-term housing.
- **Crossroads for Women (CRFW):** \$1,144,213.00
 - The project supports the rehabilitation of a 30,000 sq. ft. facility previously purchased by CRFW, to serve individuals impacted by substance use disorder, with housing and services.

With the aforementioned awards, all RHP funds through FY2022 were allocated.

FY2023 Fund Distribution

March 20, 2024

The State of New Mexico received FY2023 funds and continued its partnership with HNM for the administration of RHP funds. HNM prepared an Action Plan amendment that included the return of FY2022 funds from CRFW. This return posed a challenge to meet the FY2022 expenditure deadline of 30%.

Details of FY2023 Funds:

- **FY2023 Allocation:** \$1,268,811.00
- **Returned Award (CRFW):** \$1,144,213.00

Notice of Funding Availability (NOFA) was released on May 1, 2024, with minor updates to dates and timelines. Outreach efforts were also focused on rural areas of New Mexico, with collaboration from the Fletcher Group; a federally funded recovery housing technical support group.

July 17, 2024 – New Award

New Mexico Reentry Center

- **Award:** \$1,000,000.00
- **Project Description:** The center serves low to moderate-income individuals impacted by substance use disorders, specifically focusing on opioid use disorders. RHP funds will be used to purchase or lease additional transitional housing, expanding services to support clients in their reintegration into the community. The center has assisted 250 individuals in its first three years, with this number growing to 650 in 2024. Approximately 70% of these clients have received supportive housing.

October 30, 2024 – Annual Reporting

As of October 30, 2024, HNM has awarded a total of **\$3.7 million** of New Mexico's RHP allocations to four approved recipients. After a period of 6 months, one of the awards was respectfully returned due to executive staff turnover experienced by Crossroads for Women.

Of the remaining three awards, one is fully drawn and has experienced a complete loss of their facility due to fire in January 2024. The project was at a point where the rehabilitation of a sixteen-unit multi-family property had completed 50% of the units to place in service. Now, they are working with the insurance company to settle their total loss claim and will repay funds to the RHP based on the amounts paid by the insurance, covering the superior mortgage first, then the balance to HNM.

- **Hozho Center for Personal Development:** The acquisition and rehabilitation are complete. As of the reporting date, 50% of the awarded funds have been drawn, and the recovery housing is expected to be placed in service in January 2025. The center is currently servicing four individuals and is processing additional individuals to meet a 12-person capacity.
- **New Mexico Reentry Center:** Currently in the process of identifying a facility for purchase and rehabilitation. HNM is working with the agency to ensure their scope of work timelines are met to ensure the State's expenditure deadlines are met.

New Awards – December 2024 (after reporting deadline)

TenderLove Community Center

- **Award:** \$1,200,000.00
- **Project Description:** Tender Love Community Center is an existing recovery housing provider that anticipates serving up to 70 additional individuals impacted by substance use disorders.

Endorphin Power Company

- **Award:** \$693,200.00
- **Project Description:** Endorphin Power Company aims to increase service capacity by providing housing for 10 additional individuals in one-bedroom units and additional units for family reunification.

These two awards will fully allocate RHP funding through FY2023.

Next Steps

HNH will continue working closely with each awarded agency to ensure timely project implementation, compliance with scope of work, and adherence to expenditure deadlines. Moving forward, HNH will also continue outreach efforts, particularly in rural areas, and ensure future funding requests are submitted on time.

Conclusion

The Recovery Housing Program has made meaningful progress in meeting the needs of individuals impacted by substance use disorders in New Mexico. Despite challenges such as the return of funds and unexpected project delays, HNH remains committed to ensuring the successful deployment of RHP funds.



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Recovery Housing Program (RHP)

Notice of Funding Availability



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OVERVIEW INFORMATION

INTRODUCTION AND BACKGROUND

The Federal Register Notice No. FR-6225-N-01 and updated Program Notice FR-6265-N-01 as authorized under Section 8071 of the SUPPORT for Patients and Communities Act, entitled Pilot Program to Help Individuals in Recovery from a Substance Use Disorder (SUD) become stably housed, authorizes assistance to grantees (states) to provide stable, temporary housing to individuals in recovery from a substance use disorder.

The Department of Finance and Administration – Local Government Division (DFA-LGD) is providing authorization to the [New Mexico Mortgage Finance Authority \(Housing New Mexico | MFA\)](#) (“Housing New Mexico”) [New Mexico Mortgage Finance Authority \(MFA\)](#) to serve as administrator of New Mexico’s Recovery Housing Program (RHP) to include development of the RHP action plan and implementation of activities described in the plan.

[Housing New Mexico](#) MFA, as subrecipient of the State of New Mexico's RHP allocations, will guide the use of approximately \$940,000 of ~~the~~ FY2020, \$902,621 of ~~the~~ FY2021, \$1,013,918 of ~~the~~ FY2022, \$1,268,811 of ~~the~~ FY2023, ~~and~~ \$1,450,399 of ~~the~~ FY2024, ~~and~~ [\\$1,450,399 of the FY2025](#) RHP funding received by the State through the U.S. Department of Housing and Urban Development's Community Development Block Grant (CDBG) Program for the period of July 1, 2021, through September 1, ~~2030~~[2032](#).

According to a New Mexico Substance Use Disorder Treatment Gap Analysis presented by the New Mexico Department of Health (NMDOH), substance use is a significant public health issue in New Mexico. New Mexico recognizes that treatment is necessary, but accessibility is insufficient for long-term recovery of low- and moderate-income and homeless individuals recovering from SUD, mental health conditions, and criminal justice involvement. Housing stability is fundamental to recovery and a critical factor contributing to positive outcomes. Participants who know they will exit to stable housing are more likely to successfully complete treatment. Many individuals who exit treatment will return to homelessness without long-term, affordable housing, and comprehensive, evidence-based wrap-around case management services. It is reported that of those exiting treatment for a substance use disorder or mental health condition, only 50% of those in need of housing received housing assistance according to the gap analysis. Data also shows that without stable housing, the risk of relapse and inability to maintain abstinence is greatly increased.

AGENCY CONTACTS

NM DFA-LGD will oversee MFA’s administration of the entire New Mexico RHP allocations for FY2020, FY2021, FY2022, FY2023, FY2024, [FY2025](#) and subsequent allocations. As such, DFA-LGD will provide grant management, monitoring, and ensure environmental review compliance. It will also ensure compliance with residential anti- displacement and relocation assistance plans, following their adoption, and the acquisition and relocation requirements of the Uniform Relocation Act. Oversight will be performed according to the state’s CDBG Implementation Manual adjusted for waivers and alternative requirements for the Pilot Recovery Housing Program.

Point of Contact: Carmen B. Morin, Bureau Chief
Community Development Bureau
407 Galisteo, Santa Fe NM 87501
Cell: (505) 470-8979
Email: CarmenB.Morin@state.nm.us

[MFA-Housing New Mexico](#) will be responsible for administering RHP activities in compliance with RHP requirements under the oversight of the DFA.

~~Jackie Homet~~Alec Robertson will ~~continue to~~ serve as the ~~program~~jeet manager for ~~the New Mexico's~~ Recovery Housing Program to ensure coordinated effort and non-duplication of services.

Point of Contact: Alec Robertson, Recovery Housing Program (RHP) Program Manager
Community Development Department
Housing New Mexico | New Mexico Mortgage Finance Authority (MFA)
7425 Jefferson St NE Albuquerque, NM 87109
Office: (505) 308-4255
Email: arobertson@housingnm.org

Point of Contact: Jackie Homet, CDD Supervisor
Community Development Department
NM Mortgage Finance Authority
7425 Jefferson St NE Albuquerque, NM 87102
Office: (505) 308-4209
Email: jhomet@housingnm.org

For complete information on the program, please go to Housing New MexicoMFA's website at <https://housingnm.org/programs/recovery-housing-program> for Recovery Housing Program (RHP).

DEFINITIONS

INDIVIDUAL IN RECOVERY

A person who is in the process of change to improve their health and wellness, live a self-directed life, and strive to reach their full potential.

SUBSTANCE USE DISORDER

As defined by Substance Abuse and Mental Health Services Administration (SAMHSA), substance use disorder is the recurrent use of alcohol and/or drugs causing clinically significant impairment, including health problems, disability, and failure to meet major responsibilities at work, school, or home.

RECOVERY RESIDENCE

A recovery residence may be a single-family home or an apartment that provides a safe, healthy, and substance-free living environment for persons recovering from a substance use disorder. Recovery residences generally provide peer support and a connection to services that promote long-term recovery.

AWARD INFORMATION

AWARD NOTICE

Housing New Mexico MFA shall provide written notice of the award to qualified applicants within fifteen (15) days of the date of the award approval by Housing New MexicoMFA's Board of Directors. The award shall be contingent upon signing final documents.

FUNDING ALLOCATION

The Department of Finance and Administration – Local Government Division (DFA-LGD) is providing authorization to the New Mexico Mortgage Finance Authority (Housing New Mexico | MFA)("Housing New Mexico") ~~New Mexico Mortgage Finance Authority (MFA)~~ to administer one hundred percent (100%) of New Mexico's RHP allocation. To date, Housing New MexicoMFA has approved ~~\$4,462,699.00~~ \$5,296,961.55 in RHP awards to

qualified service providers. The total remaining funds available under this NOFA are ~~\$2,812,141~~^{\$834,262.55}. This amount includes \$600,000 in recaptured funds that were previously allocated and awarded from FY2021 and FY2022 (\$300,000 from each year). The reallocation of these funds to qualified service providers was approved by HUD on August 1st, 2025.

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FUNDING TERMS AND CONDITIONS

All awards will be subject to the availability of funds, applicable law, and funding source regulation. Housing New Mexico MFA will allocate only the minimum amount of funds that it determines to be necessary for the financial feasibility of a project and its viability.

Awards will be made in the form of grants, which may be for interim and/or permanent financing for eligible activities. The terms and conditions for each award will be based on the financing needs of each project or activity within the funding source regulations and limitations.

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The recording of a Land Use Restriction Agreement (LURA) will be required for all grants that purchase, construct, or rehabilitate real property, for a minimum of 30 years. The LURA will remain in place throughout the required affordability period regardless of the status of any loans or changes in ownership, unless equal or more restrictive restrictions are in place from other funding sources or imposed through permanent affordability mechanisms such as deed restrictions or land trusts.

METHOD OF DISTRIBUTION

Housing New Mexico MFA will distribute one hundred percent (100%) of recovery housing funds for the purpose of use on eligible activities less eligible administrative costs. Housing New Mexico MFA will solicit qualitative and quantitative information from applicants who demonstrate a need for the project being proposed for RHP funding. Housing New Mexico MFA will consider both the projected demand for the proposed temporary recovery housing units and the financial need for assistance.

ELIGIBILITY INFORMATION

ELIGIBLE APPLICANTS

Housing New Mexico MFA will make awards of RHP funding to local governments, public and private non-profit organizations, and Indian tribes who demonstrate the ability to offer recovery housing services. Public and private nonprofit organizations can be located in all geographic areas within the State of New Mexico, including CDBG entitlement areas. Public and private nonprofit organizations must be exempt from taxation under subtitle C of section 501(c), have an accounting system, a voluntary board, be actively engaged in recovery housing efforts in New Mexico or previously engaged in recovery housing efforts in New Mexico, and practice nondiscrimination in the provision of assistance. Assistance may be provided to primarily religious organizations that agree to provide all eligible activities in a manner that is free from religious influence.

Agencies are required to comply with HUD FHEO (Fair Housing Equal Opportunity), federal fair housing laws and must have established policies and procedures that ensure equal access to all eligible individuals.

Agencies are required to have a primary mission to provide recovery housing.

ELIGIBLE ACTIVITIES

According to FR-6225-N-01 Section H. - Overview of Grant Process and RHP Action Plan Requirements, eligible activities include the following:

PUBLIC FACILITIES AND IMPROVEMENTS

RHP funds may be used for activities under 24 CFR 570.201(c) or section 105(a)(2) of the HCD Act (42 USC 5305(a)(2)) which include but are not limited to the acquisition, construction, reconstruction, or installation (including design features and improvements with respect to such construction, reconstruction, or installation that promote energy efficiency) of public works, facilities (except for buildings for the general conduct of government), and site or other improvements only for the purpose of providing stable, temporary housing for individuals in recovery from a substance use disorder in accordance with Section 8071 and this notice.

ACQUISITION OF REAL PROPERTY

RHP funds may be used for acquisition of real property under 24 CFR 570.201(a) or section 105(a)(1) of the HCD Act (42 USC 5305(a)(1)) for the purpose of providing stable, temporary housing to persons in recovery from a substance use disorder. For example, a nonprofit could purchase a residential property for the purpose of providing stable, temporary housing for individuals in recovery from a substance use disorder in accordance with Section 8071 and this notice.

LEASE, RENT, AND UTILITIES

HUD is waiving and modifying 42 U.S.C. 5305(a)(8), 24 CFR 570.207(b)(4), 24 CFR 570.201(e), and 24 CFR 570.482(c)(2) to the extent necessary to permit RHP funds to be used to make payments for lease, rent, utilities, and associated costs (e.g. fees), for the purpose of providing stable, temporary housing, on behalf of an individual in recovery from a substance use disorder in accordance with Section 8071 and this notice. Under this waiver and alternative requirement, such payments are not limited to 15 percent of the RHP grant, and the individual may be assisted for up to two (2) years or until the assisted individual finds permanent housing, whichever is earlier. These payments may not be made directly to an individual. These payments may not have been previously paid from other sources; and the payments must result in either a new service and/or a quantifiable increase in the level of an existing service above that which has been provided in the twelve (12) calendar months prior to approval of the RHP Action Plan. For example, a subrecipient currently operating a recovery group home may use RHP funds to rent an additional house and increase the number of persons served. In which case, the rent and utility costs of the additional house may be paid with RHP funds; however, the rent and utilities of the original house would not be an eligible cost under the RHP program. In this example, an individual may only stay in the temporary housing assisted by RHP for a period of up to two (2) years or until the individual finds permanent housing, whichever is earlier.

REHABILITATION AND RECONSTRUCTION OF SINGLE UNIT RESIDENTIAL

RHP funds may be used for rehabilitation or reconstruction of publicly- or privately-owned single-unit residential buildings and improvements eligible under 24 CFR 570.202(a)(1) or section 105(a)(4) of the HCD Act (42 USC 5305(a)(4)) which include but are not limited to privately owned buildings and improvements for residential purposes; improvements to single-family residential property which is also used as a place of business, which are required in order to operate the business, for the purpose of providing stable, temporary housing for individuals in recovery from a substance use disorder in accordance with Section 8071 and this notice.

REHABILITATION AND RECONSTRUCTION OF MULTI-UNIT RESIDENTIAL

RHP funds may be used for rehabilitation or reconstruction of publicly- or privately-owned buildings and improvements with two or more permanent residential units that otherwise comply with 24 CFR 570.202(a) and section 105(a)(4) of the HCD Act (42 USC 5305(a)(4)) for the purpose of providing stable, temporary housing for

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individuals in recovery from a substance use disorder in accordance with Section 8071 and this notice.

REHABILITATION AND CONSTRUCTION OF PUBLIC HOUSING

RHP funds may be used for rehabilitation or reconstruction of buildings and improvements owned and operated by a public housing authority to the extent eligible under 24 CFR 570.202(a)(2) and section 105(a)(4) of the HCD Act (42 USC 5305(a)(4)), for the purpose of providing stable, temporary housing for individuals in recovery from a substance use disorder in accordance with Section 8071 and this notice.

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DISPOSITION OF REAL PROPERTY

RHP funds may be used for disposition costs through sale, lease, or donation, or otherwise of real property acquired with RHP funds subject to 24 CFR 570.201(b) and section 105(a)(7) of the HCD Act (42 USC 5305(a)(7)), for the

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purpose of providing stable, temporary housing for individuals in recovery from a substance use disorder in accordance with Section 8071 and this notice. Eligible costs may include costs incidental to disposing of the property, such as preparation of legal documents, fees paid for surveys, transfer taxes, and other costs involved in the transfer of ownership of the RHP-assisted property.

CLEARANCE AND DEMOLITION

RHP funds may be used for clearance, demolition, and removal of buildings and improvements, including movement of structures to other sites to the extent eligible under 24 CFR 570.201(d) or section 105(a)(4) of the HCD Act (42 USC 5305(a)(4)) for the purpose of providing stable, temporary housing for individuals in recovery from a substance use disorder in accordance with Section 8071 and this notice. This is limited to projects where RHP funds are used only for the clearance and demolition.

RELOCATION

RHP funds may be used for relocation payments and other assistance for permanently or temporarily displaced individuals and families in connection with activities using RHP funds, to the extent eligible under 24 CFR 570.201(i) and section 105(a)(11) of the HCD Act (42 USC 5305(a)(11)) which include but are not limited to relocation payments and other assistance for permanently and temporarily relocated individuals families, businesses, nonprofit organizations, and farm operations and the additional provisions under the stated provisions.

EXPANSION OF EXISTING ELIGIBLE ACTIVITIES TO INCLUDE NEW CONSTRUCTION

RHP funds can be used for new construction of housing, to the extent the newly constructed housing shall be used for the purpose of providing stable, temporary housing for individuals in recovery from a substance use disorder in accordance with Section 8071 and this notice. HUD is waiving 42 USC 5305(a) and 24 CFR 570.207(b)(3) and adopting alternative requirements to the extent necessary to permit new construction of housing, subject to the same requirements that apply to rehabilitation activities under the provisions at section 105(a)(4) of the HCD Act (42 USC 5305(a)(4)) and 24 CFR 570.202(b).

Agencies awarded RHP funds will also be required to list Housing New Mexico as a lost payee on applicable insurance when acquiring property with RHP grant allocations.

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LAND USE RESTRICTION AGREEMENT

Agencies awarded RHP funds will be required to place a Land Use Restriction Agreement (LURA) on each project and/or property funded or purchased with RHP funds for a minimum of 30 years. MFA may require an additional term after the compliance period based on the amount awarded.

ENVIRONMENTAL REQUIREMENTS

All projects are subject to an environmental review and must receive appropriate clearance prior to any expenditure of funds, including soft costs and lead-based paint costs. [Housing New MexicoMFA](#) is the responsible entity for the environmental review and is required to perform environmental reviews on all approved projects. Applicants will be required to provide all necessary forms, certifications, and documentation in order for [Housing New MexicoMFA](#) to complete the environmental review. [Housing New MexicoMFA](#) will issue the Authority to Use Grant Funds.

FLOOD INSURANCE

Owners of properties located in floodplains or wetlands as identified by the Federal Emergency Management Agency (FEMA) shall be required to obtain and maintain flood insurance as a condition of receiving funding. At initial intake, agencies must contact [Housing New MexicoMFA](#) for verification that a property is not located in a flood plain.

LEAD-BASED PAINT

HUD has revised and consolidated its lead-based paint regulations, which are listed in 24 CFR Part 35 and can be found at <https://www.law.cornell.edu/cfr/text/24/part-35>. The changes enacted by the new regulation affect rehabilitation. Major changes under the new lead-based paint regulation include notification, lead hazard evaluation, lead hazard reduction, ongoing maintenance, and addressing children with Environmental Intervention Blood Lead Levels.

On April 22, 2008, EPA issued a rule requiring the use of lead-safe practices and other actions aimed at preventing lead poisoning. Under the rule, beginning in April 2010, contractors performing renovation, repair, and painting projects that disturb lead-based paint in homes, childcare facilities, and schools built before 1978 must be certified and must follow specific work practices to prevent lead contamination.

All Eligible Agencies must certify and comply with applicable lead-based paint regulations listed in 24 CFR Part 35. Fees for testing and abatement are invoiced to a separate set-aside fund specifically for lead-based paint activities. These fees are not passed on to the homeowner and are allowable expenses under RHP.

OTHER FEDERAL AND STATE REQUIREMENTS

All projects must meet Section 3, Uniform Relocation Guidance, Conflict of Interest Requirements as well as any other federal and state requirements applicable to Recovery Housing.

APPLICATION, SUBMISSION, AND TIMELY RECEIPT OF INFORMATION

NOFA AVAILABILITY

The NOFA was published on May 1, 2024 and has remained open since that date. It will continue to remain open until all RHP funds have been awarded, being updated annually as new RHP funds are awarded to New Mexico, as applicable. Applications received will be prioritized according to their ability to meet the Mandatory

Priorities imposed in the SUPPORT Act and Minimum Requirements and detailed Scoring Criteria listed in this NOFA.

APPLICATION FORMAT AND INSTRUCTIONS TO APPLICANTS

All applications must include the items requested in the NOFA Documentation Submission Checklist. The checklist includes, but is not limited to, such items as application, schedules, resumes, audits, narrative, certifications, and disclosures. All other exhibits are outlined within the NOFA Required Documents checklist.

