



NEW MEXICO MORTGAGE FINANCE AUTHORITY
Board Meeting
344 4th St. SW, Albuquerque, NM
Wednesday, February 19, 2020 at 9:30 a.m.

Agenda

Chair Convenes Meeting

- Roll Call (Izzy Hernandez)
- Oath of Office – Rosalyn Nguyen Chafey (Chair Angel Reyes)
- Approval of Agenda – Board Action
- Approval of January 15, 2020 Board Meeting Minutes – Board Action
- Executive Director Updates
- New Employee Introductions:
 - Sandra Sanchez – Receptionist (Dolores Wood)
 - Gia Villella - Human Resources Coordinator (Dolores Wood)
 - Sonja Unrau – Community Relations Manager (Rebecca Velarde)

Board Action Items

Action Required?

Finance Committee

- | | | |
|---|--|-----|
| 1 | 12/31/19 Quarterly Financial Statement Review (Gina Hickman) | YES |
| 2 | 12/31/19 Quarterly Investment Review (Gina Hickman) | YES |
| 3 | Paid Parental Leave (Dolores Wood) | YES |
| 4 | Voluntary Separation Incentive Program (Dolores Wood) | YES |

Contracted Services/Credit Committee

- | | | |
|---|---|-----|
| 5 | Emergency Homeless Assistance Program (EHAP) RFP (Jackie Garrity) | YES |
| 6 | Approval of Regional Housing Authority Commissioners (Gina Bell) | YES |

Other

- | | | |
|----|--|-----|
| 7 | ARC (Allocation Review committee) Board Representative appointment (Chair Angel Reyes) | YES |
| 8 | Appointment and Approval of Board Contracted Services/Credit Committee (Chair Angel Reyes) | YES |
| 9 | Amendments to the MFA FY 2018-2022 Strategic Plan (Rebecca Velarde) | YES |
| 10 | 2020 Series B Single Family Bond Resolution (Gina Hickman) | YES |
| 11 | Annual Real Estate Owned (REO) Portfolio Update (Teresa Lloyd) | NO |

Other Board Items

Information Only

- 12 (Staff is available for questions)
- Staff Action Requiring Notice to Board
 - FY2020 Quarterly Strategic Plan Update (Q1)

Monthly Reports

No Action Required

- 13 (Staff is available for questions)
- Communications Department Reports

Quarterly Reports

No Action Required

- 14 (Staff is available for questions)
- Quarterly Board Report

Announcements and Adjournment

Discussion Only

Confirmation of Upcoming Board Meetings

- February 19, 2020 - Board Study Session - Single Family Program Funding and Servicing Model (immediately following the board meeting)
- March 18, 2020 - Wednesday - 9:30 a.m. (MFA)
- March 18, 2020 - Board Study Session - Homeless and Permanent Supportive Housing Programs (immediately following the board meeting)

- April 15, 2020 - Wednesday - 9:30 a.m. (MFA)
- April 15, 2020 - Wednesday - Board Study Session - LIHTC/QAP - Cost Studies (immediately following the board meeting)
- May 20, 2019 - Wednesday - 9:30 a.m. (MFA)
- May 20, 2019 - Wednesday – Board Study Session - Strategic Planning (immediately following the board mtg.)



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Board Action Items

Action Required?

Finance Committee

- | | | |
|----------|--|-----|
| 1 | 12/31/19 Quarterly Financial Statement Review (Gina Hickman) – ongoing | YES |
| 2 | 12/31/19 Quarterly Investment Review (Gina Hickman) – ongoing | YES |
| 3 | Paid Parental Leave (Dolores Wood) - As part of MFA's ability to address recruiting and retention, and to remain consistent with benefits offered by the State of NM, MFA is recommending the adoption of the attached Paid Parental Leave Policy. | YES |
| 4 | Voluntary Separation Incentive Program (Dolores Wood) - As part of MFA's succession planning and in order to ensure consistent coverage of key personnel duties and ongoing operations without interruption, MFA is recommending the adoption of a voluntary separation incentive program. | YES |

Contracted Services/Credit Committee

- | | | |
|----------|--|-----|
| 5 | Emergency Homeless Assistance Program (EHAP) RFP (Jackie Garrity) - Staff is recommending approval of the Emergency Homeless Assistance Program (EHAP) Request for Proposals (RFP) for Program Years 2020-2022, with option for renewal for years 2022-2023 through 2024-2025. The changes proposed in this RFP reflect our view that selecting the shelters with the highest success rate is in line with the very purpose of this funding, as defined by HUD. Upon your approval, this RFP will be released to the public, via the MFA website on February 20, 2020. | YES |
| 6 | Approval of Regional Housing Authority Commissioners (Gina Bell) - At the Request of the Boards and Commissions Department of the State of New Mexico, MFA staff is requesting approval from MFA's Board of Directors to re-assign and/or approve Commissioners for the Eastern, Northern and Western Housing Authorities. Upon approval the Boards and Commissions will perform updated background checks and officially re-assign and/or approve all the Commissioners with updated term dates which will be good for up to four years. | YES |

Other

- | | | |
|-----------|---|-----|
| 7 | ARC (Allocation Review committee) Board Representative appointment (Chair, Angel Reyes) – Chair Reyes will appoint a Board representative to the Allocation Review Committee. The Committee should be comprised of at least four (4) and no more than nine (9) members, one of which will be a current member of the MFA Board. The Committee Chair will be the MFA Board Representative. The Chairman of the Board of MFA appoints members to the Allocation Review Committee. The Allocation Review Committee is currently comprised of four members. | YES |
| 8 | Appointment and Approval of Board Contracted Services/Credit Committee (Chair Reyes) - Chair Reyes will appoint a new member to the Contracted Services/Credit Committee – (HOME, Risk Share, Housing Opportunity Fund (HOF), Loans, Contracts). | YES |
| 9 | Amendments to the MFA FY 2018-2022 Strategic Plan (Rebecca Velarde) - Board approval is requested for changes to MFA's FY 2018-2022 Strategic Plan. MFA will complete the third year (FY 2020) of the plan on September 30, 2020. Strategic plan changes include amended benchmarks. | YES |
| 10 | 2020 Series B Single Family Bond Resolution (Gina Hickman) - To authorize future bonding activity and to ensure MFA can be responsive to market conditions, Staff is requesting approval of the 2020 Series B Single Family Bond | |

Resolution in the aggregate amount of not to exceed \$110 million. MFA anticipates providing funds for \$90-\$110 million of new single family mortgage loans. YES

- 11** Annual Real Estate Owned (REO) Portfolio Update (Teresa Lloyd) - As of December 31, 2019, MFA has no properties in our REO portfolio. MFA anticipates as many as six foreclosures later in FY 2020 which will create an REO portfolio. MFA's exposure will be assessed when MFA takes possession of the property, but staff anticipates the financial impact to MFA will not be material. NO

Other Board Items

Information Only

12 (Staff is available for questions)

- Staff Action Requiring Notice to Board
- FY2020 Quarterly Strategic Plan Update (Q1)

Monthly Reports

No Action Required

13 (Staff is available for questions)

- Communications Department Reports

Quarterly Reports

No Action Required

14 (Staff is available for questions)

- Quarterly Board Report

Announcements and Adjournment

Discussion Only

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Minutes

NEW MEXICO MORTGAGE FINANCE AUTHORITY
DRAFT Board Meeting Minutes
Inn and Spa at Loretto, 211 Old Santa Fe Trail, Santa Fe, NM
Wednesday, January 15, 2020 at 9:30 a.m.

Chair Reyes convened the meeting on January 15, 2020 at 9:38 a.m. Secretary Hernandez called the roll. Members present: Chair Angel Reyes, Sally Malavé (designee for Attorney General Hector Balderas), Lt. Governor Howie Morales, Treasurer Tim Eichenberg Derek Valdo, Randy McMillan and Rebecca Wurzburger. Absent: none. Hernandez informed the Board that everyone had been informed about today's meeting in accordance with the New Mexico Open Meetings Act.

Chair Reyes asked that we take a moment of silence for former member Steven Smith who passed away on December 20, 2019. Our thoughts and prayers go out to Dolly and his family. He provided the date and time of the services for those who wished to attend.

Chair Reyes thanked the guests for attending and informed them of the recorder sensitivity stating that it would pick up background conversations.

Approval of Agenda - Board Action. Motion to approve the January 15, 2020 Board agenda as presented: Wurzburger. Second: Malavé. Vote: 7-0.

Approval of 12/18/19 Board Meeting Minutes – Board Action. Motion to approve the 12/18/19 Board meeting minutes as presented: Malavé. Second: Wurzburger. Vote: 7-0.

Chair Reyes welcomed and introduced Mayor Alan Webber.

The Honorable Alan Webber, Mayor, City of Santa Fe welcomed the Board and staff to the City of Santa Fe. The Mayor thanked MFA for their partnership stating how important MFA is to the city's agenda. The city looks to MFA as one of the most significant partners in meeting one of its highest priorities. Housing is the most significant factor in determining the wellbeing of families, young people, homelessness and affordable housing. The city has developed an agenda in which they are working on with the real estate/lending community. The Mayor spoke of the city's plans for an economic environment, overall growth and meeting the plans to meet the housing shortage. Again, he thanked MFA for being the best partner and for being in Santa Fe.

Chair Reyes welcomed and introduced Rebecca Velarde, Director of Policy & Planning MFA.

Velarde gave an overview of New Mexico's affordable housing needs. She informed the Board that New Mexico is the fifth largest state in the United States in terms of land, but we only have a population of just over 2 million. Two-thirds of the state's population are in one of New Mexico's four metropolitan statistical areas, which include Farmington, Santa Fe, Albuquerque and Las Cruces. In terms of population growth, there is a big discrepancy between urban areas and rural areas. While urban areas are generally growing, many rural areas are seeing a decline in population. She referenced some general demographic data and trends that provide a context to the New Mexico housing market and have affected affordability. She then reviewed specific housing affordability data for the State. Finally, she discussed the Santa Fe housing market more specifically to see some of the data behind the Mayors comments. She concluded her presentation by stating that MFA updates its Housing Needs Assessment on an annual basis, and we are currently doing so for data recently released in December 2019. We are also looking at expanding our assessment to include additional data, such as data on homelessness and data on a city or census tract level. We look forward to sharing with you the new data once this report is finalized.

Chair Reyes welcomed and introduced Steve Anaya, Chief Executive New Mexico Association of REALTORS®.

Anaya thanked MFA's Board for the opportunity to address them. Anaya reviewed a PowerPoint presentation on the Housing Market Conditions in New Mexico. This presentation included information on New Mexico's economy, job growth, wage growth, mortgage rate trends, home price changes, permitting trends and population

changes. In addition, he handed out a report produced by the New Mexico Association of Realtors® from January to December 2019. He discussed the REALTORS® Association of New Mexico's legislative agenda for the 2020 session as well as upcoming federal legislation. Anaya stated that the housing industry continues to play a strong role in the economy.

Chair Reyes welcomed and introduced John Anderson, Government Relations Consultant.

John Anderson stated that he thought today's presentations were a wakeup call with regards to where we are and where we were headed. He stated that it is a hard time to be a legislator right now. There are so many needs and so many programs that need to be funded and so much uncertainty. He referenced the LFC's 3 volume report on revenue forecast – and referred to the budget. He reminded the Board that last year was very successful for MFA. He talked about strategies for the upcoming session, stating this year there is a very generous budget and spoke to the Governor's priorities. He talked about the great relationship we have with staff at LFC and how helpful they've been to us. Anderson recommended that if anyone has time - go to the legislative website and read volume 1 – the forecast; which he read a couple of excerpts from. He further referenced the man camps in Carlsbad and the challenges with the population growth and housing and infrastructure needs. He is looking forward to a great report following the legislative session.

Chair Reyes thanked all the presenters for their time and presentations.

Finance Committee

- 1 9/30/19 Report of Independent Auditors, Financial Statements and Supplemental Schedules (Clifton, Larson, Allen (CLA) - Mandy Merchant & Gina Hickman).** Merchant thanked the Board for the opportunity to present the final results of the audit on behalf of MFA as of September 30, 2019. She began by commenting that this is their first audit with MFA, providing background on CLA and who the engagement team consisted of. She explained that as part of the review she would cover the following: auditor's report, management discussion and analysis, financial statements and footnotes, supplementary information and the single audit reports. These items are located behind tab one and will be a part of the official Board packet. MFA received unmodified opinions on all reports issued. Merchant further reported that there were no significant deficiencies, and no material weakness noted. She reviewed the other programs audited including the Single Audit of federal awards, which included the HOME Investment Partnerships Program, ARRA-Tax Credit Assistance Program and Ginnie Mae MBS Program. She reported that there were no stones left unturned and was happy to report that there were no Single Audit findings and no Financial Statement findings. She also referred to the Auditor Communication Letter. She expressed her gratitude stating that it was a wonderful experience to walk into an agency with such sophistication, for us to get through such a clean audit our first year. She again thanked staff, Board members and congratulated Izzy on his promotion stating she is looking forward to the next audit. Reyes commended Gina, Yvonne, staff and the Board for the time and effort put into the audit, stating it is such a positive reflection of the operational efficiency of the organization. Chair Reyes further stated he has been fortunate to see many audits including different auditors, along with joint audits with the State Auditor's Office, and the results are always the same; unqualified opinion, no adjustments, no material findings, and very complimentary statements of the staff. He thanked CLA for their work. Motion to approve the 9/30/19 Report of Independent Auditors, Financial Statements and Supplemental Schedules as presented: Eichenberg. Second: Valdo. Vote: 7-0.
- 2 Policies and Procedures Manual Revisions (Gina Hickman).** Hickman informed the Board that at least annually and as needed, MFA staff reviews and updates the Policies and Procedures Manual. The Policies and Procedures Manual is revised as needed for changes related to compliance, audit findings, clarifications and changes in general practices or policies. General Counsel reviews the manual at least every other year; last year a full review was conducted. This year General Counsel focused on the code of conduct section of the manual. The proposed changes are included in the redline document, located behind tab two, which will be made a part of the official Board packet. These updates have been incorporated into the manual. Hickman stated that many of the changes being proposed in this revision are minor in nature. She discussed the more substantive changes located behind tab two, which will become a part of the official Board packet.

Motion to approve the Policies and Procedures Manual Revisions as recommended: Malavé. Second: Wurzburger. Vote: 7-0.

- 3 Delegations of Authority Revisions (Gina Hickman).** Hickman stated that the Delegations of Authority is updated annually or on an as needed basis. She explained that the Delegations of Authority is Exhibit E in the Policies and Procedures and is always presented as a separate item for discussion. The Delegations of Authority details the MFA review and approval process. Hickman discussed the proposed changes included in the redline document, located behind tab three, which will be made a part of the official Board packet. Motion to approve the Delegations of Authority Revisions as recommended. Wurzburger. Second: Morales. Vote: 7-0.

Other

- 4 Election of Officers/Secretary (Chair Reyes).** Chair Reyes and the Nominating Committee; which consists of Lieutenant Governor Howie Morales, Attorney General Hector Balderas and himself make the following recommendation to fill the vacant MFA Officer Positions of Secretary. The recommendation is for Executive Director Izzy Hernandez to serve as Secretary. Motion to approve the vacant officer positions of MFA Secretary to Izzy Hernandez as recommended: Malavé. Second: Morales. Vote: 7-0.
- 5 Section 811 Project Rental Assistance Program Grant Opportunity (Sabrina Su).** Su began by stating that this item before the Board is a recommendation to allow MFA to submit an application for up to \$4.6 million in Section 811 Project Rental Assistance (PRA) Program funds from the U.S. Department of Housing and Urban Development (HUD), which would expand MFA's existing Section 811 PRA Program in which we were awarded over \$2.2mm in 2015. The Section 811 PRA program provides project-based rental assistance to extremely low-income households that include at least one person with a disability who is between the ages of 18 and 62. This rental assistance covers the difference between the household's affordable payment and the property's contract rent. She provided further background information as listed in the memo located behind tab five, which will become a part of the official Board packet. Su informed the Board MFA and the State's Human Services Department (HSD) would enter into a new Interagency Partnership Agreement for these funds, which would be similar to the existing agreement between the two entities, with similar roles and responsibilities. Applications are due on February 10, 2020, and awards are expected to be announced in late spring/early summer 2020. Given that HUD will not announce awards until late spring of 2020 at the earliest, MFA would market the program primarily to prospective 2021 LIHTC applicants, who may see the Section 811 PRA program as an incentive to develop a project that will set aside units for households with Special Needs as defined under the LIHTC program. Thus, most of the projected 60 units would not be ready for lease-up until 2023. MFA would also market the program to 2019 and 2020 LIHTC awardees, as well as to non-LIHTC projects seeking financing under MFA's National Housing Trust Fund program, which targets extremely low-income households. Motion to approve the Section 811 Project Rental Assistance Program Grant Opportunity request as recommended: Wurzburger. Second: Malavé. Vote: 7-0.

Other Board Items - Information Only

- 6 There were no questions asked of staff**
 - Staff Action Requiring Notice to Board – Hernandez referred to the State Neighborhood Stabilization Program (NSP) Service Provider Awards listed on the staff actions report stating that it had come before the Board and approved at the November Board meeting. He stated that there was an error in the calculation presented at that meeting and a revision made in the amount of \$320k. The revisions were in accordance with the delegations of authority. The three recipients have been notified and contracts initiated.

Monthly Reports - No Action Required

- 7 There were no questions asked of staff**
 - 10/31/19 Financial Statements
 - Communications Department Reports

Quarterly Board Reports - No Action Required

8 There were no questions asked of staff

- Quarterly Board Report

Announcements and Adjournment. Hernandez informed the Board that the next Board of directors meeting would be held on February 19, 2020 – Wednesday, 9:30 a.m. at the MFA offices followed by a Board Member Training - Single Family Program Funding and Servicing Model, which is scheduled for approximately 2 hours. Chair Reyes wished Lt. Governor Morales, Treasurer Eichenberg and member Malavé luck with the legislative session.

There being no further business the meeting was adjourned at 12:03 p.m.

Approved: February 19, 2020

Chair, Angel Reyes

Secretary, Isidoro Hernandez

Tab 1



NEW MEXICO MORTGAGE FINANCE AUTHORITY

Finance/Operations Committee Meeting

Tuesday, February 11, 2019 at 1:30 p.m.

To dial in to the conference call dial: *All participants Dial-in number:*
(605) 313-4821 *Participant code:* 561172 *# Host Code:* 561172 *

Agenda Item	COMMITTEE RECOMMENDED	BOARD ACTION REQUIRED
1 12/31/19 Quarterly Financial Statement Review (Gina Hickman)	3-Ø	YES
2 12/31/19 Quarterly Investment Review (Kathy Keeler)	3-Ø	YES
3 Paid Parental Leave (Dolores Wood)	3-Ø	YES
4 Voluntary Separation Incentive Program (Dolores Wood)	3-Ø	YES
5 First Down Program Policy Revisions (René Acuña/Jeff Payne)	DEFER - OPTIONS AVAILABLE	YES

Committee Members present:

Derek Valdo, Chair

☐ present

☐ absent

☒ conference call

State Treasurer Tim Eichenberg

☒ present

☐ absent

☐ conference call

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

☐ present

☐ absent

☒ conference call

New Mexico Mortgage Finance Authority

Combined Financial Statements
And Schedules

December 31, 2019

NEW MEXICO MORTGAGE FINANCE AUTHORITY
FINANCIAL REVIEW
For the three-month period ended December 31, 2019

COMPARATIVE YEAR-TO-DATE FIGURES (Dollars in millions):

	3 months <u>12/31/2019</u>	3 months <u>12/31/2018</u>	% Change <u>Year / Year</u>	Forecast <u>12/31/2019</u>	Actual to <u>Forecast</u>	Forecast/Target <u>9/30/20</u>
PRODUCTION						
1 Single family issues (new money):	\$120.0	\$49.9	140.5%	\$120.0	0.0%	\$280.0
2 Single family loans sold (TBA):	\$27.4	\$29.0	-5.5%	\$17.5	56.6%	\$70.0
3 Total Single Family Production	\$147.4	\$78.9	86.8%	\$137.5	7.2%	\$350.0
4 Multifamily issues:	\$0.0	\$0.0	0.0%	\$0.0	0.0%	\$20.0
5 Single Family Bond MBS Payoffs:	\$16.2	\$10.1	60.4%	\$11.9	36.7%	\$47.4
STATEMENT OF NET POSITION						
6 Avg. earning assets:	\$1,355.3	\$1,085.3	24.9%	\$1,241.7	9.1%	\$1,432.6
7 General Fund Cash and Securities:	\$87.6	\$87.4	0.2%	\$84.4	3.8%	\$80.0
8 General Fund SIC FMV Adj.:	\$1.2	(\$1.4)	185.7%	\$0.0	N/A	\$0.0
9 Total bonds outstanding:	\$1,154.2	\$859.4	34.3%	\$1,102.8	4.7%	\$1,277.5
STATEMENT OF REVENUES, EXPENSES AND NET POSITION						
10 General Fund expenses (excluding capitalized assets):	\$4.3	\$3.5	22.9%	\$4.9	-12.2%	\$19.3
11 General Fund revenues:	\$7.5	\$3.4	120.6%	\$5.7	31.6%	\$23.5
12 Combined net revenues (all funds):	\$4.1	\$0.7	485.7%	\$1.6	152.3%	\$6.5
13 Combined net revenues excluding SIC FMV Adj. (all funds):	\$3.0	\$2.3	30.4%	\$1.6	84.6%	\$6.5
14 Combined net position:	\$249.5	\$235.6	5.9%	\$247.1	1.0%	\$252.0
15 Combined return on avg. earning assets:	1.21%	0.24%	405.1%	0.46%	163.0%	0.46%
16 Net TBA profitability:	1.11%	0.62%	79.0%	0.50%	122.0%	0.50%
17 Combined interest margin:	0.90%	1.07%	-15.9%	0.68%	32.4%	0.68%
MOODY'S BENCHMARKS						
18 Net Asset to debt ratio (5-yr avg):	28.63%	28.98%	-1.2%	28.12%	1.8%	28.12%
19 Net rev as a % of total rev (5-yr avg):	8.62%	7.15%	20.6%	10.06%	-14.3%	10.06%
SERVICING						
20 Subserviced portfolio	\$1,219.5	\$863.2	41.3%	\$1,224.7	-0.4%	\$1,398.5
21 Servicing Yield (subserviced portfolio)	0.40%	0.39%	2.6%	0.41%	-2.4%	0.41%
22 Combined average delinquency rate (MFA serviced)	10.06%	11.31%	-11.1%	10.50%	-4.2%	10.50%
23 DPA loan delinquency rate (all)	10.73%	12.00%	-10.6%	N/A	N/A	N/A
24 Default rate (MFA serviced-annualized)	1.16%	1.16%	0.0%	1.50%	-22.7%	1.50%
25 Subserviced portfolio delinquency rate (first mortgages)	10.60%	8.24%	28.6%	N/A	N/A	N/A
26 Purchased Servicing Rights Valuation Change (as of 12/31)	\$1.4	\$2.6	-46.2%	N/A	N/A	N/A

Legend:

Positive Trend Caution Negative Trend Known Trend/Immaterial

NEW MEXICO MORTGAGE FINANCE AUTHORITY
FINANCIAL REVIEW
For the three-month period ended December 31, 2019

SUMMARY OF NEW BOND ISSUES:

Single Family Issues:

\$120.0 mm 2019 Series F Bonds-New Money (November)

Multi-family Issues:

None

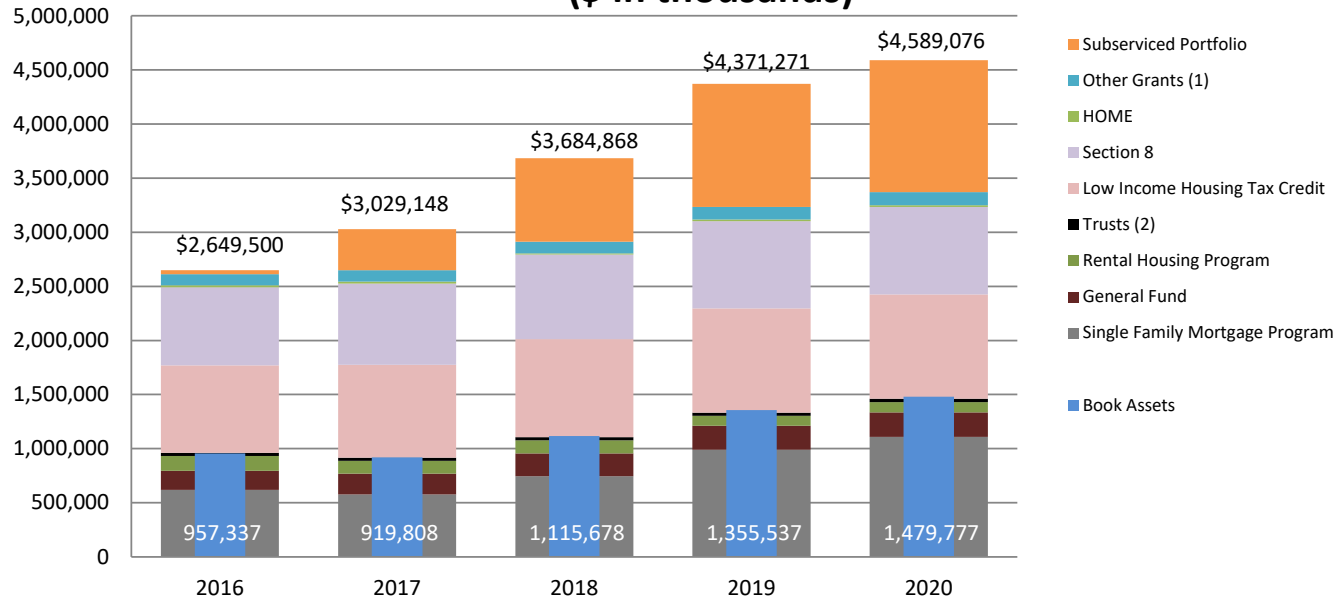
SIGNIFICANT MONTHLY FINANCIAL VARIANCES:

- ▶ Due to decreases in mortgage rates, prepayments are trending higher than last year.
- ▶ Incurred approximately \$1 million in cost of issuance for 2019 Series F; majority of the expense was paid for through bond premium.
- ▶ Due to market conditions the State Investment Council General Fund portfolio is experiencing significant fair market value gains in comparison to last year at this same time. Valuations have increased approximately \$.5 million month over month in the General Fund portfolio this fiscal year.