APPLICATION SUBMISSION

The required application forms will be provided electronically and may be downloaded from [MFA's-Housing New Mexico's](https://housingnm.org/programs/recovery-housing-program) website at <https://housingnm.org/programs/recovery-housing-program>. Applications must be submitted via email to arobertson@housingnm.org and include "Recovery Housing Program Application Submission" in the subject line.

IRREGULARITIES IN APPLICATIONS

[Housing New MexicoMFA](#) may waive technical irregularities in the application of any applicant selected for an award which do not alter the price, quality or quantity of the services offered. (Note: the date and time of application submission as indicated herein under "Application Submission and Due Date" cannot be waived under any circumstances.)

RESPONSIBILITY OF APPLICANTS

If an Applicant who otherwise would have been awarded funds is found not to be a responsible applicant, a

determination setting forth the basis of the finding shall be prepared and the Applicant disqualified from receiving the award.

A responsible Applicant means an applicant who submits an application that conforms in all material respects to the requirements of this NOFA and who has furnished, when required, information and data to support the application. [Housing New MexicoMFA](#) in its sole discretion, shall determine and otherwise verify Applicant's ability to make satisfactory delivery of the services described in this NOFA.

APPLICATION CONFIDENTIALITY

[Housing New MexicoMFA](#) will not disclose the contents of any application or discuss the contents of any application with an applicant or potential applicant. The contents of any offer will not be disclosed to competing or potential applicants. After awards have been made for the initial round, and notice given to all applicants, all applications shall be made available and open to the public for review pursuant to the [Housing New Mexico MFA](#) Inspection of Public Records policy and procedure.

APPLICATION REVIEW INFORMATION

EVALUATION OF APPLICANTS AND DOCUMENTATION

[Housing New MexicoMFA](#) staff will evaluate applications using the Mandatory Priorities Imposed by the SUPPORT Act, Threshold Requirements and Ranking Criteria as described in the following sections. [Housing New MexicoMFA](#) will follow its own policies and procedures to obtain the necessary award approvals.

Staff may contact applicants for clarification of the information provided. In the event of a tie score, staff will

recommend approval based on need as determined by staff. Housing New MexicoMFA will enter into performance agreements and related agreements with the applicants whose applications are deemed to be most advantageous to achieving the goals of RHP. All loans, grants and related agreements will include provisions for adequate security against the loss of RHP funds in the event that a successful applicant abandons or otherwise fails to complete a project

and further will include remedies and default provisions in the event of the unsatisfactory performance by the successful applicant.

MANDATORY PRIORITIES IMPOSED BY THE SUPPORT ACT

The SUPPORT Act requires all grantees to distribute RHP funds giving priority to entities with the greatest need and ability to deliver effective assistance in a timely manner. Grantees must use RHP funds in a manner that reflects these priorities.

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EVALUATION CRITERIA

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PROJECT NEED

The project must substantiate and address a need that is significant to the needs of the community. Entities with the greatest need and entities with the ability to deliver effective assistance in a timely manner will receive high priority.

NECESSARY AND REASONABLE EXPENDITURE OF RHP FUNDS

The project must substantiate that RHP funding is necessary to meet the identified need(s); the impact of RHP dollars is maximized, and the use of RHP funds is reasonable when compared with other funding sources. Housing New MexicoMFA will determine whether all other feasible public and private funding sources have been analyzed and/or applied to the project. In order to assure that funds are committed, funding commitments from public/private funding sources shall be included in the application. The commitments may be contingent upon RHP funding.

PROJECT EFFECTIVENESS

The project must substantiate that project accomplishments would be significant given the need, amount of funds requested, local effort, and program design.

PROJECT LEVERAGING

The project should maximize and leverage the federal and non-federal assistance related to substance abuse, homelessness and at-risk of homelessness, unemployment, and other similar services.

PROJECT TIMELINESS

Projects must meet the greatest need and possess the ability to deliver effective assistance in a timely manner.

RANKING CRITERIA

Applicants will be scored on the following ranking criteria below. Applicants must score a minimum of 70% of the total points possible to be considered.

11. Scoring Criteria	
Category	Maximum Points

Mandatory Priorities Imposed by the SUPPORT Act	5
Priority will be given to entities with the greatest need who possess the ability to deliver effective assistance in a timely manner ¹ . Need may be demonstrated through qualitative and/or quantitative information from applicants which demonstrate a need for the activities proposed for RHP funding. Applicants should describe both the projected demand for the proposed temporary recovery housing solution and the financial need for assistance.	
Project Design and Implementation Plan	15
The project is evaluated on the project design and implementation plan presented in the application form, including the method for determining eligible beneficiaries, service delivery or implementation	

¹ 132 STAT. 4096 PUBLIC LAW 115–271—OCT. 24, 2018

plan, and the incorporation of any additional funding restrictions. Projects that present a viable design and implementation plan and address any additional funding restrictions that will result in a completed project will receive full points.	
<u>Considers: NIMBY, blended funding, has property, has timeline, understands inputs, has a referral network, is able to hire, is connected to local housing efforts and networks</u>	
Project leverage of other resources, long-term viability (reserves, cash flow coverage)	15
The project is evaluated on its financial feasibility and sustainability. Match or leverage funding will be considered under this criterion. Projects that demonstrate a viable plan for covering the cost of the project will receive full points.	
<u>Investments: Local contributions, local support</u>	
Project provides safe, healthy, and sober living environment	5
The project will be evaluated on the extent to which it addresses health, safety, and housing stability concerns, and must be a sober living environment where all residents share the goal of sobriety.	
Design of program that provides holistic, wrap around services	10
Project will be evaluated on the extent to which it will provide intensive coordinated services to help individuals with chronic physical and behavioral health issues, directly related to substance use disorders, maintain stable housing and receive appropriate health and social supports, outpatient and onsite services and counseling within a 50-mile radius.	
<u>Partnerships: Employment, housing, education, medical services, transportation</u>	
Project addresses housing needs of vulnerable or underserved populations	15
The project is evaluated on the extent to which it will address the housing needs of vulnerable or underserved populations which may include, but are not limited to, residents of tribal land, residents of rural New Mexico, populations at risk of homelessness or populations directly affected by substance use disorders.	
<u>Important variables: Rural, BIPOC, multiple system involvement</u>	
Ability to comply with funding source requirements	5
The project is evaluated on the applicant's demonstrated ability to comply with HUD and Fair Housing and Equal Opportunity (FHEO) requirements, including required reporting, pursuant to the population served through the stated mission of the applicant.	

Readiness to proceed, obligate, and expend funds within a reasonable timeframe to complete the activity/activities.	15
The project is evaluated on its readiness to proceed. Projects that demonstrate the ability and readiness to being implemented immediately upon award will receive full points.	
Community support for recovery housing	15
The project is evaluated on the extent to which an applicant can demonstrate community input and support for the proposed activity/activities.	
<u>Considerations: There are leaders involved, community meetings, housing networks, steering committees, and other organized efforts to support good neighbor and anti-stigma</u>	
Coordination with state, local or regional service providers	15
The project is evaluated on the extent to which applicants are coordinating beneficiaries with other available services for individuals directly impacted by substance use disorders to achieve the stated RHP goals.	

<u>This one is related to partnerships, community support, and holistic and wraparound services</u>	
Partner Coordination	10
The project is evaluated on the extent to which applicants can demonstrate partner coordination, i.e. incorporation of other programs that may be assisting these same individuals either before or after their participation in an RHP-funded program, such as HUD's Continuum of Care (CoC) Program, Emergency Solutions Grants (ESG) program, Housing Opportunities for Persons With AIDS (HOPWA) Program, and also HUD-VASH, a joint program between HUD and the U.S. Department of Veterans Affairs (VA).	
<u>This one is related to partnerships, community support, and holistic and wraparound services</u>	
Demonstrated data collection for outcomes (previous data)	10
The project is evaluated on the extent to which applicants can demonstrate progress in meeting the goals and objectives of the RHP program and awarded activity/activities.	
<u>Ability to provide data points and/or data sources available in community</u>	
Project includes trained recovery housing staff	5
The project is evaluated on the agency's ability to provide trauma informed care, peer support technical assistance center, and other qualifications of recovery housing staff.	
Total Possible Points	140

THRESHOLD CRITERIA

To be considered for funding, an applicant must first demonstrate that it meets each of the following threshold criteria:

- i. The application is complete and legible, including all schedules and attachments, and is submitted by the application deadline.
- ii. The application complies with all applicable requirements established in these Guidelines and NOFA.
- iii. The applicant provides sufficient evidence of its ability to undertake and complete the application in the areas of financing, acquiring, rehabilitating, developing, and/or managing an affordable housing project.
- iv. The application provides sufficient evidence that the proposed project is financially and technically feasible and includes a proposed budget and performance schedule for the proposed project.
- v. The project will carry out activities which focus RHP funds towards projects that complement (but do not supplant) federal substance abuse-related assistance (e.g., State Opioid Response (SOR) Grants or Substance

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^{v.vi.} Abuse Prevention and Treatment Block Grants (SABG) awarded by the Substance Abuse and Mental Health Services Administration (SAMHSA) of the U.S. Department of Health and Human Services (HHS)).

OTHER INFORMATION

INCURRED EXPENSES

MFA shall not be responsible for any expenses incurred by an applicant in applying for RHP funding. All costs incurred by an applicant in the preparation, transmittal or presentation of any application or material submitted in response to this NOFA will be borne solely by the applicant.

PROTEST

Any Applicant who is aggrieved in connection with this NOFA or the notification of preliminary selection to this NOFA may protest to [Housing New MexicoMFA](#). A protest must be based on an allegation of a failure to adhere to the evaluation process as designated in the NOFA, including [Housing New MexicoMFA](#)'s evaluation of applications.

Protests received after the deadline will not be considered. The protest must be delivered to [Housing New MexicoMFA](#) via e-mail within five business days after the preliminary notice of award. Upon the timely filing of a protest, the administrative assistant shall give notice of the protest to all Applicants who appear to have a substantial and reasonable prospect of being affected by the outcome of the protest. The Applicants receiving notice may file responses to the protest within five business days of notice of protest. The protest and responses to the protest shall be reviewed by a committee appointed by the [Housing New MexicoMFA](#) Board Chair. In the discretion of the Board Chair, the committee shall either make a final determination or make a recommendation to the [Housing New MexicoMFA](#) Board of Directors regarding the disposition of the protest.

No appeal of the determination shall be allowed. Applicants or their representatives shall not communicate with members of [Housing New MexicoMFA](#)'s Board of Directors, or any [Housing New MexicoMFA](#) staff member regarding any application under consideration, except when specifically permitted to present testimony to the Board. An application will be deemed ineligible if the Applicant or any person or entity acting on behalf of the Applicant attempts to influence members of the [Housing New MexicoMFA](#) Board of Directors or [Housing New MexicoMFA](#) staff during any portion of the NOFA review process or does not follow the prescribed application and protest process.

CODE OF CONDUCT

Applicants, including members of the Applicant's board, shall warrant that it has no interest, direct or indirect, which would conflict in any manner or degree with the performance of services related to this application. The applicant shall always conduct itself in a manner consistent with the [Housing New MexicoMFA](#)'s Third-Party Code of Conduct. A copy of the [Housing New MexicoMFA](#) Third Party Code of Conduct is posted on the [Housing New MexicoMFA](#) website for review at https://housingnm.org/uploads/documents/Third_Party_Code_of_Conduct.pdf. Upon request by [Housing New MexicoMFA](#), Applicant shall disclose information [Housing New MexicoMFA](#) may reasonably request relating to conflicts or potential conflicts of interest.

USE OF ELECTRONIC VERSIONS OF THIS NOFA

This NOFA is being made available by electronic means. If accepted by such means, the applicant acknowledges and accepts full responsibility to ensure that no changes are made to the NOFA. In the event of a conflict between a version of the NOFA in the applicant's possession and the version maintained by [Housing New MexicoMFA](#), the version maintained by MFA will govern.



Recovery Housing Program (RHP)

Notice of Funding Availability



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OVERVIEW INFORMATION

INTRODUCTION AND BACKGROUND

The Federal Register Notice No. FR-6225-N-01 and updated Program Notice FR-6265-N-01 as authorized under Section 8071 of the SUPPORT for Patients and Communities Act, entitled Pilot Program to Help Individuals in Recovery from a Substance Use Disorder (SUD) become stably housed, authorizes assistance to grantees (states) to provide stable, temporary housing to individuals in recovery from a substance use disorder.

The Department of Finance and Administration – Local Government Division (DFA-LGD) is providing authorization to the New Mexico Mortgage Finance Authority (Housing New Mexico | MFA) (“Housing New Mexico”) to serve as administrator of New Mexico’s Recovery Housing Program (RHP) to include development of the RHP action plan and implementation of activities described in the plan.

Housing New Mexico, as subrecipient of the State of New Mexico's RHP allocations, will guide the use of approximately \$940,000 of the FY2020, \$902,621 of the FY2021, \$1,013,918 of the FY2022, \$1,268,811 of the FY2023, \$1,450,399 of the FY2024, and \$1,450,399 of the FY2025 RHP funding received by the State through the U.S. Department of Housing and Urban Development's Community Development Block Grant (CDBG) Program for the period of July 1, 2021, through September 1, 2032.

According to a New Mexico Substance Use Disorder Treatment Gap Analysis presented by the New Mexico Department of Health (NMDOH), substance use is a significant public health issue in New Mexico. New Mexico recognizes that treatment is necessary, but accessibility is insufficient for long-term recovery of low- and moderate-income and homeless individuals recovering from SUD, mental health conditions, and criminal justice involvement. Housing stability is fundamental to recovery and a critical factor contributing to positive outcomes. Participants who know they will exit to stable housing are more likely to successfully complete treatment. Many individuals who exit treatment will return to homelessness without long-term, affordable housing, and comprehensive, evidence-based wrap-around case management services. It is reported that of those exiting treatment for a substance use disorder or mental health condition, only 50% of those in need of housing received housing assistance according to the gap analysis. Data also shows that without stable housing, the risk of relapse and inability to maintain abstinence is greatly increased.

AGENCY CONTACTS

NM DFA-LGD will oversee Housing New Mexico’s administration of the entire New Mexico RHP allocations for FY2020, FY2021, FY2022, FY2023, FY2024, FY2025 and subsequent allocations. As such, DFA-LGD will provide grant management, monitoring, and ensure environmental review compliance. It will also ensure compliance with residential anti- displacement and relocation assistance plans, following their adoption, and the acquisition and relocation requirements of the Uniform Relocation Act. Oversight will be performed according to the state’s CDBG Implementation Manual adjusted for waivers and alternative requirements for the Pilot Recovery Housing Program.

Point of Contact: Carmen B. Morin, Bureau Chief
Community Development Bureau
407 Galisteo, Santa Fe NM 87501
Cell: (505) 470-8979
Email: CarmenB.Morin@state.nm.us

Housing New Mexico will be responsible for administering RHP activities in compliance with RHP requirements under the oversight of the DFA.

Alec Robertson will serve as the project manager for New Mexico’s Recovery Housing Program to ensure coordinated effort and non-duplication of services.

Point of Contact: Alec Robertson, Recovery Housing Program Manager
Community Development Department
Housing New Mexico | New Mexico Mortgage Finance Authority (MFA)
7425 Jefferson St NE Albuquerque, NM 87109
Office: (505) 308-4255
Email: arobertson@housingnm.org

For complete information on the program, please go to Housing New Mexico’s website at <https://housingnm.org/programs/recovery-housing-program> for Recovery Housing Program (RHP).

DEFINITIONS

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A person who is in the process of change to improve their health and wellness, live a self-directed life, and strive to reach their full potential.

SUBSTANCE USE DISORDER

As defined by Substance Abuse and Mental Health Services Administration (SAMHSA), substance use disorder is the recurrent use of alcohol and/or drugs causing clinically significant impairment, including health problems, disability, and failure to meet major responsibilities at work, school, or home.

RECOVERY RESIDENCE

A recovery residence may be a single-family home or an apartment that provides a safe, healthy, and substance- free living environment for persons recovering from a substance use disorder. Recovery residences generally provide peer support and a connection to services that promote long-term recovery.

AWARD INFORMATION

AWARD NOTICE

Housing New Mexico shall provide written notice of the award to qualified applicants within fifteen (15) days of the date of the award approval by Housing New Mexico’s Board of Directors. The award shall be contingent upon signing final documents.

FUNDING ALLOCATION

The Department of Finance and Administration – Local Government Division (DFA-LGD) is providing authorization to the New Mexico Mortgage Finance Authority (Housing New Mexico | MFA)(“Housing New Mexico”) to administer one hundred percent (100%) of New Mexico’s RHP allocation. To date, Housing New Mexico has approved \$4,462,699.00 in RHP awards to qualified service providers. The total remaining funds available under this NOFA are \$2,812,141. This amount includes \$600,000 in recaptured funds that were previously allocated and awarded from FY2021 and FY2022 (\$300,000 from each year). The reallocation of these funds to qualified service providers was approved by HUD on August 1st, 2025.

FUNDING TERMS AND CONDITIONS

All awards will be subject to the availability of funds, applicable law, and funding source regulation. Housing New Mexico will allocate only the minimum amount of funds that it determines to be necessary for the financial feasibility of a project and its viability.

Awards will be made in the form of grants, which may be for interim and/or permanent financing for eligible activities. The terms and conditions for each award will be based on the financing needs of each project or activity within the funding source regulations and limitations.

The recording of a Land Use Restriction Agreement (LURA) will be required for all grants that purchase, construct, or rehabilitate real property, for a minimum of 30 years. The LURA will remain in place throughout the required affordability period regardless of the status of any loans or changes in ownership, unless equal or more restrictive restrictions are in place from other funding sources or imposed through permanent affordability mechanisms such as deed restrictions or land trusts.

METHOD OF DISTRIBUTION

Housing New Mexico will distribute one hundred percent (100%) of recovery housing funds for the purpose of use on eligible activities less eligible administrative costs. Housing New Mexico will solicit qualitative and quantitative information from applicants who demonstrate a need for the project being proposed for RHP funding. Housing New Mexico will consider both the projected demand for the proposed temporary recovery housing units and the financial need for assistance.

ELIGIBILITY INFORMATION

ELIGIBLE APPLICANTS

Housing New Mexico will make awards of RHP funding to local governments, public and private non-profit organizations, and Indian tribes who demonstrate the ability to offer recovery housing services. Public and private nonprofit organizations can be located in all geographic areas within the State of New Mexico, including CDBG entitlement areas. Public and private nonprofit organizations must be exempt from taxation under subtitle C of section 501(c), have an accounting system, a voluntary board, be actively engaged in recovery housing efforts in New Mexico or previously engaged in recovery housing efforts in New Mexico, and practice nondiscrimination in the provision of assistance. Assistance may be provided to primarily religious organizations that agree to provide all eligible activities in a manner that is free from religious influence.

Agencies are required to comply with HUD FHEO (Fair Housing Equal Opportunity), federal fair housing laws and must have established policies and procedures that ensure equal access to all eligible individuals.

Agencies are required to have a primary mission to provide recovery housing.

ELIGIBLE ACTIVITIES

According to FR-6225-N-01 Section H. - Overview of Grant Process and RHP Action Plan Requirements, eligible activities include the following:

PUBLIC FACILITIES AND IMPROVEMENTS

RHP funds may be used for activities under 24 CFR 570.201(c) or section 105(a)(2) of the HCD Act (42 USC 5305(a)(2)) which include but are not limited to the acquisition, construction, reconstruction, or installation (including design features and improvements with respect to such construction, reconstruction, or installation that promote energy

efficiency) of public works, facilities (except for buildings for the general conduct of government), and site or other improvements only for the purpose of providing stable, temporary housing for individuals in recovery from a substance use disorder in accordance with Section 8071 and this notice.

ACQUISITION OF REAL PROPERTY

RHP funds may be used for acquisition of real property under 24 CFR 570.201(a) or section 105(a)(1) of the HCD Act (42 USC 5305(a)(1)) for the purpose of providing stable, temporary housing to persons in recovery from a substance use disorder. For example, a nonprofit could purchase a residential property for the purpose of providing stable, temporary housing for individuals in recovery from a substance use disorder in accordance with Section 8071 and this notice.