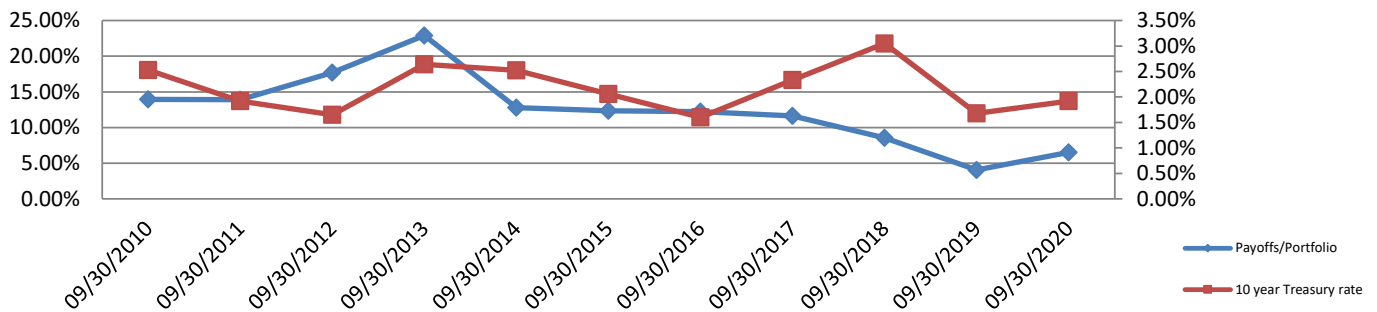
CURRENT YEAR FINANCIAL TRENDS & VARIANCES:

- ▶ Servicing expansion continues to provide additional revenues as the subserviced portfolio and purchased servicing rights asset bases increase.
- ▶ This fiscal year bond issuance will continue to be the best execution for Single Family Mortgage first-time homebuyer loans. In the bond execution the majority of the revenue is earned over time and with TBA sales all revenue is received upfront. Approximately 80% of the Single Family mortgage program will be funded with tax-exempt bonds.
- ▶ The subservicing oversight position reports to the Director of Servicing and provides full-time monitoring of loss mitigation activities, collections and foreclosure services provided by MFA's subservicer. They coordinate with the Compliance Officer on risk management strategies and reporting. Staff actively analyzes default trends, quality control reports and portfolio profile characteristics to understand reasons for higher than expected delinquency rates. These delinquencies have an effect on the credit risk associated with MFA's down payment assistance portfolio as well as the financial impacts associated with defaults on the first mortgages themselves. Staff is actively engaged with the subservicer to identify additional delinquency reduction strategies, particularly early intervention strategies to prevent loans from becoming seriously delinquent. The subserviced portfolio is approx. 80% FHA insured loans. The Mortgage Bankers Association quarterly survey as of 9/30/19 indicates that the delinquency rate for FHA loans nationally is 6.60% and for New Mexico 3.56%. 5.40% of MFA's delinquencies in this portfolio are in the 30 to 59 days past due range.
- ▶ Reserve levels for all MFA loan portfolios are deemed adequate.
- ▶ Fair market value for purchased servicing rights as of December 31, 2019 was \$13.2 million an increase of approximately \$1.4 million over cost. GASB requires MFA to utilize "lower of cost or market" accounting for this asset. Therefore, no valuation adjustments are anticipated. Current purchased servicing rights are recorded at a cost of \$11.8 million as of December 31, 2019. Valuations are obtained on a quarterly basis. Valuations were up slightly last quarter primarily due to the increase in mortgage rates.
- ▶ Based on Moody's issuer credit rating scorecard, MFA's 28.63 percent net asset 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 percent). The net revenue as a percent of total revenue measures performance and profitability and MFA's 8.62 percent ratio (5-year average) points to a satisfactory profitability (5-10 percent range). While ratios currently fall within expected thresholds, there are some trends that are effecting these ratios. In future years MFA will see the net asset ratio decline as net revenues will not be increasing at the same rate as bonds outstanding. As previously noted, the bond execution is expected to fund approximately 80% of the single family mortgage production this year.
- ▶ Moody's Investor Services issued an updated credit opinion on MFA in the spring of 2018. They reaffirmed the Aa3 rating. Comments included strong asset to debt ratio, good profitability and low risk profile due to mortgage-backed security structure, multifamily Risk Sharing Program and no exposure to variable rate debt. Additionally, Moody's reaffirmed the Aaa rating on the single family indenture in the spring of 2019.

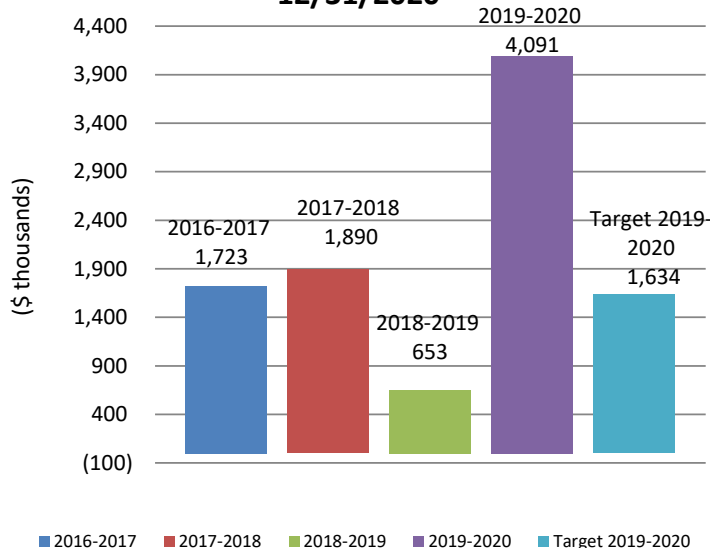
Assets Under Management as of 9/30/2020 (\$ in thousands)



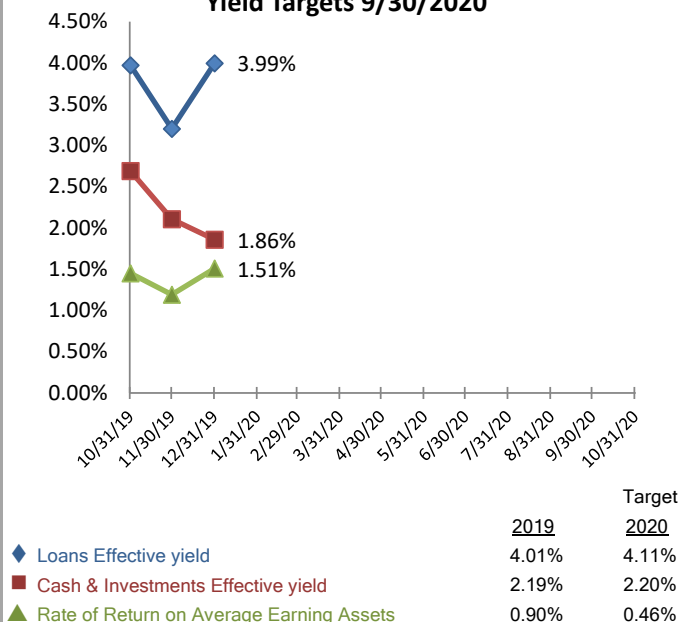
YTD Annualized Payoffs as a Percentage of Single Family Mortgage Portfolio as of 9/30/2020



YTD Excess Revenues over Expenses as of 12/31/2020

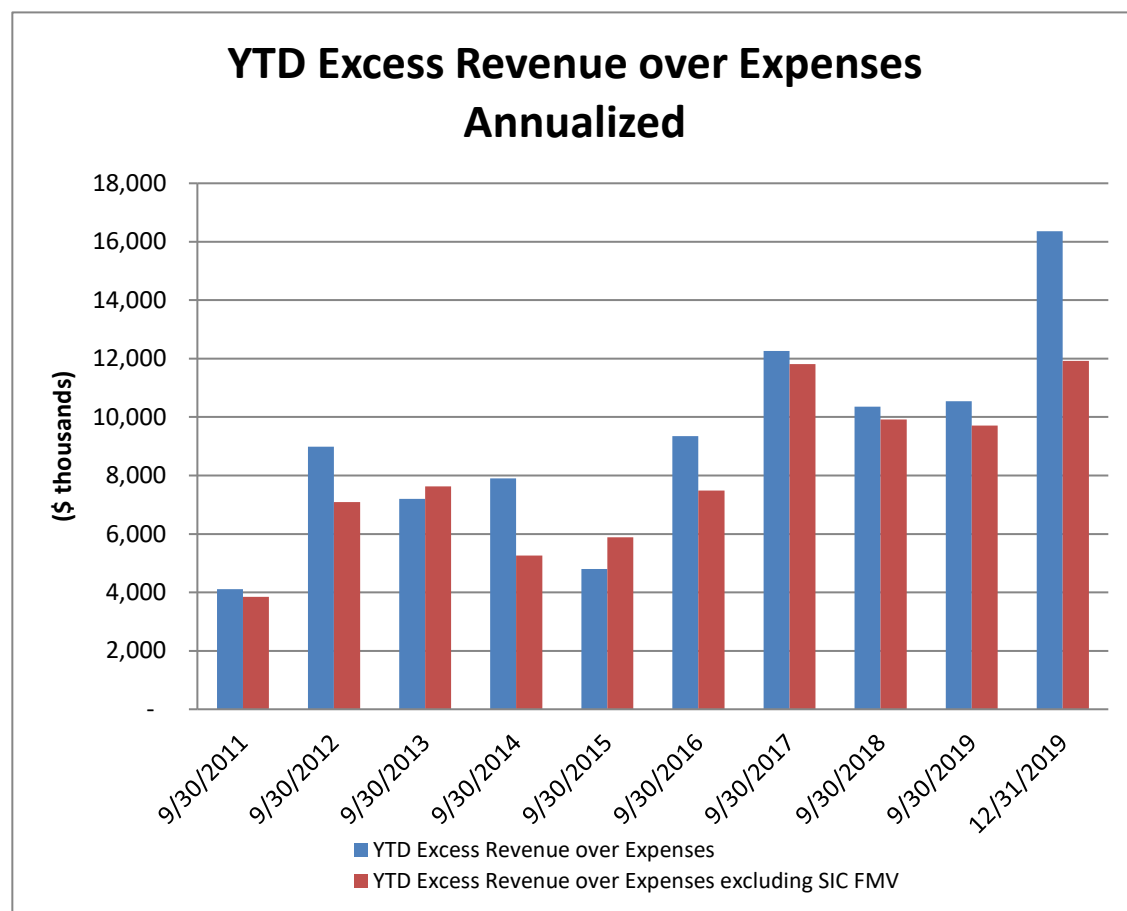
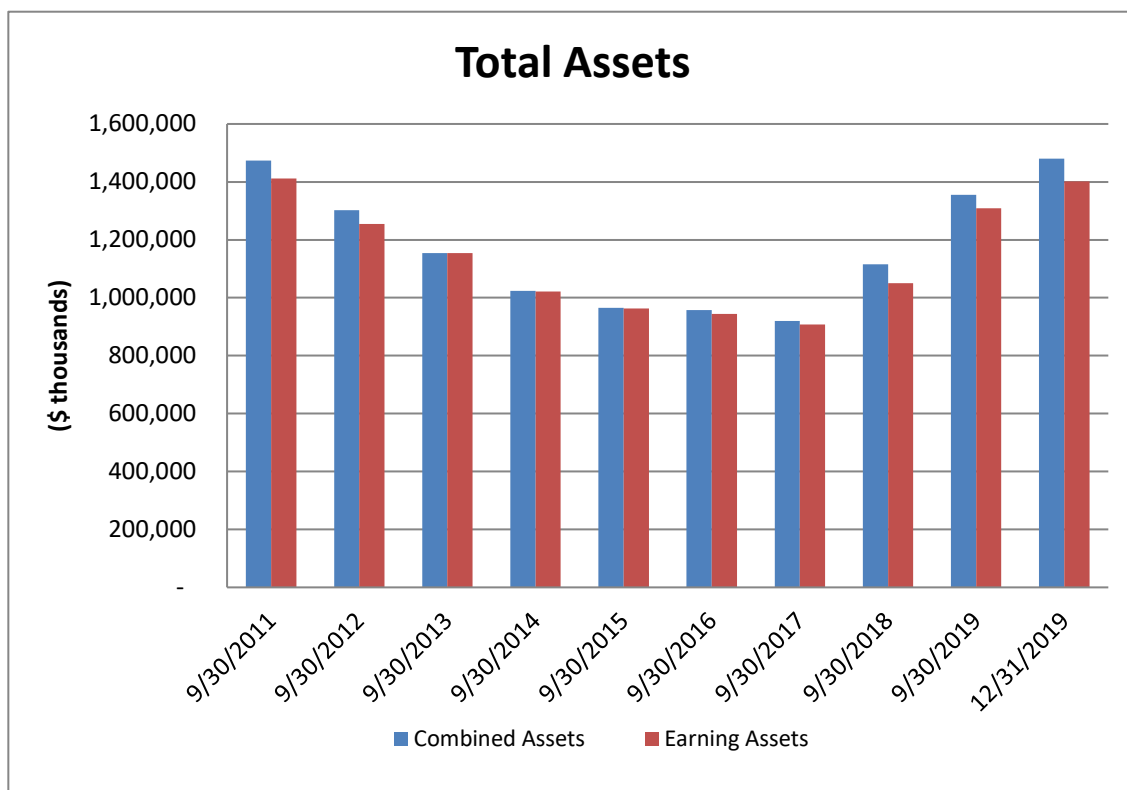


Yield Targets 9/30/2020

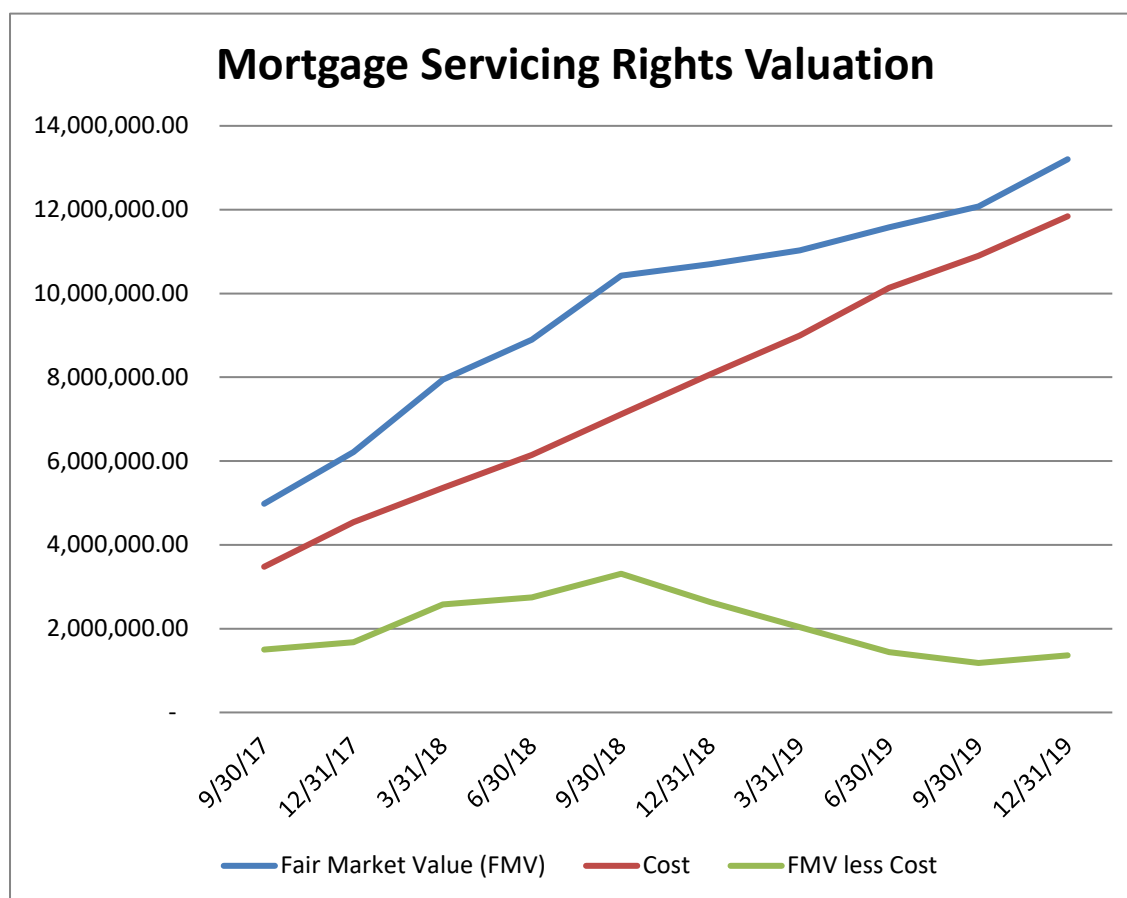
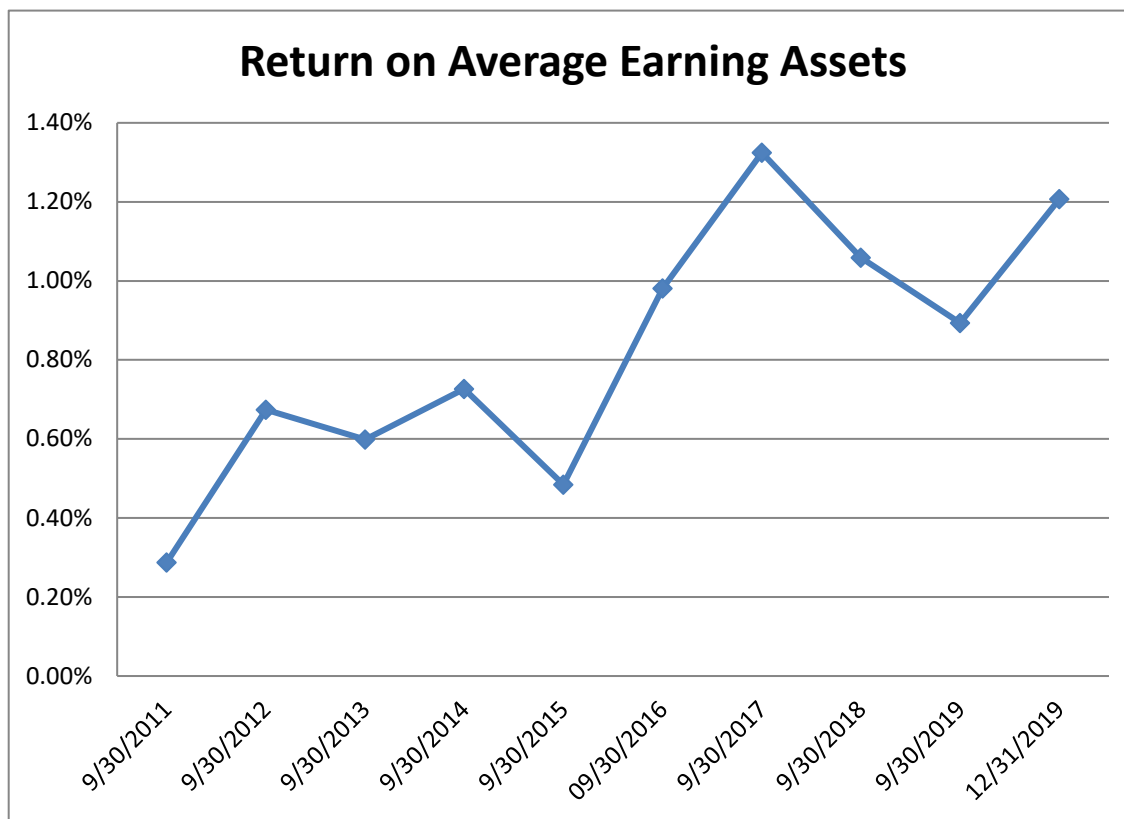


(1) Weatherization Assistance Programs; Emergency Shelter Grant; State Homeless; Housing Opportunities for People With Aids; NM State Tax Credit; Governor's Innovations; EnergySaver; Tax Credit Assistance Program; Tax Credit Exchange; Neighborhood Stabilization Program; Section 811 PRA; Homeownership Preservation Program (2) NM Affordable Housing Charitable Trust Fund; Land Title Trust Fund; Housing Trust Fund

QUARTERLY FINANCIAL GRAPHS



QUARTERLY FINANCIAL GRAPHS



NEW MEXICO MORTGAGE FINANCE AUTHORITY
 COMBINED STATEMENT OF NET POSITION
 December 2019
 (THOUSANDS OF DOLLARS)

	<u>YTD 12/31/2019</u>	<u>YTD 12/31/18</u>
<u>ASSETS:</u>		
<u>CURRENT ASSETS:</u>		
CASH & CASH EQUIVALENTS	\$32,104	\$34,752
RESTRICTED CASH HELD IN ESCROW	10,670	10,419
SHORT-TERM INVESTMENTS	-	-
ACCRUED INTEREST RECEIVABLE	4,334	3,643
OTHER CURRENT ASSETS	2,454	2,370
ADMINISTRATIVE FEES RECEIVABLE (PAYABLE)	0	(0)
INTER-FUND RECEIVABLE (PAYABLE)	-	-
TOTAL CURRENT ASSETS	<u>49,562</u>	<u>51,185</u>
 CASH - RESTRICTED	 125,789	 73,221
LONG-TERM & RESTRICTED INVESTMENTS	72,015	66,767
INVESTMENTS IN RESERVE FUNDS	326	320
FNMA, GNMA, & FHLMC SECURITIZED MTG. LOANS	991,832	722,806
MORTGAGE LOANS RECEIVABLE	230,787	242,242
ALLOWANCE FOR LOAN LOSSES	(3,980)	(1,267)
NOTES RECEIVABLE	-	-
FIXED ASSETS, NET OF ACCUM. DEPN	1,197	1,257
OTHER REAL ESTATE OWNED, NET	-	-
OTHER NON-CURRENT ASSETS	-	-
INTANGIBLE ASSETS	<u>11,901</u>	<u>8,131</u>
TOTAL ASSETS	<u>1,479,429</u>	<u>1,164,661</u>
 <u>DEFERRED OUTFLOWS OF RESOURCES</u>		
REFUNDINGS OF DEBT	347	456
 TOTAL ASSETS & DEFERRED OUTFLOWS OF RESOURCES	 <u>1,479,777</u>	 <u>1,165,117</u>
 <u>LIABILITIES AND NET POSITION:</u>		
<u>LIABILITIES:</u>		
<u>CURRENT LIABILITIES:</u>		
ACCRUED INTEREST PAYABLE	\$13,887	\$9,176
ACCOUNTS PAYABLE AND ACCRUED EXPENSES	7,119	10,096
ESCROW DEPOSITS & RESERVES	<u>10,595</u>	<u>10,326</u>
TOTAL CURRENT LIABILITIES	31,601	29,598
 BONDS PAYABLE, NET OF UNAMORTIZED DISCOUNT	 1,154,191	 859,443
MORTGAGE & NOTES PAYABLE	44,276	40,344
ACCRUED ARBITRAGE REBATE	-	-
OTHER LIABILITIES	163	170
 TOTAL LIABILITIES	 <u>1,230,232</u>	 <u>929,556</u>
 <u>NET POSITION:</u>		
INVESTED IN CAPITAL ASSETS, NET OF RELATED DEBT	1,197	1,257
UNAPPROPRIATED NET POSITION (NOTE 1)	64,618	65,060
APPROPRIATED NET POSITION (NOTE 1)	<u>183,729</u>	<u>169,244</u>
TOTAL NET POSITION	<u>249,545</u>	<u>235,561</u>
 TOTAL LIABILITIES & NET POSITION	 <u>1,479,777</u>	 <u>1,165,117</u>

NEW MEXICO MORTGAGE FINANCE AUTHORITY
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE THREE MONTHS ENDED DECEMBER 2019
(THOUSANDS OF DOLLARS)

	<u>YTD 12/31/2019</u>	<u>YTD 12/31/18</u>
<u>OPERATING REVENUES:</u>		
INTEREST ON LOANS	\$12,046	\$9,680
INTEREST ON INVESTMENTS & SECURITIES	957	945
LOAN & COMMITMENT FEES	885	697
ADMINISTRATIVE FEE INCOME (EXP)	1,654	1,219
RTC, RISK SHARING & GUARANTY INCOME	32	6
HOUSING PROGRAM INCOME	37	24
LOAN SERVICING INCOME	1,378	698
OTHER OPERATING INCOME	-	-
SUBTOTAL OPERATING REVENUES	<u>16,990</u>	<u>13,268</u>
<u>NON-OPERATING REVENUES:</u>		
ARBITRAGE REBATE INCOME (EXPENSE)	-	-
GAIN(LOSS) ASSET SALES/DEBT EXTINGUISHMENT	1,094	(1,634)
OTHER NON-OPERATING INCOME	0	10
GRANT AWARD INCOME	11,622	11,474
SUBTOTAL NON-OPERATING REVENUES	<u>12,716</u>	<u>9,851</u>
TOTAL REVENUES	<u>29,706</u>	<u>23,118</u>
<u>OPERATING EXPENSES:</u>		
ADMINISTRATIVE EXPENSES	3,684	3,053
INTEREST EXPENSE	9,955	7,730
AMORTIZATION OF BOND/NOTE PREMIUM(DISCOUNT)	(621)	(450)
PROVISION FOR LOAN LOSSES	11	12
MORTGAGE LOAN & BOND INSURANCE	-	-
TRUSTEE FEES	35	25
AMORT. OF SERV. RIGHTS & DEPRECIATION	333	138
BOND COST OF ISSUANCE	993	458
SUBTOTAL OPERATING EXPENSES	<u>14,390</u>	<u>10,966</u>
<u>NON-OPERATING EXPENSES:</u>		
CAPACITY BUILDING COSTS	89	43
GRANT AWARD EXPENSE	11,136	11,456
OTHER NON-OPERATING EXPENSE	-	-
SUBTOTAL NON-OPERATING EXPENSES	<u>11,225</u>	<u>11,499</u>
TOTAL EXPENSES	<u>25,615</u>	<u>22,466</u>
NET REVENUES	4,091	653
OTHER FINANCING SOURCES (USES)	(0)	-
NET REVENUES AND OTHER FINANCING SOURCES(USES)	4,091	653
NET POSITION AT BEGINNING OF YEAR	<u>245,454</u>	<u>234,909</u>
NET POSITION AT 12/31/2019	<u>249,545</u>	<u>235,561</u>

NOTES TO FINANCIAL STATEMENTS

(For Informational Purposes Only)
(Thousands of Dollars)

(Note 1) MFA Net Position as of December 31, 2019:

UNAPPROPRIATED NET POSITION:

\$ 33,181	is held by Bond Program Trustees and is pledged to secure repayment of the Bonds.
\$ 30,942	is held in Trust for the NM Housing Trust Fund and the NM Land Title Trust Fund.
\$ 495	held for New Mexico Affordable Housing Charitable Trust .
<u>\$ 64,618</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:

\$ 112,961	for use in the Housing Opportunity Fund (\$98,655 in loans plus \$14,306 unfunded, of which \$3,825 is committed).
\$ 23,961	for future use in Single Family & Multi-Family housing programs.
\$ 2,044	for loss exposure on Risk Sharing loans.
\$ 1,197	invested in capital assets, net of related debt.
\$ 11,877	invested in mortgage servicing rights.
<u>\$ 18,536</u>	for the future General Fund Budget year ending 9/30/20 (\$24,100 total budget less \$5,564 expended budget through 12/31/19.)

\$ 170,576 Subtotal - General Fund

APPROPRIATED NET POSITION: HOUSING

By actions of the Board of Directors on December 7, 1999, Housing assets have been appropriated as follows:

\$ <u>14,351</u>	for use in the federal and state housing programs administered by MFA.
\$ <u>14,351</u>	Subtotal - Housing Program
<u>\$ 184,927</u>	Total appropriated Net Position
<u>\$ 249,545</u>	Total combined Net Position at December 31, 2019

Total combined Net Position, or reserves, at December 31, 2019 was \$249.5 million, of which \$64.6 million was pledged to the bond programs, Affordable Housing Charitable Trust and fiduciary trusts. \$184.9 million of available reserves, with \$87.6 million primarily liquid in the General Fund and in the federal and state Housing programs and \$97.3 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 2019-2020 Budget
For the three months ended 12/31/2019

	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	583,862	1,696,523	1,727,546	6,910,183	31,022	6,345,671	24.55%
Interest on Investments & Securities	147,418	473,468	470,554	1,882,217	(2,914)	1,719,453	25.15%
Loan & Commitment Fees			2,500	10,000	2,500	10,000	
Administrative Fee Income (Exp)	797,995	2,650,180	2,111,106	8,444,423	(539,074)	7,614,762	31.38%
Risk Sharing/Guaranty/RTC fees	21,959	32,001	17,358	69,431	(14,643)	62,632	46.09%
Housing Program Income	9,724	36,904	56,240	1,084,053	19,336	1,074,093	3.40%
Loan Servicing Income	451,255	1,378,486	1,348,032	5,392,126	(30,455)	4,917,032	25.56%
Other Operating Income			-	1,500	-	1,500	
Operating Revenues	2,012,213	6,267,562	5,733,335	23,793,933	(534,227)	21,745,143	26.34%
Gain (Loss) Asset Sale/Debt Ex	467,494	1,212,433	(66,938)	(267,750)	(1,279,371)	(529,163)	-452.82%
Other Non-operating Income	-	40	40	160	(0)	120	25.00%
Non-Operating Revenues	467,494	1,212,473	(66,898)	(267,590)	(1,279,371)	(529,043)	-453.11%
Revenue	2,479,707	7,480,035	5,666,437	23,526,343	(1,813,598)	21,216,100	31.79%
Expenses							
Salaries	393,843	1,160,462	1,454,993	5,396,868	294,532	5,190,882	21.50%
Overtime	702	3,274	6,665	24,756	3,391	24,176	13.22%
Incentives	(315,245)	100,433	126,176	468,417	25,743	467,385	21.44%
Payroll taxes, Employee Benefits	98,597	540,138	662,413	2,567,648	122,275	2,427,986	21.04%
Compensation	177,897	1,804,306	2,250,247	8,457,690	445,941	8,110,429	21.33%
Business Meals Expense	30	96	1,265	5,060	1,169	5,030	1.89%
Public Information	19,012	35,078	69,726	278,905	34,649	270,222	12.58%
In-State Travel	6,068	22,603	24,285	97,140	1,682	91,425	23.27%
Out-of-State Travel	3,275	55,099	52,850	211,399	(2,250)	174,876	26.06%
Travel & Public Information	28,385	112,876	148,126	592,504	35,250	541,554	19.05%
Utilities/Property Taxes	5,881	17,894	18,413	73,652	519	67,412	24.30%
Insurance, Property & Liability	10,758	32,278	31,662	126,646	(616)	115,885	25.49%
Repairs, Maintenance & Leases	122,546	256,619	235,105	940,422	(21,514)	871,241	27.29%
Supplies	2,696	9,979	13,041	52,166	3,063	51,295	19.13%
Postage/Express mail	744	6,353	9,198	36,792	2,845	36,397	17.27%
Telephone	640	1,854	5,211	20,843	3,356	20,216	8.90%
Janitorial	2,180	7,105	6,270	25,080	(835)	22,368	28.33%
Office Expenses	145,444	332,082	318,900	1,275,601	(13,182)	1,184,815	26.03%
Dues & Periodicals	5,396	15,596	12,963	51,850	(2,633)	49,145	30.08%
Education & Training	14,873	25,257	30,678	122,711	5,421	117,274	20.58%
Contractual Services	70,212	213,437	280,250	1,121,001	66,813	1,067,740	19.04%
Professional Services-Program	1,363	3,358	14,559	58,236	11,201	57,736	5.77%
Direct Servicing Expenses	301,299	1,084,015	817,432	3,269,728	(266,583)	2,896,707	33.15%
Program Expense-Other	1,176	1,176	3,625	14,500	2,449	14,500	8.11%

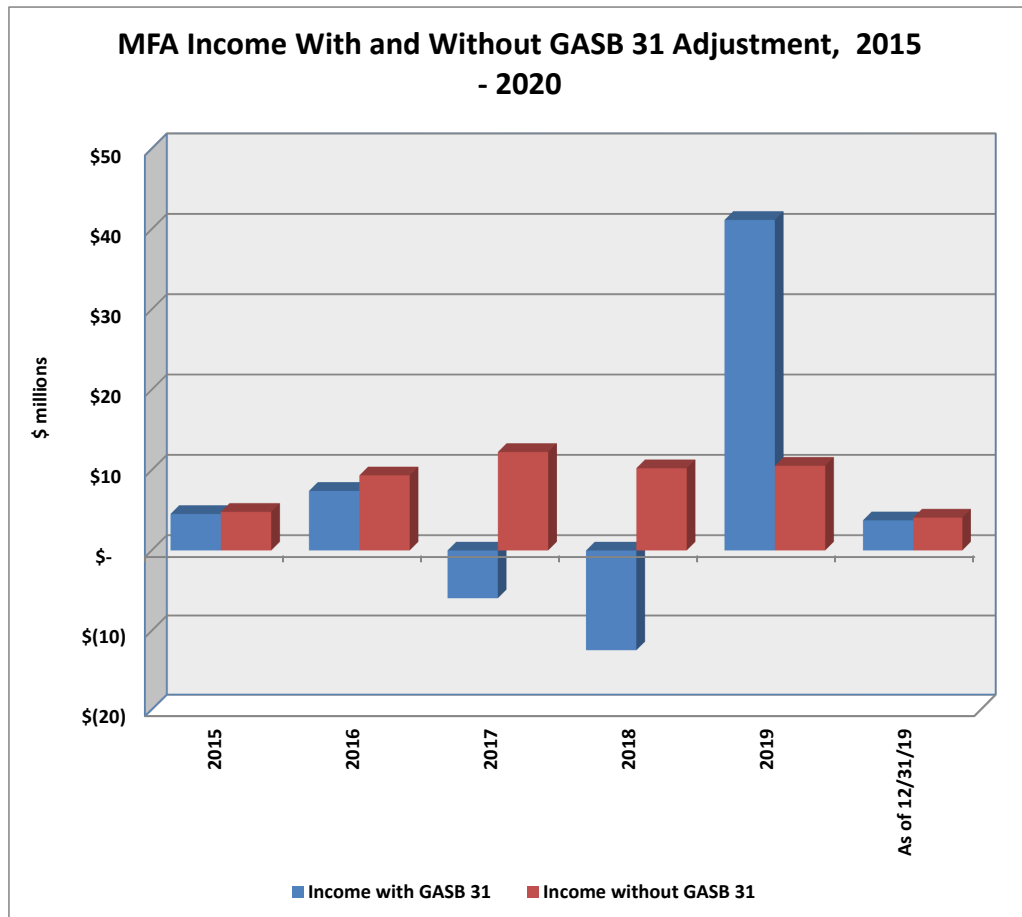
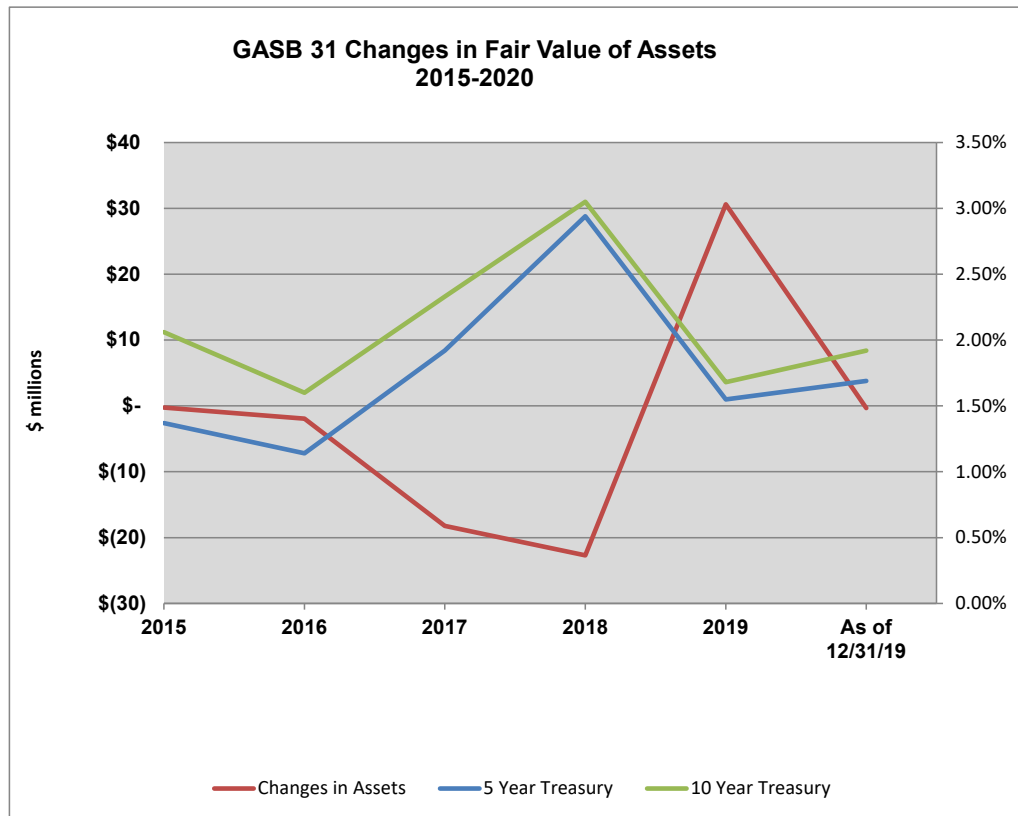
GENERAL FUND
Fiscal Year 2019-2020 Budget
For the three months ended 12/31/2019

	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 %
Other Operating Expense	394,318	1,342,839	1,159,507	4,638,026	(183,333)	4,203,102	28.95%
Interest Expense	68,362	208,825	261,411	1,045,643	52,586	971,530	19.97%
Non-Cash Expenses	111,338	343,500	591,913	2,384,900	248,413	2,267,506	14.40%
Expensed Assets	6,414	40,094	44,417	177,670	4,324	174,981	22.57%
Operating Expenses	932,158	4,184,523	4,774,522	18,572,034	589,998	17,453,917	22.53%
Program Training & Tech Asst	3,024	53,250	137,929	551,715	84,679	516,765	9.65%
Program Development	15,461	35,474	35,450	141,800	(24)	122,339	25.02%
Capacity Building Costs	18,485	88,724	173,379	693,515	84,654	639,104	12.79%
Non-Operating Expenses	18,485	88,724	173,379	693,515	84,654	639,104	12.79%
Expenses	950,643	4,273,248	4,947,900	19,265,549	674,653	18,093,021	22.18%
Excess Revenue over Expenses	1,529,064	3,206,788	718,537	4,260,794	(2,488,251)	3,123,079	75.26%

GENERAL FUND CAPITAL BUDGET
Fiscal Year 2019-2020 Budget
For the one month ended 12/31/2019

	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	378,270	1,227,117	946,750	3,787,000	568,480	2,559,883	32.40%
2950 COMPUTER HARDWARE	-	45,600	46,081	184,324	481	138,724	24.74%
2960 SOFTWARE LICENSES	-	17,648	-	-	(17,648)	-	0.00%
2920 FURNITURE & EQUIPMENT-10 YR	-	-	-	-	-	-	0.00%
2930 FURNITURE & EQUIP, 5 YR.	-	-	-	-	-	-	0.00%
2860 BUILDING	-	-	431,517	863,035	431,517	863,035	0.00%
Capital Budget	378,270	1,290,365	1,424,348	4,834,359	982,830	3,561,642	26.69%

New Mexico Mortgage Finance Authority
Effect of GASB31 on Financials



New Mexico Mortgage Finance Authority
Loan and Credit Line Activity
As of 12/31/2019

Lender	Purpose	Collateral	Board Authorization Date	Authority Limit	Outstanding 9/30/19	Advances	Repayments	Outstanding 12/31/19	Maturity	Interest Rate as of 12/31/19	Interest Payments this quarter
Community Banks	Fund DPA program and assist financial institutions meet CRA requirements	DPA portfolio	March 2018	5,000,000	-	-	-	-	n/a	n/a	
FHLB	Mortgage Backed Security Warehouse, Loans Held for Sale Program	Mortgage loan pipeline	October 2017	60,000,000	25,000,000	106,000,000	100,000,000	31,000,000	10/24/2019	1.65%	102,453
FHLB	Mortgage Backed Security Warehouse, Loans Held for Sale Program & operations	Securities	October 2017	25,000,000	10,000,000	-	-	10,000,000	3/26/2021	2.48%	62,000
USDA-RD	Preservation Revolving Loan Fund Demonstration Program	PRLF mortgage loans	September 2015	2,125,000	-	-	-	-	n/a	n/a	
SBIC	Capitalize Primero Loan Fund	None	April 2014, March 2019	2,500,000	700,000	-	-	700,000	11/30/2023	2.00%	3,578
FHLB	Mortgage Revenue Bond (MRB) Warehousing	MRB Mortgage backed securities	June 2013	30,000,000	-	-	-	-	n/a	n/a	
Wells Fargo	Capitalize Primero Loan Fund	None	October 2011	850,000	850,000	-	-	850,000	11/15/2023	2.00%	4,250
USDA-RD	Preservatio Revolving Loan Fund Demonstration Program	PRLF mortgage loans	May 2011	2,000,000	1,726,367	-	-	1,726,367	1/20/2042	1.00%	-
TOTAL				122,475,000	38,276,367	106,000,000	100,000,000	44,276,367			172,281

Tab 2

**December 31, 2019 Quarterly Investment Review
Agenda for Discussion at Finance Committee Meeting
Meeting Date: February 11, 2020**

For reference:

Minutes of the November 12, 2019 investment discussion during the Finance Committee meeting.

For discussion:

Quarterly Investment Review of MFA General Fund investments

- ~Diversification and Asset Allocation Strategies – LGIP, bond ladder and SIC Investment Funds

- ~Market values and portfolio yield

New Mexico Mortgage Finance Authority
Minutes of Quarterly Investment Review
(Taking place during the Finance Committee February 11, 2020)

Present: Chair Derek Valdo, Member Tim Eichenberg, and Proxy Martina CDeBaca

MFA Staff Present: Izzy Hernandez, Gina Hickman, Dolores Wood, Jeff Payne, Rene Acuna

Quarterly Review of MFA General Fund investments:

- Report being presented is as of December 31, 2020.
- Compliance Report (Diversification and Asset Allocation): Hickman reviewed the General Fund Investment Compliance Report. She informed the committee that all asset classes are in compliance with the investment policy.
- Portfolio Summary-Short & Intermediate Term Investments: Hickman reviewed asset classes, yields/returns and discussed sector components of the bond ladder. Hickman also mentioned that MFA purchased two new bond securities during the quarter due to maturities or calls.
- Portfolio Summary-Long Term Investments Including State Investment Council Investments: Hickman discussed market values, rates of return and realized gain/loss data for the mortgage backed securities portfolio and the State Investment Council (SIC) funds.
- Portfolio Summary-Housing Trust Fund: Hickman reviewed market values, rates of return and realized gain/loss data for the Housing Trust SIC fund. She reminded the committee that 100% of the Housing Trust Fund is invested in the Core Bonds Plus Active fund.
- General Fund Investment Portfolio Metrics: Hickman referred committee members to the ratings and interest income information.
- Summary of December 31, 2020 balances and yields/rates of returns:

General Fund:

Asset Class	12/31/19 Balance	Yield/Rate of Return	Average Life/ Maturity in Months
Cash Held for Operations/Warehoused MBS	\$7,297,796	Various	n/a
Local Government Investment Pool	4,689,758	1.66%	n/a
Bond Ladder	19,070,166	2.09%	11
MFA's Mortgage Backed Securities-Intermediate Term	9,108,873	5.20%	185*
MFA's Mortgage Backed Securities-Long Term	2,061,470	5.19%	n/a
Core Plus Bond Fund-Active (SIC)	8,880,467	0.68%	n/a
Large Cap Index Equity Fund (SIC)	9,497,145	8.64%	n/a
Small/Mid Cap Fund (SIC)	3,869,755	10.11%	n/a
Non-US Developed Markets Fund (SIC)	4,365,814	7.95	n/a
Non-US Emerging Markets Fund (SIC)	1,238,879	12.16	n/a

*Weighted Average Maturity

Housing Trust Fund:

Asset Class	12/31/19 Balance	Yield/Rate of Return	Average Life/ Maturity in Months
Core Plus Bond Fund-Active (SIC)	\$14,584,473	0.68%	n/a

INVESTMENT REPORT – EXECUTIVE SUMMARY FOR THE FIRST QUARTER OF FISCAL YEAR 2020

1. During the first quarter of FY 2020, staff purchased two securities for the bond ladder due to prior securities either maturing or being called.
2. The General Fund investment portfolio is in compliance with the asset allocation ranges approved by the Board.
3. Overall State Investment Council portfolio performance for the first quarter of fiscal year 2020 has improved measurably as compared to the first quarter of fiscal year 2019. The SIC portfolio return is 6.28% for the first quarter of fiscal year 2020 which is above the targeted yield of 5%. The Housing Trust Fund State Investment Council portfolio, which is 100% invested in a core bond fund experienced a return .21% higher than the first quarter of fiscal year 2019. The first quarter of fiscal year 2020 interest income is 25% of total budgeted interest income which is on track. The portfolio is performing well in comparison to established benchmarks.
4. As of December 31, 2019, MFA's General Fund and Housing Trust Fund balances are as follows:

General Fund:

Asset Class	12/31/19 Balance	Yield/Rate of Return	Average Life/ Maturity in Months
Cash Held for Operations/Warehoused MBS	\$7,297,796	Various	n/a
Local Government Investment Pool	4,689,758	1.66%	n/a
Bond Ladder	19,070,166	2.09%	11
MFA's Mortgage Backed Securities-Intermediate Term	9,108,873	5.20%	185*
MFA's Mortgage Backed Securities-Long Term	2,061,470	5.19%	n/a
Core Plus Bond Fund-Active (SIC)	8,880,467	0.68%	n/a
Large Cap Index Equity Fund (SIC)	9,497,145	8.64%	n/a
Small/Mid Cap Fund (SIC)	3,869,755	10.11%	n/a
Non-US Developed Markets Fund (SIC)	4,365,814	7.95	n/a
Non-US Emerging Markets Fund (SIC)	1,238,879	12.16	n/a

*Weighted Average Maturity.

Housing Trust Fund:

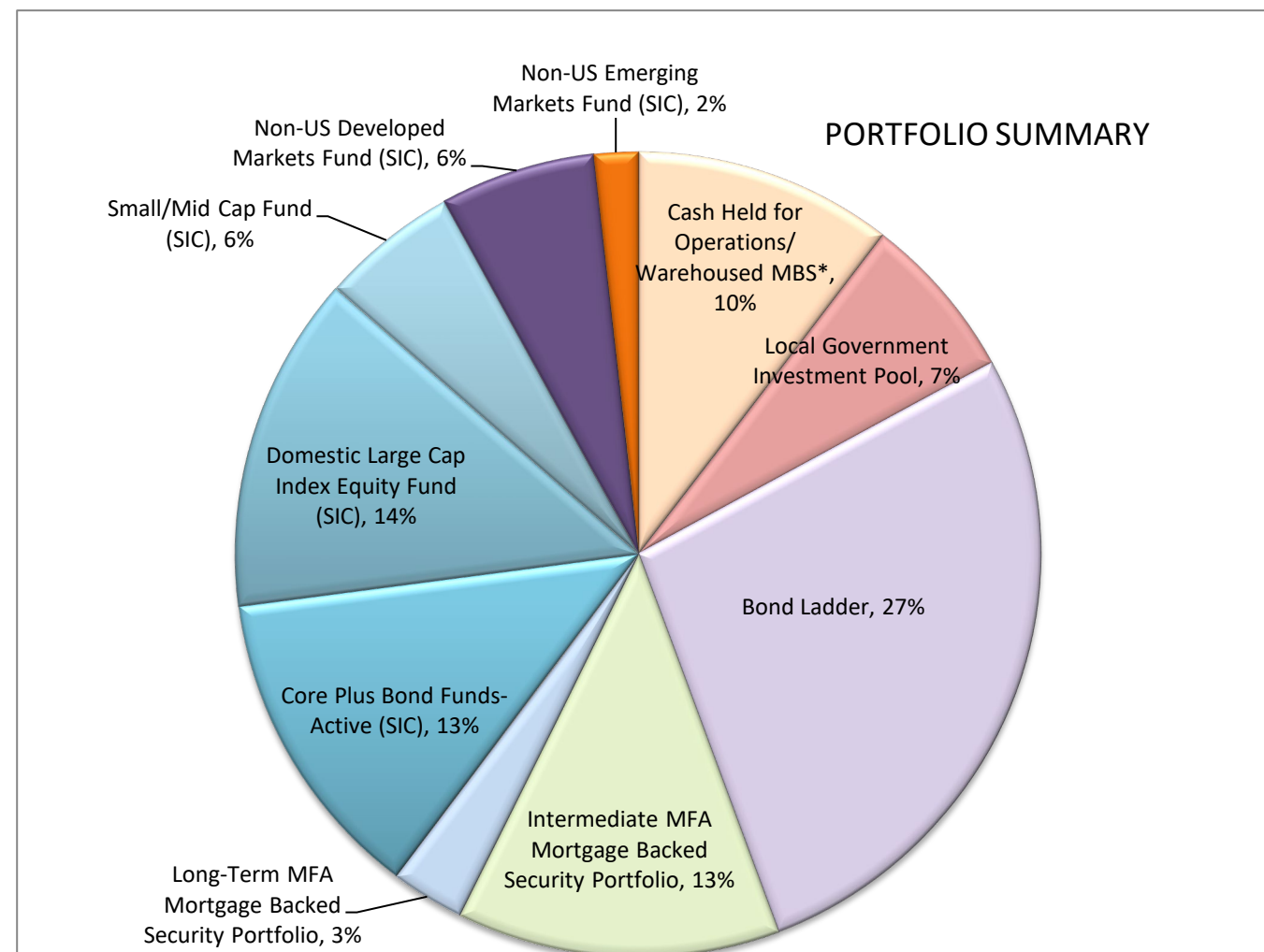
Asset Class	12/31/19 Balance	Yield/Rate of Return	Average Life/ Maturity in Months
Core Plus Bond Fund-Active (SIC)	\$14,584,473	0.68%	n/a



GENERAL FUND INVESTMENT COMPLIANCE REPORT FOR QUARTER 1 (AS OF DECEMBER 31, 2019)

ASSET CLASS	Policy Requirement Target	Policy Requirement Range	Current Portfolio Carrying Value	Current %	Within \$ Limit Range	Action Plan
Short-Term Investments (Less than 1 year)						
Cash Held for Operations/Warehoused MBS*	14%	9%-19%	\$ 7,297,796	10%	Yes	
Local Government Investment Pool	6%	1%-11%	\$ 4,689,758	7%	Yes	
Intermediate Term Investments (1 to 10 years)						
Bond Ladder	27%	22%-32%	\$ 19,070,166	27%	Yes	
Intermediate MFA Mortgage Backed Security Portfolio	13%	8%-18%	\$ 9,108,873	13%	Yes	
Long-Term Investments (More than 10 years)						
Long-Term MFA Mortgage Backed Security Portfolio	4%	0%-9%	\$ 2,061,470	3%	Yes	
Core Plus Bond Funds-Active (SIC)	12%	7%-17%	\$ 8,880,467	13%	Yes	
Domestic Large Cap Index Equity Fund (SIC)	11%	6%-16%	\$ 9,497,145	14%	Yes	
Small/Mid Cap Fund (SIC)	5%	0%-10%	\$ 3,869,755	6%	Yes	
Non-US Developed Markets Fund (SIC)	6%	1%-11%	\$ 4,365,814	6%	Yes	
Non-US Emerging Markets Fund (SIC)	2%	0%-7%	\$ 1,238,879	2%	Yes	
			<u>\$ 70,080,123</u>	<u>100.00%</u>		

*Does not include capital borrowed for loan operations or restricted funds.



SIC FUND ALLOCATION

	Policy	Actual
SIC Core Plus Bond-Active	33%	32%
SIC Large Cap Index Equity	31%	34%
Small/Mid Cap Index	14%	14%
Non-US Developed Markets	17%	16%
Non-US Emerging Markets	5%	4%

BOARD ACTIONS

August 2005 - approved General Fund Investment
February 2008 - aproved new Large Cap Index ETF Pool
Jauary 2009 - approved Revision to Investment Policy
October 2010 - Approved Revision to Investment Policy
May 2011 - Approved revision to Investment Policy
April 2012 - Approved revision to Investment Policy
April 2013 - Approved revision to Investment Policy
April 2016 - Approved revision to Investment Policy
October 2017 - Approved revision to Investment Policy

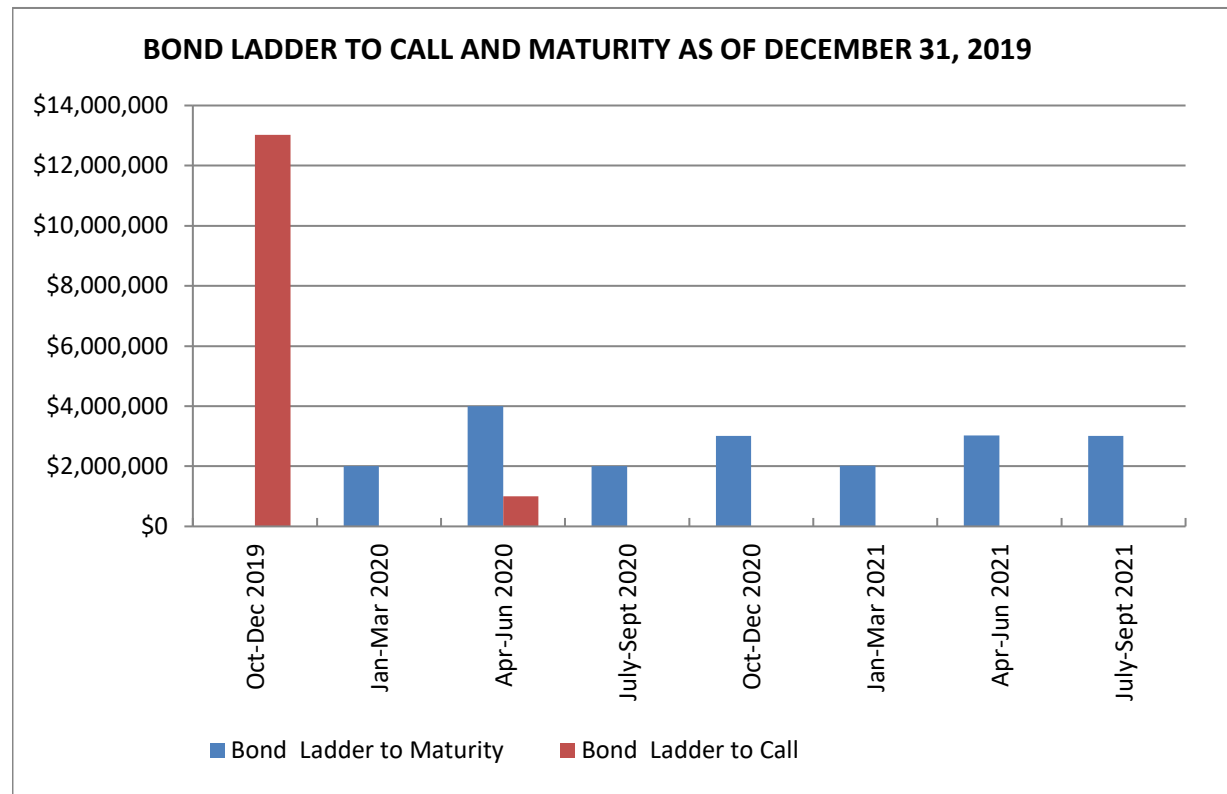


PORTFOLIO SUMMARY - Short & Intermediate Investments

General Fund	Book Value YTD/Quarter 1 as of 12/31/2019	Book Value YTD/Quarter 1 as of 12/31/2018	Unrealized Gain/Loss YTD/Quarter 1 as of 12/31/2019	Yield to Maturity YTD/Quarter 1 as of 12/31/2019	Yield to Maturity YTD/Quarter 1 as of 12/31/2018	Average Life/Maturity in Months
Short-Term						
Cash Held for Operations/Warehoused MBS*	\$ 7,297,796	\$ 6,193,287	N/A	Various	Various	n/a
Local Government Investment Pool	\$ 4,689,758	\$ 4,578,180	N/A	1.66%	2.31%	n/a
Intermediate-Term						
Bond Ladder	\$ 19,070,166	\$ 19,079,328	\$ 89,514	2.09%	1.89%	11
MFA Mortgage Backed Security Portfolio	\$ 9,108,873	\$ 8,520,546	\$ 510,073	5.20%	5.29%	185**
Yield to Maturity for Intermediate-Term Investments				3.10%	2.94%	67
Total Short & Intermediate Term	\$ 40,166,593	\$ 38,371,341	\$ 599,587			

*Does not include capital borrowed for loan operations or restricted funds.