LEASE, RENT, AND UTILITIES

HUD is waiving and modifying 42 U.S.C. 5305(a)(8), 24 CFR 570.207(b)(4), 24 CFR 570.201(e), and 24 CFR 570.482(c)(2) to the extent necessary to permit RHP funds to be used to make payments for lease, rent, utilities, and associated costs (e.g. fees), for the purpose of providing stable, temporary housing, on behalf of an individual in recovery from a substance use disorder in accordance with Section 8071 and this notice. Under this waiver and alternative requirement, such payments are not limited to 15 percent of the RHP grant, and the individual may be assisted for up to two (2) years or until the assisted individual finds permanent housing, whichever is earlier. These payments may not be made directly to an individual. These payments may not have been previously paid from other sources; and the payments must result in either a new service and/or a quantifiable increase in the level of an existing service above that which has been provided in the twelve (12) calendar months prior to approval of the RHP Action Plan. For example, a subrecipient currently operating a recovery group home may use RHP funds to rent an additional house and increase the number of persons served. In which case, the rent and utility costs of the additional house may be paid with RHP funds; however, the rent and utilities of the original house would not be an eligible cost under the RHP program. In this example, an individual may only stay in the temporary housing assisted by RHP for a period of up to two (2) years or until the individual finds permanent housing, whichever is earlier.

REHABILITATION AND RECONSTRUCTION OF SINGLE UNIT RESIDENTIAL

RHP funds may be used for rehabilitation or reconstruction of publicly- or privately-owned single-unit residential buildings and improvements eligible under 24 CFR 570.202(a)(1) or section 105(a)(4) of the HCD Act (42 USC 5305(a)(4)) which include but are not limited to privately owned buildings and improvements for residential purposes; improvements to single-family residential property which is also used as a place of business, which are required in order to operate the business, for the purpose of providing stable, temporary housing for individuals in recovery from a substance use disorder in accordance with Section 8071 and this notice.

REHABILITATION AND RECONSTRUCTION OF MULTI-UNIT RESIDENTIAL

RHP funds may be used for rehabilitation or reconstruction of publicly- or privately-owned buildings and improvements with two or more permanent residential units that otherwise comply with 24 CFR 570.202(a) and section 105(a)(4) of the HCD Act (42 USC 5305(a)(4)) for the purpose of providing stable, temporary housing for individuals in recovery from a substance use disorder in accordance with Section 8071 and this notice.

REHABILITATION AND CONSTRUCTION OF PUBLIC HOUSING

RHP funds may be used for rehabilitation or reconstruction of buildings and improvements owned and operated by a public housing authority to the extent eligible under 24 CFR 570.202(a)(2) and section 105(a)(4) of the HCD Act (42 USC 5305(a)(4)), for the purpose of providing stable, temporary housing for individuals in recovery from a substance use disorder in accordance with Section 8071 and this notice.

DISPOSITION OF REAL PROPERTY

RHP funds may be used for disposition costs through sale, lease, or donation, or otherwise of real property acquired with RHP funds subject to 24 CFR 570.201(b) and section 105(a)(7) of the HCD Act (42 USC 5305(a)(7)), for the purpose of providing stable, temporary housing for individuals in recovery from a substance use disorder in accordance with Section 8071 and this notice. Eligible costs may include costs incidental to disposing of the property, such as preparation of legal documents, fees paid for surveys, transfer taxes, and other costs involved in the transfer of ownership of the RHP-assisted property.

CLEARANCE AND DEMOLITION

RHP funds may be used for clearance, demolition, and removal of buildings and improvements, including movement of structures to other sites to the extent eligible under 24 CFR 570.201(d) or section 105(a)(4) of the HCD Act (42 USC 5305(a)(4)) for the purpose of providing stable, temporary housing for individuals in recovery from a substance use disorder in accordance with Section 8071 and this notice. This is limited to projects where RHP funds are used only for the clearance and demolition.

RELOCATION

RHP funds may be used for relocation payments and other assistance for permanently or temporarily displaced individuals and families in connection with activities using RHP funds, to the extent eligible under 24 CFR 570.201(i) and section 105(a)(11) of the HCD Act (42 USC 5305(a)(11)) which include but are not limited to relocation payments and other assistance for permanently and temporarily relocated individuals families, businesses, nonprofit organizations, and farm operations and the additional provisions under the stated provisions.

EXPANSION OF EXISTING ELIGIBLE ACTIVITIES TO INCLUDE NEW CONSTRUCTION

RHP funds can be used for new construction of housing, to the extent the newly constructed housing shall be used for the purpose of providing stable, temporary housing for individuals in recovery from a substance use disorder in accordance with Section 8071 and this notice. HUD is waiving 42 USC 5305(a) and 24 CFR 570.207(b)(3) and adopting alternative requirements to the extent necessary to permit new construction of housing, subject to the same requirements that apply to rehabilitation activities under the provisions at section 105(a)(4) of the HCD Act (42 USC 5305(a)(4)) and 24 CFR 570.202(b).

Agencies awarded RHP funds will also be required to list Housing New Mexico as a Lost Payee on applicable insurance when acquiring property with RHP grant allocations.

LAND USE RESTRICTION AGREEMENT

Agencies awarded RHP funds will be required to place a Land Use Restriction Agreement (LURA) on each project and/or property funded or purchased with RHP funds for a minimum of 30 years. Housing New Mexico may require an additional term after the compliance period based on the amount awarded.

Agencies awarded RHP funds will also be required to list Housing New Mexico as a lost payee on applicable insurance when acquiring property with RHP grant allocations.

ENVIRONMENTAL REQUIREMENTS

All projects are subject to an environmental review and must receive appropriate clearance prior to any expenditure of funds, including soft costs and lead-based paint costs. Housing New Mexico is the responsible entity for the

environmental review and is required to perform environmental reviews on all approved projects. Applicants will be required to provide all necessary forms, certifications, and documentation in order for Housing New Mexico to complete the environmental review. Housing New Mexico will issue the Authority to Use Grant Funds.

FLOOD INSURANCE

Owners of properties located in floodplains or wetlands as identified by the Federal Emergency Management Agency (FEMA) shall be required to obtain and maintain flood insurance as a condition of receiving funding. At initial intake, agencies must contact Housing New Mexico for verification that a property is not located in a flood plain.

LEAD-BASED PAINT

HUD has revised and consolidated its lead-based paint regulations, which are listed in 24 CFR Part 35 and can be found at <https://www.law.cornell.edu/cfr/text/24/part-35>. The changes enacted by the new regulation affect rehabilitation. Major changes under the new lead-based paint regulation include notification, lead hazard evaluation, lead hazard reduction, ongoing maintenance, and addressing children with Environmental Intervention Blood Lead Levels.

On April 22, 2008, EPA issued a rule requiring the use of lead-safe practices and other actions aimed at preventing lead poisoning. Under the rule, beginning in April 2010, contractors performing renovation, repair, and painting projects that disturb lead-based paint in homes, childcare facilities, and schools built before 1978 must be certified and must follow specific work practices to prevent lead contamination.

All Eligible Agencies must certify and comply with applicable lead-based paint regulations listed in 24 CFR Part 35. Fees for testing and abatement are invoiced to a separate set-aside fund specifically for lead-based paint activities. These fees are not passed on to the homeowner and are allowable expenses under RHP.

OTHER FEDERAL AND STATE REQUIREMENTS

All projects must meet Section 3, Uniform Relocation Guidance, Conflict of Interest Requirements as well as any other federal and state requirements applicable to Recovery Housing.

APPLICATION, SUBMISSION, AND TIMELY RECEIPT OF INFORMATION

NOFA AVAILABILITY

The NOFA was published on May 1, 2024, and has remained open since that date. It will continue to remain open until all RHP funds have been awarded, being updated annually as new RHP funds are awarded to New Mexico, as applicable. Applications received will be prioritized according to their ability to meet the Mandatory Priorities imposed in the SUPPORT Act and Minimum Requirements and detailed Scoring Criteria listed in this NOFA.

APPLICATION FORMAT AND INSTRUCTIONS TO APPLICANTS

All applications must include the items requested in the NOFA Documentation Submission Checklist. The checklist includes, but is not limited to, such items as application, schedules, resumes, audits, narrative, certifications, and disclosures. All other exhibits are outlined within the NOFA Required Documents checklist.

APPLICATION SUBMISSION

The required application forms will be provided electronically and may be downloaded from Housing New Mexico's website at <https://housingnm.org/programs/recovery-housing-program>. Applications must be submitted via email to arobertson@housingnm.org and include "Recovery Housing Program Application Submission" in the subject line.

IRREGULARITIES IN APPLICATIONS

Housing New Mexico may waive technical irregularities in the application of any applicant selected for an award which do not alter the price, quality or quantity of the services offered. (Note: the date and time of application submission as indicated herein under “Application Submission and Due Date” cannot be waived under any circumstances.)

RESPONSIBILITY OF APPLICANTS

If an Applicant who otherwise would have been awarded funds is found not to be a responsible applicant, a determination setting forth the basis of the finding shall be prepared and the Applicant disqualified from receiving the award.

A responsible Applicant means an applicant who submits an application that conforms in all material respects to the requirements of this NOFA and who has furnished, when required, information and data to support the application. Housing New Mexico in its sole discretion, shall determine and otherwise verify Applicant’s ability to make satisfactory delivery of the services described in this NOFA.

APPLICATION CONFIDENTIALITY

Housing New Mexico will not disclose the contents of any application or discuss the contents of any application with an applicant or potential applicant. The contents of any offer will not be disclosed to competing or potential applicants. After awards have been made for the initial round, and notice given to all applicants, all applications shall be made available and open to the public for review pursuant to the Housing New Mexico Inspection of Public Records policy and procedure.

APPLICATION REVIEW INFORMATION

EVALUATION OF APPLICANTS AND DOCUMENTATION

Housing New Mexico staff will evaluate applications using the Mandatory Priorities Imposed by the SUPPORT Act, Threshold Requirements and Ranking Criteria as described in the following sections. Housing New Mexico will follow its own policies and procedures to obtain the necessary award approvals.

Staff may contact applicants for clarification of the information provided. In the event of a tie score, staff will recommend approval based on need as determined by staff. Housing New Mexico will enter into performance agreements and related agreements with the applicants whose applications are deemed to be most advantageous to achieving the goals of RHP. All loans, grants and related agreements will include provisions for adequate security against the loss of RHP funds in the event that a successful applicant abandons or otherwise fails to complete a project and further will include remedies and default provisions in the event of the unsatisfactory performance by the successful applicant.

MANDATORY PRIORITIES IMPOSED BY THE SUPPORT ACT

The SUPPORT Act requires all grantees to distribute RHP funds giving priority to entities with the greatest need and ability to deliver effective assistance in a timely manner. Grantees must use RHP funds in a manner that reflects these priorities.

EVALUATION CRITERIA

PROJECT NEED

The project must substantiate and address a need that is significant to the needs of the community. Entities with the greatest need and entities with the ability to deliver effective assistance in a timely manner will receive high priority.

NECESSARY AND REASONABLE EXPENDITURE OF RHP FUNDS

The project must substantiate that RHP funding is necessary to meet the identified need(s); the impact of RHP dollars is maximized, and the use of RHP funds is reasonable when compared with other funding sources. Housing New Mexico will determine whether all other feasible public and private funding sources have been analyzed and/or applied to the project. In order to assure that funds are committed, funding commitments from public/private funding sources shall be included in the application. The commitments may be contingent upon RHP funding.

PROJECT EFFECTIVENESS

The project must substantiate that project accomplishments would be significant given the need, amount of funds requested, local effort, and program design.

PROJECT LEVERAGING

The project should maximize and leverage the federal and non-federal assistance related to substance abuse, homelessness and at-risk of homelessness, unemployment, and other similar services.

PROJECT TIMELINESS

Projects must meet the greatest need and possess the ability to deliver effective assistance in a timely manner.

RANKING CRITERIA

Applicants will be scored on the following ranking criteria below. Applicants must score a minimum of 70% of the total points possible to be considered.

11. Scoring Criteria	
Category	Maximum Points
Mandatory Priorities Imposed by the SUPPORT Act Priority will be given to entities with the greatest need who possess the ability to deliver effective assistance in a timely manner ¹ . Need may be demonstrated through qualitative and/or quantitative information from applicants which demonstrate a need for the activities proposed for RHP funding. Applicants should describe both the projected demand for the proposed temporary recovery housing solution and the financial need for assistance.	5
Project Design and Implementation Plan The project is evaluated on the project design and implementation plan presented in the application form, including the method for determining eligible beneficiaries, service delivery or implementation	15

¹ 132 STAT. 4096 PUBLIC LAW 115–271—OCT. 24, 2018

<p>plan, and the incorporation of any additional funding restrictions. Projects that present a viable design and implementation plan and address any additional funding restrictions that will result in a completed project will receive full points.</p> <p><u>Considers: NIMBY, blended funding, has property, has timeline, understands inputs, has a referral network, is able to hire, is connected to local housing efforts and networks</u></p>	
<p>Project leverage of other resources, long-term viability (reserves, cash flow coverage)</p> <p>The project is evaluated on its financial feasibility and sustainability. Match or leverage funding will be considered under this criterion. Projects that demonstrate a viable plan for covering the cost of the project will receive full points.</p> <p><u>Investments: Local contributions, local support</u></p>	15
<p>Project provides safe, healthy, and sober living environment</p> <p>The project will be evaluated on the extent to which it addresses health, safety, and housing stability concerns, and must be a sober living environment where all residents share the goal of sobriety.</p>	5
<p>Design of program that provides holistic, wrap around services</p> <p>Project will be evaluated on the extent to which it will provide intensive coordinated services to help individuals with chronic physical and behavioral health issues, directly related to substance use disorders, maintain stable housing and receive appropriate health and social supports, outpatient and onsite services and counseling within a 50-mile radius.</p> <p><u>Partnerships: Employment, housing, education, medical services, transportation</u></p>	10
<p>Project addresses housing needs of vulnerable or underserved populations</p> <p>The project is evaluated on the extent to which it will address the housing needs of vulnerable or underserved populations which may include, but are not limited to, residents of tribal land, residents of rural New Mexico, populations at risk of homelessness or populations directly affected by substance use disorders.</p> <p><u>Important variables: Rural, BIPOC, multiple system involvement</u></p>	15
<p>Ability to comply with funding source requirements</p> <p>The project is evaluated on the applicant's demonstrated ability to comply with HUD and Fair Housing and Equal Opportunity (FHEO) requirements, including required reporting, pursuant to the population served through the stated mission of the applicant.</p>	5
<p>Readiness to proceed, obligate, and expend funds within a reasonable timeframe to complete the activity/activities.</p> <p>The project is evaluated on its readiness to proceed. Projects that demonstrate the ability and readiness to being implemented immediately upon award will receive full points.</p>	15
<p>Community support for recovery housing</p> <p>The project is evaluated on the extent to which an applicant can demonstrate community input and support for the proposed activity/activities.</p> <p><u>Considerations: There are leaders involved, community meetings, housing networks, steering committees, and other organized efforts to support good neighbor and anti-stigma</u></p>	15
<p>Coordination with state, local or regional service providers</p> <p>The project is evaluated on the extent to which applicants are coordinating beneficiaries with other available services for individuals directly impacted by substance use disorders to achieve the stated RHP goals.</p>	15

<u>This one is related to partnerships, community support, and holistic and wraparound services</u>	
Partner Coordination The project is evaluated on the extent to which applicants can demonstrate partner coordination, i.e. incorporation of other programs that may be assisting these same individuals either before or after their participation in an RHP-funded program, such as HUD's Continuum of Care (CoC) Program, Emergency Solutions Grants (ESG) program, Housing Opportunities for Persons With AIDS (HOPWA) Program, and also HUD-VASH, a joint program between HUD and the U.S. Department of Veterans Affairs (VA).	10
<u>This one is related to partnerships, community support, and holistic and wraparound services</u>	
Demonstrated data collection for outcomes (previous data) The project is evaluated on the extent to which applicants can demonstrate progress in meeting the goals and objectives of the RHP program and awarded activity/activities.	10
<u>Ability to provide data points and/or data sources available in community</u>	
Project includes trained recovery housing staff The project is evaluated on the agency's ability to provide trauma informed care, peer support technical assistance center, and other qualifications of recovery housing staff.	5
Total Possible Points	140

THRESHOLD CRITERIA

To be considered for funding, an applicant must first demonstrate that it meets each of the following threshold criteria:

- i. The application is complete and legible, including all schedules and attachments, and is submitted by the application deadline.
- ii. The application complies with all applicable requirements established in these Guidelines and NOFA.
- iii. The applicant provides sufficient evidence of its ability to undertake and complete the application in the areas of financing, acquiring, rehabilitating, developing, and/or managing an affordable housing project.
- iv. The application provides sufficient evidence that the proposed project is financially and technically feasible and includes a proposed budget and performance schedule for the proposed project.
- v. The project will carry out activities which focus RHP funds towards projects that complement (but do not supplant) federal substance abuse-related assistance (e.g., State Opioid Response (SOR) Grants or Substance Abuse Prevention and Treatment Block Grants (SABG) awarded by the Substance Abuse and Mental Health Services Administration (SAMHSA) of the U.S. Department of Health and Human Services (HHS)).

OTHER INFORMATION

INCURRED EXPENSES

Housing New Mexico shall not be responsible for any expenses incurred by an applicant in applying for RHP funding. All costs incurred by an applicant in the preparation, transmittal or presentation of any application or material submitted in response to this NOFA will be borne solely by the applicant.

PROTEST

Any Applicant who is aggrieved in connection with this NOFA or the notification of preliminary selection to this NOFA may protest to Housing New Mexico. A protest must be based on an allegation of a failure to adhere to the evaluation process as designated in the NOFA, including Housing New Mexico's evaluation of applications.

Protests received after the deadline will not be considered. The protest must be delivered to Housing New Mexico via e-mail within five business days after the preliminary notice of award. Upon the timely filing of a protest, the administrative assistant shall give notice of the protest to all Applicants who appear to have a substantial and reasonable prospect of being affected by the outcome of the protest. The Applicants receiving notice may file responses to the protest within five business days of notice of protest. The protest and responses to the protest shall be reviewed by a committee appointed by the Housing New Mexico Board Chair. In the discretion of the Board Chair, the committee shall either make a final determination or make a recommendation to the Housing New Mexico Board of Directors regarding the disposition of the protest.

No appeal of the determination shall be allowed. Applicants or their representatives shall not communicate with members of Housing New Mexico's Board of Directors, or any Housing New Mexico staff member regarding any application under consideration, except when specifically permitted to present testimony to the Board. An application will be deemed ineligible if the Applicant or any person or entity acting on behalf of the Applicant attempts to influence members of the Housing New Mexico Board of Directors or Housing New Mexico staff during any portion of the NOFA review process or does not follow the prescribed application and protest process.

CODE OF CONDUCT

Applicants, including members of the Applicant's board, shall warrant that it has no interest, direct or indirect, which would conflict in any manner or degree with the performance of services related to this application. The applicant shall always conduct itself in a manner consistent with Housing New Mexico's Third-Party Code of Conduct. A copy of the Housing New Mexico Third Party Code of Conduct is posted on the Housing New Mexico website for review at https://housingnm.org/uploads/documents/Third_Party_Code_of_Conduct.pdf. Upon request by Housing New Mexico, Applicant shall disclose information Housing New Mexico may reasonably request relating to conflicts or potential conflicts of interest.

USE OF ELECTRONIC VERSIONS OF THIS NOFA

This NOFA is being made available by electronic means. If accepted by such means, the applicant acknowledges and accepts full responsibility to ensure that no changes are made to the NOFA. In the event of a conflict between a version of the NOFA in the applicant's possession and the version maintained by Housing New Mexico, the version maintained by Housing New Mexico will govern.

Tab 15

TO: Housing New Mexico Board of Directors
Through: Contracted Services Committee – September 9, 2025
Through: Policy Committee – August 19, 2025

FROM: John A. Garcia, Assistant Director of Community Development

DATE: September 17, 2025

SUBJECT: Eastern Regional Housing Authority Commissioner Appointment Recommendation

Recommendation:

Staff request approval to recommend Sidney G. Strebeck to the Governor’s boards and commissions office to serve as a Commissioner for the Eastern Regional Housing Authority (ERHA).

Background:

The Regional Housing Law (11-3A-29 NMSA 1978) mandates that the Mortgage Finance Authority (MFA) as the oversight body for certain Regional Housing Authority (RHA) activities. This includes a specific provision in Section 11-3A-6 E, which requires that all recommendations for the appointment of RHA commissioners be reviewed and approved by Housing New Mexico’s Board of Directors before being forwarded to the Governor’s boards and commissions office.

Eastern Regional Housing Authority serves twelve counties: Chavez, De Baca, Eddy, Guadalupe, Harding, Lea, Lincoln, Otero, Quay, Roosevelt, Union and Curry. Regional Housing Law states that the Board of Commissioners for the Regional Housing Authorities shall consist of at least seven members who shall be residents of the designated area of the regional housing authority. It also states that no more than two members shall be residents of the same county. As noted in the chart below, Eastern Regional has 5 active members, leaving at least 2 vacancies.