**Weighted average maturity.



BOND LADDER SECTOR ALLOCATION

	Book Value	% of Total Dollars
Fannie Mae	\$ 2,000,042	10%
Federal Farm Credit Bank	\$ 4,010,302	21%
Federal Home Loan Bank	\$ 11,057,529	58%
Freddie Mac	\$ 2,002,293	10%
Total	\$ 19,070,166	100%

INVESTMENTS PURCHASED IN THE FIRST QUARTER OF FY 2020

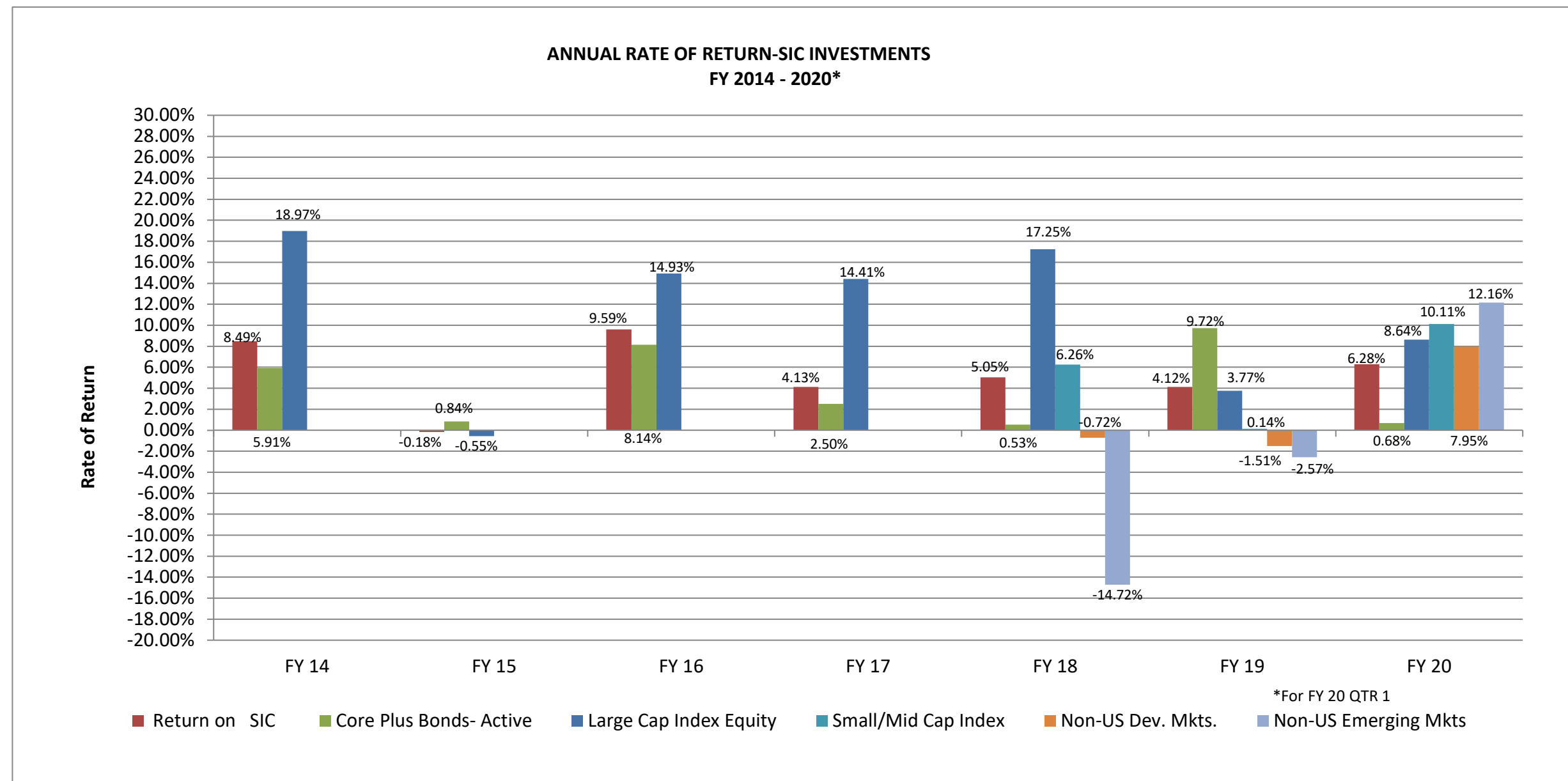
Date Purchased	Security	Interest Rate	YTM/YTC	Dollar Amount
12/11/2019	FHLB	1.750%	1.718%/1.633%	\$ 1,000,000
12/11/2019	FHLB	2.250%	1.664%	\$ 1,000,000

PORTFOLIO SUMMARY - Long Term Investments Including State Investment Council Investments

General Fund	Market Value YTD/Quarter 1 as of 12/31/2019	Market Value YTD/Quarter 1 as of 12/31/2018	Unrealized/Realized** Gain/Loss YTD/Quarter 1 as of 12/31/2019	Rate of Return YTD/Quarter 1 as of 12/31/2019 *	Rate of Return YTD/Quarter 1 as of 12/31/2018 *
MFA's Mortgage Backed Securities Portfolio	\$ 2,061,470	\$ 2,591,964	\$ 102,264	5.19%	5.31%
State Investment Council (SIC):					
Core Plus Bond Fund-Active	\$ 8,880,467	\$ 8,046,060	\$ (26,326)	0.68%	0.54%
Domestic Large Cap Index Equity Fund	\$ 9,497,145	\$ 7,230,584	\$ 742,252	8.64%	-14.83%
Small/Mid Cap Fund	\$ 3,869,755	\$ 2,924,195	\$ 365,480	10.11%	-17.71%
Non-US Developed Markets Fund	\$ 4,365,814	\$ 3,551,792	\$ 317,489	7.95%	-14.17%
Non-US Emerging Markets Fund	\$ 1,238,879	\$ 1,057,138	\$ 129,456	12.16%	-6.26%
Total State Investment Counsel	\$ 27,852,060	\$ 22,809,769	\$ 1,528,351	6.28%	-9.57%
Total Long-Term Investments	\$ 29,913,530	\$ 25,401,733	\$ 1,630,615		

*SIC rate of returns are year to date, not annualized.

** Fair Market Value adjustments on the mortgage backed security portfolio are unrealized, however, they are realized on the SIC portfolio.





PORTFOLIO SUMMARY - Housing Trust Fund

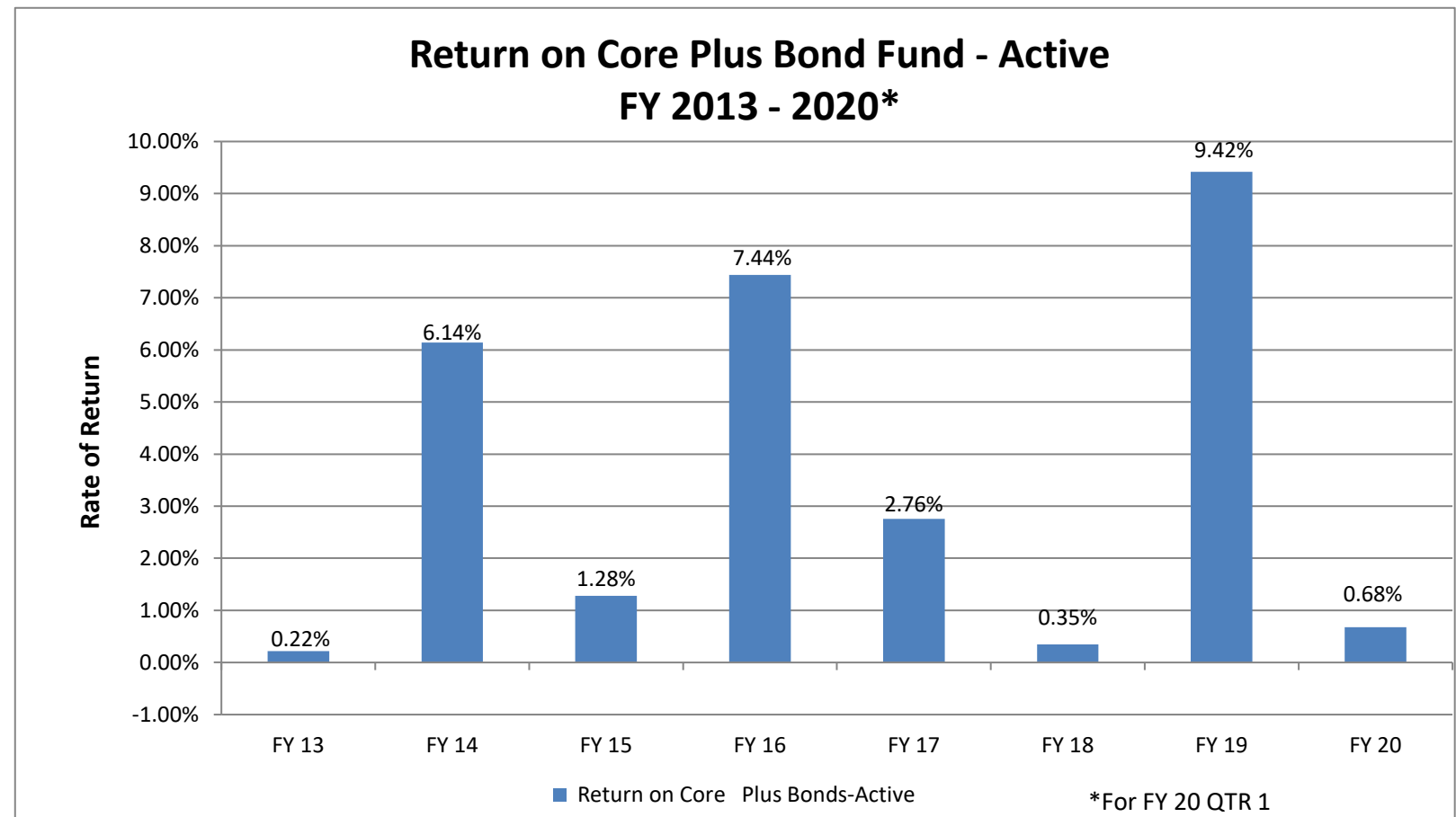
Housing Trust Fund

State Investment Council (SIC):
Core Plus Bond Fund-Active

Total State Investment Council

	Market Value YTD/Quarter 1 as of 12/31/2019	Market Value YTD/Quarter 1 as of 12/31/2018	Realized Gain/Loss YTD/Quarter 1 as of 12/31/2019	Rate of Return YTD/Quarter 1 as of 12/31/2019	Rate of Return YTD/Quarter 1 as of 12/31/2018
State Investment Council (SIC): Core Plus Bond Fund-Active	\$ 14,584,473	\$ 12,787,174	\$ (41,425)	0.68%	0.47%
Total State Investment Council	\$ 14,584,473	\$ 12,787,174	\$ (41,425)	0.68%	0.47%

SIC FUND ALLOCATION		
SIC Core Plus Bond-Active	100%	100%





GENERAL FUND INVESTMENT PORTFOLIO - METRICS

Asset Class	S&P Rating	Moody's Rating	Annual Interest Income (Budget) FY2020	Actual Annual Interest Income YTD/Quarter 1 as of 12/31/2020	Interest Income Earned of Total Budget YTD/Quarter 1 as of 12/31/2020	Yield to Maturity/ Rate of Return YTD/Quarter 1 as of 12/31/2020	Benchmark Yield/Rate of Return	Benchmark
Cash Held for Operations/Warehoused MBS	N/R	N/R	\$ 440,306	\$ 42,287	10%	Various	N/A	N/A
Local Government Investment Pool	AAAm	N/R	\$ 103,537	\$ 20,636	20%	1.66%	N/A	N/A
Bond Ladder			\$ 251,680	\$ 64,004	25%	2.09%	2.30%	BofA Merrill 1-3 Yr Agency
Fannie Mae	N/R	Aaa/Stable						
Federal Farm Credit Bank	N/R	Aaa/Stable						
Federal Home Loan Bank	N/R	Aaa/Stable						
Freddie Mac	N/R	Aaa/Stable						
MFA Mortgage Backed Security Portfolio	N/R	Aaa/Stable	\$ 544,345	\$ 146,596	27%		N/A	N/A
Intermediate Term	AA+	Aaa/Stable				5.20%		
Long-Term	AA+	Aaa/Stable				5.19%		
State Investment Council			\$ 436,500	\$ 167,472	38%	6.28%		
Core Plus Bond Fund-Active	N/R	N/R				0.68%	0.18%	Barclays US Agg Total Return Value
Large Cap Index Equity Fund	N/R	N/R				8.64%	9.03%	Russell 1000 Index-US Large Cap Equity
Small/Mid Cap Fund	N/R	N/R				10.11%	8.48%	Average ⁽¹⁾
Non-US Developed Markets Fund	N/R	N/R				7.95%	9.02%	Average ⁽²⁾
Non-US Emerging Markets Fund	N/R	N/R				12.16%	11.84%	MSCI Emerging Markets Index (Net)
			\$ 1,776,368	\$ 440,996	25%			

Economic Indicators

	12/31/2019	12/31/2018
Federal Funds Rate	1.55%	2.40%
Consumer Price Index (yoy)	2.30%	4.80%
Unemployment Rate	3.50%	3.90%
Real GDP (yoy)	2.10%	3.00%
DJIA*	6.67%	-11.31%

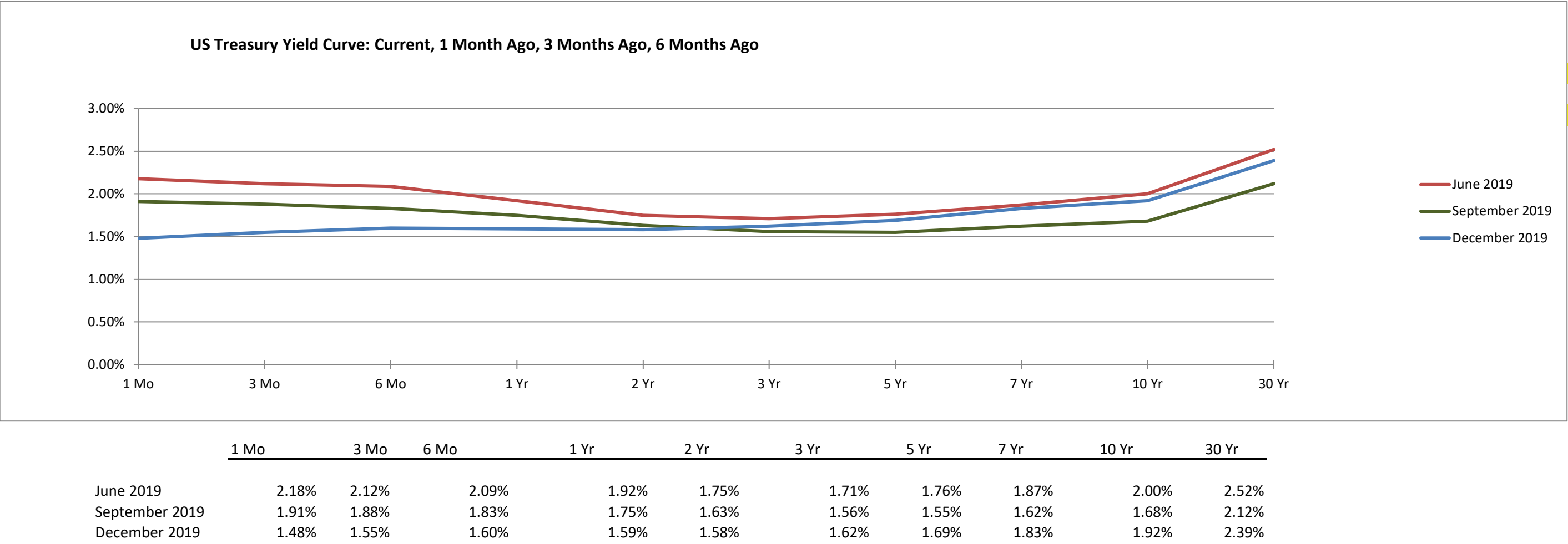
*Cumulative return for the period 10/1 through 9/30 which is four quarters of each respective fiscal year.

(1) Average of the following benchmarks:

Russell Mid Cap Index
Russell 2000 Value Index
Russell 2000 Index

(2) Average of the following benchmarks:

MSCI EAFE Net Total Return US Index
MSCI AC World Index EX USA Value Net Total Return
MSCI ACW EX US Small Cap Index
MSCI World Ex US IMI Index (net)



Source: U.S. Department of the Treasury

**New Mexico Mortgage Finance Authority
Minutes of Quarterly Investment Review
(Taking place during the Finance Committee November 12, 2019)**

Present: Chair Derek Valdo, Member Lt. Governor Howie Morales and Member Tim Eichenberg

MFA Staff Present: Jay Czar, Gina Hickman, Izzy Hernandez, Yvonne Segovia, Shawn Colbert, Kathryn Turner

Quarterly Review of MFA General Fund investments:

- Report being presented is as of September 30, 2019 which is the end of FY 2019.
- Compliance Report (Diversification and Asset Allocation): Keeler reviewed the General Fund Investment Compliance Report. She informed the committee that all asset classes are in compliance with the investment policy. Keeler also reminded the committee that the Cash Held for Operations/Warehoused MBS does not include capital borrowed for loan operations or restricted funds.
- Portfolio Summary-Short & Intermediate Term Investments: Keeler reviewed book values by asset class and in total. She referred the committee to the yields, and discussed sector components of the bond ladder. Keeler also mentioned that MFA had two bond ladder securities that either matured or were called and funds were reinvested in July and August, respectively.
- Portfolio Summary-Long Term Investments Including State Investment Council Investments: Keeler reviewed market values, rates of return and realized gain/loss data for the mortgage backed securities portfolio and the SIC funds.
- Portfolio Summary-Housing Trust Fund: Keeler reviewed market values, rates of return and realized gain/loss data for the SIC fund. She reminded the committee that 100% of the Housing Trust Fund is invested in the Core Bonds Plus Active fund.
- General Fund Investment Portfolio Metrics: Keeler referred committee members to the ratings and interest income information. She informed the committee that there was no change in any of the ratings. Keeler also indicated that interest income earnings actually were 14% above budget.
- Summary of September 30, 2019 balances and yields/rates of returns:

General Fund:

Asset Class	9/30/19 Balance	Yield/Rate of Return	Average Life/ Maturity in Months
Cash Held for Operations/Warehoused MBS	\$7,761,255	Various	n/a
Local Government Investment Pool	4,669,122	2.08%	n/a
Bond Ladder	19,072,576	2.13%	13
MFA's Mortgage Backed Securities-Intermediate Term	9,471,633	5.21%	187*
MFA's Mortgage Backed Securities-Long Term	2,070,124	5.19%	n/a
Core Plus Bond Fund-Active (SIC)	8,820,188	9.72%	n/a
Large Cap Index Equity Fund (SIC)	8,710,758	3.77%	n/a
Small/Mid Cap Fund (SIC)	3,497,375	0.14%	n/a
Non-US Developed Markets Fund (SIC)	4,032,049	(1.51%)	n/a
Non-US Emerging Markets Fund (SIC)	1,096,857	(2.57%)	n/a

*Weighted Average Maturity

Housing Trust Fund:

Asset Class	9/30/19 Balance	Yield/Rate of Return	Average Life/ Maturity in Months
Core Plus Bond Fund-Active (SIC)	\$13,490,745	9.42%	n/a

INVESTMENT REPORT – EXECUTIVE SUMMARY FOR THE FIRST QUARTER OF FISCAL YEAR 2020

1. During the first quarter of FY 2020, staff purchased two securities for the bond ladder due to prior securities either maturing or being called.
2. The General Fund investment portfolio is in compliance with the asset allocation ranges approved by the Board.
3. Overall State Investment Council portfolio performance for the first quarter of fiscal year 2020 has improved measurably as compared to the first quarter of fiscal year 2019. The SIC portfolio return is 6.28% for the first quarter of fiscal year 2020 which is above the targeted yield of 5%. The Housing Trust Fund State Investment Council portfolio, which is 100% invested in a core bond fund experienced a return .21% higher than the first quarter of fiscal year 2019. The first quarter of fiscal year 2020 interest income is 25% of total budgeted interest income which is on track. The portfolio is performing well in comparison to established benchmarks.
4. As of December 31, 2019, MFA's General Fund and Housing Trust Fund balances are as follows:

General Fund:

Asset Class	12/31/19 Balance	Yield/Rate of Return	Average Life/ Maturity in Months
Cash Held for Operations/Warehoused MBS	\$7,297,796	Various	n/a
Local Government Investment Pool	4,689,758	1.66%	n/a
Bond Ladder	19,070,166	2.09%	11
MFA's Mortgage Backed Securities-Intermediate Term	9,108,873	5.20%	185*
MFA's Mortgage Backed Securities-Long Term	2,061,470	5.19%	n/a
Core Plus Bond Fund-Active (SIC)	8,880,467	0.68%	n/a
Large Cap Index Equity Fund (SIC)	9,497,145	8.64%	n/a
Small/Mid Cap Fund (SIC)	3,869,755	10.11%	n/a
Non-US Developed Markets Fund (SIC)	4,365,814	7.95	n/a
Non-US Emerging Markets Fund (SIC)	1,238,879	12.16	n/a

*Weighted Average Maturity.

Housing Trust Fund:

Asset Class	12/31/19 Balance	Yield/Rate of Return	Average Life/ Maturity in Months
Core Plus Bond Fund-Active (SIC)	\$14,584,473	0.68%	n/a

Tab 3



MEMO

TO: MFA Board of Directors
Through: Finance Committee – February 11, 2020
Through: Policy Committee – February 5, 2020
FROM: Dolores Wood
DATE: February 19, 2020
SUBJECT: Paid Parental Leave Policy

Recommendation: Staff recommends approval of proposed Paid Parental Leave Policy.

Background: In order to remain consistent with benefits from the State of NM and to remain competitive in the marketplace in terms of employee benefits, MFA is recommending adoption of a Paid Parental Leave Policy.

Discussion:

MFA will provide eligible employees with paid parental leave. The purpose of paid parental leave is to provide parents with time to care for and bond with their new child(ren). Eligible employees as defined in this policy will be provided twelve (12) workweeks of fully paid parental leave following the birth, adoption of a child. This policy will run concurrently with leave taken the Family and Medical Leave Act (FMLA), as applicable. The attached policy outlines the eligibility, duration of leave, timeline of payout and process for requesting leave.

MFA's Attorney at Stelzner Law firm has reviewed the policy and recommended changes have been incorporated.

After approval from the Board level, each individual staff member will be given a copy of the policy and it will be posted on MFA's Intranet until such time it is incorporated into MFA's Employee Manual.

Summary: As part of MFA's ability to address recruiting and retention, and to remain consistent with benefits offered by the State of NM, MFA is recommending the adoption of the attached Paid Parental Leave Policy.



Paid Parental Leave Policy

Purpose

The New Mexico Mortgage Finance Authority (MFA) will provide eligible employees with paid parental leave. The purpose of paid parental leave is to provide parents with time to care for and bond with their new child(ren). Eligible employees as defined in this policy will be provided twelve (12) workweeks of fully paid parental leave following the birth, adoption of a child. This policy will run concurrently with leave taken the Family and Medical Leave Act (FMLA), as applicable.

New Mexico Mortgage Finance Authority will provide up to 12 weeks of paid parental leave to employees following the birth of an employee's child or the placement of a child with an employee in connection with adoption or foster care.

Eligibility

To be eligible for paid parental leave, employees must meet the following criteria:

- Be a full-time, regular employee.
- Have been employed with MFA for at least 12 consecutive months prior to the start of the paid parental leave, excluding any temporary and term employment.
- Have given birth to a child or be a spouse or domestic partner of a woman who has given birth to a child, (an affidavit for domestic partnership must be on file with human resources at the time leave is requested) or
- Have adopted a child (the child must be age 17 or younger).
- Children brought into the household due to marriage or domestic partnership would not be a qualifying event for paid parental leave.

Duration and Timeframe of Paid Parental Leave

- Eligible employees will receive a maximum of 12 weeks of paid parental leave for the birth, adoption of a child or children in the six-month time frame immediately following the birth or placement.
- All paid parental leave must be taken during the first 6 months following the birth, adoption, or foster care placement of the child. Parental leave not utilized within the six-month period or any unused paid parental leave will be forfeited.
- Eligible employees may utilize one term of paid parental leave (up to 12 weeks) per birth or adoption event.
- Employees must take paid parental leave in one continuous period of leave.
- Paid parental leave taken under this policy will run concurrently with leave under the FMLA, any leave taken under this policy will also be counted toward the 12 weeks of available FMLA leave.
- Paid parental leave may not be donated to any other employee.

Pay and Benefits During Parental Leave

- Each week of paid parental leave is compensated at regular, straight-time weekly pay.
- Paid parental leave will be paid on a bi-weekly basis on regularly scheduled pay dates.
- If a holiday occurs while the employee is on paid parental leave, it will be paid as holiday pay; however, it will not extend the total paid parental leave entitlement.
- Employees will continue to accrue vacation and sick time during paid parental leave.
- Upon termination of the employment at MFA, he or she will not be paid for any unused paid parental leave for which he or she was eligible.

Requests for Paid Parental Leave

- The employee will provide his or her supervisor and the human resource department with notice of the request for leave at least 30 days prior to the proposed date of the leave (or if the leave was not foreseeable, as soon as possible).
- The employee must complete the necessary HR forms and provide all documentation as required by the HR department to substantiate the request.

New Mexico Mortgage Finance Authority reserves the right to interpret this policy, or to modify it as business needs dictate with or without notice.



Tab 4



MEMO

TO: MFA Board of Directors

Through: Finance Committee – February 11, 2020

Through: Policy Committee – February 5, 2020

FROM: Dolores Wood

DATE: February 19, 2020

SUBJECT: Voluntary Separation Incentive Program

Recommendation: Staff recommends approval of proposed Voluntary Separation Incentive Program.

Background: As part of MFA's succession planning and in order to ensure consistent coverage of key personnel duties and ongoing operations without interruption, MFA is recommending the adoption of a voluntary separation incentive program.

Discussion:

The purpose of the Voluntary Separation Incentive Program is to implement a separation incentive, as authorized by the Executive Director, to achieve the following organizational objectives:

1. Recruiting: Allow adequate time to advertise and recruit replacement.
2. Alignment: Allow outgoing incumbent to align work required for the role, to include updated desktop procedures and prioritization of duties.
3. Training: Allow for outgoing incumbent to train his or her replacement.
4. Shadow/Support: Ensure the replacement has grasped the fundamentals of the position and provide any additional support as needed.

At the conclusion of the alignment, training and shadow/support phases the departing employee will receive a one-time, lump sum bonus payment equivalent to 5% of employee's annual base salary, less applicable taxes. Eligibility and payout requirements are in the attached policy.

MFA's Attorney at Stelzner Law firm has reviewed the policy and recommended changes have been incorporated.

After approval from the Board level, each individual staff member will be given a copy of the policy and it will be posted on MFA's Intranet until such time it is incorporated into MFA's Employee Manual.

Summary: As part of MFA's succession planning and in order to ensure consistent coverage of key personnel duties and ongoing operations without interruption, MFA is recommending the adoption of a voluntary separation incentive program.

Tab 5



NEW MEXICO MORTGAGE FINANCE AUTHORITY
Contracted Services/Credit Committee Meeting
Tuesday, February 11, 2020 @ 10:00 am
MFA – Albuquerque

To dial in to the conference call dial: MFA (Abbott Hall) all participant dial in (605) 313-4821 Participant code:
561172 # Host Code: 561172 *

AGENDA ITEM	COMMITTEE RECOMMENDED	BOARD ACTION REQUIRED
1 Emergency Homeless Assistance Program (EHAP) RFP (Jackie Garrity)	2-0	YES
2 Approval of Regional Housing Authority Commissioners (Gina Bell)	2-0	YES

Committee Members present:

Rebecca Wurzbarger, Chair

☐ present

☐ absent

☒ conference call

Attorney General Hector Balderas or
Sally Malavé

☐ present

☐ absent

☒ conference call



MEMO

TO: MFA Board of Directors

Through: Contracted Services on February 11, 2020

Through: Policy Committee on February 4, 2020

FROM: Jackie Garrity, Emergency Homeless Assistance Program (EHAP) Program Manager

DATE: February 4, 2020

RE: Approval of 2020-2025 EHAP Request for Proposals (RFP)

Recommendation:

Staff recommends approval of the Emergency Homeless Assistance Program (EHAP) Request for Proposals (RFP) for Program Years 2020-2022, with option for renewal for 2022-2023 through 2024-2025.

Background:

MFA administers the EHAP program which is funded through the U.S. Department of Housing and Urban Development's (HUD) Emergency Solutions Grants (ESG) program under the Homeless Emergency Assistance Rapid Transition to Housing Act (HEARTH) of 2009 which amends and reauthorizes the McKinney-Vento Homeless Assistance program and the State of New Mexico's appropriation to the state Homeless Program. MFA is the designated state recipient of these funds and is therefore responsible for administering them.

The EHAP award is available to units of local government or nonprofit organizations. It is designed to improve the quality of existing emergency shelters by helping to meet the operational costs and to provide certain essential services to individuals and families who meet HUD's Definition of Homelessness in 24 CFR Part 576. This includes shelters for survivors of domestic violence, shelters specifically for homeless youth, and shelters for adults and families.

The goal outlined by HUD for the use of these funds is "...to maximize the efforts in assisting individuals and families in emergency shelters to quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness." (HUD Interim Rule for the Emergency Solutions Grant Federal Regulations, 24 CFR Part 576)

In March 2016, MFA's Board of Directors approved an RFP for the EHAP Program which allowed selected service providers to be awarded funding for five consecutive program years contingent upon required renewal criteria and performance. Staff is recommending approval of this current RFP as it includes updates to the process of determining which shelters are awarded based on their success rate in transitioning individuals into safe, permanent housing after a brief shelter stay.

Discussion:

Since 2014, (for the past six years of funding), MFA has consistently awarded a group of 25-30 shelters annually with the EHAP funds that have only increased by \$16,800. As these funds appear to remain at a consistent level year by year, we have been discussing whether we are selecting the shelters that are actually showing progress in helping people move into stable housing. After completing a comparison of the data that has been reported by each shelter that shows their success rate for the past two years, we created a proposal to equalize these funds among the **three separate categories of homeless shelters** that consistently apply for this funding:

1. Adult/Family Shelters
2. Youth Shelters
3. Shelters for Survivors of Domestic Violence

The chart below shows the proposed breakdown of the overall award by category of homelessness. We anticipate the total EHAP award to remain approximately the same for 2020-2021, so we have included the total funds that would be available in each category.

The 26 shelters that currently receive this funding include the following:

- 17 Domestic Violence Shelters
- 5 Youth Shelters
- 4 Adult/Family Shelters

EHAP Funding Proposal		
Anticipated Total EHAP Award for 2020-2021 = \$900,739		
Shelter Type	% of Award	Amount
Domestic Violence Shelters	50%	\$450,369.53
Youth Shelters	25%	\$225,184.77
Adult/Family Shelters	25%	\$225,184.76
	100%	\$900,739

The next chart shows the weight of the categories that were scored in the previous RFP as well as this current year. The percentages in the column labeled “2020-2021” reflect the proposed scoring for this new RFP.

Weighted Categories for Funding – by Program Year				
Funding Criteria	Description	2018-2019	2019-2020	2020-2021
Community Need	# of bed nights available	50%	25%	-
Utilization Rate	Total # bed nights/bed night capacity	-	25%	-
Performance Points	Collaboration with other homeless services/# persons exiting	15%	15%	-
Exit Rate	% Exits to Permanent Housing	-	15%	40%
Experience and Capacity	Experience of Management Personnel	25%	-	20%
Fiscal Accountability	Findings from most recent external audit	10%	10%	20%
Compliance	Compliance with all funders	-	-	20%
Quarterly Expenditures	# of quarters agency met 25% benchmark	-	5%	-
Timely Invoices	# months invoices submitted by deadline	-	5%	-
		100%	100%	100%

The additional information below supports our recommended changes to the RFP.

- Many of the shelters that currently receive this funding overlap in the services they provide due to their close proximity to one another. Rather than spread the total award out among every eligible shelter that applies, we propose including the following language in the RFP (**Section 12, Evaluation Criteria**):

“In New Mexico cities with a population below 60,000, the following applies: For shelters located within 70 miles of another shelter serving a similar category of homelessness, (i.e., domestic

.....

violence, adult homeless, or youth homeless), the Offeror with the highest overall score will be funded.”

2. MFA’s award to these shelters has consistently averaged only 7% of their overall funding. In selecting a smaller group of shelters to award, it is not anticipated that any of those being eliminated would suffer a financial hardship as a result.
3. This proposed change in scoring will result in a greater amount of funds being awarded to the shelters with the highest rate of exiting individuals to permanent housing. This is the greatest sign of success in the goal to end homelessness in New Mexico. The following list includes destinations that HUD defines as “Permanent Housing.” If a client exits a shelter to a destination different from one of the places listed below, it would not be considered an “exit to permanent housing.”
 - Owned by client, with or without ongoing housing subsidy
 - Rental by client, with or without ongoing housing subsidy
 - Staying or living with family
 - Staying or living with friends

All changes proposed in this RFP have been discussed with the New Mexico Coalition to End Homelessness. They support the recommendations we present in this RFP. Along with this, we have been discussing this change in scoring with the shelters that currently receive this funding from MFA. As referenced in the chart above, titled “*Weighted Categories for Funding*,” we began to place a higher priority on the “exits” these shelters were reporting when we started the process for contract renewal in March 2019. Over the last ten months, we have continued working with this same group of shelters to ensure that they understand the importance of not only prioritizing this step in data collection for each client, but also documenting any details that support the destination recorded in the client file.

Summary

Staff is recommending approval of the Emergency Homeless Assistance Program (EHAP) Request for Proposals (RFP) for Program Years 2020-2022, with option for renewal for years 2022-2023 through 2024-2025. The changes proposed in this RFP reflect our view that selecting the shelters with the highest success rate is in line with the very purpose of this funding, as defined by HUD. Upon your approval, this RFP will be released to the public, via the MFA website on February 20, 2020.

NEW MEXICO MORTGAGE FINANCE AUTHORITY
REQUEST FOR PROPOSAL



Emergency Homeless Assistance Program
(EHAP)
Program Years 2020-2025

Welcome and thank you for your interest in responding to MFA's Emergency Homeless Assistance Program (EHAP) RFP. MFA is committed to choosing the best qualified Offerors and this information will provide the best opportunity to do so.

Part I – General information

The general information in the RFP provides background information about MFA, general proposal requirements and RFP standards.

Part II – Program-Specific Criteria

Part II of the RFP requires responses from the Offeror. It is designed to provide program-specific criteria such as program background; purpose of the RFP; RFP training; Q & A information; performance agreement terms; timelines; minimum qualifications; evaluation criteria; program standards and compliance with federal requirements.

In an effort to provide clarification or answers to questions in this RFP, an FAQ link will be available on MFA's website after the RFP training. Please refer to **Part II Section 10, Timeline** for the training date.

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PART I: GENERAL INFORMATION

1 BACKGROUND INFORMATION

1.1 INTRODUCTION

New Mexico Mortgage Finance Authority (MFA) is a governmental instrumentality, separate and apart from the state, created by the Mortgage Finance Authority Act, NMSA 1978, § 58-18-1 et seq. (the “MFA Act”) and pursuant to the Affordable Housing Act, NMSA 1978, §6-27-1 et seq. (the “Act”), for the purpose of financing affordable housing for low- and moderate-income New Mexico residents. MFA will endeavor to ensure, in every way possible, that small, women-owned business enterprises and/or labor surplus area firms (collectively Disadvantaged Business Enterprises [DBE]) shall have every opportunity to participate in submitting proposals and providing services. DBE businesses are encouraged to submit proposals. MFA will not discriminate against any business on grounds of race, color, religion, gender, national origin, age or disability. It is MFA’s policy that suppliers of goods or services adhere to a policy of equal employment opportunity and demonstrate an affirmative effort to recruit, hire and promote regardless of race, color, religion, gender, national origin, age or disability.

1.2 PURPOSE

The purpose of this Request for Proposal (RFP) is to solicit proposals, in accordance with MFA’s Procurement Policy, from qualified applicants, which by reason of their skill, knowledge, and experience are able to furnish services for MFA in connection with the program for which they are applying (“Offerors”).

2 GENERAL PROPOSAL REQUIREMENTS

2.1 PROPOSAL SUBMISSION

All Offeror proposals must be received for review and evaluation by MFA by 4 p.m. Mountain Time on the deadline of the proposal outlined in **Part II Section 10, Timeline** of the RFP. Proposals shall be in sealed envelopes marked “Proposal to Offer Services and list the name of the program being applied for.”

Submit proposals to:

Kelly Patterson, Administrative Assistant
Community Development Department
New Mexico Mortgage Finance Authority
344 Fourth Street, SW
Albuquerque, NM 87102

Proposals may be delivered by mail, other shipping service or by hand. **Facsimile or electronic transmissions will not be accepted.** Proposals received after the proposed due date outlined in the timeline will not be considered for funding.

2.2 PROPOSAL TENURE

All proposals shall include a statement that the proposal shall be valid until performance agreement award, but no more than 90 calendar days from the proposal due date.

2.3 PROPOSAL FORMAT

Proposals should be printed on standard 8 ½ x 11 paper, double-sided, with each copy fastened using paper clips or binder clips and **with tabs** identifying each minimum threshold item and evaluation criteria item. **Please do not spiral bind your proposals.** All proposals must be self-contained.

- ◆ Proposals (RFP) and forms may be downloaded from MFA's website:
[www.housingnm.org/community_development/\(EHAP\)](http://www.housingnm.org/community_development/(EHAP))
- ◆ Offeror(s) must submit **one copy** of the most recent agency financial audit FY 2018 or FY 2019 or a letter from MFA indicating that we have already received and approved your audit.
- ◆ Offeror(s) must submit **one original and three copies** of the proposal form and all required schedules and attachments, for a total of four proposal packages.
- ◆ Proposals must include the program-specific forms attached to this proposal package and all schedules and attachments pertaining thereto. **No substitutions will be accepted.**

2.4 IRREGULARITIES IN PROPOSALS

MFA may waive technical irregularities in the form of proposal of any Offeror selected for award, which do not alter the price, quality or quantity of the services offered. Note that the date and time of proposal submission as indicated herein, in **Part II Section 10, Timeline**, cannot be waived under any circumstances.

2.5 EVALUATION OF PROPOSALS

Responses will be evaluated by an internal review committee of MFA staff using the scoring criteria as described in **Part II Section 12, Evaluation Criteria**. The review committee will present award recommendations to MFA management and MFA's Board. Final selection will be made by MFA's Board of Directors at the regularly scheduled monthly meeting.

MFA 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.

2.6 DEFICIENCY CORRECTION PERIOD

Upon receipt of all timely submitted proposals, MFA staff members will review all proposals to verify that all are complete in accordance with the requirements of this RFP. Should any proposal be missing a threshold requirement in the RFP, it will be deemed incomplete. MFA will notify Offerors if any corrections are needed during the deficiency period. The deficiency correction period may not be used to increase the Offeror's score. Items eligible for correction or submission during the deficiency correction period include missing or incomplete items required in the Minimum Qualifications and Requirements section of this proposal.

MFA shall communicate proposal deficiencies to each Offeror's designated contact person within seven calendar days of the RFP proposal submission date via e-mail. Applicants shall have five business days after the date of the e-mail delivery notice to submit the required information. **All items must be submitted no later than 4 p.m. Mountain Time on the due date.** The response due date will be noted on the deficiency notice. If the information requested is not provided within the timeframe provided or is submitted, but remains deficient, the proposal will be rejected without any further review.

Upon expiration of the deficiency correction period, MFA will not accept Offeror's submission of any items still missing from the proposal.

3 RFP STANDARDS

3.1 PROTEST

Any Offeror who is aggrieved in connection with this RFP or the notification of preliminary selection to this RFP may protest to MFA. A protest must be based on an allegation of a failure to adhere to the evaluation process as designated in the RFP, including MFA's evaluation of proposals. The protest must be written and addressed to:

Community Development Department
Kelly Patterson, Administrative Assistant
New Mexico Mortgage Finance Authority
344 Fourth Street, SW
Albuquerque, NM 87102

The protest must be delivered to MFA within five calendar 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 Offerors who appear to have a substantial and reasonable prospect of being affected by the outcome of the protest. The Offerors receiving notice may file responses to the protest within seven calendar days of notice of protest. The protest process shall consist of review of all documentation and any testimony provided in support of the protest by the Contracted Services/Credit Committee of MFA's Board of Directors, which shall thereafter make a recommendation to the full Board of Directors regarding the disposition of the protest.

MFA's Board of Directors shall make a final determination regarding the disposition of the protest. Offerors or their representatives shall not communicate with MFA's Board of Directors or any MFA staff member regarding any proposal under consideration, except when specifically permitted to present testimony to the committee of the Board of Directors. A proposal will be deemed ineligible if the Offeror or any person or entity acting on behalf of the Offeror attempts to influence members of the Board of Directors or MFA staff during any portion of the RFP review process or does not follow the prescribed proposal and protest process.

3.2 RFP REVISIONS AND SUPPLEMENTS

Should revisions or additional information be necessary to clarify any provision of this RFP, a request for this information will be provided to all Offerors via MFA's website.

3.3 INCURRED EXPENSES

MFA will not be responsible for any expenses incurred by an Offeror in responding to this RFP. All costs incurred by Offerors in the preparation, transmittal or presentation of any proposal or material submitted in response to this RFP will be borne solely by the Offeror.

3.4 RESPONSIBILITY OF OFFERORS

If an Offeror, who otherwise would have been awarded a contract, is found not to be a responsible Offeror, a determination setting forth the basis of the finding, shall be prepared and the Offeror shall be disqualified from receiving the award. A responsible Offeror means an Offeror who submits a proposal that conforms, in all material respects, to the requirements of this RFP and who has furnished, when required, information and data to prove that the Offeror's financial resources, production or service facilities, personnel, service reputation and experience are adequate to make satisfactory delivery of the services described in this RFP. The unreasonable failure of an Offeror to promptly supply information in connection with an inquiry with respect to responsibility is grounds for a determination that the Offeror is not a responsible Offeror.

In addition to the terms of the services to be performed, the contract between MFA and the successful Offeror (herein "Service Provider") shall include, but may not be limited to, terms substantially similar to the following:

Indemnity. Service Provider accepts full responsibility and liability for the Scope of Work and for the proper obligation and expenditure of Program Funds under this Agreement and shall defend, hold harmless and indemnify MFA and HUD against any and all claims or liabilities, including attorneys' fees and costs of litigation, arising out of Service Provider's performance of or failure to perform the Scope of Work or arising out of any Project developed under the Scope of Work or for which Program Funds have been expended.

Subcontracting Prohibited. The Service Provider shall not subcontract any portion of the services to be performed under this Agreement without the prior written approval of MFA. If approved by MFA, the

Service Provider shall be solely responsible for the performance of any subcontractor under such subcontract(s). Use of a subcontractor shall not relieve Service Provider of any obligation under this Agreement for any reason, including but not limited to a subcontractor's bankruptcy, insolvency or other inability to perform the services required under any subcontract.

Required Records. The Service Provider will maintain adequate financial accounting, Program and Project records for no less than seven years after the expiration date or termination date of the agreement, whichever is later.

Cost Reimbursements/Budget. Payment under cost reimbursable contract provisions shall be made upon MFA's receipt from the Service Provider of certified and documented invoices for actual expenditures allowable under the terms of this Agreement. Reimbursements will be made in accordance with the Budget.

Commercial General Liability Insurance. A commercial general liability insurance policy with combined limits of liability for bodily injury or property damage will be required with the following limits:

\$1,000,000	Per Occurrence
\$1,000,000	Policy Aggregate
\$1,000,000	Products Liability/Completed Operations (if applicable)
\$1,000,000	Personal and Advertising Injury
\$50,000	Damage to Rented Premises (if applicable)
\$5,000	Medical Payments
\$1,000,000	Builder's Risk Insurance (Applicable Construction Practices)
25% of MFA award	Employee Dishonesty/Fidelity Bond

MFA must be named as an additional insured (except for worker's comp). Said policy or policies of insurance must include coverage for all operations performed for MFA by the Service Provider and contractual liability coverage shall specifically insure and hold harmless provisions of this Agreement.

Privacy and Confidentiality. The Service Provider shall exert all reasonable effort to advise MFA at the time of delivery of data furnished under this Agreement, of all invasions of the right of privacy contained therein, and of all portions of such data copied from work not composed or produced in the performance of this Agreement and not licensed under this Agreement. Service Provider shall indemnify and hold MFA harmless from and against any loss, cost, liability, or expense arising out of the violation or alleged violation of any patent, copyright, trade secret or other property right of any third party.

Equal Opportunity Data. The Service Provider will maintain data relative to "Equal Opportunity" as related to Minority Business Enterprises ("MBE") and Women Business Enterprises ("WBE"). At a minimum, such data shall include the number and dollar value of MBE/WBE contracts and subcontracts awarded. This data is required to be reported annually in the format prescribed by MFA each year at a time to be determined by MFA in its sole discretion.

Termination at Will. The Agreement may be terminated by MFA with the consent of Service Provider or by Service Provider pursuant to the applicable provisions of 2 CFR 200.339. In the case of such termination, neither party may nullify any obligation already incurred prior to the date of termination.

Independent Service Provider. The Service Provider, its agents and employees are independent contractors performing professional services for MFA and are not employees of MFA or the state of New Mexico. The Service Provider and its agents and employees shall not accrue leave, retirement, insurance, bonding or any other benefits afforded to employees of MFA or the state of New Mexico.

Awards to Other Service Providers. The Service Provider shall not assign or transfer any rights, duties, obligations or interest in or to the proceeds of this Agreement without the prior written approval of MFA. If approved, any assignee will be subject to all terms, conditions and provision of this Agreement. No such approval by MFA of any assignment shall obligate MFA for payment of amounts in excess of the Program Funds. In accordance with 2 CFR 200.213, Service Provider shall not make any awards or permit any award (subcontract or contract) at any tier to any party which is debarred or suspended or is otherwise excluded from or ineligible to participate in federal assistance programs under Executive Order 12549 and 12689, "Debarment and Suspension."

Amendment. The Agreement shall not be altered, changed or amended except by instrument in writing executed by the parties hereto.

Scope of Agreement. The Agreement incorporates all the agreements, covenants and understandings between the parties hereto concerning the subject matter hereof, and all such covenants, agreements and understandings have been merged into this written Agreement. No prior agreement or understandings, verbal, or otherwise of the parties or their agents shall be valid or enforceable unless embodied in this Agreement.

Service Provider Shall Not Bind MFA. Service Provider shall not purport to bind MFA, its officers or employees, nor the state of New Mexico, to any obligation not expressly authorized herein unless MFA has expressly given Service Provider permission to do so in writing.

The Agreement shall be governed by the laws of the state of New Mexico and by applicable federal law. The Service Provider consents to the jurisdiction of the Courts of the state of New Mexico. If any term or provision of this Agreement shall be found to be illegal or unenforceable then, notwithstanding, this Agreement shall remain in full force and effect and such term or provision shall be deemed to have no effect.

3.5 CANCELLATION OF RFP OR REJECTION OF PROPOSALS

This RFP may be canceled and any and all proposals may be rejected when it is in the best interest of the state of New Mexico and/or MFA. In addition, MFA may reject any or all proposals which are not responsive. Offeror may also cancel their proposal at any time during the proposal process.

3.6 AWARD NOTICE

MFA shall provide written notice of the award to all Offerors within 10 business days of the date of the award. The award shall be contingent upon successful negotiations of a final contract between MFA and the Offeror whose proposal is accepted by MFA.

3.7 PROPOSAL CONFIDENTIALITY

Until awards are determined and notice given to all Offerors, MFA will not disclose the contents of any proposal or discuss the contents of any proposal with an Offeror or potential Offeror, to ensure the information does not become available to competing or potential Offerors.

3.8 CODE OF CONDUCT

No Board member or employee of MFA shall have any direct or indirect interest in any contract with the Offeror nor shall any contract exist between Offeror or its affiliate and any MFA Board member or employee that might give rise to a claim of conflict of interest. Any violation of this provision will render void any contract between MFA and the Offeror for which MFA determines that a conflict of interest exists as herein described, unless that contract is approved by the Board of Directors after full disclosure.

Offeror shall provide a statement disclosing any political contribution or gift valued in excess of \$250 (singularly or in the aggregate) made by Offeror or on Offeror's behalf to any elected official of the state of New Mexico currently serving or who has served on MFA's Board of Directors in the last three years.

Offeror shall warrant that it has no interest, direct or indirect, which would conflict in any manner or degree with the performance of services required under the contract entered into with MFA pursuant to this RFP. Offeror shall at all times conduct itself in a manner consistent with MFA's Code of Conduct and MFA's Anti-Harassment Policy. A copy of MFA's Code of Conduct and MFA's Anti-Harassment Policy is posted on MFA's website for review at <http://www.housingnm.org/rfp>. Upon request by MFA, Offeror shall disclose information MFA may reasonably request relating to conflicts or potential conflicts of interest.

3.9 CONFIDENTIAL DATA

Offerors may request, in writing, nondisclosure of confidential data. Such data shall accompany the proposal and shall be readily separable from the proposal to facilitate public inspection of non-confidential portions of the proposal. After award, all proposals and documents pertaining to the proposals will be open to the public. Confidential data is normally restricted to confidential financial information concerning the Offeror's organization and data that qualifies as trade secrets under the Uniform Trade Secrets Act, §57-3A-1 *et seq.* NMSA 1978.

If a citizen of this state requests disclosure of data for which a request for confidentiality is made, MFA shall examine the request for confidentiality and make a written determination that specifies which portions of the proposal should be disclosed and will provide the Offeror with written notice of that determination. Unless the Offeror protests within 10 calendar days of the notice, the proposal will be so disclosed.

PART II: PROGRAM-SPECIFIC CRITERIA

4 PROGRAM BACKGROUND

The U.S. Department of Housing and Urban Development (HUD) Emergency Solutions Grant (ESG), is authorized under the McKinney-Vento Homeless Assistance Act of 1987 (42 U.S.C 11371-1378), as amended by the Homeless Emergency and Rapid Transition to Housing Act of 2009 (“HEARTH Act”), 24 CFR Part 576. The ESG is a federally formula-funded program that uses the Community Development Block Grant (CDBG) formulas as a basis for allocating funds to eligible jurisdictions, including states, territories, and qualified metropolitan cities and urban counties.

MFA is the state’s recipient of the ESG program responsible for administering the state ESG allocation for New Mexico. The ESG allocation is limited to 60 percent of the total fiscal ESG grant for shelter operations minus 7.5 percent for MFA administration.

The Emergency Homeless Assistance Program (EHAP) was established by MFA to provide funding assistance to emergency homeless shelters throughout the state. MFA combines the ESG allocation appropriated by HUD with the New Mexico State Homeless Assistance allocation appropriated by the New Mexico state legislature to establish the EHAP award. Under the *Definition of Homelessness*, as defined by HUD in The Emergency Solutions Grant Program Regulations (24 CFR Part 576), this funding is available to existing emergency shelters that serve the following:

1. Individuals and families that lack a fixed, regular and adequate nighttime residence;
2. Individuals and families who will imminently lose their primary nighttime residence;
3. Unaccompanied youth under 25 years of age;
4. Individuals or families who are fleeing or are attempting to flee domestic violence, dating violence, sexual assault, stalking, or other dangerous or life-threatening conditions

A more complete description of these categories of homelessness may be found at the HUD Exchange website at www.hudexchange.info/.

5 PURPOSE OF RFP

This Request for Proposal (RFP) is issued pursuant to MFA’s Procurement Policy to solicit proposals from qualified Offerors capable of providing Program Services to eligible individuals, according to HUD’s *Definition of Homelessness* (24 CFR Part 576). Selected Offerors will be eligible to receive this funding for program years 2020-2021 through 2021-2022, with potential extension for program years 2022-2023 through 2024-2025 in accordance with 24 CFR Part 576 and all applicable federal guidelines. Funding will be made through a competitive process to eligible Offerors. Although actual funding levels have not yet been determined and could vary from current year funding levels, the estimated funding for PY 2020-2021 is shown below along with the total percentage to be awarded for each category.

Estimated EHAP funding for 2020-2021: \$900,739	
Shelter Type	% of Total EHAP Award
Domestic Violence	50%
Adult/Family Homeless	25%
Youth Homeless	25%

If other funds become available to MFA during the program year for activities similar to the work performed under the Program, this funding may be offered to the successful Offeror(s) hereunder without a new RFP. MFA retains sole discretion to make this judgment as well as determining the possible need for additional RFPs.

Offerors may not obligate funds, incur expenses, or otherwise implement program services prior to execution of a contract with MFA. Funding is anticipated to be available for future program years at similar levels but is subject to change. Funding is not guaranteed to any given Offeror in any given amount.

6 RFP TRAINING

Training for all EHAP RFP applicants will be provided by conference call. **This training is mandatory.** Additional information may be found in **Section 10, Timeline**. Pre-registration is required. To register, visit <http://housingnm.org>. After the RFP training, questions will only be answered through the process outlined in **Section 7, RFP Q&A**.

7 RFP Q&A

Questions pertaining to this RFP and application must be submitted via MFA's website at http://www.housingnm.org/community_development/rfp. Under "Current RFPs," select the RFP being applied for. On the Services tab of the RFP being applied for, select the "Services FAQs" link. Questions will be checked daily. The FAQ will open immediately following the RFP training on March 3, 2020 and will close on March 19, four days prior to the RFP due date (see **Section 10, Timeline** for further details). To submit your questions, scroll down to the "Ask a Question" section, enter your name, email address, and type your question in the "Question" box. Type the two (2) words in the CAPTCHA box and click on "Send My Question." Answers to all questions will be posted on the three dates listed in **Section 10, Timeline**.

8 PERFORMANCE AGREEMENT TERM

The successful Offeror will enter into a contract with MFA for services to be performed. The term of the contract is July 1, 2020 to June 30, 2022 with potential extension for program years 2022-2023 through

2024-2025. Dates are based on availability of funds for release from each funding source. Only expenses incurred on or after the effective date of the performance agreement are allowable.

In the event an awardee of this RFP is deemed not qualified to administer the program due to contractual non-compliance, MFA may negotiate with another program awardee without issuing another RFP or issue an RFP for the specific area that is being served by the non-qualified agency. MFA may also issue an RFP during the contract term for any new areas to be served based on the availability of additional funds.

The performance agreements between MFA and successful Offerors shall be for fixed amounts. All payments by MFA shall be made on an actual reimbursement basis.