County within Region	Commissioner Assigned to County	Current Status and Term End Date
Otero	Michael O’Hara	07/01/2027
Chavez	Terri Douglas	07/01/2027
Eddy	Sylvia Bueno	07/01/2025 Renewal Pending
Lea	Vacant	Vacant
Otero	Nadia Sikes	07/01/2028
Chavez	Alfred Velasquez Jr.	07/01/2025 Renewal Pending
Curry	Vacant	Vacant

Criteria to Serve

11-3A-6 D – The threshold requirements for commissioners of RHAs are that commissioners have expertise and experience in housing construction, real estate, architecture, law, banking, housing finance, business, property management, accounting, residential development, public housing programs, community development, social services, or health care.

Discussion:**Eastern Regional Housing Authority (ERHA)**

Eastern Regional has two vacancies and currently does not have any representation from Curry County. Housing New Mexico received a resume and letter of interest from Mr. Strebeck, who lives in Curry County, to fill one of these commissioner vacancies.

Mr. Strebeck has over 30 years of residential and commercial real estate experience and has operated several businesses. He has served on several boards and commissions including the New Mexico State Highway Commission, New Mexico State Fair Commission and currently serves as Chair on the Commission of 50, which is a group that serves as a liaison between the City of Clovis and Cannon Airforce Base. He is an experienced professional with significant expertise in real estate investment, business operations, and residential development. Attached is his letter of interest and resume for your consideration.

Summary:

Staff recommends approval to forward the nomination of Sidney G. Strebeck to the Governor's boards and commissions office for consideration as a commissioner for the Eastern Regional Housing Authority.

Regional Housing Authority Board of Commissioner Candidate Checklist



Prospective Board Commissioner Candidate must submit the following documents to Housing New Mexico|MFA as a separate attachment to this checklist.

Name: Sidney G. Strebeck	
X	Resume- Received on August 7, 2025
X	Letter of Interest- Received on August 7, 2025

The threshold requirements for Commissioners of the Boards of Regional Housing Authorities are that commissioners have expertise and experience in at least **one** of the following areas:

Please Check all that apply	
<input checked="" type="checkbox"/>	Housing Construction
<input checked="" type="checkbox"/>	Real Estate
<input checked="" type="checkbox"/>	Architecture
<input checked="" type="checkbox"/>	Law
<input checked="" type="checkbox"/>	Banking
<input checked="" type="checkbox"/>	Housing Finance
<input checked="" type="checkbox"/>	Business
<input type="checkbox"/>	Property Management
<input checked="" type="checkbox"/>	Accounting
<input checked="" type="checkbox"/>	Residential Development
<input type="checkbox"/>	Public Housing Programs
<input type="checkbox"/>	Community Development
<input type="checkbox"/>	Social Services
<input type="checkbox"/>	Health Care

X

Commissioner Candidate

SID STREBECK

P.O. Box 1676 ♦ Clovis, NM 88102 ♦ Office 575-935-7571 ♦ Fax 575-935-7572 ♦ Mobile 575-749-2033 ♦ sidstrebeck@hotmail.com

John Garcia
Regional Liaison Officer
Housing New Mexico

Mr. Garcia,

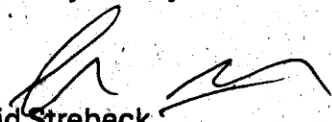
I am Writing to today to express my interest in serving on the Board of Commissioners for the Eastern Regional Housing Authority. I am Curry County resident, and a business owner. With this letter of interest, I have included my resume for your Boards review.

My contact information is:

Phone: 1-575-749-2033

Email: sidstrebeck@hotmail.com

Thank you for your consideration


Sid Strebeck

Handwritten mark or signature at the bottom of the page.

Sidney G. Strebeck

Personal:

Married to Selena for 52 years - 4 Sons.

Ryan (wife-Amber, daughter-Morgan, son-Athan, daughter-Teresa)
(Methodist Pastor, Dalhart, Texas)

Brent (Son-Avery, daughter-Lillian, son-George, son-Otto)
(General Contractor, Farmer, Clovis, New Mexico)

Jordan, (wife-Brittany, son-Cooper, son-Boone, daughter -Hartley, son-Whit)
(Oil & Gas Business, Midland, Texas)

Layne, (wife-Laurie, son Graham, son Beau, son Tate)
(Farmer-Rancher, Logan, New Mexico)

Actively involved in Kingswood Methodist Church, Clovis, New Mexico

Former Board Member, Texas Methodist Foundation

Former Vice President of NM Conference Methodist Board of Pensions and Health Benefits

New Mexico Annual Conference Lay Leader 2015-2022

Chairman, Matt25 Hope Center. (Nonprofit 60,000 sq ft. Community Outreach Center)

Chairman, The Committee of 50 (Cannon Air Force Base)

Former President, AG 50 (Clovis, Curry County Chamber of Commerce)

Former Director of New Mexico Amigos (a group of businessmen, statewide, that travel for one week each year with the Governor on a goodwill trip to various U.S. locations.)

Former Vice Chairman, New Mexico State Highway Commission (Governor Johnson appointee)

Former New Mexico State Fair Commissioner, Governor Carruthers appointee (Carruthers was College Advisor)

Trustee-McMurry University 2005-2015

Education:

Graduated Cum Laude with BS in Ag Economics at NMSU in 1974.

Licensed General Contractor

Licensed Real Estate Broker

Professional:

Actively involved in the farming and ranching business for over 40 years.

Actively involved in Real Estate activities of all kinds, including both buying and selling Farm, Ranch, Residential, and Commercial Real Estate.

Current Chairman; Committee of 50. (Cannon Air Force Base)

1984-2007 Purchased 7 individual new car dealerships that were failing. Raised sales from 50 units per month to 400 units per month. Had all Ford, GM, Chrysler, Mazda Honda, and Mitsubishi Franchises

Listed as 23rd Largest Privately-Owned business in New Mexico. Two hundred Fifty-Six Employees and over \$50,000,000 in annual sales.

1991- Partner in 90 Lot – City Lights, Residential Development in Albuquerque, New Mexico
1993-Partner in 200 Lot, Highland Hills, Residential Development in Albuquerque, New Mexico
1997-Partner in 1000 Acre Residential Development in Mariposa, Arizona
1999-Partner in Development of 60 Lots, Mariposa Residential Development in Clovis, New Mexico
2000-Partner in 250 Lot, Albuquerque East Mountain Residential Development
2001-Partner in 300 Lot, Greenville Residential Development in Fort Worth, Texas
2004-2006 Ute Lake Ranch Development in Logan, New Mexico
2009-2019 Developed, Remodeled and Leased 150,000 Sq. Ft. Commercial Property in Clovis, New Mexico
Jan, 2018 -Purchased 100% K-Bobs Steakhouse in Clovis, New Mexico. Business has more than doubled since acquisition.

Tab 16

TO: Housing New Mexico Board of Directors

Through: Strategic Management Committee August 25, 2025

FROM: Robyn Powell

DATE: September 17, 2025

SUBJECT: Proposed Fiscal Year 2026 Strategic Plan Benchmarks

Attachments: FY2026 Strategic Plan Benchmarks Draft
2025-2029 Strategic Plan

Recommendation:

Staff recommend approval of the proposed 2026 Strategic Plan Benchmarks.

Background and Discussion:

Housing NM has operated under a five-year strategic plan for several cycles and regularly updates the Board of Directors on outcomes of the strategic goals and benchmarks. Through the Strategic Planning Committee, plan themes and goals are developed, and benchmarks are set to ensure that goals are accurately tracked and measured. Additionally, staff conducts an annual Enterprise Risk Management review in coordination with our internal audit contractor and updates the New Mexico Housing Needs Assessment.

The 2025-2029 Strategic Plan was adopted by the Board of Directors in September of 2025. Each year, the Strategic Management Committee reviews and updates performance benchmarks to ensure we are meeting the goals of the Strategic Plan. Benchmarks are recommended to the Board of Directors for approval, and staff reports status of benchmarks each quarter with a final closeout in November.

Summary:

Staff recommends approval of the proposed Strategic Plan 2026 Benchmarks.

Goal 1: Create affordable housing opportunities that support and strengthen New Mexico’s communities

Proposed New Benchmarks
1. Provide mortgage financing for 2,000 homebuyers. 2. Maintain average mortgage product utilization of 25% of all FHA loans recorded in New Mexico. 3-2. Finance the development and/or preservation of 1,100-1,200 rental units through multi-family housing development programs. 4-3. Provide the financing and/or development of 500 new ownership units through <u>Housing Development and Homeownership Departments</u> the following Housing New Mexico Programs. 5-4. Finance the preservation of 1,250-1,000 rental and homeownership units through weatherization, rehabilitation and housing innovation programs. 6-5. <u>Achieve an expenditure rate of 95% of allocated homeless programs funds annually</u> 6. Support and assist Housing New Mexico borrowers on all direct-serviced loans through focused call campaign to achieve a 10% increase in right party contact and 10% increase in the use of automated email reminders. Achieve annual combined average loan delinquencies of MFA serviced portfolio below 9.5%. 7. Increase the number of directly serviced loans by 1,900 loans. 8. Maintain subserviced portfolio delinquency percentage below the Federal Housing Administration Loan Performance Trend delinquency rate. 9. Evaluate <u>Evaluate, implement and or enhance</u> at least 6 new products, business models, financial tools or significant program or product improvements.

Goal 2: Build a network of advocates and partners that work to create and promote affordable housing in the state

Proposed New Benchmarks
10. Achieve 14,000 <u>20,000</u> social media engagements annually. 11. Achieve an average of 27 rural media mentions per month. 12. Expand services of at least 3-10 programs to an underserved area of the state. 13. Conduct or participate in an average of 4-5 outreach events monthly to assist-promote <u>Housing New Mexico and inform</u> local governments, tribal governments, <u>existing partners</u> , potential new program partners and/or elected officials <u>of Housing New Mexico programs.</u> 14. Provide at least 100 formal group training or technical assistance opportunities for existing property owners, developers, service providers and/or lenders. 15. Plan MFA housing summit, open house, or networking event.

Goal 3: Maintain judicious financial stewardship and principled, efficient business practices

Proposed New Benchmarks
16. Obtain unqualified opinion on MFA financial statements and no material weakness in internal control over financial reporting or major programs, excluding first-time audits. 17. Achieve operating performance and profitability equal to net revenues over total revenues of at least 10%. 18. Obtain balance sheet strength equal to net asset position over total bonds outstanding of at least 20%. 19. Realize <u>a weighted average</u> administrative fee of at least 18 basis points on all across bond issues. 20. Achieve <u>non recoverable</u> the cost of bond issuance not to exceed 2%1% of the bond volume <u>and maintain negative arbitrage amounts to be deposited across bond issues at less than 3% of total bonds issued.</u> 21. <u>Maintain a weighted average total</u> Realize cash profitability-profit of .5%1% on across TBA <u>(to be announced)</u> executions. 22. Maintain servicing fee yield at an average of .36% of the purchased servicing portfolio. 23-22. Earn 100% base fees for PBCA contract. 24-23. Yield a collection rate of 98% or greater for compliance monitoring fees. 25-24. Meet commitment and expenditure requirement of 95% of recurring grant funding 26-25. Commit 75 <u>85</u> % of STB recurring funding annually in resources for affordable housing of New Mexico Housing Trust Funds by June 30 , . 27-26. Increase funding by at least 2-3 new sources. 28-27. Improve at least 15 MFA processes or resources.

Goal 4: Provide robust technological solutions

Proposed New Benchmarks
29-28. Maintain a RS3 score greater than or equal to 780, averaged over four quarters. 30-29. Achieve a Recovery Point Objective (RPO) for infrastructure servers at or below ten minutes and a Recovery Time Objective (RTO) at or below six hours. 30. Implement <u>at least 2</u> new software solutions. 31. <u>Complete implementation of the internal funds management system.</u>

32. Utilize enhanced loan system technology and strategic campaigns to enroll at lease 25% of borrowers to a paperless environment.

33. Promote automated payment systems to reduce delinquencies and manual payment processing by at least 25%.

31.34. Develop, finalize and implement an enterprise wide Artificial Intelligence (AI) Use policy.

Goal 5: Foster a healthy, dynamic and team-oriented work environment

Proposed New Benchmarks	
32.35.	Participate in Annual <u>annual</u> Employee <u>employee</u> eEngagement s Survey and determine and implement actionable steps to address opportunities for improvement.
33.36.	Provide training and professional development opportunities.
34.37.	Consistently provide team building opportunities for Housing NM staff that promote a healthy, dynamic work environment.
35.38.	Complete <u>full</u> compensation <u>study in even years and complete compensation</u> review <u>in odd years</u> .

New Mexico Mortgage Finance Authority

2025-2029 Strategic Plan

Housing New Mexico



Vision, Mission, Core Values



Vision

All New Mexicans will have quality affordable housing opportunities.



Mission

Housing New Mexico | MFA is a leader in affordable housing. We provide innovative products and services to strengthen families and communities.



Core Values

Responsive: To meet New Mexico's needs, Housing New Mexico | MFA optimizes resources, embraces innovation, cultivates partnerships and makes our programs accessible.

Professional: Housing New Mexico | MFA upholds high personal and professional standards. We comply with regulations and ensure prudent financial stewardship.

Dynamic: Housing New Mexico | MFA is a dynamic place to work. Our employees are our strength. We embrace diversity and provide opportunities for personal and professional growth.

Five Year Vision

- Increased and sustainable resources to support and expand program continuity
- More collaboration with state agencies and local governments
- Highlight energy saving and resiliency programs that promote improved quality of life
- Advocate for policies that align with providing increased housing opportunities
- Research and implement viable, innovative housing development technologies
- Cultivate and sustain a thriving single-family development program
- Increase capacity to provide affordable housing and deliver programs statewide
- Ensure programs provide as much flexibility as possible
- Improve messaging to target demographic groups
- Continue to secure funding, optimize resources, and build financial stability
- Foster a passionate and committed workforce where employees drive exceptional results
- Maintain highly motivated and committed Housing New Mexico Team
- Robust Continuous Improvement Program



Strategic Plan Themes



Addressing Affordable Housing Shortage:

New Mexico has a shortage of affordable housing units, and a lack of resources required to meet the housing needs of its residents, including vulnerable and rural populations. In addition, much of New Mexico's housing stock is aging and in poor condition. All of these factors have significant social and economic implications.



Partnerships:

In order for MFA programs to have positive impact on communities throughout the state, it is imperative that partnerships with a variety of housing related entities are developed, maintained and expanded.



Public Awareness:

Although MFA has a strong reputation among its partners, there is a need to expand awareness about the value of quality affordable housing in general and, specifically, about MFA's programs and products.



Strong Financial Management:

MFA must continue its tradition of strong financial management to thrive in changing and uncertain market and political conditions.



Technology and Cybersecurity:

Cybersecurity and state-of-the-art technology allow MFA to continually improve its business practices and customer service.



Staffing and Work Environment:

Appropriate staffing levels and a dynamic, team-oriented and healthy work environment are critical to MFA's success.

2025-2030 Goals



Goal 1:

Create affordable housing opportunities that support and strengthen New Mexico's communities



Goal 2:

Build a network of advocates and partners that work to create and promote affordable housing in the state.



Goal 3:

Maintain judicious financial stewardship and principled, efficient business practices.



Goal 4:

Provide robust technological solutions.



Goal 5:

Foster a healthy, dynamic and team-oriented work environment.

Goal 1: Create Affordable Housing Opportunities

Objective 1

Increase the supply of affordable housing units: Expand the inventory of rental units, condominiums, and single-family homes at price points accessible to low- and moderate-income households.

Objective 2

Improve housing quality: Upgrade existing affordable housing units to meet health and safety standards and enhance energy efficiency.

Objective 3

Strengthen financial security and stability and improve long-term outcomes of low- to moderate-income households through new affordable housing opportunities.

Objective 4

Promote Homeownership: Develop programs to assist low-income individuals and families in purchasing homes and increase wealth building opportunities.

Objective 5

Reduce housing insecurity: Reduce the personal and societal costs of homelessness through programs and housing opportunities for persons experiencing or at risk of homelessness.

Goal 2: Build a Network of Advocates and Partners

Objective 1

Promote awareness of the value of quality affordable housing and the social and economic impact of MFA's products and programs.

Objective 2

Strengthen partners' capacity to deliver MFA's affordable housing products and programs in every area of the state.

Objective 3

Expand the network of stakeholders that are committed to affordable housing and housing-related programs.

Objective 4

Establish and cultivate strategic partnerships and collaborations to expand our reach, share resources, and achieve shared goals.

Goal 3: Maintain Judicious Financial Stewardship

Objective 1 Optimize existing financial strategies and evaluate new financial tools.

Objective 2 Achieve and maintain long-term financial stability and sustainability through optimized revenue generation, program income, cost management, and strategic investment.

Objective 3 Continuously improve processes and systems to ensure quality customer service and maximize programmatic impact.

Objective 4 Maintain strong financial controls, checks and balances, and auditing practices.

Goal 4: Provide Robust Technological Solutions

Objective 1

To implement and maintain reliable, secure, and efficient technology systems that enhance productivity, support organizational goals, and deliver exceptional value.

Objective 2

Maintain system reliability.

Objective 3

Protect MFA's data and systems.

Goal 5: Foster a Healthy, Dynamic and Team-Oriented Work Environment

Objective 1

To create a supportive, inclusive, and respectful workplace culture where employees feel valued, empowered, and motivated to excel.

Objective 2

Cultivate an environment that encourages the open exchange of ideas and accommodates an ever-changing work dynamic to attract and retain employees.

Objective 3

Offer opportunities for staff development and advancement and ensure the transfer of institutional knowledge.

Objective 4

Ensure the benefits package offered continues to attract and retain staff.



We Are Housing New Mexico

Tab 17

**Staff Actions Requiring Notice to Board
During the Period of August 2025**

Department and Program	Project	Action Taken	Comments / Date Approved
Community Development Department – Home Improvement Program (HIP)	Revised HOME Rehabilitation Policy – Value Added Estimate and Appraisal Threshold	Approval to change the percentage of value added to projects after rehab from 60% to 40% and the threshold when appraisal is prompted has been changed from 20% to 10%	Approved by Policy Committee on August 5, 2025
Community Development Department – HOME-ARP Supportive Services program	Alianza of New Mexico Drawdown Request	Approval for Alianza for an additional \$400,000 from the HOME-APR RR/HP program.	Approved by Policy Committee on August 5, 2025
Community Development Department – Española Pathways Shelter	Allocation of funds	Approval to allocate \$225,000.00 in funding from HCA for program year 2025-2026	Approved by Policy Committee on August 11, 2025
Community Development Department – Linkages	Award recommendations	Approval to allocate Linkages funds in the amount of \$297,395.15 between Alianza of New Mexico, Barrett Foundation, Dream Tree Project, Mesilla Valley Community of Hope, San Juan County Partnership, Supporting People in Need, The Life Link	Approved by Policy Committee on August 26, 2025

Tab 18



Housing New Mexico | MFA Marketing & Communications Monthly Report

August 2025

Press Release

August 29, 2025

Housing New Mexico announces new public comment process for environmental review projects

<https://housingnm.org/about-us/news/housing-new-mexico-announces-new-public-comment-process-for-environmental-review-projects>

Media Interview

August 19, 2025

Shelterforce Magazine: Essentially Reporting on Affordable Housing

Topic: Rehab-2-Rental Program

Robyn Powell, Housing New Mexico Senior Director of Policy & Planning

Feature Story

New Mexico Bankers Digest: 2025 Pub. 22, Issue 2

Housing New Mexico celebrates 50 years, prepares for 2025 Housing Summit

<https://new-mexico-bankers-digest.thenewslinkgroup.org/housing-new-mexico-celebrates-50-years-prepares-for-2025-housing-summit/>

2025 Pub. 22 Issue 2

ISSUE HOMEPAGE

Housing New Mexico Celebrates 50 Years, Prepares For 2025 Housing Summit

July 28, 2025



By Kristie Garcia, Housing New Mexico



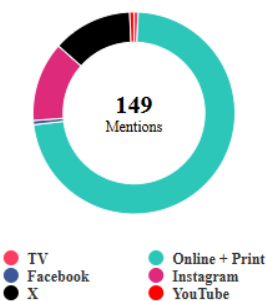
Media Mentions/News Coverage



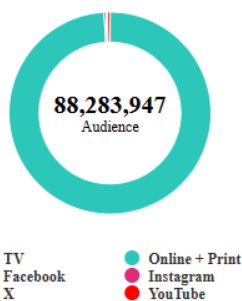
8.1.25 to 8.31.25 Media Mentions Report

Mention Analytics

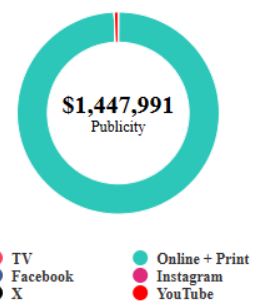
Mentions by Media Type



Audience by Media Type



Publicity by Media Type



Critical Mention calculates the **value of publicity** differently for each media type:



1. TV: The Nielsen Score is multiplied by the cost per point (CPP) provided by SQAD, which is a company that provides advertising cost data (<https://www.linkedin.com/company/sqad-inc./about/>).
2. Radio: Nielsen's hourly ad spend data per station is used to calculate per market cost-per-thousand (CPM), which is applied to the audience value.
3. Online: The value is based on the site's importance, estimated monthly visitors and article length. If only audience value is available, an estimate is made using a \$9.25 CPM.
4. Podcast: The audience value is multiplied by an \$18 CPM.
5. Social Media: Platform-specific formulas are used. For example, on Instagram, the value is calculated as number of followers multiplied by \$5 CPM.



These calculations help estimate the monetary impact of earned (non-paid) media mentions across different platforms.



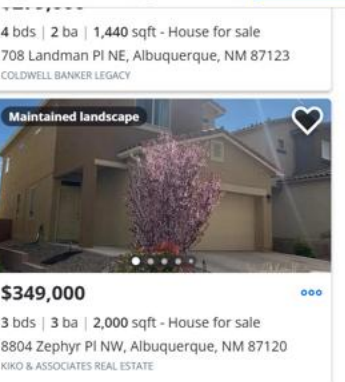
Advertisements


Zillow

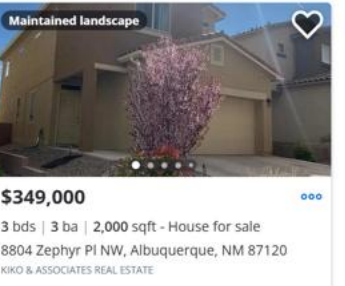
Buy Rent Sell Get a mortgage Find an Agent **Zillow** Manage Rentals Advertise Help Sign In

Albuquerque NM   For Sale Price Beds & Baths Home Type More [Save search](#)

500 of 1683 homes  [Remove Boundary](#) 

Down Payment Assistance
Homebuyer Resource Center &
Assistance for New Mexico
Residents
[Visit website](#) 

Maintained landscape 

New Mexico Society of CPAs E-Newsletter

Support affordable housing by **donating** to New Mexico's State Tax Credit Program and **receive 50%** of the donation's value.





August Report:

Housing New Mexico's August down payment assistance and affordable housing Google ad campaign conversions increased by 35.5% from July, resulting in 1,174 conversions as follows:

- Phone calls directly from ads: 171
- Phone calls from the website after clicking an ad: 500
- Contact form submissions: 503

Conversions = The number of leads Housing New Mexico received after a user clicked on an ad

Click-through rate = The percentage of impressions that result in a click on an ad

Impression = Each time an ad is shown to a user

google.com

Open now


For rent

Application

Top rated

New Mexico · Choose area

Sponsored

 housingnm.org
https://www.housingnm.org

Housing New Mexico | MFA

MFA Provides Down Payment Assistance & Competitive Interest Rate Mortgage Loans. Contact New Mexico Mortgage Finance Authority Today For Help...

Homebuyer Resources

Tools & Resources To Prepare You For The Homebuying Process.

About Us

We Help Strengthen New Mexico Families & Communities

Mortgage Calculators

Inquire Now

Sponsored

 housingnm.org
https://www.housingnm.org

Down Payment Assistance

New Mexico Mortgage Programs — MFA Provides Homebuyers With Down Payment & Closing Cost Assistance. Let MFA Help Now.

Sponsorships

Aug. 20-22: New Mexico Association of REALTORS Annual Conference



2025-2026 New Mexico Counties Business Partnership
Weekly in August: New Mexico Counties News Brief



News Brief August 21, 2025

NM Counties is excited to announce our 2025-2026 Business Partners

We look forward to a successful year of collaboration & support!

Zia Partners



Roadrunner Partners



Yucca Partner



Constituent Inquiries

107



- About Us
- Programs
- Partners
- Plans & Reports
- Funding Opportunities
- Meetings, Notices & Webcasts
- Logins
- Contact Us

Search

ENG ESP

Contact Us

Housing New Mexico | MFA is open from 8 a.m. to 5 p.m. Monday through Friday.
Mortgage payments may be dropped in the front drop box anytime.



Housing New Mexico offers a wide variety of housing-related programs. Please select the drop-down menu topic that best applies to your situation.*

Please Select



First name*

Last name*

Phone number*

Email*

Property address*

Developer Contact Form (Developers Only)

Please note that this form is intended for developers interested in partnering with Housing New Mexico. For general inquiries, please fill out our [Contact Us Form](#).

Company name*

First Name*

Last Name*

Email*

Phone number*

Program*

Please Select



Message*

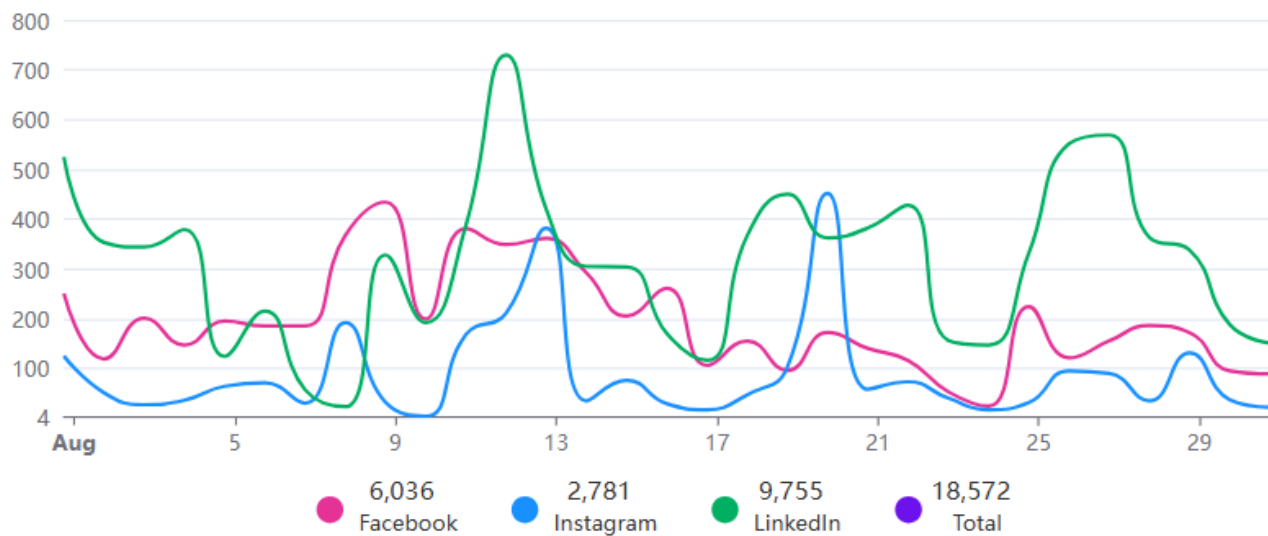
protected by reCAPTCHA
[Privacy](#) [Terms](#)



Submit

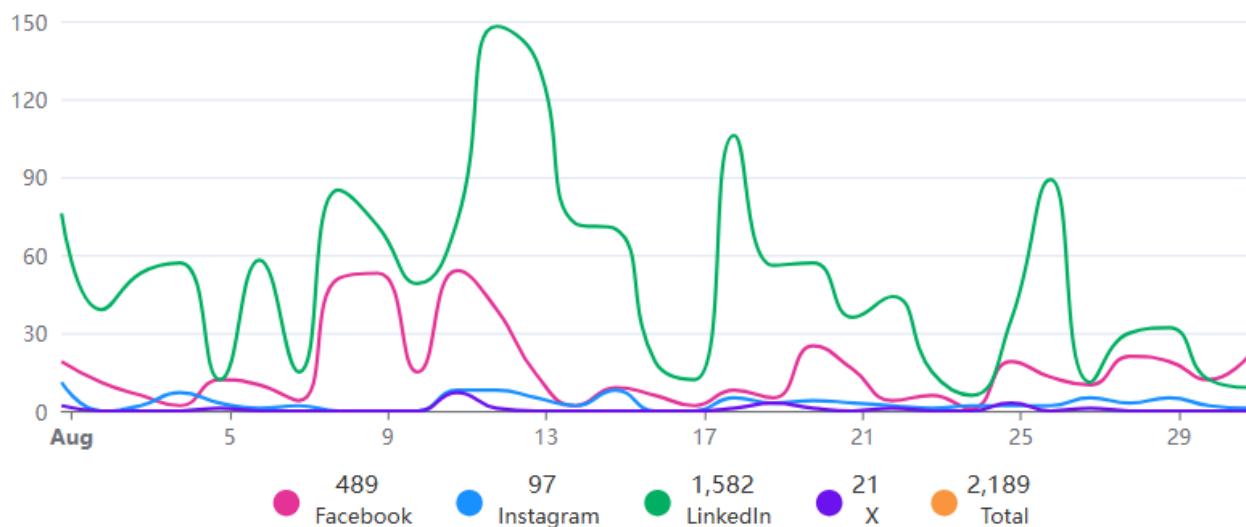
Social Media Analytics
LinkedIn: Housing New Mexico
Facebook: @HousingNewMexico
Instagram: @HousingNewMexico
X/Twitter: @HousingNM

Cross-Channel Impressions ⓘ



Impressions = The number of times Housing New Mexico social media page content was displayed.

Cross-Channel Engagements ⓘ



Engagements = Depending on platform, engagements include likes, comments, shares, clicking on links, saves, story replies, post clicks.

Top Post Performance

 Housing New Mexico ⓘ

1 Metric Engagement is only available for posts. Sorting by Engagement will only show posts and exclude any reels from the results below.



Housing New Mexico
Aug 8, 2025 3:25 PM

<https://www.facebook.com/share/1f...>
Housing New Mexico Chief Housing



Clicks	Reactions	Comments
91	24	0
Shares	Reach	Impressions
1	340	385



Housing New Mexico
Aug 12, 2025 3:00 PM

🎉 Congratulations to our very own Daniela! 🏆 We're thrilled to



Clicks	Reactions	Comments
19	17	1
Shares	Reach	Impressions
1	226	232



Housing New Mexico
Aug 1, 2025 10:01 AM

🎉 Celebrating 50 Years of Housing New Mexico 🎉 Day 38 of 50 -



Clicks	Reactions	Comments
5	14	0
Shares	Reach	Impressions
4	221	252

 Housing New Mexico ⓘ



Housing New Mexico
Aug 12, 2025 3:00 PM

🎉 Congratulations to our very own Daniela! 🏆 We're thrilled to



Comments	Likes	Saves
2	12	0
Shares	Reach	Views
0	105	240
Engagement	14	



Housing New Mexico
Aug 11, 2025 3:00 PM

🎉 Celebrating 50 Years of Housing New Mexico 🎉 Day 40 of 50 -



Comments	Likes	Saves
0	10	0
Shares	Reach	Views
0	72	204
Engagement	10	



Housing New Mexico
Aug 1, 2025 10:00 AM

🎉 Celebrating 50 Years of Housing New Mexico 🎉 Day 38 of 50 -



Comments	Likes	Saves
0	10	0
Shares	Reach	Views
0	72	148
Engagement	10	

Top Post Performance

X Housing New Mexico ⓘ

 **Housing New Mexico**
Aug 11, 2025 3:00 PM

Day 40 of 50 – Building Homes, Building Hope 🌟 In May 2024,



Likes	Impressions	Reposts
3	47	2

 **Housing New Mexico**
Aug 25, 2025 9:21 AM

Huge thanks to our 2025 New Mexico Housing Summit sponsors!




2025 NEW MEXICO HOUSING SUMMIT

Likes	Impressions	Reposts
3	51	0

 **Housing New Mexico**
Aug 19, 2025 9:00 AM

Housing New Mexico & Sol Housing celebrated the



Likes	Impressions	Reposts
2	38	1

in Housing New Mexico ⓘ

 **Housing New Mexico**
Aug 11, 2025 3:00 PM

🌟 Celebrating 50 Years of Housing New Mexico 🌟 Day 40 of 50 –



Likes	Comments	Shares	Clicks
38	0	3	205

 **Housing New Mexico**
Aug 8, 2025 3:32 PM

Housing New Mexico Chief Housing Officer Donna Maestas-De Vries,



Just 8th AM
Donna Maestas-De Vries new Roadhouse



Likes	Comments	Shares	Clicks
19	0	1	200

 **Housing New Mexico**
Aug 12, 2025 3:00 PM

🌟 Congratulations to our very own Daniela! 🌟 We're thrilled to



Likes	Comments	Shares	Clicks
35	1	2	57

August Website Traffic Overview

<https://housingnm.org/>

Top-Viewed Page "/" = Home Page

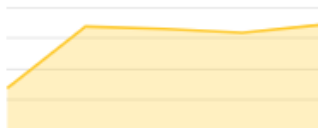


Housing New Mexico Monthly Dashboard

Website Traffic Overview | Google Analytics 4

TOTAL VISITS

36,204



Previous period
-6%

Previous year
-10%

NEW USERS

16,672

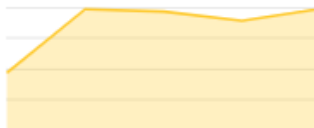


Previous period
-5%

Previous year
-15%

TOTAL USERS

21,883



Previous period
-4%

Previous year
-9%

VIEWS

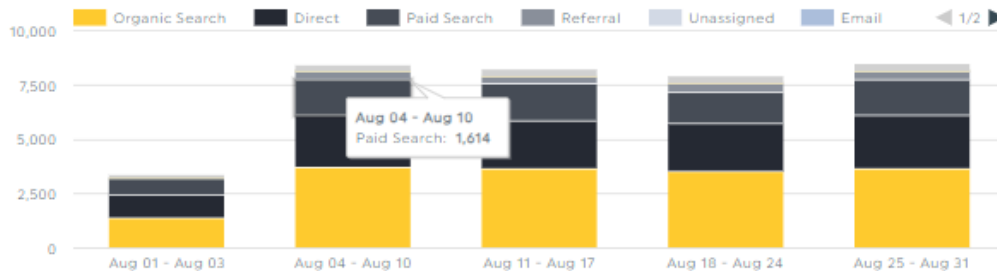
63,623



Previous period
-5%

Previous year
-19%

SESSIONS BY MEDIUM



PAGES PER VISIT

1.76

Previous period
1%

Previous year
-11%

BOUNCE RATE

50.27%

Previous period
-4%

Previous year
3%

TOP VIEWED PAGES

Page path

	Views ▾		Total users	
/	14,599	-919	8,597	-383
/lenders-realtors/current-rates	2,219	+105	655	+63
/programs/homebuyers/mortgage-programs	1,909	-246	1,269	-143
/mortgage-loans/make-payment	1,902	-288	1,247	-179
/programs/find-housing/rentals/affordable	1,780	+89	1,168	+93
/lenders-realtors	1,391	-250	389	-75
/lenders-realtors/income-and-purchase-price-limits	1,143	-401	489	-104
/programs/homebuyers/income-and-purchase-price-limits	1,047	-217	736	-131
/programs/homebuyers	993	-48	684	-34

2025 New Mexico Housing Summit

<https://summit.housingnm.org/>

[HOME](#) [AGENDA](#) [REGISTRATION](#) [SPEAKERS](#) [LODGING](#) [SPONSORSHIPS](#) [EXPLORE ABQ](#) [FAQS](#)



2025 NEW MEXICO HOUSING SUMMIT

September 17-19

[REGISTRATION](#)

Sponsorships

(as of 9/8/25)

56 Sponsors

Registration

(as of 9/8/25)

594 Registered Attendees



New Mexico Housing Trust Fund Monthly Overview

September 17, 2025

New Mexico Housing Trust Fund Funding Source	Total Allocation	Total Encumbered*		Total Awarded		Procured but not Awarded	Total Expended		Awards Proposed at 9/2025 Board Meeting	Award Amount	Activity
Severance Tax Bond 2024	\$ 37,530,000	\$ 37,530,000	100%	\$ 37,530,000	100%	\$ -	\$ 25,283,323	67%			
Severance Tax Bond 2025	\$ 34,620,000	\$ 34,620,000	100%	\$ 34,620,000	100%	\$ -	\$ 19,259,736	56%	Greater Albuquerque Habitat for Humanity	\$ 71,561	Housing Innovation
Legislative 2024 \$50 Million Allocation	\$ 50,000,000	\$ 50,000,000	100%	\$ 44,248,876	88%	\$ 5,751,124	\$ 12,931,618	26%	Greater Albuquerque Habitat for Humanity	\$ 178,439	
									The Life Link	\$ 350,000	
									New Mexico Ramp Project	\$ 500,000	
Severance Tax Bond 2026	\$ 44,763,415	\$ 44,763,415	100%	\$ 21,752,715	49%	\$ 23,010,700	\$ -	0%			
Total	\$ 166,913,415	\$ 166,913,415	100%	\$ 138,151,591	83%	\$ 28,761,824	\$ 57,474,677	34%			
Awards in green are included in the total awarded but are being proposed at the current Housing New Mexico Board of Directors meeting. All awards and expenditures are as of the final Policy Committee meeting on September 2, 2025 .											

Encumbered is defined as Housing New Mexico has a program to deploy the funding and is available to potential applicants (homebuyers, service providers, developers, and other applicants).
Awarded is defined as Housing New Mexico has directed an amount of the funding to an awardee or program.
Expended is defined as Housing New Mexico has released funding through draws or reimbursements.