9 RENEWAL CRITERIA

Renewal is contingent upon the following criteria, which may be adjusted at MFA's discretion:

1. Funding availability
2. Proof of Sub-recipient's performance by the following:
 - Total % of clients exited to permanent housing, as outlined in this EHAP RFP, **Section 12, Evaluation Criteria**
 - Timely expenditure of funds and billing for expenditures, as outlined in the EHAP contract, **Schedule C, Budget**
3. Submission of the Sub-recipient Capacity Form, (provided by MFA), showing executive director, financial manager and program manager, along with their respective years of experience, to demonstrate the administrative and financial management capacity necessary to accept and account for the use of public funds and demonstrate the capacity to provide program services. Should changes in these essential positions occur, MFA must be notified.
4. Current registration as a charitable organization with the New Mexico Attorney General's Office, covering the fiscal year ending in 2019, or proof of exemption therefrom. Registration/verification may be obtained at <https://secure.nmag.gov/coros/>. Verification should be in the form of the first page of the "NM Charitable Organization Registration Statement."
5. Agency's external audit, with a year-end date of the most recent fiscal year, or a letter from MFA stating that the Sub-recipient's most recent audit has been received and approved. Sub-recipient must provide an independent CPA's auditor's report (audit) or audited financial statements conducted in accordance with Government Auditing Standards (GAS). The GAS Audit will include an independent auditor's report on the following:
 - a. Financial statements
 - b. Internal control over financial reporting and compliance
 - c. Management Response Letter (if audit has findings)

If sub-recipient receives over \$750,000 in federal funds, a Single Audit is required pursuant to 2 CFR 200 Subpart F and must include proof of Federal Audit Clearinghouse submission (FORMSF-SAC).

6. Sub-recipient must provide the 9-digit DUNS number from registration through SAM.gov. MFA will verify the status of sub-recipient on “HUD’s Limited Denial of Participation” website.
DUNS # _____
7. Submission of the MFA Awards Form, provided by MFA, showing no unresolved findings from the most recent MFA monitoring. If findings exist that have not been cleared, Sub-recipient must provide a letter to MFA addressing the plan for corrective action.
8. Submission of the Sub-recipient Funders Form, provided by MFA, showing all outstanding findings from most recent monitoring reports by agency funders.
9. Signed Offeror’s Certification

10 TIMELINE

Activity	Date
RFP released upon Board approval/MFA website	February 20, 2020
Mandatory RFP Training (webinar)/FAQ opens	March 3, 2020
RFP questions answered	March 5, 2020
RFP questions answered	March 12, 2020
RFP questions answered/FAQ closes	March 19, 2020
RFP Proposals due to MFA	March 23, 2020
MFA to notify Offerors of Deficiency Items	April 1, 2020
Deadline for Corrections to Deficiency Items	April 7, 2020
Preliminary Award Notification to Offerors	April 20, 2020
Protest Period Begins	April 21, 2020
Protest Period Ends	April 27, 2020
Award Recommendations to MFA Board	May 20, 2020
Final Notification of Awards (Upon Board Approval)	June 1, 2020
Contracts Sent to EHAP Service Providers	July 1, 2020

11 MINIMUM QUALIFICATIONS AND REQUIREMENTS

Offeror must meet the basic eligibility criteria specified here in **Section 11, Minimum Qualifications and Requirements** in order to be considered for funding.

1. Offeror must provide one (1) original and three (3) copies of the application form and all required schedules and attachments as outlined in **PART I, 2.3 Proposal Format**.
2. Offeror must be **one** of the following entities:
 - a. A nonprofit organization with 501(c)(3) status, (provide proof), with a primary mission of providing shelter and services to individuals who are experiencing homelessness, including those fleeing domestic violence;
 - b. A unit of general-purpose local government;
 - c. A tribal government

3. Offeror must submit proof of current registration as a charitable organization with the New Mexico Attorney General's Office, covering the fiscal year ending in 2019 or proof of exemption therefrom. Registration/verification may be obtained at <https://secure.nmag.gov/coros/>. Verification should be in the form of the first page of the "NM Charitable Organization Registration Statement."
4. Offeror must be in "good standing" as of the date this RFP was issued. In order to be in good standing, Offeror must not have "suspended," "debarred" or HUD's Limited Denial of Participation status conferred upon it by MFA and/or other funding sources. Offeror must provide a print screen from www.sam.gov and https://www5.hud.gov/ecpcis/main/ECPCIS_List.jsp documenting search for Offeror's name **and** executive director's name, as proof of compliance. The search must be dated within 30 days of the proposal date.
5. If Offeror is a nonprofit, Offeror must submit a letter of support from the unit of local government where the shelter is located. The letter should include:
 - a. Endorsement of the Offeror's proposal to MFA; and
 - b. The letter must be dated no more than 180 days prior to the proposal date; and
 - c. The letter must be signed by a local government official authorized to sign such a letter from the city, town, village or tribe in which the program activity will take place; and
 - d. For activities that will take place in unincorporated areas, the county is the unit of local government. The letter must specifically endorse the project/activity, showing approval by the county official authorized to provide it.

MFA will accept proof that certified letters were sent from the Offeror to the unit of local government notifying the city, town or county in which EHAP services are proposed to be provided.

6. Offeror must provide one copy of an independent Certified Public Accountant (CPA)'s auditor's report (audit) conducted in accordance with Government Auditing Standards (GAS). The GAS audit will include an independent auditor's report on the following: 1) financial statements; and 2) internal control over financial reporting and compliance. If Offeror receives \$750,000 in federal funds, a Single Audit is required pursuant to 2 CFR 200. The following types of audit findings **may disqualify Offeror from funding**:
 - ◆ Repeat and unresolved audit findings or any pending investigations.
 - ◆ If Offeror has received greater than \$750,000 in funding and the single audit did not meet the requirements of 2 CFR 200.500-520.
 - ◆ For Single Audit, no proof of federal audit clearinghouse submission (FORM SF-SAC) and, if governmental entity, proof is not included of current audit submission to the Office of the New Mexico State Auditor.
 - ◆ If referenced in audit as a separate communication, no submission of management response letter and/or management response to concerns noted in the management letter.
 - ◆ If any findings, no submission of management response to findings.

7. Local public bodies (housing authorities, local governments) must conduct annual independent financial audits by a certified auditor that has been approved by the New Mexico State Auditor's Office and is on the State Auditor's list.
8. Offerors that did not receive EHAP funds from MFA in PY 2019-2020 must provide either an audit to the above standards or an independent CPA's review of financial statements.
9. Offeror must provide proof of insurance coverage, through a Commercial General Liability Insurance policy, as outlined in **Section 3.4, Responsibility of Offerors**.
10. Offeror's Certification must be signed by an authorized official (form provided, **Section 15, RFP Forms**) and submitted with application.
11. Offeror's Reputation Certification must be submitted in which Offerors must describe any material, current or pending litigation, administrative proceedings or investigations that could impact the reputation or financial viability of the agency (form provided, **Section 15, RFP Forms**).
12. Offeror must list all funding sources, to include the amounts received from each entity, for the last two years.
13. Offeror must provide the most recent monitoring reports from all funding sources verifying that Offeror is in good standing with all funders.
14. Offeror must submit evidence of coordination with other targeted homeless services in the form of Memorandum of Understanding (MOU), letters of coordination/agreement and contracts.
15. Offeror must provide an Executive Summary with application (not to exceed 2 pages).
16. Offeror must provide their agency's Mission Statement with application (not to exceed 1 page).

12 EVALUATION CRITERIA

MFA will award performance agreements to Offerors whose proposals score the highest with respect to the evaluation criteria. **Applications with an overall score below 60% will not be considered for funding.** Final award decisions will be made by MFA's Board of Directors.

In New Mexico cities with a population below 60,000, the following applies: **For shelters located within 70 miles of another shelter serving a similar category of homelessness, (i.e., domestic violence, adult homeless, or youth homeless), the Offeror with the highest overall score will be funded.**

12.1 SCORING CRITERIA

Category	Maximum Score
Performance – % Exits to Permanent Housing	40
Experience and Capacity	20
Fiscal Accountability	20
Compliance with all Funders	20
Total Points Possible	100

Compliance	Possible Points: 20
<p>Compliance with all funders as shown in most recent Monitoring Report from each one.</p> <ul style="list-style-type: none"> • Recurring/unresolved findings = 0 points _____ • Cleared findings = 10 points _____ • No findings = 20 points _____ <p>*If Monitoring Reports show finding(s), documentation must be provided to show corrective action taken to clear finding(s). (see Section 11, Minimum Qualifications and Requirements)</p>	<p>_____ Total Points</p>

13 PROGRAM STANDARDS

Beneficiary Eligibility

Individuals may be provided shelter only if they meet the *Definition of Homelessness*, as defined by HUD (24 CFR Part 576) and shown in **Section 4, Program Background** (www.hudexchange.info/).

Building Standards

Emergency shelters that receive ESG funds for shelter operations must meet the minimum standards for safety, sanitation, and privacy provided in 24 CFR 576.403(b). This includes any state or local government safety and sanitation standards, as applicable. Prior to funding, each shelter building **must be inspected by MFA** to ensure it meets all requirements as outlined in the *ESG Minimum Habitability Standards for Emergency Shelters Checklist*.

14 COMPLIANCE WITH OTHER FEDERAL REQUIREMENTS

Offerors must comply with all applicable federal, state and local codes, statutes, laws and regulations which include, but are not limited to:

- ◆ Standards for Financial and Program Management (2 CFR 200.300-200.309)
- ◆ Cost Principles (2 CFR 200 Subpart E)
- ◆ Financial Internal Controls (2 CFR 200.303)
- ◆ Protected Personally Identifiable Information (2 CFR 200.82)
- ◆ Title VI of the Civil Rights Act of 1964, as amended (42 USC 2000d, et seq. and 24 CFR Part 1)
- ◆ Fair Housing Act (42 USC 3601 et seq.)
- ◆ Equal Opportunity in Housing (Executive Order 11063, as amended by Executive Order 12892 and 24 CFR Part 107)
- ◆ Age Discrimination Act of 1975, as amended (42 USC 6101 et. seq.)
- ◆ Americans with Disabilities Act (42 USC 12101 et seq.)
- ◆ Equal Employment Opportunity, Executive Order 11246, as amended (24 CFR 570.607)
- ◆ Fair Labor Standards Act of 1938, as amended (29 USC 201, et seq.)

- ◆ Contract Work Hours and Safety Standards Act, as amended (40 USC 3701 et seq.)
- ◆ Anti-Kickback Act of 1986 (41 USC 8701-8707)
- ◆ Section 3 of the Housing and Urban Development Act of 1968 (12 USC 1701u)
- ◆ Minority/Women’s Business Enterprises, Executive Orders 11625, 12138 and 12432
- ◆ Section 504 of the Rehabilitation Act of 1973 as amended (29 USC 794)
- ◆ Lead-Based Paint Poisoning Act (42 USC §4822 and 24 CFR Part 35)
- ◆ Environmental Reviews (24 CFR Part 92.352)
- ◆ National Environmental Policy Act (NEPA) of 1968 (24 CFR Parts 50 and 58)
- ◆ Emergency Shelter Inspections-ESG Minimum Habitability Standards for Emergency Shelters) (24 CFR Part 576.403(b)(c))
- ◆ Debarment & Suspension (Executive Order 12549, 51 Fed. Reg. 6370)
- ◆ Affirmative Outreach (24 CFR 576.407)
- ◆ Participation in HUD programs by Faith-Based Organizations (24 CFR 5.109)

NOTE: Should any federal regulations be changed during and/or after the release of the RFP, MFA will promptly inform Offeror of those changes and provide a contract amendment.

15 Mortgage Finance Authority Board Members/Management

Board Members

Chair, Angel Reyes - President, Centinel Bank, Taos
 Vice Chair, Derek Valdo - Chief Executive Officer, AMERIND Risk
 Ex Officio Member, Howie Morales - Lieutenant Governor
 Ex Officio Member, Hector Balderas - Attorney General
 Ex Officio Member, Tim Eichenberg – State Treasurer
 Member, Rebecca Wurzbarger – W2 Construction Management LLC
 Member, Rosalyn Nguyen Chafey - Attorney

Management

Executive Director, Isidoro Hernandez
 Deputy Director of Programs, Vacant
 Deputy Director of Finance, Gina Hickman

16 RFP FORMS

As outlined in **PART I, 2.3 Proposal Format**, the following program-specific forms must be included with the proposal. **No substitutions will be accepted.**

- ☐ EHAP Submission Checklist
- ☐ Offeror's Certification
- ☐ Board of Directors
- ☐ Offeror's Reputation Certification

Proposals and forms may be downloaded from MFA's website.

[www.housingnm.org/community_development/\(EHAP\)](http://www.housingnm.org/community_development/(EHAP))

EHAP SUBMISSION CHECKLIST

AGENCY: _____

MINIMUM QUALIFICATIONS AND REQUIREMENTS - Allowable Deficiency Correction items

Initial	Item Required
	Completed proposal application (Form provided)
	One original and three copies of the proposal application along with all required schedules and attachments
	Proof of 501(c)(3) status, by letter of support, or proof of status as a government agency
	Proof of current registration as a charitable organization with the NM Attorney General's Office
	Offeror must be in "good standing" as of the date this RFP is issued. In order to be in good standing, Offeror must not have "suspended," "debarred" or HUD's Limited Denial of Participation status conferred upon it by MFA and/or other funding sources. Offeror must provide a print screen from www.sam.gov within 30 days of the application date.
	One copy of the agency's most recent fiscal year's external, financial audit
	Proof of Insurance
	Offeror's Certification signed by authorized official (Form provided)
	Offeror's Reputation Certification in which Offeror must describe any material, current or pending litigation, administrative proceedings or investigations that could impact the reputation or financial viability of the agency. (Form provided)
	Complete list of current funding sources, with amounts from each entity, for last two years
	Most recent monitoring letters from all funders showing Offeror is in good standing
	Evidence of coordination with other targeted homeless services (MOU, letter of agreement, etc)
	Executive Summary (not to exceed 2 pages)
	Agency's Mission Statement (not to exceed 1 page)

Additional Required Documents

Initial	Item Required
	Up-to-date resumes of the Executive Director, Finance Director and Program Manager to demonstrate the administrative and financial management capacity necessary to accept and account for the use of public funds
	Agency's Board structure (Form provided)
	Description of agency's organizational and management structure (less than two pages)
	Agency's Organization Chart
	Board-approved <i>Fiscal Policies and Procedures Manual</i> showing internal control for financial management
	Agency bylaws, including policy showing the board's responsibility for financial oversight
	Agency's Outreach Plan

(By initialing this list, Offeror certifies that all items listed above are enclosed, as defined in this RFP.)

OFFEROR'S CERTIFICATION

_____ ("Offeror") is submitting a proposal to the Mortgage Finance Authority ("MFA") to be considered for funding with the EHAP Program.

Offeror certifies that:

It will abide by all applicable federal and state of New Mexico laws and all applicable statutory, regulatory, and judicially created rules and guidelines.

It understands that MFA will monitor its performance and compliance.

It is in good standing with all its funding sources.

It complies with Equal Employment Law and all government regulations regarding nondiscriminatory employment practices.

It understands and represents that any contract it enters into with MFA will be binding in all respects.

It is currently registered with the NM Attorney General's Registry of Charitable Organizations.

This proposal shall be valid until contract award or 90 calendar days from the proposal due date, whichever is longer.

I HEREBY CERTIFY THAT ALL INFORMATION PROVIDED IN THE PROPOSAL IS TRUE AND CORRECT, AND THAT I HAVE THE AUTHORITY TO BIND THE OFFEROR TO THE ASSURANCES, AS WITNESSED BY MY SIGNATURE BELOW.

Printed Name _____

Signature _____

Title _____

Date _____

BOARD OF DIRECTORS

Name	
Home Address	
Employer	
Position on Board	
Area of Expertise/Qualification	
Years on Board	
Term Expiration Date	
Name	
Home Address	
Employer	
Position on Board	
Area of Expertise/Qualification	
Years on Board	
Term Expiration Date	
Name	
Home Address	
Employer	
Position on Board	
Area of Expertise/Qualification	
Years on Board	
Term Expiration Date	
Name	
Home Address	
Employer	
Position on Board	
Area of Expertise/Qualification	
Years on Board	
Term Expiration Date	
Name	
Home Address	
Employer	
Position on Board	
Area of Expertise/Qualification	
Years on Board	
Term Expiration Date	

(Use additional pages if necessary.)

OFFEROR'S REPUTATION CERTIFICATION

Agency _____

Describe any current or pending litigation, allegations, administrative proceedings or investigations by any party, especially any regulatory agency or funding entity, which could potentially impact the reputation or financial viability of the agency. *(If none, write "None")*

I HEREBY CERTIFY THAT ALL INFORMATION PROVIDED ABOVE IS TRUE AND CORRECT, AND THAT I HAVE DISCLOSED ANY ISSUES THAT COULD IMPACT THE REPUTATION OF THE AGENCY.

Printed Name _____

Signature _____

Title _____

Date _____

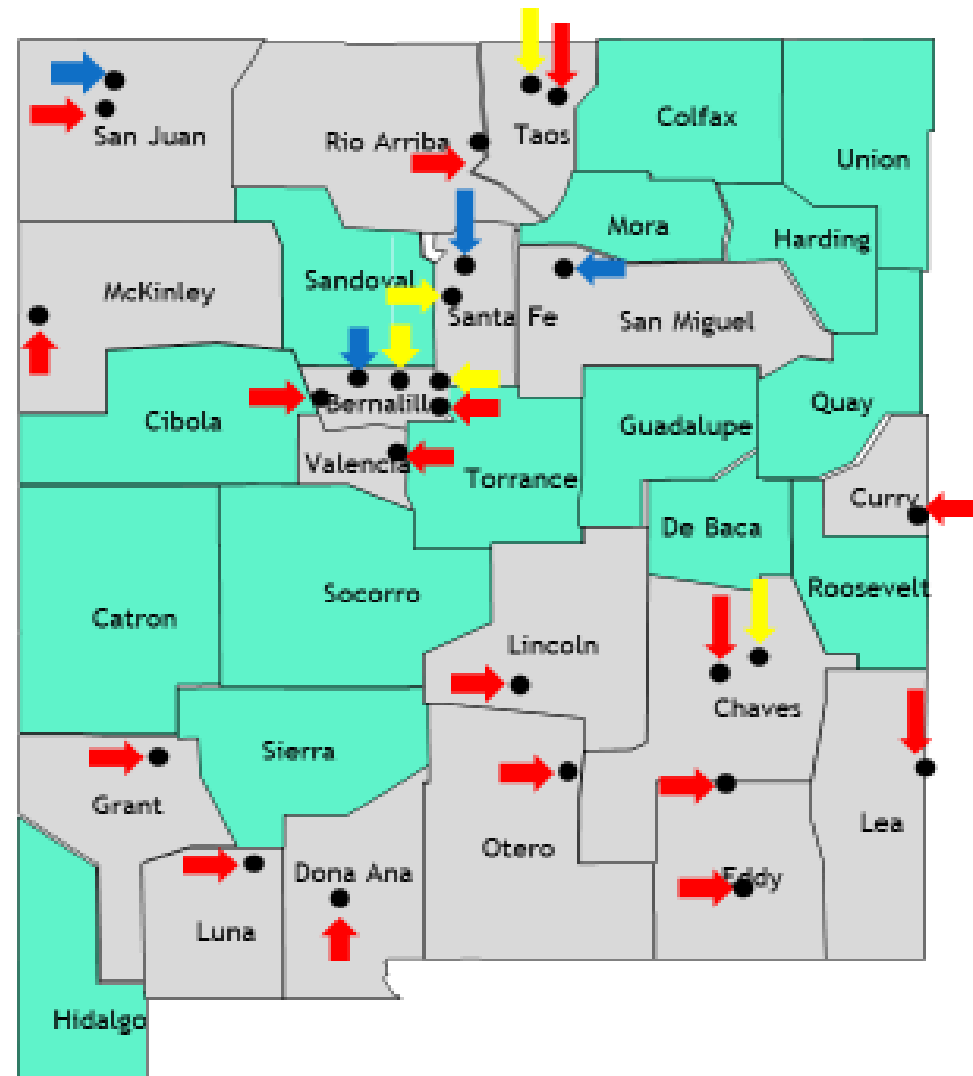
EHAP Service Area

Adult - 4

Youth - 5

Domestic Violence - 17

Service Gaps - No Provider



Tab 6



MEMO

TO: MFA Board of Directors
Through: Policy Committee – February 4, 2020
FROM: Gina Bell, Director of Community Development
DATE: February 19, 2020
SUBJECT: Regional Housing Authority Commissioner Approvals

Recommendation:

Approve Commissioners for the Eastern, Northern, and Western Regional Housing Authorities.

Background:

Per SB20 Section 5.11-3A-6 / Regional Housing Act, Powers of Regional Housing Authority, Recommendations for Board of Commissioners appointments are required to be reviewed and approved by MFA's Board of Directors prior to being recommended to the Governor.

In 2019, HB505 amended SB20 changing the requirement for Regional Housing Authorities to have a minimum of seven members on their boards. Each of the seven members must be a resident of the service territory of the Housing Authority and no more than two of the seven members can be a resident of the same county. This replaces the requirement to have a commissioner representing each county of their service territory.

The threshold requirements for Commissioners of Regional Housing Authorities are that the candidates have expertise and experience in areas such as 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:

The Boards and Commissions Department of the State of New Mexico requested that MFA provide updated information on all of the Commissioners currently sitting on the Regional Housing Authority boards so that updated background checks could take place and the terms of each of the Commissioners could be established. In addition, MFA's Board of Directors requested that staff provide an update on the overall status of the Boards of each of the Regional Housing Authorities. (copy attached as Exhibit A)

The chart below contains MFA's recommendations for Commissioner approvals for each of the Regional Housing Authorities. Upon Board approval, the recommendations will be submitted to the Boards and Commissions for processing.

Nicole Sandoval-Belt and Donna Vigil were just approved in October of 2019 however their terms will expire in July of 2020. Therefore, we are requesting that through this process they be re-approved because it could take several months for the Boards and Commissions to complete the process.

NORTHERN REGIONAL HOUSING AUTHORITY

Counties	Commissioner Assigned to County	Status of Commissioner	Qualifications
San Juan	*Nicole Sandoval-Belt	Date of Appointment 10/17/19 expires 7/1/20	<u>Real Estate and Housing Finance</u> (Licensed Mortgage Loan Originator for 9 years and Realtor for 6 years)
San Miguel	*Donna Vigil	Date of Appointment 10/17/19 expires 7/1/20	<u>Accounting</u> (Professor at NM Highlands teaching financial, managerial, governmental and not for profit accounting for 13 years)
Cibola	Rev. Garland Moore	Date of Appointment 11/7/13 expired 7/1/15	<u>Social Services</u> (Pastor of Immanuel Baptist Church for 24 years)
Rio Arriba	Lauren Reichelt	Date of Original Appointment Unknown	<u>Health Care</u> (Director of Health and Human Services for 23 years)
Colfax	Rayetta Trujillo	Date of Original Appointment Unknown	<u>Business and Community Development</u> (Works for Colfax County in various positions for 19 years. Currently serves as the Colfax County Clerk)

*Requesting re-approval so that they do not have to go through the entire process again in 5 months.

EASTERN REGIONAL HOUSING AUTHORITY

Counties	Commissioner Assigned to County	Number of years Individual has Served as the County Commissioner	Qualifications
Curry	Waymon Dowdy	Date of Original Appointment Unknown	<u>Public Housing Programs</u> (Deputy Director at Clovis Housing authority for 12 years)
Otero	Michael O-Hara	Date of Original Appointment Unknown	<u>Housing Construction and Real Estate</u> (Owner Operator of Desert Willows manufactured Housing for 6 years and for 3 years he was a licensed real estate agent)
Lea	Ella Turner	Date of Original Appointment Unknown	<u>Health Care</u> (Registered Nurse for over 40 years)
Otero	Pamela Clark	Needs Original Approval – Experienced in housing construction, housing finance and extensive overall housing knowledge through her 12 years of work with Habitat for Humanity	<u>Housing Construction, Housing Finance</u> (Worked for Habitat for Humanity for 12 years)
Eddy	Sylvia Ramirez-Bueno	Resident Board Member (HUD Required) Needs Original Approval	<u>Resides in Public Housing</u>

WESTERN REGIONAL HOUSING AUTHORITY

Counties	Commissioner Assigned to County	Number of years Individual has Served as the County Commissioner	Qualifications
Valencia	Carol Anaya	Date of Appointment 12/21/09 expired 7/1/12	<u>Business</u> (Human Resources Director & Commissioner for Housing Authority for Valencia for 5 years)
Sierra	Dr. G. Vincent Barrett	Date of Appointment 12/21/09 expired 7/1/13	<u>Real Estate</u> (20 Years of Real Estate and Appraiser of all types of property including public housing and tax subsidized housing)
Socorro	Jackie Muncy	Date of Appointment 4/15/14 expired 7/1/17	<u>Social Services</u> Over 30 years of Social Service work to include securing housing for severally mentally challenged individuals
Grant	Lynn Featheringill	Resident Board Memo (HUD Required) Needs Original Approval	<u>Resides in Public Housing</u>

Summary:

At the Request of the Boards and Commissions Department of the State of New Mexico, MFA staff is requesting approval from MFA's Board of Directors to re-assign and/or approve Commissioners for the Eastern, Northern and Western Housing Authorities. Upon approval the Boards and Commissions will perform updated background checks and officially re-assign and/or approve all the Commissioners with updated term dates which will be good for up to four years.

Exhibit A

EASTERN REGIONAL HOUSING AUTHORITY

Current Commissioners

Counties	Commissioner Assigned to County	Number of years Individual has Served as the County Commissioner
Chaves	Terri Douglass	Date of Appointment 11/18/19 expires 7/1/23
Curry	Waymon Dowdy	Date of Original Appointment Unknown
Otero	Michael O-Hara	Date of Original Appointment Unknown
Lea	Ella Turner	Date of Original Appointment Unknown
Otero	Pamela Clark	Needs Original Approval – Ms. Clark is experienced in housing construction, housing finance and extensive overall housing knowledge through her 12 years of work with Habitat for Humanity
Eddy	Sylvia Ramirez-Bueno	Resident Commissioner (HUD Required) Needs Original Approval

Requests to be Replaced

Counties	Commissioner Assigned to County	Status of Commissioner
Union	Bill Birdwell	ED requested removal due to no engagement
DeBaca	Allen Sparks	ED requested removal due to no engagement
Eddy	Louisa Madrid	ED requested removal due to no engagement
Lincoln	Mary Beth Fowler	ED requested removal due to no engagement

Vacant Counties

Counties	Commissioner Assigned to County
Harding	Vacant
Guadalupe	Vacant
Quay	Vacant
Roosevelt	Vacant

WESTERN REGIONAL HOUSING AUTHORITY

Current Commissioners

Counties within Region	Commissioner Assigned to County	Number of years Individual has Served as the County Commissioner
Valencia	Carol Anaya	Date of Appointment 12/21/09 expired 7/1/12
Sierra	Dr. G. Vincent Barrett	Date of Appointment 12/21/09 expired 7/1/13
Hidalgo	Irene Galvan	Date of Appointment 8/22/18 expires 7/1/22
Socorro	Jackie Muncy	Date of Appointment 4/15/14 expired 7/1/17
Grant	Lynn Featheringill	Resident Commissioner (HUD Required) Needs Original Approval

Requests to be Replaced

Counties within Region	Commissioner Assigned to County	Status of Commissioner
Grant	Awish Baechtle	Prior Resident Commissioner - Resigned
Catron	Vera Turner	Resigned

Vacant Counties

Counties within Region	Commissioner Assigned to County
Luna	Vacant
Torrance	Vacant

NORTHERN REGIONAL HOUSING AUTHORITY

Current Commissioners

Counties	Commissioner Assigned to County	Status of Commissioner
San Juan	*Nicole Sandoval-Belt	Date of Appointment 10/17/19 expires 7/1/20
San Miguel	*Donna Vigil	Date of Appointment 10/17/19 expires 7/1/20
Sandoval	Jolene Slowen	Date of Appointment 10/17/19 expires 7/1/23
Cibola	Rev. Garland Moore	Date of Appointment 11/7/13 expired 7/1/15
Los Alamos	Steven Brugger	Date of Appointment 10/17/19 expires 7/1/23
Rio Arriba	Lauren Reichelt	Date of Original Appointment Unknown
Colfax	Rayetta Trujillo	Date of Original Appointment Unknown

*Staff is requesting that Nicole Sandoval-Belt and Donna Vigil be re-appointed through this process since they were just appointed in October of 2019 and because they were filling an unexpired term date their re-appointment would be due in less than one year.