New Mexico Housing Trust Fund Awards
September 17, 2025

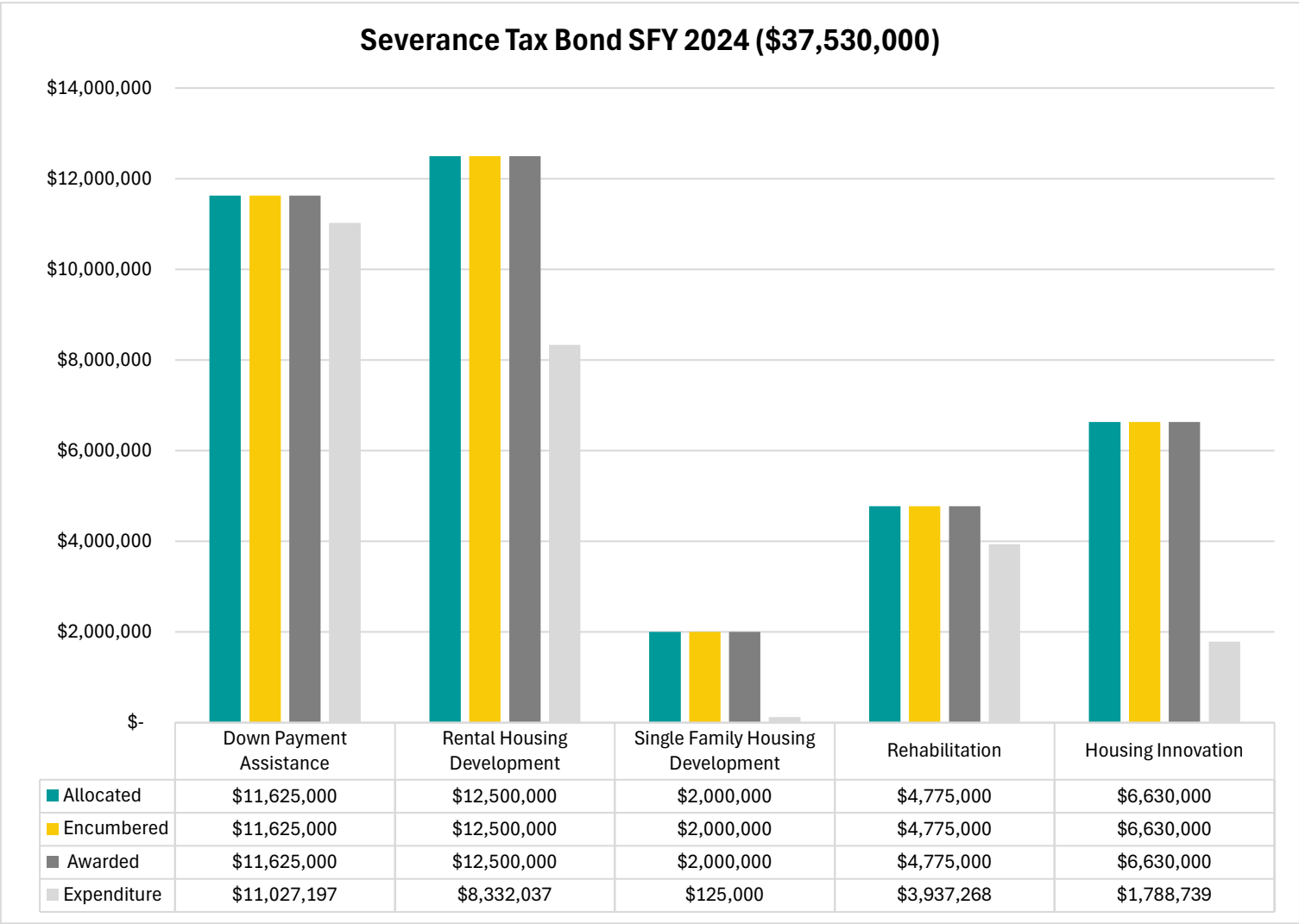
Awardee	Award	Award Amount	Certified Use	Activity	New Mexico Housing Trust Fund Funding Source	Anticipated Impact (Households)	City	County
Homeownership Department	FirstDown Plus	\$ 8,370,000	Down payment assistance (DPA)	Down Payment Assistance	2024 Legislative Allocation	837	Statewide	☞ New Mexico
Homeownership Department	HomeForward DPA	\$ 1,200,000	Down payment assistance (DPA)	Down Payment Assistance	2024 Legislative Allocation	141	Statewide	☞ New Mexico
HOME and VHRMP		\$ 500,000	Single family emergency repairs, accessibility, energy efficiency improvements and rehabilitation	Home Improvement Program	2024 Legislative Allocation	19	New Mexico	☞ Guadalupe County, New Mexico
Home Improvement Program		\$ 100,000	Single family emergency repairs, accessibility, energy efficiency improvements and rehabilitation	Home Improvement Program	2024 Legislative Allocation	7		☞ Guadalupe County, New Mexico
Saranam		\$ 732,939	Homelessness and Homelessness Prevention	Homeless and Homelessness Prevention (Housing Innovation)	2024 Legislative Allocation	13		☞ Bernalillo County, New Mexico
Forget Me Not Park		\$ 375,000	Homelessness and Homelessness Prevention	Housing Innovation	2024 Legislative Allocation	40	Socorro/ Truth or Consequences Area	☞ Socorro County, New Mexico
Village of Ruidoso		\$ 712,498	Rental and single family development	Housing Innovation	2024 Legislative Allocation	-	Ruidoso	☞ Lincoln County, New Mexico
Chelsea Investment Corp.	West Mesa Ridge A	\$ 3,000,000	Single family emergency repairs, accessibility, energy efficiency improvements and rehabilitation	Rental Developmet	2024 Legislative Allocation	128	Albuquerque	☞ Bernalillo County, New Mexico
DBG Properties	Tierra Linda Apartments	\$ 3,000,000	Rental and single family development	Rental Developmet	2024 Legislative Allocation	240		☞ Bernalillo County, New Mexico
Dominium Development and Acquisition LLC	Turquoise Trail	\$ 2,000,000	Rental and single family development	Rental Developmet	2024 Legislative Allocation	312	Santa Fe	☞ Santa Fe County, New Mexico
Lincoln Avenue Communities	Cresta Ranch	\$ 4,000,000	Rental and single family development	Rental Developmet	2024 Legislative Allocation	240		☞ Santa Fe County, New Mexico
Rio Rancho Leased Housing Authority I, LLP	Sandoval Flats	\$ 1,380,000	Rental and single family development	Rental Developmet	2024 Legislative Allocation	216	Rio Rancho	☞ Sandoval County, New Mexico
Synergy Community Development Corp	Sunset 1600 Apartments	\$ 3,000,000	Rental and single family development	Rental Developmet	2024 Legislative Allocation	60	Roswelll	☞ Chaves County, New Mexico
Artisan's Guild Contracting, LLC	El Toro Community	\$ 3,000,000	Rental and single family development	SF Development	2024 Legislative Allocation	29	Roswelll	☞ Chaves County, New Mexico
Clearbrook Investments, Inc.	Villa Encantada II	\$ 2,900,000	Rental and single family development	SF Development	2024 Legislative Allocation	83	Moriarty	☞ Torrance County, New Mexico
Tierra del Sol Housing Corporation	Vado New Horizons	\$ 1,000,000	Rental and single family development	SF Development	2024 Legislative Allocation	56		☞ Doña Ana County, New Mexico
Y.M.H. Inc.	South 40 Subdivision	\$ 2,000,000	Rental and single family development	SF Development	2024 Legislative Allocation	47	Hobbs	☞ Lea County, New Mexico
YSM Development Advisors LLC	Salazar South	\$ 2,500,000	Rental and single family development	SF Development	2024 Legislative Allocation	81	Taos	☞ Taos County, New Mexico
Central New Mexico Housing Corporation		\$ 250,000	Single family emergency repairs, accessibility, energy efficiency improvements and rehabilitation	Weatherization	2024 Legislative Allocation	9	Central NM	☞ Bernalillo County, New Mexico
Redfeather Development		\$ 450,000	Single family emergency repairs, accessibility, energy efficiency improvements and rehabilitation	Weatherization	2024 Legislative Allocation	6	Navajo Nation	☞ Navajo Nation
Southwest Regional Housing and Community Development		\$ 250,000	Single family emergency repairs, accessibility, energy efficiency improvements and rehabilitation	Weatherization	2024 Legislative Allocation	5	Southwestern NM	☞ Doña Ana County, New Mexico
Central New Mexico Housing Corporation		\$ 475,000	Single family emergency repairs, accessibility, energy efficiency improvements and rehabilitation	Weatherization	SFY24 STB	33	Central NM	☞ Bernalillo County, New Mexico
Chelsea Investment Corp.	Three Sisters	\$ 3,500,000	Rental and single family development	Rental Developmet	SFY24 STB	70	Las Cruces	☞ Doña Ana County, New Mexico
City of Las Cruces		\$ 1,500,000	Rental and single family development	Housing Innovation	SFY24 STB	-	Las Cruces	☞ Doña Ana County, New Mexico
DreamTree Project		\$ 500,000	Rental and single family development	Housing Innovation	SFY24 STB	250	Taos	☞ Taos County, New Mexico
EC Ruidoso LP	Elk Meadows Apartments	\$ 2,000,000	Rental and single family development	Rental Developmet	SFY24 STB	72	Ruidoso	☞ Lincoln County, New Mexico
Esperanza Shelter		\$ 64,938	Rental and single family development	Housing Innovation	SFY24 STB		Santa Fe	☞ Santa Fe County, New Mexico
Greater Albuquerque Habitat for Humanity		\$ 500,000	Rental and single family development	Housing Innovation	SFY24 STB		Albuquerque	☞ Bernalillo County, New Mexico
HagermanForward Inc.		\$ 500,000	Rental and single family development	Housing Innovation	SFY24 STB	18	Chavez County	☞ Chaves County, New Mexico

New Mexico Housing Trust Fund Awards
September 17, 2025

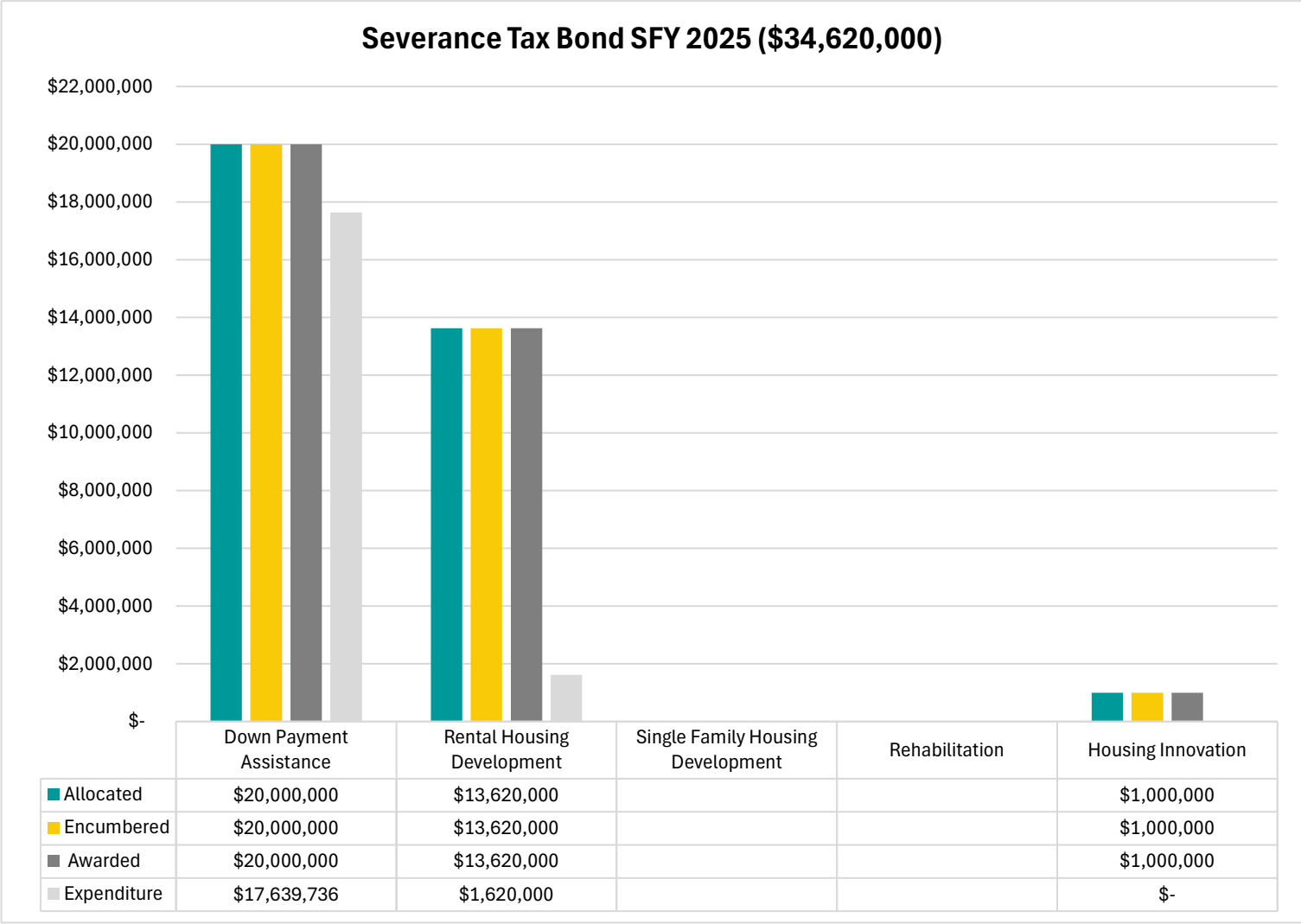
Awardee	Award	Award Amount	Certified Use	Activity	New Mexico Housing Trust Fund Funding Source	Anticipated Impact (Households)	City	County
Home Improvement Program		\$ 536,919	Single family emergency repairs, accessibility, energy efficiency improvements and rehabilitation	Home Improvement Program	SFY24 STB	27	New Mexico	☞ Guadalupe County, New Mexico
Homeownership Department	FirstDown Plus	\$ 10,625,000	Down payment assistance (DPA)	Down Payment Assistance	SFY24 STB	708	New Mexico	☞ New Mexico
Homeownership Department	HomeForward DPA	\$ 1,000,000	Down payment assistance (DPA)	Down Payment Assistance	SFY24 STB	67	New Mexico	☞ New Mexico
Homewise	Sombra del Oeste	\$ 500,000	Rental and single family development	SF Development	SFY24 STB	10	Albuquerque	☞ Bernalillo County, New Mexico
Homewise	Miraflores	\$ 500,000	Rental and single family development	SF Development	SFY24 STB	7	Santa Fe	☞ Santa Fe County, New Mexico
La Serena Apartments, LLC	La Serena Apartments	\$ 1,000,000	Rental and single family development	Rental Developmet	SFY24 STB	100	Albuquerque	☞ Bernalillo County, New Mexico
NCNO Limited Partnership, LLLP	Encino Senior Gardens	\$ 2,000,000	Rental and single family development	Rental Developmet	SFY24 STB	165	Albuquerque	☞ Bernalillo County, New Mexico
New Creation Church		\$ 65,062	Rental and single family development	Housing Innovation	SFY24 STB	7	Albuquerque	☞ Bernalillo County, New Mexico
NM Ramp Project		\$ 500,000	Rental and single family development	Housing Innovation	SFY24 STB	100	Statewide	☞ Bernalillo County, New Mexico
North Central New Mexico Economic Development District		\$ 1,000,000	Rental and single family development	Housing Innovation	SFY24 STB	4	North Central NM	☞ Colfax County, New Mexico
Ohkay Owingeh		\$ 500,000	Rental and single family development	Housing Innovation	SFY24 STB	10	Ohkay Owingeh	☞ Rio Arriba County, New Mexico
Peachtree Canyon Limited Partnership (to be formed)	Peachtree Canyon I	\$ 3,000,000	Rental and single family development	Rental Developmet	SFY24 STB	144	Las Cruces	☞ Doña Ana County, New Mexico
Pedrena Apartments LLC	Pedrena Apartments	\$ 1,000,000	Rental and single family development	Rental Developmet	SFY24 STB	80	Las Cruces	☞ Doña Ana County, New Mexico
Post Las Brisas, LLC	Las Brisas Apartments	\$ 1,000,000	Rental and single family development	Preservation	SFY24 STB	120	Albuquerque	☞ Bernalillo County, New Mexico
Restoring Our Communities Program		\$ 2,000,000	Single family acquisition and rehabilitation	Restoring Our Communities	SFY24 STB	12	Albuquerque/ North Central NM	☞ Bernalillo County, New Mexico
San Felipe Pueblo		\$ 229,426	Single family emergency repairs, accessibility, energy efficiency improvements and	Home Improvement Program	SFY24 STB	3	San Felipe Pueblo	☞ Sandoval County, New Mexico
San Felipe Pueblo		\$ 450,000	Rental and single family development	Housing Innovation	SFY24 STB	24	San Felipe Pueblo	☞ Sandoval County, New Mexico
Santa Fe Community Housing Trust	Arroyo Oeste Phase II	\$ 1,000,000	Rental and single family development	SF Development	SFY24 STB	20	Santa Fe	☞ Santa Fe County, New Mexico
Sawmill CLT		\$ 262,498	Rental and single family development	Housing Innovation	SFY24 STB	105	Albuquerque	☞ Bernalillo County, New Mexico
Southwest Regional Housing and Community Development		\$ 134,655	Single family emergency repairs, accessibility, energy efficiency improvements and rehabilitation	Home Improvement Program	SFY24 STB	3	Southwestern NM	☞ Doña Ana County, New Mexico
Southwest Regional Housing and Community Development		\$ 99,000	Single family emergency repairs, accessibility, energy efficiency improvements and rehabilitation	Home Improvement Program	SFY24 STB	1	Southwestern NM	☞ Doña Ana County, New Mexico
Southwest Regional Housing and Community Development		\$ 300,000	Single family emergency repairs, accessibility, energy efficiency improvements and rehabilitation	Weatherization	SFY24 STB	21	Southwestern NM	☞ Doña Ana County, New Mexico
Town of Silver City		\$ 500,000	Rental and single family development	Housing Innovation	SFY24 STB	8	Silver City	☞ Grant County, New Mexico
Village of Ruidoso		\$ 287,502	Rental and single family development	Housing Innovation	SFY24 STB	10	Ruidoso	☞ Lincoln County, New Mexico
Chelsea Investment Group	Mariposa Apartments	\$ 2,000,000	Rental and single family development	Gap Financing	SFY25 STB	51	Taos	☞ Taos County, New Mexico
Country Club SF, LLC (to be formed)	Country Club Apartments	\$ 3,000,000	Rental and single family development	Gap Financing	SFY25 STB	62	Santa Fe	☞ Santa Fe County, New Mexico
Dona Ana County Health and Human Services Department		\$ 714,972	Rental and single family development	Housing Innovation	SFY25 STB	8		☞ Doña Ana County, New Mexico
Homeownership Department	FirstDown Plus	\$ 15,500,000	Down payment assistance (DPA)	Down Payment Assistance	SFY25 STB	1,033	Statewide	☞ New Mexico
Homeownership Department	HomeForward DPA	\$ 4,500,000	Down payment assistance (DPA)	Down Payment Assistance	SFY25 STB	300	Statewide	☞ New Mexico
New Creation Church		\$ 213,467	Rental and single family development	Housing Innovation	SFY25 STB	-	Albuquerque	☞ Bernalillo County, New Mexico
Ocate SF, LLC (to be formed)	Ocate Apartments	\$ 3,000,000	Rental and single family development	Gap Financing	SFY25 STB	60	Santa Fe	☞ Santa Fe County, New Mexico
Rio Rancho Leased Housing Authority I, LLP	Sandoval Flats	\$ 1,620,000	Rental and single family development	Gap Financing	SFY25 STB	216	Rio Rancho	☞ Sandoval County, New Mexico
Somos Apartments Limited Partnership	Somos Apartments	\$ 4,000,000	Rental and single family development	Gap Financing	SFY25 STB	70	Albuquerque	☞ Bernalillo County, New Mexico
Enriched Communities LLC & NM Housing	Elk Meadows Apartments	\$ 489,300	Rental and single family development	Rental Developmet	SFY26 STB	72	Ruidoso	☞ Lincoln County, New Mexico

New Mexico Housing Trust Fund Awards
September 17, 2025

Awardee	Award	Award Amount	Certified Use	Activity	New Mexico Housing Trust Fund Funding Source	Anticipated Impact (Households)	City	County
Homeownership Department	FirstDown Plus	\$ 6,763,415	Down payment assistance (DPA)	Down Payment Assistance	SFY26 STB		Statewide	☐☐☐ New Mexico
Homeownership Department	HomeForward DPA	\$ 1,000,000	Down payment assistance (DPA)	Down Payment Assistance	SFY26 STB		Statewide	☐☐☐ New Mexico
New Mexico Housing	Peachtree Canyon II	\$ 3,000,000	Rental and single family development	Rental Developmet	SFY26 STB	144	Las Cruces	☐☐☐ Doña Ana County, New Mexico
Spire Development Inc.	San Mateo Manor	\$ 3,000,000	Rental and single family development	Rental Developmet	SFY26 STB	50	Albuquerque	☐☐☐ Bernalillo County, New Mexico
Spire Development Inc.	Plaza Luna Lofts	\$ 3,000,000	Rental and single family development	Rental Developmet	SFY26 STB	57	Los Lunas	☐☐☐ Valencia County, New Mexico
Tierra del Sol Housing Corporation	Villa de Tularosa	\$ 2,500,000	Rental and single family development	Rental Developmet	SFY26 STB	22	Tularosa	☐☐☐ Otero County, New Mexico
TWG Development LLC & Santa Fe County	Nueva Acequia (9% LIHTC)	\$ 2,000,000	Rental and single family development	Rental Developmet	SFY26 STB	53	Santa Fe	☐☐☐ Santa Fe County, New Mexico
Central New Mexico Housing Corporation		\$ 75,000	Single family emergency repairs, accessibility, energy efficiency improvements and rehabilitation	Weatherization - Energy\$mart Solar Program	2024 Legislative Allocation	5	Central NM	☐☐☐ Bernalillo County, New Mexico
Redfeather Development		\$ 25,000	Single family emergency repairs, accessibility, energy efficiency improvements and rehabilitation	Weatherization - Energy\$mart Solar Program	2024 Legislative Allocation	2	Navajo Nation	
Southwest Regional Housing and Community Development		\$ 2,400,000	Single family emergency repairs, accessibility, energy efficiency improvements and rehabilitation	Weatherization - Energy\$mart Solar Program	2024 Legislative Allocation	170	Southwestern NM	☐☐☐ Doña Ana County, New Mexico
Greater Albuquerque Habitat for Humanity		\$ 71,561	Rental and single family development	Housing Innovation	SFY25 STB	14	Albuquerque	Bernalillo County
Greater Albuquerque Habitat for Humanity		\$ 178,439	Rental and single family development	Housing Innovation	2024 Legislative Allocation		Albuquerque	Bernalillo County
The Life Link		\$ 350,000	Rental and single family development	Housing Innovation	2024 Legislative Allocation	15		
New Mexico Ramps		\$ 500,000	Rental and single family development	Housing Innovation	2024 Legislative Allocation	180	Statewide	New Mexico
Total		\$ 138,151,591				7,352		



Allocated	\$11,625,000	\$12,500,000	\$2,000,000	\$4,775,000	\$6,630,000
Encumbered	\$11,625,000	\$12,500,000	\$2,000,000	\$4,775,000	\$6,630,000
Awarded	\$11,625,000	\$12,500,000	\$2,000,000	\$4,775,000	\$6,630,000
Expenditure	\$11,027,197	\$8,332,037	\$125,000	\$3,937,268	\$1,788,739