Requests to be Replaced

Counties	Commissioner Assigned to County	Status of Commissioner
Taos	Della Barone	Resigned
McKinley	Alfred Abeita	Resigned

Vacant Counties

Counties	Commissioner Assigned to County
Mora	Vacant

NORTHERN
REGIONAL
HOUSING
AUTHORITY

Nicole Sandoval-Belt
San Juan County



State of New Mexico

Michelle Lujan Grisham
Governor

October 17, 2019

Ms. Nichole R. Sandoval-Belt
498 Sunrise Parkway
Farmington, New Mexico 87401

Dear Ms. Sandoval-Belt:

In accordance with NMSA 1978, Section 11-3A-6(A), I am pleased to appoint you to the Northern Regional Housing Authority. Through that appointment, I authorize and empower you to execute and fulfill the duties of that office according to the law, and to uphold said office with the rights and emoluments thereto legally appertaining unto you.

Your term will commence on October 17, 2019 for the unexpired term of your predecessor and will conclude on July 1, 2020.

Sincerely yours,

A handwritten signature in cursive script that reads "Michelle Lujan Grisham".

Michelle Lujan Grisham
Governor

Attest:

A handwritten signature in cursive script that reads "Maggie Toulouse Oliver".

Maggie Toulouse Oliver
Secretary of State





February 27, 2019

The Honorable Michelle Lujan-Grisham
Governor of New Mexico
490 Old Santa Fe Trail
Room 400
Santa Fe, NM 87501

RE: Recommendation for appointments to Northern Regional Housing Authority Board of Commissioners

Dear Governor Lujan-Grisham:

The Legislature of the State of New Mexico, during the 2009 Legislative Session, enacted Senate Bill 20 (Laws of New Mexico 2009, Chapter 28) amending the Regional Housing Law 11-3A-20 NMSA 1978, to re-define the activities of the regional housing authorities and to mandate that the Mortgage Finance Authority ("MFA") provide financial and operational oversight of the Regional Housing Authorities.

As required with the Act, Section 5. 11-3A-6, Powers of Regional Housing Authority in Board of Commissioners, Appointment of Board of Regional Housing Authorities and Terms, all recommendations for appointment as commissioners are to be forwarded to and reviewed by MFA prior to recommendation to the Governor. Attached, please find letters of interest and resumes for Mr. Steve Brugger, Ms. Jolene Slowen, Ms. Donna Vigil and Mrs. Sandoval-Belt.

The threshold requirements for commissioners of regional housing authorities are that commissioners have expertise and experience in areas such as 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.

Mr. Steve Brugger has over 25 years of development and planning experience and he currently serves as the Executive Director of the Los Alamos Housing Partnership, Inc. which is a non-profit affordable housing organization that builds, renovates and sells affordable housing and operates a rehab program and down payment assistance program.

Ms. Jolene Slowen has worked with the State of New Mexico, Local Government Division DFA since 2013. She served as the Community Development Bureau Chief where she oversaw strategic planning, directing, coordinating, and managing the daily activities of \$120 million in Community Development Block Grant (CDBG) federal funds, \$22 million in Neighborhood Stabilization Program (NSP), and over 1,000 legislative projects totaling \$110 million.

Ms. Donna Vigil has a degree in Master of Business Administration with a Concentration in Management from the New Mexico Highlands University. She has been a Professor at New Mexico Highlands University since 2008. Her primary focus is in principles of Financial, Managerial, and Governmental and Not for Profit Accounting.

Mrs. Nichole Sandoval-Belt has a B.A. degree in both Psychology and Criminology. She is currently a licensed Mortgage Loan Originator in NM and Colorado. She has 18 years' experience working in Governmental and public environments, including 6 years as a Realtor and 8 years in the mortgage finance industry.

Please feel free to contact me with any questions.

Sincerely,

Jay Czar
Executive Director



NICHOLE R. SANDOVAL-BELT

498 Sunrise Parkway, Farmington, NM 87401 · (505)486-0994
nsbelt@houseloan.com

February 8, 2019

MFA Board of Commissioners
C/O Gina Bell, Assistant Director of Community Development

To Whom It May Concern:

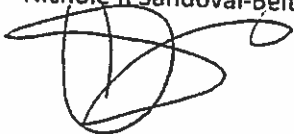
Assisting New Mexico families realize homeownership is my passion. Having the opportunity to work cooperatively with MFA over the past several years in helping New Mexico families build security through homeownership is a source of pride. It is for this reason that I am writing, I feel my own personal values and expertise in real estate, housing finance, accounting, and social services would be a benefit to the MFA Board of Commissioners. I am very excited at the opportunity to further my involvement with MFA and am honored to be considered to represent San Juan County in such an important capacity.

As a lifelong New Mexico resident with degrees and experience related to social services I can provide specific insight into the struggles that our state faces. I have worked exclusively in the real estate industry via sales and finance for over a decade and would be instrumental in providing advisory skills to the Board as related to real estate and housing financing. To demonstrate my expertise in housing finance in 2018 I closed 176 residential mortgage loans for over \$26,000,000 utilizing FHA, VA, USDA, Section 184, Conventional and Jumbo financing. At times these first mortgage loans were coupled with down payment assistance, MFA bond loans, gifts, grants &/or secondary financing if necessary (adhering to HUD, VA, RD, fannie mae, freddie mac, &/or private investor guidelines as well as federal, state, and local laws). Despite New Mexico have a lower median house price I was recognized in the top 30 Loan Originators for Cornerstone Home Lending, Mountain West Region. This expertise coupled with my experience in social services allow me unique insight of how finance and stability relate to social problems and not only the impact homeownership can have but possible ways to make it happen. I have been praised for my ability to work collaboratively and develop solutions that benefit all parties. I strongly believe in financial literacy and personally teach/speak at first time homebuyer education seminars/classes as well as provide counsel to my past and present customers individually. Lastly, community development thrives on success therefore there is also a need to encourage development of the middle class. I aim to provide a path for the first-time homebuyers on ways they can continue to build security and the role that homeownership can play.

My core values include integrity, teamwork and focus on the consumer. I am grateful for the services provided by MFA and would hold great regard for the current and potential benefits it offers New Mexicans. I believe very strongly in accountability and integrity and will represent San Juan County on the Board of Commissioners accordingly. I am confident you'll find me a good fit for your needs on the Board of Commissioners. I look forward to hearing from you and thank you for your time.

Sincerely,

Nichole R Sandoval-Belt



NICHOLE R. SANDOVAL-BELT

498 Sunrise Parkway, Farmington, NM 87401 · (505)486-0994
nsbelt@houseloan.com

Focused and enthusiastic professional with a total of eighteen years' experience working in Governmental and/or public environments including 6 years as a Realtor and 8 years in the mortgage finance industry. Demonstrated success dealing with diverse leadership, verbal and written communication, collaboration and project requirements. Ability to establish productive and successful professional relationships. Excellent problem-solving skills honed through navigating changing and challenging environments.

MAY 2011 TO PRESENT

LICENSED NM & CO MORTGAGE LOAN ORIGINATOR

Educate, advise, and guide potential borrowers through the mortgage process from application to consummation acting in a fiduciary capacity. Interviewing applicants to assess their financial status, circumstances and goals and advising them on which mortgage loan products and programs are best suited for their needs. Analyzing credit, financial, and employment documentation to ensure the fulfillment of application requirements. Collaboration and communication with internal departments and external agencies throughout the loan process resolving any discrepancies and/or issues that may arise. Providing excellent customer service through education, advice and problem resolution. Utilize training material, reference tools, research, continuing education and other resources to provide accurate loan program/policy information to clients and partners. Cultivating relationships within the community by building trust based on expertise in the Mortgage and Real Estate industry. Developed and maintained successful relationships with business referral sources. Remain knowledgeable of matters in the mortgage industry specifically to law, program guidelines and best practices.

Cornerstone Home Lending, Farmington NM and Durango CO
Homestar Mortgage Company, Farmington, NM
First Mortgage, Farmington, NM
Major Mortgage, Farmington, NM
Wells Fargo Bank, Farmington NM

2005 - 2011

LICENSED NM REALTOR

Providing guidance and assistance to buyers and sellers in the through marketing and purchasing property to obtain optimal terms. Contract negotiation, maintaining and consulting clients on real estate market conditions, prices, trends, legal requirements and related matters acting in a fiduciary capacity. Marketing and promotion through advertisements, open houses and listing services. Cooperation with appraisers, title/escrow companies, mortgage lenders, and inspectors. Remain knowledgeable about real estate law, matters and best practices.

American Dream Realty, Farmington NM
RE/MAX of Farmington, Farmington NM

SEPTEMBER 2001 TO 2005
PROBATION & PAROLE OFFICER

Responsible for the supervision and performance monitoring of convicted misdemeanor and felony offenders in the community on behalf of NM District Courts and the NM Parole Board. Performing a variety of routine duties ranging from law enforcement responses, community resource management and referral, courtroom testimony, report writing and investigation as well as advocating for offender services, employment and housing. Served and supported offenders and families in a responsive community-based system of care that is client centered, family focused and culturally competent. Conducted investigations and prepared reports accordingly while utilizing proper format on any offender related correspondence within prescribed time limits, organization policies, regulations, procedures, directives, federal, state and municipal laws and the NM Children's Code. Offender supervision duties include utilization of intermediate and graduated sanctions to include arrest authority for the purpose of reducing criminal activity and enhancing public safety.

State Of New Mexico Department of Corrections Adult Probation / Parole
State of New Mexico Children Youth and Families Juvenile Probation / Parole

EDUCATION

LICENSED MORTGAGE LOAN ORIGINATOR -NEW MEXICO AND COLORADO
NMLS#396774

MAY 2001

B.A. PSYCHOLOGY B.A. CRIMINOLOGY: UNIVERSITY OF NEW MEXICO

GOLDEN KEY NATIONAL HONOR SOCIETY

PHI THETA KAPPA NATIONAL HONOR SOCIETY

MAY 1996

HIGH SCHOOL DIPLOMA, AZTEC HIGH SCHOOL

Donna Vigil

San Miguel County



State of New Mexico

Michelle Lujan Grisham
Governor

October 17, 2019

Ms. Donna Vigil
471 Vegas Drive
Las Vegas, New Mexico 87701

Dear Ms. Vigil:

In accordance with NMSA 1978, Section 11-3A-6(A), I am pleased to appoint you to the Northern Regional Housing Authority. Through that appointment, I authorize and empower you to execute and fulfill the duties of that office according to the law, and to uphold said office with the rights and emoluments thereto legally appertaining unto you.

Your term will commence on October 17, 2019 for the unexpired term of your predecessor and will conclude on July 1, 2020.

Sincerely yours,

A handwritten signature in cursive script that reads "Michelle Lujan Grisham".

Michelle Lujan Grisham
Governor

Attest:

A handwritten signature in cursive script that reads "Maggie Toulouse Oliver".

Maggie Toulouse Oliver
Secretary of State



DONNA E. VIGIL

471 Vegas Drive, Las Vegas, NM 87701

505-429-0174 dovigil@gmail.com

To Whom It May Concern:

I am interested in representing San Miguel County for the Northern Regional Housing Authority Board. I am a live long resident of Las Vegas, New Mexico.

I have taught at New Mexico Highlands University for the past ten years, prior to teaching at NMHU I taught at Luna Community College. I currently teach a course called Governmental and Not For Profit Accounting I teach students how to prepare Form 990's and Financial statement for Not for Profit organizations.

I would like the opportunity to help my community by assisting the Regional Housing Authority Board with their annual report. Thank you for your consideration.

Sincerely,

Donna Vigil

Donna E. Vigil

471 Vegas Drive • Las Vegas, NM 87701

• devigil@nmhu.edu • (505) 426-2228

TEACHING EXPERIENCE

New Mexico Highlands University, Las Vegas, NM

Contingent Faculty

Instructor School of Business, Media & Technology, 2008 - present

Courses taught at New Mexico Highlands University: Principles of Financial Accounting, Principles of Managerial Accounting, Individual Taxation, Governmental and Not for Profit Accounting, Microcomputer Applications in Business, Accounting Technology, Tax Planning, Financial Accounting. Teach on-line, in classroom and Hybrid classes. Manage class records, track student progress. Organize class setting for optimal student learning. Advise accounting majors on program of study until completion of program.

Luna Community College, Las Vegas, NM 2001-2007

Accounting Instructor Courses taught: Accounting Principles I, Accounting Principles II, Managerial Accounting, Payroll Accounting, Individual Taxation, Governmental Accounting, Computerized Accounting using Peachtree and QuickBooks, Microsoft Word, Excel, Access, and Powerpoint. Develop course outlines, Plan course action for each course taught, Organize class setting for optimal student learning. Manage classroom records, track students progress, advise students for completion of program.

New Mexico Highlands University, Las Vegas, NM Summer and Fall 2007

Adjunct Faculty, School of Business Courses taught: Managerial Accounting.

EDUCATION

New Mexico Highlands University, Las Vegas, NM

Master of Business Administration, Concentration in Management, December 2005

New Mexico Highlands University, Las Vegas, NM

Bachelor of Business Administration, Concentration in Accounting, May 1984

PRIOR EXPERIENCE NOT IN EDUCATION

Luna Community College, Las Vegas, NM Financial Specialist III, July 1994 - August 2001 Luna Community College,

Prepare Payroll for the entire college, prepare 941 and 940 quarterly reports, and prepare W-2's for all employees. Prepare packets for new hires, maintain personnel and insurance files for all employees. Provide orientation for new employees, Assist with General Ledger, prepared adjusting entries Reconcile insurance accounts, retirement and general ledger accounts. Prepare Accounts Receivable billings.

Las Vegas City Schools, Substitute Teacher 1988-1994 Taught at various levels and various subjects from K through 12.

Northeastern Regional Hospital, 1985-1987 Accounting Assistant Accounts Payable Clerk set up invoices for payment, worked with various vendors, Assist with Payroll, analyze timesheets, reconcile account information to general ledger

Furr's Supermarket, 1980-1985 Cashier Assist customers with their purchases, Organize price change Assisted management with closing operations, preparing bank deposits, cashiering.

Piggly Wiggly Supermarket, 1978-1980 Cashier/Carry-out Assist customers with their groceries and various cashiering duties.

Professional Memberships: Association of Latino Professionals in Finance & Accounting, Former Board member, Tax Help New Mexico, Central New Mexico Community College, Albuquerque, New Mexico. Volunteer Catechist, Immaculate Conception Church, Las Vegas, New Mexico.

Professional Meetings Attended: Outcomes Assessment Workshop representing Luna Community College, Chicago Illinois October 2004.

Attended the ALPFA National Leadership Conference in Las Vegas, Nevada August 2017.

Professional Growth Activities: Use IRS website: Link and learn for automated certification tracking.

Institutional Services Performed: Volunteer Tax Preparer, Prepare taxes for students at New Mexico Highlands University, Las Vegas, New Mexico 2008-2011.

Faculty Advisor for NMHU ALPFA Student Chapter 2014-Present.

Rev. Garland Moore
Cibola County



State of New Mexico

Susana Martinez
Governor

November 7, 2013

Garland Moore
1601 Terrace Loop
Grants, NM 87020

Dear Reverend. Moore,

I am pleased to take this opportunity to appoint you to the Northern Regional Housing Authority Board of Commissioners and do authorize and empower you to execute and fulfill the duties of that office according to the law, and to uphold said office with all the rights and emoluments thereto legally appertaining unto you.

Your term commences on November 7, 2013, and expires July 1, 2015.

Sincerely yours,

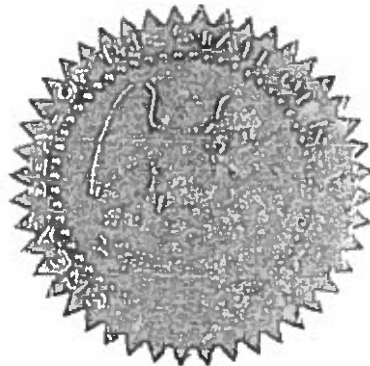
A handwritten signature in cursive script, reading "Susana Martinez".

Susana Martinez
Governor

Attest:

A handwritten signature in cursive script, reading "Dianna J. Duran".

Dianna J. Duran
Secretary of State



SM/kld

1601 Terrace Loop
Grants, NM 87020

November 8, 2019

To Whom it May Concern,

I am submitting this letter of interest in the NRHA Commissioner Board. My interest is to remain as a board member representing Cibola County.

I feel that my experience the last six years on the board as well as the last fourteen years as the CEO of the Community Outreach Center makes me a good candidate to continue to serve on the board. The Outreach Center works with the homeless of Cibola County by providing hot meals and assisting with providing information for available resources.

I appreciate the opportunity to further the goals and focus of the NRHA and Housing New Mexico. Thank you for the consideration and opportunity to work to serve the people.

Sincerely,

Rev. Garland M. Moore

Rev. Garland M. Moore

Biographical Information**Name:**

Reverend Garland Moore

Present Position:

I am the Pastor of Immaneul Baptist Church. I have pastored the church for 24 years. I oversee one Mission Church and two full time missionaries from Immanuel Baptist Church.

Family:

Wife

Three Children

Two Grandchildren

Son-in-law

Daughter-in-law

Education:

New Mexico State University

Bachelor Level Studies

Southwestern Baptist Theological Seminary

Bachelor Level Studies

Oxford/Scotland

Summer Study of Church History

Currently Serving as:

Commissioner for the Northern Regional Housing Authority Board

Mountain Regional Director of the National African-American Fellowship-Southern Baptist Convention

Commissioner for the New Mexico Martin Luther King Jr. Commission

Executive Board Member for the Southern Baptist Convention of New Mexico

President of Garland Moore Ministries ~ Local television and radio ministry

Founder and Director of the Community Outreach Center for the Homeless

Served as:

Western Baptist Association Moderator

Baptist Convention of New Mexico Vice- President

Cibola General Hospital Chaplin

Committee on Committee for the Southern Baptist Convention

Good Samaritan Board Member

President of Baptist Convention of New Mexico Pastor's Conference

President of Baptist Convention of New Mexico State Brotherhood

Other Services (denominational, missions, civic, etc.)

Preaches at the Men's and Women's Correctional Facilities as needed

Preaches for Revival Services

Officiate weddings and funerals

Ministers in other denominational settings (Mormon, Catholic, and Pentecostal)

Preaching abroad on mission trips – Thailand, South Africa, England, Israel, Belgium, Switzerland, France, Germany, and Canada

Interests:

Serving my community as a Pastor and as a spiritual leader of the Outreach Center.

This mission field has been very effective in meeting the physical, emotional, and spiritual needs of all ages, cultures, and circumstances.

Spending time with my family

Traveling (domestic and abroad)

Golfing

Lauren Reichelt
Rio Arriba County



Rio Arriba
Board of County Commissioners

COMMISSIONERS

Danny J. Garcia
Chairman, District III

Leo V. Jaramillo
District II

James J. Martinez
District I

COUNTY MANAGER
Tomas Cámpo, III

DEPUTY MANAGER
Leo R. Márquez II

Lauren Reichelt
Director, RAHHS
1122 Industrial Park Rd
Española, NM 87532

Gina Bell
Mortgage Finance Authority
344 Fourth St SW
Albuquerque NM 87102

December 9, 2019

Dear Ms. Bell,

In the interest of institutional stability, I would like to continue my participation as a Northern Regional Housing Commissioner. I work for and represent Rio Arriba County. I have been on the board since the authority's inception in 2009 or 2010.

I have served as Rio Arriba County's Health and Human Services Director for twenty-five years; in that time I have addressed policies and built services that impact the significant substance abuse epidemic we are experiencing. This includes issues related to housing such as transitional living. My office provides case management for homeless individuals and families, or for those at risk of homelessness through Shelter Plus Care and other programs. I have led efforts to pull Rio Arriba's providers into a single network for the purposes of sharing information and case management to improve client care. I am extremely familiar with the functioning of local government, with health care delivery and with the impacts of homelessness on effective care.

I hope you will consider extending my term. Thank you for your consideration!

Sincerely,

Lauren Reichelt, Director

Lauren Reichelt

Education

1988-1991 Sophia University (*Jochi Daigaku*) Tokyo, Japan
M.A., Comparative Culture

- Sophia University Scholar

Professional experience

1997-present County of Rio Arriba Espanola, NM
Director of Health and Human Services

- Developed policy and program for state's first county-run Department of Health and Human Services for Rio Arriba County, providing substance abuse treatment services, Adult Day Care, Jail Diversion and other programming.
- Operationalized and oversee Opiate Use Reduction Network, providing intensive case management and seamless care for substance use disorders to residents of Rio Arriba County.
- Assist local providers to adapt to ACA including development of multi-agency outcome-based care coordination model.
- Oversight of intensive case management for high risk pregnancies, frequent ER users, and substance dependent clientele.
- Oversight and program development of adult day care.
- Oversight of county food and health councils.
- Liaison to state and federal legislative delegations concerning issues related to health and human services.
- Development and implementation of national press campaigns regarding health care and environment placing stories on 60 Minutes, national network news, the NYT, Chicago Tribune and LA Times, and resulting in federal policy changes.

1994-1997 County of Rio Arriba Espanola, NM
Community Liaison

- Developed and implemented Rio Arriba Forest Resource Round Table, bringing ranchers, environmentalists, businessmen and government officials together to develop land use policy for public land.
- Organized public to design and build Venessa's Hide-Away, a community-built, culturally relevant, accessible adventure playground for young children in Espanola, NM.
- Interfaced with public around a variety of issues.

WORK EXPERIENCE

Director of Health and Human Services– July, 1997-present

Rio Arriba County, NM- www.rio-arriba.org

Española, NM 87532

Achievements:

- Developed New Mexico's first county-run health and human services department in response to opioid epidemic.
- Led first rural/frontier county in the US to pilot the Pathways Care Coordination model; first county in US to adapt Pathways for substance abuse treatment; featured as a rural model in AHRQ publication "Connecting Those At Risk to Care."
- Developed first community-run accountable care network in New Mexico.
- Oversee delivery of a diverse array of services including Adult Day Care, Personal Care Assistants to Seniors, Intensive Case Management for Patients with SUDS/OUDES, Medication Reconciliation Clinics, Group Counselling and Medicaid Enrolment in Detention, Senior Benefits Enrolment.
- Oversee \$1 million budget including reporting and data collection for multiple state and federal grants.
- Coordinate Rio Arriba Community Health Council, a coalition of hospitals, FQHCs, schools, churches, behavioral health providers, local governments, law enforcement agencies, businesses and consumers, leading a wide array of projects.
- Developed and spun off regional public transit authority.

Community Liason – May, 1994-July, 1997

Rio Arriba County

Española, NM

Responsibilities:

- Developed Rio Arriba Forest Resource Round Table, bringing ranchers, environmentalists, businesses and government officials together to develop recommendations for use policies for federal lands.
- Organized communities to build playgrounds, day-cares, clinic expansions and other projects.

1984-July, 1991

Jewish Community of Japan, Japan Airlines, Kojimach Gakkuen

Tokyo, Japan

- Acted on a volunteer basis as Rabbi's Assistant, helping Jewish refugees from hostile countries to temporarily resettle in Japan. Helped families to obtain housing, employment and visas, and to develop support networks.

EDUCATION

MA in Hikaku Bunka (Comparative Culture) 1988-1991

Jochi Daigaku (Sophia University), Tokyo Japan

- Sophia University Scholar

Graduate studies in Psychology, 1983-1988

The University of West Florida, Pensacola Florida

- Full Scholarship to Sophia University as exchange student

BA/BS in Liberal Arts- September 2008 - June 2012.

St. John's College, Santa Fe, NM

- Award for Excellence for Senior Thesis

Additional Professional Activities

Board Secretary, Northern Regional Housing Authority

Chair, Community Advisory Board, Northern New Mexico College School of Nursing

Past President, Española Community Market

Past Vice-Chair, Rio Arriba Democratic Party

Past Secretary and current member, New Mexico Association of Counties, Health Care Affiliate

Health Care Blogger and contributor to Tikkun Magazine

Health Care Blogger, ePluribus Media

Awards

Hero of Health, Con Alma Foundation, 2016

Public Health Hero, NM Department of Health, 2015

Shining Star, Health Insights NM, 2014

Rayetta Trujillo
Colfax County

November 7, 2019

To Whom It May Concern:

I have served on the NRHA Board since July 16, 2014 as a representative from Colfax County. I am happy to submit my letter of interest to continue to serve as a member of this Board. I am currently the Chair for the NRHA Board.

Based on some of the past activities I have undertaken in my personal life, I feel that I will be able to continue to contribute to the NRHA.

I have a great amount of experience in real estate, property management, community development, investments and accounting. I also have experience in the Open Meetings Act, procurement, public records, budgeting and some health care.

Sincerely,

Rayetta M. Trujillo
Colfax County Clerk

Rayetta M. Trujillo
1022 Bonita Place
Raton, NM 87740
H: 575-445-8734
C: 575-441-0366
rayetta@zianet.com

Professional Summary:

Highly effective management professional emphasizing innovation and creativity in solving complex problems. Energetic and results-focused with success in developing and leading diverse teams to achieve outstanding results.

Skills:

- Community Relations
- Budgeting and Finance Experience
- Strategic Thinker
- Preparing Meeting Minutes
- Workers' Compensation Knowledge
- Consistently Met Goals
- Creative Problem Solver
- Quick Learner
- Audit Preparation and Reporting
- Records Maintenance
- Human Resources Management

Objective:

To continue my career with an organization that will utilize my Administrative, Management and Supervision skills to benefit mutual growth and success.

Work History:

Colfax County Clerk 2016 – Present

- Respond to all inquiries from the General Public in a prompt and professional manner.
- Issue Marriage, Business and Liquor Licenses.
- Review, Search, Record Land and Various Documents
- Record Probates
- Conduct Local, Primary and General Elections
- Train Polling Officials
- Certify Voting Machines
- Prepare Ballots and other supplies needed for the Elections
- Attend County Commission Meetings
- Prepare Minutes
- Prepare Budgets for Recording and Election Departments
- Maintain Inventory of Office Supplies
- Supervise Staff

Customer Service Representative/Office Manager - AeroCare Holdings – May 2015 – November 2016

- Respond to Customers in need of Durable Medical Equipment
- Review Doctors Orders and Patient Records to Qualify the Patient for Equipment needed
- Prepare Claims to be submitted to Insurance Companies
- Setup Oxygen Concentrators, Nebulizers and other Medical Equipment
- Review Timesheets
- Order Office Supplies and Medical Equipment

Colfax County Clerk/Deputy Clerk – April 2003 – January 2015

- Respond to all inquiries from the General Public in a prompt and professional manner.
- Issue Marriage, Business and Liquor Licenses.
- Review, Search, Record Land and Various Documents
- Record Probates
- Digitize Records
- Conduct Local, Primary and General Elections
- Train Polling Officials
- Certify Voting Machines
- Prepare Ballots and other supplies needed for the Elections
- Attend County Commission Meetings
- Prepare Minutes for Meetings
- Prepare Budgets for Recording and Election Departments
- Maintain Inventory of Office Supplies
- Implement new Recording Software
- Supervise Staff

Assistant County Manager Colfax County – Raton, NM 09/2001 – 04/2003

- Co-created the Annual Budget for presentation to the County Commission
- Grants Prepared and Successfully received Funding for Elevator Projects and County Comprehensive Plan
- Recording Secretary for Angel Fire Airport
- Researched and Updated County Ordinances
- Respond to all inquiries from the General Public in a prompt and professional manner.
- Assisted County Manager with duties as needed.
- Prepared Accounts Payable
- Prepared Workers Comp Accident Reports

Office Manager – Tricon Timber – Cimarron, MNM 05/2000 – 09/2001

- Reduced and controlled company expenses by only making necessary purchases
- Maintained up to date account distribution information
- Screened all visitors and direct to Employee and/or Office
- Coordinate, Schedule and Arrange Meeting and Travel Calendars, Including Business and Social Events

- Organized all New Hire Packets
- Distribute Employee Mail and Mail in Office
- Complete and Mail Invoices, Contract, Policies and Checks
- Match Purchase Orders with Invoices
- Prepare Letters and Shipping Orders

Village Clerk – Village of Angel Fire – Angel Fire, NM 09/1989 – 03/2000

- Co-created the Annual Budget
- Prepared Requisitions and Issued Purchase Orders
- Completed and Mailed Solid Waste Billings
- Reconciled and Balanced Checking Account and Investment Funds
- Gather and Analyze Data for studies and reports and made recommendations based on findings
- Drafted and Edited Written Materials, Agendas, Minutes, Resolutions and Ordinances
- Dispatched Fire, Police and Ambulance
- Prepared Payroll
- Maintained Personnel Files, Training Files and Insurance Files

Education:

Graduated from Cimarron High School 1987

Office Management LUNA Community College – Springer, NM 1989

- Coursework in Accounting
- Coursework in Computer Skills
- Coursework in Office Management

Government NM Edge County College – Santa Fe – NMSU program

- Human Resources
- Budgeting
- Community and Media Relations
- Government Issues

Affiliations:

Member of the New Mexico Association of Counties Board

Member of the NMAC Executive Board

Member of the Secretary of State Voting Machine Purchasing Board

Member of Northern Regional Housing Authority Board

Certifications :

Certified Public Official – CPO

Certified Public Supervisor – CPS

New Mexico Certified County Clerk – NMCCCL

Certified Public Manager – CPM

References will be available upon request.