\$22,000,000

\$20,000,000

\$18,000,000

\$16,000,000

\$14,000,000

\$12,000,000

\$10,000,000

\$8,000,000

\$6,000,000

\$4,000,000

\$2,000,000

\$-

Down Payment Assistance

Rental Housing Development

Single Family Housing Development

Rehabilitation

Housing Innovation

Allocated

\$20,000,000

\$13,620,000

\$1,000,000

Encumbered

\$20,000,000

\$13,620,000

\$1,000,000

Awarded

\$20,000,000

\$13,620,000

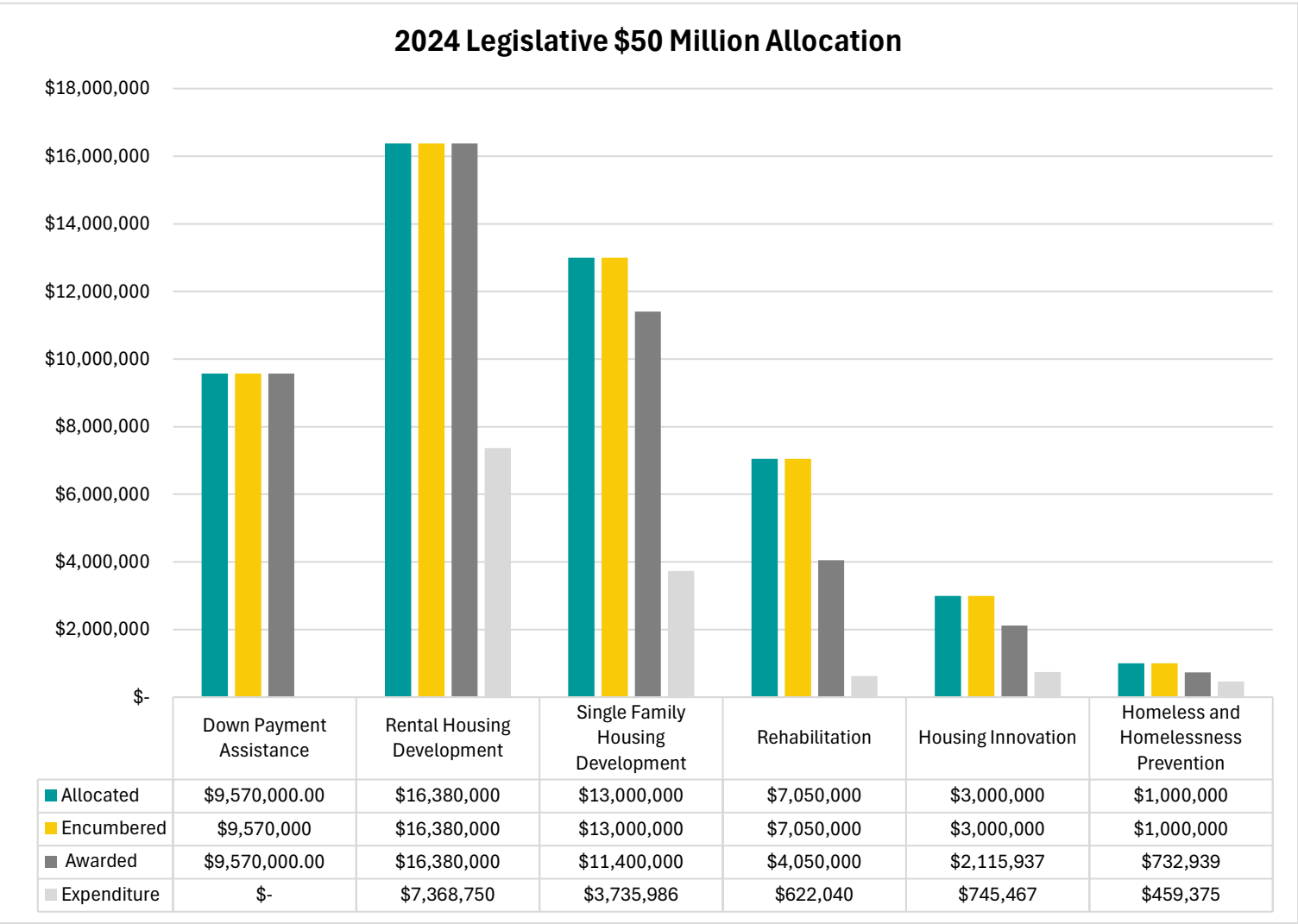
\$1,000,000

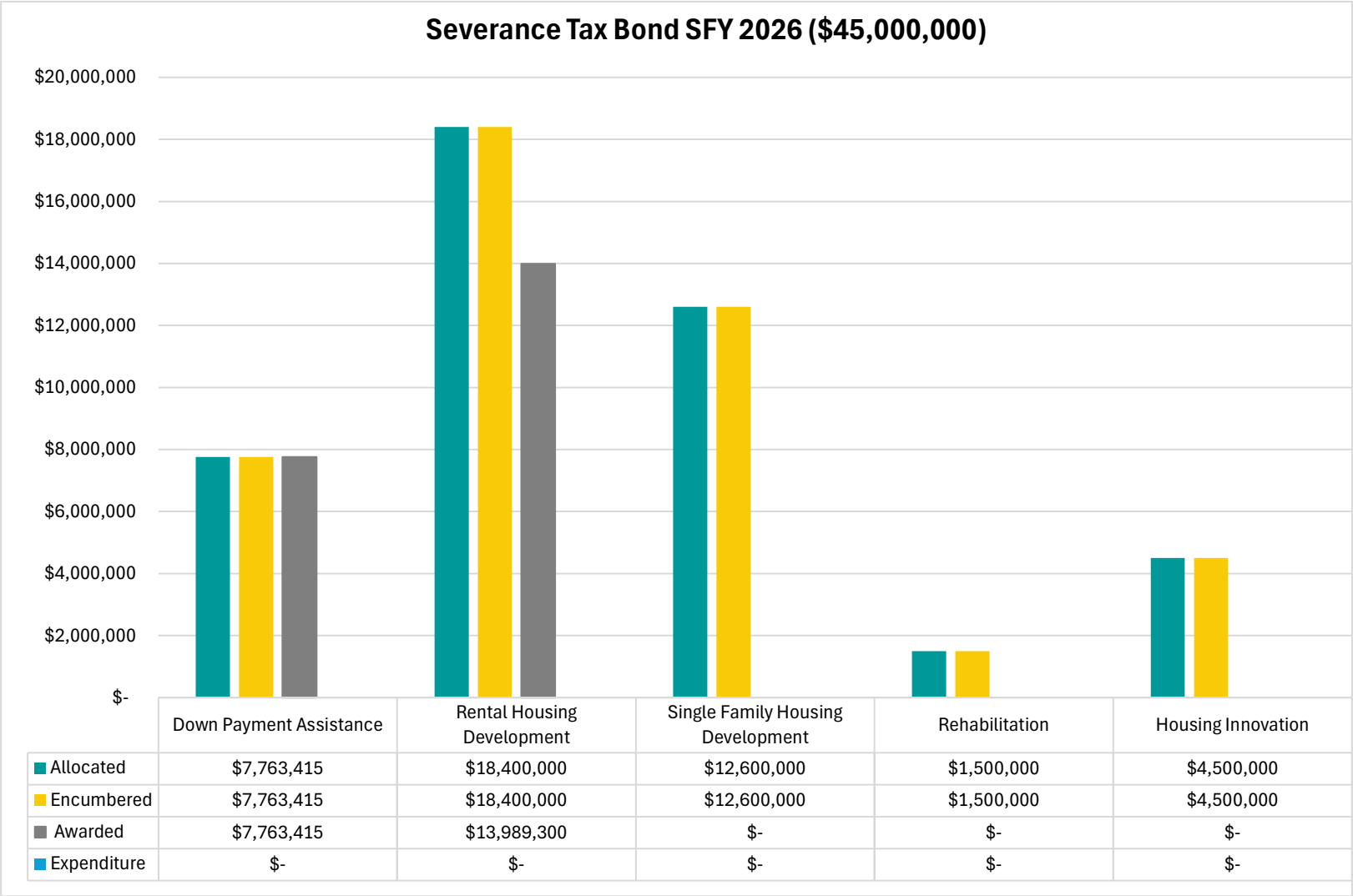
Expenditure

\$17,639,736

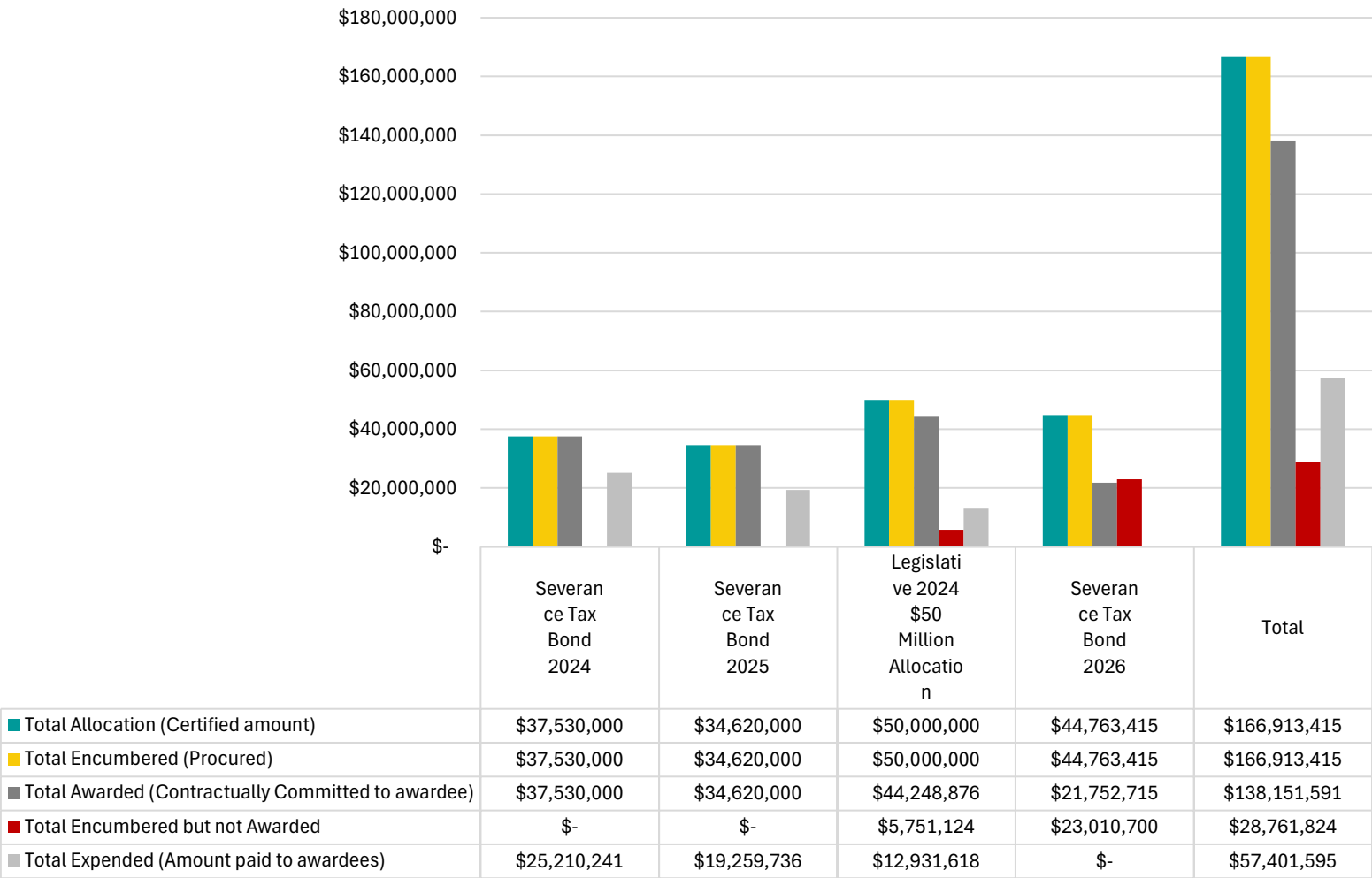
\$1,620,000

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New Mexico Housing Trust Fund Update as of August 31, 2025



New Mexico Mortgage Finance Authority

Combined Financial Statements
and Schedules

July 31, 2025

Housing New Mexico | MFA
Financial Review
For the ten-month period ended July 31, 2025

Comparative Fiscal Year-to-Date Figures (Dollars \$ in millions):

	10 months <u>7/31/2025</u>	10 months <u>7/31/2024</u>	Change <u>Year / Year</u>	Forecast <u>7/31/2025</u>	Actual to <u>Forecast</u>
<u>PRODUCTION</u>					
1 Single-family Bonds Issued (new money financing):	\$ 330.0	\$ 370.0	-10.8%	\$ 350.0	-5.7%
2 Single-family Mortgages Sold (TBA execution):	\$ 107.6	\$ 87.1	23.4%	\$ 107.6	-0.1%
3 Total Single-family Mortgage Production	\$ 437.6	\$ 457.1	-4.3%	\$ 457.6	-4.4%
4 Single-family MBS Payoffs (unscheduled):	\$ 65.4	\$ 45.1	45.0%	\$ 52.7	24.3%
<u>STATEMENT OF NET POSITION</u>					
5 Average Earning Assets:	\$ 2,462.9	\$ 2,057.8	19.7%	\$ 2,570.1	-4.2%
6 General Fund Cash and Investments:	\$ 117.1	\$ 94.4	24.0%	\$ 104.1	12.5%
7 SIC FMV Adjustment (General Fund):	\$ 0.7	\$ 1.3	-43.8%	N/A	N/A
8 Total Bonds Outstanding:	\$ 2,218.2	\$ 1,843.4	20.3%	\$ 2,260.1	-1.9%
<u>STATEMENT OF REVENUES, EXPENSES, AND NET POSITION</u>					
9 General Fund Expenses (excluding capitalized assets):	\$ 26.2	\$ 26.1	0.5%	\$ 28.8	-8.8%
10 General Fund Revenues:	\$ 37.4	\$ 33.0	13.4%	\$ 30.6	22.2%
11 Combined Net Revenues (all funds):	\$ 41.2	\$ 72.0	-42.8%	N/A	N/A
12 SIC FMV Adjustment (combined net revenues):	\$ 0.7	\$ 1.4	-48.8%	N/A	N/A
13 Combined Net Position:	\$ 419.2	\$ 373.0	12.4%	\$ 412.2	1.7%
14 Combined Return on Average Earning Assets:	2.01%	4.20%	-52.2%	N/A	N/A
15 SIC FMV Adjustment (return on average earning assets):	0.03%	0.08%	-57.2%	N/A	N/A
16 TBA-execution Cash Profit (as a % of loans sold):	1.38%	0.79%	74.9%	0.50%	175.6%
17 Combined Interest Margin:	0.86%	0.90%	-3.6%	0.84%	3.0%
<u>MOODY'S BENCHMARKS</u>					
18 Net Asset to Debt Ratio (5-year average):	24.21%	24.77%	-2.3%	22.98%	5.3%
19 Net Revenues as a % of Total Revenues (5-year average):	16.57%	15.09%	9.8%	14.32%	15.7%
<u>SERVICING</u>					
20 Subserviced Portfolio Balance (IHFA first mortgages)	\$ 2,875.2	\$ 2,487.8	15.6%	\$ 2,634.6	9.1%
21 Servicing Yield (subserviced portfolio)	0.36%	0.39%	-6.4%	0.357%	2.1%
22 Combined Average Delinquency Rate (Housing New Mexico-serviced loans)	9.73%	8.38%	16.1%	9.50%	2.4%
23 DPA Loan Delinquency Rate	10.11%	8.53%	18.5%	N/A	N/A
24 Default Rate (Housing New Mexico-serviced loans)	0.83%	0.89%	-6.8%	N/A	N/A
25 Subserviced Portfolio Delinquency Rate (IHFA first mortgages)	11.70%	10.95%	6.8%	N/A	N/A
26 Net Mortgage Servicing Rights Valuation (end of Quarter 3)	\$ 12.1	\$ 12.5	-3.5%	N/A	N/A

Legend:

Positive Trend

Caution

Negative Trend

Known Trend/Immaterial

Housing New Mexico | MFA
Financial Review
For the ten-month period ended July 31, 2025

SUMMARY OF SF BOND ISSUES FISCAL YEAR TO DATE:

- \$70mm - 2024 Series G
- \$120mm - 2025 Series A/B
- \$140mm - 2025 Series C/D
- \$100mm - 2025 E/F (upcoming, August 2025)

CURRENT YEAR FINANCIAL TRENDS & VARIANCES:

PRODUCTION

- Year-over-year, bond issuance production for first-time homebuyer mortgages is 11% lower than last year. The anticipated slowdown in mortgage production has been influenced by higher interest rates and the rapidly evolving economic outlook on the U.S. economy, prompting Housing New Mexico to issue marginally smaller bonds. Nevertheless when combined with mortgages sold via the TBA market, 23% higher year-over-year, total single family mortgage production has only decreased by 4%.
- Mortgage Backed Security (MBS) unscheduled payoffs have consistently been higher this year (45% year-over-year and 24% above Housing New Mexico's forecast). Although a variance from forecasted values and last year's value, unscheduled payoffs are still relatively low in the long-term. Payoffs are driven primarily by the economic climate; if the market begins to offer more favorable mortgage interest rates than previously borrowed at, or household capital becomes more available, borrower's can pay off their mortgages or refinance elsewhere. While the large jump is not necessarily a negative trend, it is important to pay attention to, as Housing New Mexico can use these unscheduled proceeds to call down its high-yield bond debt sooner.

STATEMENT OF NET POSITION

- General Fund SIC investments are reflecting ongoing recovery of recent downward trends and volatility in the U.S. equity market, and are noticeably lower compared to last year's strong growth. While not a major concern, the impact of the fair market value adjustment is due to fluctuations influenced by the ongoing uncertainty regarding the impact of tariffs on the market, which have had a destabilizing effect on the U.S. equity and bond markets. This impact of the fair market value adjustment can also be observed both on combined net revenues and on the return on average earning assets.

STATEMENT OF REVENUES, EXPENSES AND NET POSITION

- General Fund revenues have already exceeded their budget due to proceeds from the sale of Housing New Mexico's former downtown building and successful growth in administrative revenues and housing program income.
- Combined Net Revenues are below last year's figure, but is explainable due to last year's receipt of a \$50mm appropriation from the New Mexico State Legislature in July 2024. The appropriation also impacted the Combined Return on Net Earning Assets. Excluding the appropriation, the Combined Net Revenues in July 2025 would have indicated a year-over-year growth of 87%.

MOODY'S BENCHMARKS

Both the Net Asset to Debt Ratio and Net Revenue as a % of Total Revenue Ratio are measured as five-year averages, which may not reflect the standalone year-over-year change that these measures might otherwise exhibit.

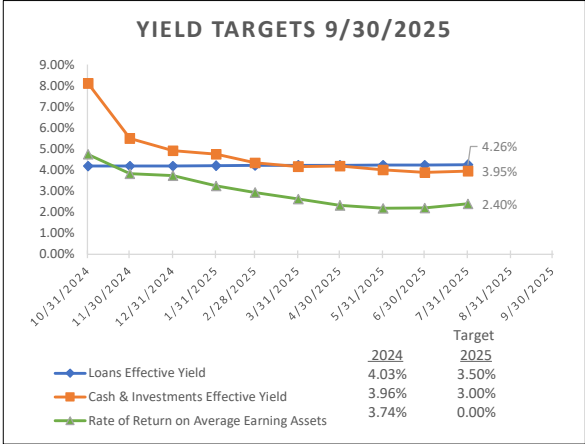
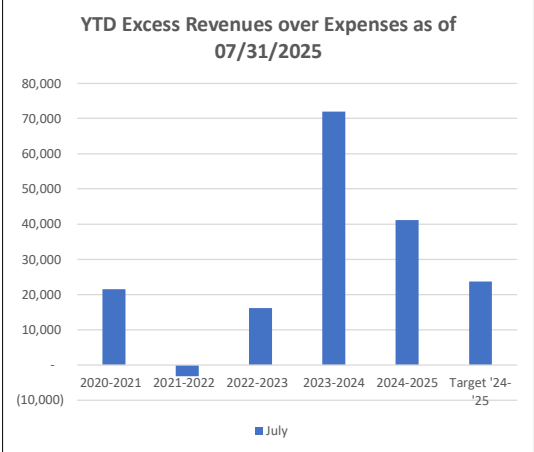
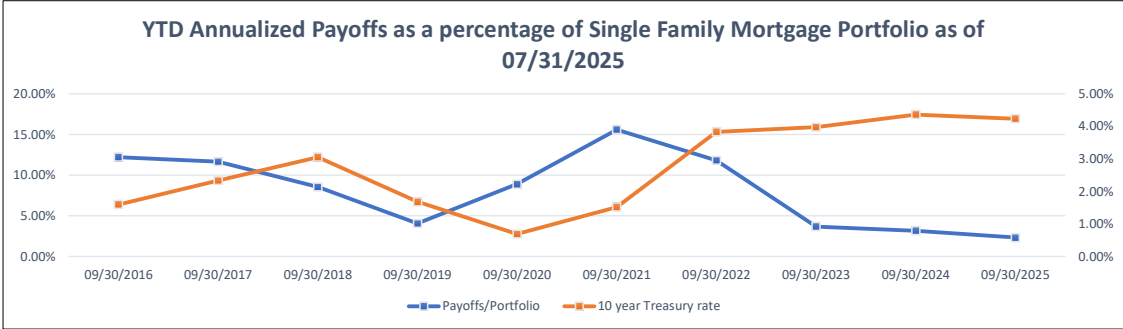
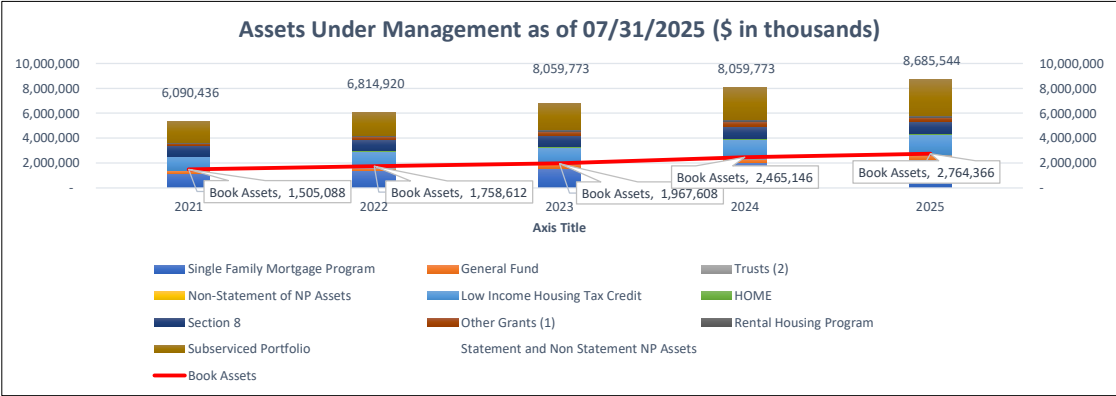
- Based on Moody's Issuer Credit Rating scorecard, Housing New Mexico's 24.21% Net Asset to Debt Ratio (5-year average), which measures balance sheet strength, indicates a strong and growing level of resources for maintaining HFA's creditworthiness under stressful circumstances (>20%).
- Housing New Mexico's Net Revenue as a % of Total Revenue (5-year average) is currently 16.57%, indicating high profitability and favorable trends (>10%). Housing New Mexico's forecast for Net Revenues is expected to remain at current levels this year, although the five year average is expected to maintain approximately 14% by September.
- Moody's Investor Services completed an updated credit opinion on Housing New Mexico's Issuer Credit Rating in December 2024, to which they assigned the Aa3 rating with a stable outlook. Comments included a high Net Asset to Debt Ratio, solid profitability, and a conservative/low-risk profile not currently exposed to variable-rate debt.

SERVICING

- Housing New Mexico continues to monitor delinquencies and defaults on its loan portfolio to identify reduction strategies and refer borrowers to available loss mitigation programs. Its internal servicing delinquency rate is currently 9.73%, higher compared to this time last year, but notably in-line with its benchmark rate. The subserviced portfolio delinquency rate, currently serviced by Idaho Housing Finance Authority, is 11.70%, a 7% increase from last year. The subserviced portfolio is characterized by approximately 82% FHA-insured loans, 16% conventional GSE-insured loans, and 2% whole loans. The reason for increasing delinquency can be correlated with the macroeconomic changes in mortgage servicing described below.
- The Mortgage Bankers Association (MBA) reported in their quarterly survey as of June 2025, that the national delinquency rate for FHA fixed-rate loans is 10.64% (seasonally adjusted), and 7.74% in New Mexico. HUD also reported Single Family Loan Performance Trends in June 2025, showing a 13.51% national delinquency (for FHA-insured purchase loans only), which increased from 12.93% in May.
 - MBA's data has a lag of about 2 months after each quarter end.
 - These figures can be used for market comparison, but may not always align with trends seen internally.
- Housing New Mexico's annualized default rate is 0.83%, lower than this time last year. Macroeconomic inflationary pressures and high mortgage rates are contributors to general default trends.
- The fair-market value for mortgage servicing rights as of June 2025 is \$36.1 million; subtracting out the cost (\$24.0 million) leaves Housing New Mexico with a net value in purchased mortgage servicing rights of \$12.1 million, a very small decrease in the net over the quarter (approximately \$2K). GASB requires Housing New Mexico to record the value of servicing rights at the 'lower of cost or market'. The elevated FMV is related to uncertainty in the interest rate environment and sustained, lower projections for future prepayment speeds across the market (these projections may differ from Housing New Mexico's observed payoffs). Additionally, increased earnings rates impacted the portfolio value positively. Valuations are obtained each quarter.

ADDITIONAL NOTES

- Bond Payoffs, GF expenses, and servicing delinquency & default rates use an inverse scale to measure year-over-year change. The colors in the comparison columns reference a materiality threshold of 10%, with a cautionary range between 10% and 25%.



(1) Weatherization Assistance Programs; Emergency Shelter Grant; State Homeless; Housing Opportunities for People With Aids; NM State Tax Credit; Governor's Innovations; EnergySaver; Tax Credit Assistance Program; Tax Credit Exchange; Neighborhood Stabilization Program; Section 811 PRA; Homeownership Preservation Program (2) NM Affordable Housing Charitable Trust Fund; Land Title Trust Fund; Housing Trust Fund

NEW MEXICO MORTGAGE FINANCE AUTHORITY
COMBINED STATEMENT OF NET POSITION
JULY 2025
(THOUSANDS OF DOLLARS)

	<u>YTD 7/31/2025</u>	<u>YTD 07/31/24</u>
<u>ASSETS:</u>		
<u>CURRENT ASSETS:</u>		
CASH & CASH EQUIVALENTS	108,623	\$41,315
RESTRICTED CASH HELD IN ESCROW	9,922	9,666
SHORT-TERM INVESTMENTS	-	-
ACCRUED INTEREST RECEIVABLE	9,627	7,841
OTHER CURRENT ASSETS	5,677	59,187
ADMINISTRATIVE FEES RECEIVABLE (PAYABLE)	-	-
INTER-FUND RECEIVABLE (PAYABLE)	(0)	0
TOTAL CURRENT ASSETS	<u>133,848</u>	<u>118,009</u>
CASH - RESTRICTED	186,608	112,831
LONG-TERM & RESTRICTED INVESTMENTS	64,205	64,106
INVESTMENTS IN RESERVE FUNDS	-	-
FNMA, GNMA, & FHLMC SECURITIZED MTG. LOANS	2,093,583	1,782,976
MORTGAGE LOANS RECEIVABLE	256,782	216,845
ALLOWANCE FOR LOAN LOSSES	(14,823)	(8,962)
NOTES RECEIVABLE	-	-
FIXED ASSETS, NET OF ACCUM. DEPN	14,311	13,555
OTHER REAL ESTATE OWNED, NET	5,403	4,669
OTHER NON-CURRENT ASSETS	5	8
INTANGIBLE ASSETS	24,370	23,155
TOTAL ASSETS	<u>2,764,292</u>	<u>2,320,174</u>
<u>DEFERRED OUTFLOWS OF RESOURCES</u>		
REFUNDINGS OF DEBT	242	129
TOTAL ASSETS & DEFERRED OUTFLOWS OF RESOURCES	<u>2,764,535</u>	<u>2,320,302</u>
<u>LIABILITIES AND NET POSITION:</u>		
<u>LIABILITIES:</u>		
<u>CURRENT LIABILITIES:</u>		
ACCRUED INTEREST PAYABLE	\$29,555	\$20,551
ACCOUNTS PAYABLE AND ACCRUED EXPENSES	15,906	15,732
ESCROW DEPOSITS & RESERVES	9,363	9,626
TOTAL CURRENT LIABILITIES	<u>54,824</u>	<u>45,909</u>
BONDS PAYABLE, NET OF UNAMORTIZED DISCOUNT	2,218,219	1,843,416
MORTGAGE & NOTES PAYABLE	71,835	57,147
ACCRUED ARBITRAGE REBATE	-	-
OTHER LIABILITIES	268	571
TOTAL LIABILITIES	<u>2,345,146</u>	<u>1,947,044</u>
DEFERRED INFLOWS	192	221
TOTAL LIAB/DEFERRED INFLOWS	<u>2,345,338</u>	<u>1,947,265</u>
<u>NET POSITION:</u>		
NET INVESTED IN CAPITAL ASSETS	14,311	13,555
UNAPPROPRIATED NET POSITION (NOTE 1)	164,358	134,051
APPROPRIATED NET POSITION (NOTE 1)	240,528	225,431
TOTAL NET POSITION	<u>419,196</u>	<u>373,037</u>
TOTAL LIABILITIES & NET POSITION	<u>2,764,535</u>	<u>2,320,302</u>

NEW MEXICO MORTGAGE FINANCE AUTHORITY
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE TENTH MONTH ENDED JULY 2025
(THOUSANDS OF DOLLARS)

	<u>YTD 7/31/2025</u>	<u>YTD 07/31/24</u>
<u>OPERATING REVENUES:</u>		
INTEREST ON LOANS	\$78,683	\$61,931
INTEREST ON INVESTMENTS & SECURITIES	10,883	8,780
LOAN & COMMITMENT FEES	3,702	4,210
ADMINISTRATIVE FEE INCOME (EXP)	6,612	5,812
RTC, RISK SHARING & GUARANTY INCOME	103	47
HOUSING PROGRAM INCOME	3,145	1,733
LOAN SERVICING INCOME	9,198	8,492
OTHER OPERATING INCOME	-	-
SUBTOTAL OPERATING REVENUES	<u>112,328</u>	<u>91,006</u>
<u>NON-OPERATING REVENUES:</u>		
ARBITRAGE REBATE INCOME (EXPENSE)	-	-
GAIN(LOSS) ASSET SALES/DEBT EXTINGUISHMENT	2,577	1,526
OTHER NON-OPERATING INCOME	1	101
GRANT AWARD INCOME	89,793	146,390
SUBTOTAL NON-OPERATING REVENUES	<u>92,370</u>	<u>148,017</u>
TOTAL REVENUES	<u>204,698</u>	<u>239,023</u>
<u>OPERATING EXPENSES:</u>		
ADMINISTRATIVE EXPENSES	21,562	20,598
INTEREST EXPENSE	71,815	55,320
AMORTIZATION OF BOND/NOTE PREMIUM(DISCOUNT)	(3,707)	(3,732)
PROVISION FOR LOAN LOSSES	(195)	7,424
MORTGAGE LOAN & BOND INSURANCE	-	-
TRUSTEE FEES	197	175
AMORT. OF SERV. RIGHTS & DEPRECIATION	2,767	2,295
BOND COST OF ISSUANCE	2,862	3,223
SUBTOTAL OPERATING EXPENSES	<u>95,301</u>	<u>85,303</u>
<u>NON-OPERATING EXPENSES:</u>		
CAPACITY BUILDING COSTS	174	293
GRANT AWARD EXPENSE	68,062	81,405
OTHER NON-OPERATING EXPENSE	-	-
SUBTOTAL NON-OPERATING EXPENSES	<u>68,236</u>	<u>81,698</u>
TOTAL EXPENSES	<u>163,537</u>	<u>167,001</u>
NET REVENUES	41,161	72,022
OTHER FINANCING SOURCES (USES)	-	-
NET REVENUES AND OTHER FINANCING SOURCES(USES)	<u>41,161</u>	<u>72,022</u>
NET POSITION AT BEGINNING OF YEAR	<u>378,035</u>	<u>301,015</u>
NET POSITION AT 7/31/2025	<u><u>419,196</u></u>	<u><u>373,037</u></u>

NOTES TO FINANCIAL STATEMENTS
(For Informational Purposes Only)
(in Thousands of Dollars)

(Note 1) MFA Net Position as of July, 2025

UNAPPROPRIATED NET POSITION:

\$ 38,904	is held by Bond Program Trustees and is pledged to secure repayment of the Bonds.
\$ 124,793	is held in Trust for the NM Housing Trust Fund and the NM Land Title Trust Fund.
\$ 661	is held for New Mexico Affordable Housing Charitable Trust.
<u>\$ 164,358</u>	Total Unappropriated Net Position

APPROPRIATED NET POSITION: GENERAL FUND

By actions of the Board of Directors on various dates, General Fund net assets have been appropriated as follows:

\$ 125,074	for use in the Housing Opportunity Fund (\$111,184 in loans and grants plus \$13,891 unfunded, of which \$9361 is committed).
\$ 50,865	for future use in Single Family & Multi-Family housing programs.
\$ 896	for loss exposure on Risk Sharing loans.
\$ 14,311	invested in capital assets, net of related debt.
\$ 24,203	invested in mortgage servicing rights.
\$ 14,196	for the future General Fund Budget year ending 09/30/25 (\$39,224 total budget less \$25166 expended budget through 7/31/25.)
<u>\$ 229,545</u>	Subtotal - General Fund

APPROPRIATED NET POSITION: HOUSING

\$ 25,293	for use in the federal and state housing programs administered by MFA.
<u>\$ 25,293</u>	Subtotal - Housing Program
<u>\$ 254,838</u>	Total Appropriated Net Position
<u>\$ 419,196</u>	Total Combined Net Position at July 31, 2025

Total combined Net Position, or reserves, at July 31, 2025 was \$419 million, of which \$164 million was pledged to the bond programs, Affordable Housing Charitable Trust and fiduciary trusts. \$254 million of available reserves, with \$117 million primarily liquid in the General Fund and in the federal and state Housing programs and \$138 million illiquid in the programs of the General Fund, have been:

- for use in existing and future programs
- for coverage of loss exposure in existing programs
- to meet servicing requirements, and
- for support of operations necessary to carry out the programs.

MFA's general plan for bond program reserves as they may become available to MFA over the next 30 years is to use the reserves for future programs, loss exposure coverage, servicing requirements and operations.

GENERAL FUND
Fiscal Year 2024-2025 Budget
For the ten months ended 7/31/25

	One Month Actual	Year to Date Actuals	Year to Date ProRata Budget	Annual Budget	YTD Budget Under/(Over)	Annual Budget Under/(Over)	Expended Annual Budget %
Revenue							
Interest Income	1,022,509	8,622,658	8,248,275	9,897,930	(374,383)	1,275,272	87.12%
Interest on Investments & Securities	304,123	2,955,829	3,271,583	3,925,900	315,754	970,071	75.29%
Loan & Commitment Fees	2,509	188,348	374,500	449,400	186,152	261,052	41.91%
Administrative Fee Income (Exp)	1,156,275	10,611,184	8,180,223	9,816,267	(2,430,961)	(794,917)	108.10%
Risk Sharing/Guaranty/RTC fees	(6,541)	67,389	206,707	248,048	139,317	180,659	27.17%
Housing Program Income	22,655	3,145,054	2,018,371	2,422,045	(1,126,683)	(723,009)	129.85%
Loan Servicing Income	1,107,652	9,197,844	8,297,308	9,956,770	(900,536)	758,926	92.38%
Other Operating Income			-	-	-	-	
Operating Revenues	3,609,181	34,788,307	30,596,967	36,716,360	(4,191,340)	1,928,053	94.75%
Gain (Loss) Asset Sale/Debt Ex	563,941	2,592,474	-	-	(2,592,474)	(2,592,474)	
Other Non-operating Income	-	982	83	100	(899)	(882)	982.01%
Non-Operating Revenues	563,941	2,593,456	83	100	(2,593,373)	(2,593,356)	2593456.07%
Revenue	4,173,122	37,381,763	30,597,050	36,716,460	(6,784,713)	(665,303)	101.81%
Expenses							
Salaries	616,029	5,956,885	6,631,410	7,837,121	674,526	1,880,237	76.01%
Overtime	959	9,649	20,536	24,269	10,886	14,620	39.76%
Incentives	2,440	553,701	575,432	680,175	21,731	126,474	81.41%
Payroll taxes, Employee Benefits	286,189	2,959,549	3,567,858	4,247,507	608,309	1,287,958	69.68%
Compensation	905,617	9,479,783	10,795,235	12,789,072	1,315,452	3,309,289	74.12%
Business Meals Expense	673	4,002	11,308	13,570	7,307	9,568	29.49%
Public Information	(66,174)	73,330	399,491	479,389	326,160	406,059	15.30%
In-State Travel	3,055	39,495	144,443	173,331	104,948	133,837	22.79%
Out-of-State Travel	13,805	90,110	210,436	252,523	120,325	162,413	35.68%
Travel & Public Information	(48,641)	206,937	765,678	918,813	558,741	711,876	22.52%
Utilities/Property Taxes	18,922	256,897	104,000	124,800	(152,897)	(132,097)	205.85%
Insurance, Property & Liability	301	199,299	217,245	260,694	17,946	61,395	76.45%
Repairs, Maintenance & Leases	86,425	1,446,002	1,171,865	1,406,238	(274,137)	(39,764)	102.83%
Supplies	8,288	45,282	28,330	33,996	(16,952)	(11,286)	133.20%
Postage/Express mail	6,810	58,988	31,760	38,112	(27,228)	(20,876)	154.78%
Telephone	1,300	18,020	24,053	28,864	6,033	10,844	62.43%
Janitorial	6,370	43,831	37,167	44,600	(6,665)	769	98.28%
Office Expenses	122,603	2,001,219	1,546,038	1,855,245	(455,182)	(145,974)	107.87%
Dues & Periodicals	3,222	48,867	67,133	80,560	18,266	31,693	60.66%
Education & Training	2,566	57,209	135,410	162,492	78,201	105,283	35.21%
Contractual Services	197,775	954,466	1,304,646	1,565,575	350,180	611,109	60.97%
Professional Services-Program	5,413	130,586	85,333	102,400	(45,253)	(28,186)	127.53%
Direct Servicing Expenses	882,509	7,461,996	7,050,289	8,460,347	(411,706)	998,351	88.20%

GENERAL FUND
Fiscal Year 2024-2025 Budget
For the ten months ended 7/31/25

	One Month Actual	Year to Date Actuals	Year to Date ProRata Budget	Annual Budget	YTD Budget Under/(Over)	Annual Budget Under/(Over)	Expended Annual Budget %
Program Expense-Other	27,189	324,159	270,304	324,365	(53,855)	206	99.94%
Rebate Analysis Fees			1,325	1,590	1,325	1,590	
Other Operating Expense	1,118,673	8,977,282	8,914,441	10,697,329	(62,842)	1,720,046	83.92%
Interest Expense	278,064	2,602,739	3,320,310	3,984,372	717,571	1,381,633	65.32%
Non-Cash Expenses	191,304	2,628,093	3,061,312	3,673,574	433,219	1,045,481	71.54%
Expensed Assets	25,765	168,863	145,208	174,250	(23,655)	5,387	96.91%
Operating Expenses	2,593,385	26,064,917	28,548,221	34,092,656	2,483,304	8,027,739	76.45%
Program Training & Tech Asst	461	135,586	97,848	117,417	(37,738)	(18,169)	115.47%
Program Development	36,823	38,182	113,632	136,358	75,450	98,176	28.00%
Capacity Building Costs	37,284	173,767	211,479	253,775	37,712	80,008	68.47%
Non-Operating Expenses	37,284	173,767	211,479	253,775	37,712	80,008	68.47%
Expenses	2,630,669	26,238,685	28,759,700	34,346,431	2,521,016	8,107,746	76.39%
Excess Revenue over Expenses	1,542,453	11,143,078	1,837,350	2,370,029	(9,305,729)	(8,773,049)	470.17%

GENERAL FUND CAPITAL BUDGET
Fiscal Year 2024-2025 Budget
For the ten months ended 7/31/25

	One Month Actual	Year to Date Actuals	Year to Date ProRata Budget	Annual Budget	YTD Budget Under/(Over)	Annual Budget Under/(Over)	Expended Annual Budget %
2690 PURCHASED SERVICING RIGHTS	313,349	3,290,629	3,747,433	4,496,920	456,804	1,206,291	73.18%
2950 COMPUTER HARDWARE	39,849	339,793	254,437	305,324	(85,356)	(34,469)	111.29%
2960 SOFTWARE LICENSES	-	49,715	70,833	85,000	21,118	35,285	58.49%
2920 FURNITURE & EQUIPMENT-10 YR	-	-	-	-	-	-	
2930 FURNITURE & EQUIP, 5 YR.	-	-	-	-	-	-	
2860 BUILDING	-	-	75,000	75,000	75,000	75,000	0.00%
2840 LAND	-	-			-	-	
2937 AUTOMOBILE	-	47,989	45,417	54,500	(2,572)	6,511	88.05%
Capital Budget	353,198	3,728,126	4,193,120	5,016,744	464,994	1,288,618	74.31%