WESTERN
REGIONAL
HOUSING
AUTHORITY

Carol Anaya
Valencia County



State of New Mexico
Office of the Governor

Bill Richardson
Governor

December 21, 2009

Ms. Carol Anaya
1012 Los Lentos, NE
Los Lunas, NM 87031

Dear Ms. Anaya:

I am pleased to take this opportunity to appoint you as a member of the Western Regional Housing Authority. I authorize and empower you to execute and fulfill the duties of that office according to law, and to hold said office with the rights and emoluments thereto legally appertaining unto you. I am confident you will be a valuable member of this authority and will fulfill your responsibilities with integrity and dedication.

Your term commences immediately and will expire July 1, 2012.

Thank you for your willingness to serve the State of New Mexico through my administration.

Sincerely,

A handwritten signature in cursive script that reads "Bill Richardson".

Bill Richardson
Governor of New Mexico

Attest:

A handwritten signature in cursive script that reads "Mary Herrera".
Mary Herrera
Secretary of State

BR/dr

cc: Richard Chavez, NM Mortgage Finance Authority

Date: October 17, 2019

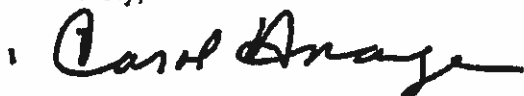
Gina Bell, Director of Community Development
NM Mortgage Finance Authority
344 4th Street, SW
Albuquerque, NM 87102

Dear Ms. Bell:

I am requesting to continue to serve on the Western Regional Housing Authority Board as Commissioner representing Valencia County. My 9 years of service on the board have provided me both the knowledge and experience needed to successfully serve as a Commissioner on the Western Regional Housing Authority board.

I appreciate your consideration in this matter.

Sincerely,



Carol Anaya

1012 Los Lentes NE
Los Lunas, NM 87031
Phone: (505) 315-3170 or (505) 328-9843
Email: carolanaya70@gmail.com

Carol A. Anaya

Objective

I am interested in a position of challenging responsibility, where acquired skills in Human Resources, Management, Supervisory, and training will be utilized toward continued professional development.

Education

The Anderson School of Management

Certificate

- UNM Continuing Ed. For Human Resources

Professional experience

HUMAN RESOURCES DIRECTOR

- Provided comprehensive personnel management and assistance to elected officials.
- Advisor to management and provided information and guidance.
- Implemented and maintained established policies
- Represented County Management at meetings and conferences
- Developed and monitored short and long range plans and ensured accomplishment of goals and objectives
- Commissioner for Housing Authority (Valencia County and NAHRO) for five years.
- Participated and planned County Budget
- Prepared Legal Documents
- More experience can be provided upon request.

Professional memberships

Who's Who in County Services, New Mexico County Insurance Authority Multi-Line Board Member, Advisory County Member (NMAC), Chair for New Mexico Association of Counties Human Resources Affiliate. Many more memberships available upon request.

Languages

Fluent in English and Spanish.

Community activities

Involved in City, State, Local, and National Election campaigns. Served as Mayordomo for two churches in Los Lunas. Raised money for Lung Cancer Research. Trainer with Youth Development Workforce. Mediation Hearing Officer for Housing Appeals, etc.

Volunteer experience

Reading to legally blind Veterans. Provided Sunday dinners to LifeTeen group.

Awards received

Awarded for creating First HR Affiliate for NM Association of Counties. First Director of HR for Valencia County.

Dr. G. Vincent Barrett
Sierra County



State of New Mexico
Office of the Governor

Bill Richardson
Governor

December 21, 2009

Mr. G. Vincent Barrett
P. O. Box 1244
Elephant Butte, NM 87935

Dear Mr. Barrett:

I am pleased to take this opportunity to appoint you as a member of the Western Regional Housing Authority. I authorize and empower you to execute and fulfill the duties of that office according to law, and to hold said office with the rights and emoluments thereto legally appertaining unto you. I am confident you will be a valuable member of this authority and will fulfill your responsibilities with integrity and dedication.

Your term commences immediately and will expire July 1, 2013.

Thank you for your willingness to serve the State of New Mexico through my administration.

Sincerely,

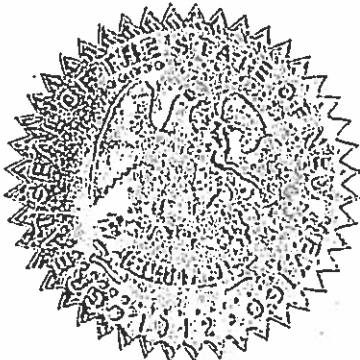
A handwritten signature in cursive script that reads "Bill Richardson".

Bill Richardson
Governor of New Mexico

Attest:

A handwritten signature in cursive script that reads "Mary Herrera".

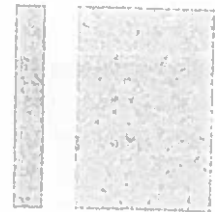
Mary Herrera
Secretary of State



BR/dr

cc: Richard Chavez, NM Mortgage Finance Authority

Barrett Appraisal Services, LLC
P.O. Box 1244, 505 Hwy 195, Elephant Butte, NM 87935
575 644 2306 gvincent4@hotmail.com



Cathy;

Please consider this as my "letter of Interest" and request to be reappointed to the Board of Commissioners of the Western Regional Housing Authority.

Should I be reappointed I would represent Sierra County. I have been on the Board nine years m/I and during that time I have represented Sierra County. Additionally, I have served as the Chairman of the Board for the last five election periods. I would like to serve an additional term or as long as my health would allow especially to see through the WRHA absorption of the Lordsburg, Housing Authority.

My qualifications for serving are of course my experience gained from the last nine years as well as having an extensive background in real estate including 20 years as a full professor of real estate and finance at the undergraduate and post graduate levels of education at the University of Wisconsin, New Mexico State University and The University of Technology in Sydney Australia. Additionally, I had my own "Barrett School of Real Estate" for 10 years teaching State approved pre licensing and continuing education courses. Also, for the last 30 years I have been actively appraising all types of commercial real estate through out NM, TX and AZ including public housing and tax subsidized housing.

Please see the attached summary Vita. Thank you.

Respectfully Submitted

A handwritten signature in cursive script, appearing to read "G. Vincent Barrett".

Dr. G. Vincent Barrett, MAI
Barrett Appraisal Services, LLC
PO Box 1244,
505 Hwy 195
Elephant Butte, NM 87935
575 644 2306

VITAE: G. Vincent Barrett, Ph.D., MAI

MAIN OFFICE ADDRESS:
505 HWY 195, P.O. BOX 1244,
ELEPHANT BUTTE, NM 87935

OFFICE: (575) 644 2306

MOBILE: (575) 644-2306

FAX: (575) 993 5336 **E MAIL** GVINCENT4@HOTMAIL.COM

CITIZENSHIP:
RESIDENT

U.S.A.
AUSTRALIA

NEW MEXICO 506-G

Military Service

United States Navy: U.S.Navy (Submarine Service), September 1957 to October 1961. (USS Amberjack SS522) Honorable Discharged.

Education

Ph.D. Texas A&M University, College Station, Texas. (Urban and Regional Planning), 1973. Emphasis Urban and Regional Economic Development. Dissertation title: "A Planning Methodology for Large Scale Real Estate Projects--A Case Study of Industrial Park Development".

M.A. University of the Americas, Mexico City, Mexico. Economics, 1969. Emphasis Economic Development.

B.A. Florida Atlantic University, Boca Raton, Florida. Economics, 1966. Emphasis Economic Development.

M.A.I Member of the Appraisal Institute (MAI) Awarded October 20, 1989.

Recipient: Mortgage Bankers Association of America Faculty Fellowship. Class I Stanford University. Class II University of Florida.

SELECTED RECENT SEMINARS and CLASSES ATTENDED

How to Support and Prove Adjustments OREP	5/18/2018
Advanced Regression Analysis	1/27/2017
USPAP Update	1/28/2017
Advanced Regulatory Training-Public & and Private Water & Sewer Utilities	10/18/2013
Regression Analysis Methodology	4/10/2013
USPAP Update	2/01/2013
National Asso of Realtors Code of Ethics	12/28/2012
Report Writing UAD	7/29/2011
Conservation Easements-IRS/Appraisal Institute	6/18/2011
Appraisal of Nursing Facilities Appraisal Institute	7/ 2/2011
Valuing Commercial Green Buildings Appraisal Institute	2/2011
USPAP Update No 101 The Columbia Institute	12/17/2010
Practice of appraisal Review FIIA Protocol #145 The Columbia Institute	12/16/2010
Eminent Domain and Condemnation-Appraisal Institute	1/2009
Appraising Convenience Stores and Gas Stations	2/2009
Uniform Appraisal Standards for Federal Land Acquisitions	02/2008

Professional Designations and Organizations

- Chairman Western Regional Housing Authority. State of New Mexico. 2009 to present
- MAI (Member of the Appraisal Institute: Asso. 1978-1989 Awarded MAI October 1989).
- Appraiser, General Certification- State of New Mexico, State of Texas, State of Arizona
- New Mexico State Certified Real Estate Instructor.
- AIVLA (Member of the Australian Institute of Valuers and Land Administrators Since 1989)
- Commander, American Legion 2007-2011 Post 44, Elephant Butte NM
- Member American Legion Riders 2007-2011
- Member Veterans of Foreign Wars (VFW) Post 1349 Elephant Butte, NM
- Chairman of the Board, Elephant Butte Chamber of Commerce 2006-2007
- Board President /Member, Sierra County Board of Realtors 2000-2011
- Board Member/President, Sierra County Economic Development Organization 2004-2010 (SCEDO)

Professional Activities 1974-PRESENT

1990-Current Barrett Appraisal Services, LLC : President/CEO, Las Cruces, New Mexico, December 1989 to present. Specializing in subdivisions, aggregate mines, water systems-utilities and rights, motels and all other commercial income producing properties as well as market and feasibility studies throughout New Mexico, West Texas, and Eastern Arizona.

Appraisal: Owner/Instructor, Las Cruces, New Mexico - December 1990 to 2009. A New Mexico State accredited school offering pre-licensing and continuing education courses in appraisal and real estate sales. The school is fully accredited by the New Mexico Real Estate Commission as well as the New Mexico Appraisal Board.

1981-91 New Mexico State University, Las Cruces, New Mexico (USA) - July 1981 to August 1991. Tenured, Full Professor/Director,-Center for Real Estate and Land Resource Research, College of Business Administration and Economics.

1988-90 University of Technology, Sydney, Australia - Summer 1985 and December 1988 to January 1990. (Leave of absence-NMSU). Professor/Head of Department of Land Economics..

1984-85 University of Western Sydney, Richmond, New South Wales, Australia. June 1984-January 1985. (Leave of absence-NMSU). Professor/Head of Department, Land Studies Division.

1980-81 DePaul University, Department of Finance, College of Commerce, Chicago, Illinois (USA). Associate Professor, August 1980-June 1981.

1974-80 University of Wisconsin, Milwaukee, Wisconsin (USA) - School of Business Administration. March 1974-July 1980. Assistant Professor, of Real Estate and Finance.

Jackie Muncy
Socorro County



State of New Mexico

Susana Martinez
Governor

April 15, 2014

Jackie Muncy
11 US Highway 380
Bingham, NM 87832

Dear Mrs. Muncy,

I am pleased to take this opportunity to appoint you to the Western Regional Housing Authority Board of Commissioners, and do authorize and empower you to execute and fulfill the duties of that office according to the law, and to uphold said office with the rights and emoluments thereto legally appertaining unto you.

Your term commences on April 15, 2014, and expires July 1, 2017.

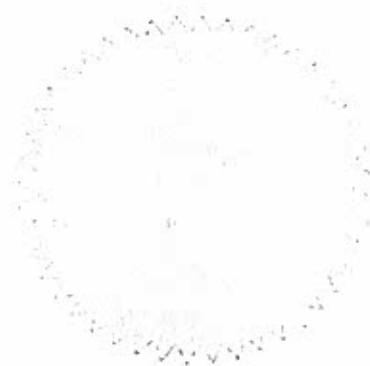
Sincerely yours,

Susana Martinez
Governor

Attest.

Dianna J. Duran
Secretary of State

SM/aed



Date: 10-30-19

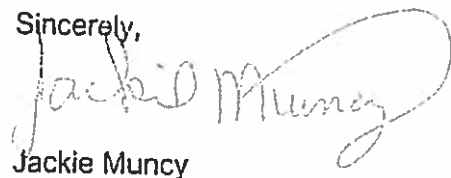
Gina Bell, Director of Community Development
NM Mortgage Finance Authority
344 4th Street, SW
Albuquerque, NM 87102

Dear Ms. Bell:

I am requesting to continue to serve on the Western Regional Housing Authority Board as Commissioner representing Socorro County. My 5 years of service on the board have provided me both the knowledge and experience needed to successfully serve as a Commissioner on the Western Regional Housing Authority board.

I appreciate your consideration in this matter.

Sincerely,

A handwritten signature in cursive script that reads "Jackie Muncy". The signature is written in dark ink and is positioned above the printed name.

Jackie Muncy

Jackie Muncy

11 US HWY 380 Bingham New Mexico 87832

Cell 575-491-2859

email: rjmuncy2@qimail.com

Qualifications

As my resume shows I have the qualifications needed to act as Commissioner for Socorro County: I am an achiever, a self-motivator, a hard worker, and I have computer experience. I have been working on my Bachelors in Health and Wellness for the past four years and have been able to integrate five graduate classes within my bachelors, which sets me up to have my bachelors in July of 2013 and my masters by May of 2014. looking to become a Certified Health Educator Specialist through CHES. I feel very comfortable working as a Team and coordinating with other agencies within the area.

Experience

2012-present

Community Support Worker – working with the severally mentally challenged out in the community to retain safe and secure housing and income as to be able to live from day to day and function within a normal life style. Support the individuals to maintain medications and become more mentally stable so they can enjoy life to the fullest possible and to learn to deal with depression and anxiety through mediation and other natural resources possible.

2011 – 2012

Worked the Fatherhood Program within Socorro Mental Health. Helped to organize a presentation for the program to raise funding for the program to continue. Reached out to young non-custodial Dads to help them retain employment, get higher education if needed and get reconnected with their children.

2010 – 2011

Casa De Esperanza - Rehabilitation Coordinator, worked with the severely mentally challenged within group settings on life skills, giving them support to overcome obstacles that may keep them from moving forward.

2006 – 2010

Self Employed / elderly care giver, working with elderly on a daily basis. Helping them with all daily activities, also volunteering at Casa De Esperanza and teaching a nutrition class one night a week.

1997 – 2006

Pinon Cattle Co., Weed New Mexico

Business Manager

- Office manager for 87 section ranch / absentee owner
- Cared for all finances and payroll
- Looked over building projects on the ranch
- Collaborated with key contractors to introduce new feed program, giving an increase in calf crop and the over all health of cattle and grass lands.
- Worked with young adults (high school age) teaching ranch duties and appreciation for the way of life, therefore giving the ranch a better reputation.
- Excellent working relationship with Forest Service and New Mexico Game & Fish to manage the grass range and wildlife, therefore being able to keep a good number of cattle and also increasing the wildlife number at the same time.
- Served as a highly successful spokesperson, which generated a good relationship with the surrounding neighbors and other business contacts.
- Exceeded productivity goals through development / implementation of feed program, outfitting, dude ranching and lodging. Thus increasing calf crop by 50% and the over all income of the operation by 70%

Jackie Muncy

11 US HWY 380 Bingham New Mexico 87832

Cell 575-491-2859

email: jmuncy2@gmail.com

- Prior to 1997 my husband and I worked on various Ranch's throughout New Mexico as Ranch managers for 15 years, with me being the business / office manager

Education

- Bachelor of Science in Health and Wellness to be obtained July 23, 2013 with integrated Master courses, having Master in Health Education by May 2014
- Classes Completed – Strategies for Health Care Professional, Complementary and Alternative Medicine, Models for Health and Wellness, 100 & 200 level Communication, College Algebra, Principals of Nutrition, Vitamins, Herbs and Nutritional Supplements, Technical Communication, Scientific Foundations of Exercise and Fitness, College Composition II, Proposal and Grant Writing, Civic Responsibility (Honors), Accounting for Non-accounting Majors, Contemporary Diet and Nutrition, Current Trends in Exercise, Big Ideas in Science, Stress-Critical Issues in Management & Prevention, Health Care Administration, Arts and Humanity: Twentieth Century and Beyond, Epidemiology and Biostatistics, Research Methods for Health Science, Project Design and Management for Health Care, Creating Wellness - Physical & Spiritual Aspects, Medical Terminology, Finance for Healthcare, Using Technology Applications in the Content Areas ET503, Introduction to Health Education HD505, Current Health Issues HD510, Principals of Epidemiology PU520, Current Trends in Exercise and Fitness, Nutritional Counseling Holding a GPA of 3.96
- Member of the Arts and Health Science Honors Center and National Society of Collegiate Scholars.
- High School Diploma
Quemado High School, Quemado, New Mexico

Interests

I enjoy working with individuals to help them improve their health and learn to make better choices in life. I enjoy doing crafts, sewing, planting a garden and canning our own vegetables. I love spending time with my family.

References

References are available on request.

Jackie Muncy

11 US Hwy 380 Bingham New Mexico Ph 575-491-2859 email: jmuncy2@gmail.com

Lynn Featheringill
Grant County

October 29, 2019

Gina Bell
NM Mortgage Finance Authority
344 4th Street, SW
Albuquerque, NM 87102

Dear Ms. Bell:

I am submitting my letter of intent to serve on the Western Regional Housing Authority Board as the Resident commissioner representing Grant County, as required under HUD Regulations. I have been a participant in the Section 8 Voucher program since November 2008 and feel my familiarity with the Voucher program will be a benefit to the board.

I appreciate your consideration in this matter.

Sincerely,

A handwritten signature in cursive script that reads "Lynne Featheringill". The signature is fluid and elegant, with a large initial 'L' and a long, sweeping tail on the 'l'.

Lynne Featheringill
101 S. Arizona St.
Silver City, NM 88061
Phone #: (575) 388-1243 Home
(575) 313-4188 Cell

EASTERN
REGIONAL
HOUSING
AUTHORITY

Waymon Dowdy
Curry County


EASTERN REGIONAL HOUSING AUTHORITY

Eastern Regional Housing Authority
106 E. Reed Street
P.O. Drawer 2057
Roswell, NM 88202-2057
Tel (575) 622-0881
Fax (575) 622-7507
TTY 1-800-659-1779

Governor Michelle Lujan Grisham

I am writing this letter to indicate my interest in remaining on the Board of Commissioners for the Eastern Regional Housing Authority of New Mexico. I have served for many years and I wish to continue to serve the Housing Authority and my community. Thank you for your consideration on this matter, I hope to hear from you soon regarding my reappointment to the Board.

Sincerely


Waymon Dowdy



**Credentials for
Waymon Dowdy
1216 W. Yucca Ave
Clovis, NM 88101**

Education:

**Degree: BA in Psychology,
Concentration in Special Education**

Service on New Mexico Commissions:

**Eastern Regional Housing Authority Board of Commissioners
2009- present**

Employment History:

**United States Air Force,
specialization: logistics, finance
1971 to 1991**

**Clovis School District
Special Education Educator
1992-1997**

**Clovis Housing Authority
Deputy Director
1997-2009**

**Clovis School District
Special Education Educator
2009-present**

Michael O'Hara
Otero County

November 14, 2019

Governor Michelle Lujan Grisham

I am writing this letter to indicate my interest in remaining on the Board of Commissioners for the Eastern Regional Housing Authority of New Mexico. I have served for many years and I wish to continue to serve the Housing Authority and my community. Thank you for your consideration on this matter. I hope to hear from you soon regarding my re-appointment to the Board.

Sincerely,

Michael M. O'Hara

1 Camino Ranchito
Alamogordo, N.M. 88310
michael.ohara575@gmail.com
575-430-6345 Mobile

Michael M. O'Hara

1 Camino Ranchito
Alamogordo, N.M. 88310
michael.ohara575@gmail.com
575-430-6345 Mobile

OBJECTIVE: An insurance property claims adjuster position in an organization where attention to detail, good public relations skills, and exceptional communication and computer knowledge are needed.

Over 40 years of experience with the general public, as well as the management of my business as an independent contractor and sole proprietor. Especially skilled at building effective, productive working relationships with clients and staff. Excellent management, negotiation, and public relations skills with an emphasis on the financial and contractual elements of the position. Seeking a challenging role in the claims adjusting field that offers extensive contact with the public.

PROFESSIONAL HISTORY

OWNER/OPERATOR – Desert Willows Manufactured Housing, Alamogordo, NM 1994-2000

PRESIDENT/GENERAL MANAGER – Rocket Entertainment, Inc., Alamogordo, NM 1980-Present

SELECTED SKILLS AND ACCOMPLISHMENTS

Appointed to the City of Alamogordo Planning & Zoning Commission, Jan. 1997-2001. Elected Chairman, April, 1999. Re-appointed Jan. '04.

Extensive knowledge of and working relationship with Federal, State, and Municipal agencies such as the VA and FHA, the P&Z division, code enforcement, and state and city engineering offices.

Proficient in, and currently operating, Xactimate 27.5 and 28

Ability to follow multiple carrier estimating guidelines and provide a quality product for the client.

EDUCATION AND LICENSES

- Leonard's Training Program, Arlington, TX. Type II, IV, and Intro.
- State of NM Insurance Division, (License # 158834)
- Texas Department of Insurance, (License #514118)
- Pilot Catastrophe Services, Orientation and Allstate Certification, August 2000
- Xactimate Certification, August 2000
- NM Regulation and Licensing Dept., Manufactured Housing Div. #D-00615
- Texas Real Estate Commission, Salesperson License 1991-1994

WORK HISTORY:

- Floyd - Wilmington, Jacksonville, and Morehead City, NC; Sept. 1999 – Nov. 1999. C.S.A. Raleigh, NC. DDS estimating program.
- Wind - El Paso, Midland/Odessa, West Texas; March – April 2001. I.C.A., Ft. Worth, TX. Xactimate estimating program.
- Hail - Omaha, NE.; April/May 2001. N&C Claims, Dunedin, FL. Xactimate estimating program.
- Allison - Houston, TX; June – Aug. 2001. N&C Claims, Dunedin, FL. Xactimate estimating program.
- Wind - Los Angeles-San Diego, CA; March 2002. I.C.A., Ft. Worth, TX. Xactimate estimating program.
- Hail - San Antonio, TX; April/May 2002. I.C.A., Ft. Worth, TX. Xactimate estimating program.
- Hail - Amarillo, TX; June 2002. I.C.A., Ft. Worth, TX. Xactimate estimating program.
- Daily Claims – Houston, TX; June – July 2002. I.C.A., Ft. Worth, TX. Xactimate estimating program.
- Wind – Reno, Nv; December 2002. I.C.A., Ft. Worth, TX. Xactimate estimating program.
- Hail – Dallas, Tx; April 2003. I.C.A., Ft. Worth, Tx./Charlotte, N.C.. Xactimate estimating program.
- Daily claims - El Paso, Tx. June 2003-October 2004. I.C.A., Ft. Worth, Tx.
- Hail – Albuquerque, Belen, and Socorro New Mexico ; October 2004 to May 2005. I.C.A., Charlotte, N.C. and Ideal Adjusting, Sugarland Tx. Xactimate estimating program.
- Katrina – Baton Rouge, New Orleans, Louisiana ; September – November 2005. Ideal Adjusting, Sugarland Tx. Xactimate estimating program.
- Rita – Baton Rouge, Lake Charles Louisiana, Beaumont Tx.; October – November 2005. Ideal Adjusting, Sugarland Tx. Xactimate estimating program.
- Hail – Austin, San Angelo, and Abilene Tx.; April – May 2006. Ideal Adjusting, Sugarland Tx. Xactimate estimating program.
- Daily property claims New Mexico and West Texas to include wind, hail, water, vehicle, and other miscellaneous claims 2006 to the present.

Personal References-

Gary Webster
Ideal Adjusting
11569 Hwy. 6 South
Ste. 184
Sugarland, Tx. 77478
281-933-4332

Mike Haymes
Haymes Agency
Farmer's Insurance
1214 N. New York Ave.
Alamogordo, NM 88310
575-437-2350

Ella Turner
Lea County

EASTERN REGIONAL HOUSING AUTHORITY

Eastern Regional Housing Authority
106 E. Reed Street
P.O. Drawer 2057
Roswell, NM 88202-2057
Tel (575) 622-0881
Fax (575) 622-7507
TTY 1-800-659-1779

Governor Michelle Lujan Grisham

I am writing this letter to indicate my interest in remaining on the Board of Commissioners for the Eastern Regional Housing Authority of New Mexico. I have served for many years and I wish to continue to serve the Housing Authority and my community. Thank you for your consideration on this matter, I hope to hear from you soon regarding my reappointment to the Board.

Sincerely


Ella Turner



Ella Turner, R.N. B.A.A.S
1117 West Taos
Hobbs, New Mexico 88240
(505) 392- 6636

Career Objectives

To increase administrative scope: Assuming additional management responsibilities.

Education

Obtained Nursing Home Administrator License 2001

College of the Southwest: Hobbs, NM- Bachelor of Applied Science Degree
1988

New Mexico Junior College: Hobbs, NM- Associate Degree Applied Science
1972.

New Mexico Junior College: Hobbs, NM- Licensed Practical Nurse 1967.

Continuing Education

Attended Dale Carnegie Course -14 weeks- 1985
Average attendance of at least two out-of-hospital inservice programs per year.

Handling Difficult Patient -5 weeks- 1985

Working under pressure -1986

Nursing Diagnosis- 1986

"Perinatal Symposium" Anaheim, California -1983

"Adventures in Attitude" Albuquerque, NM

Basic Management Program - Dallas, Texas -1977

"Teach the Teacher". Dallas ,Texas -1976

Experience

Clinical Director of Post Acute Services-- 1998-2000

Transitional Care Administrator 2001-2002

Senior Nursing Supervisor: Lea Regional Hospital -Hobbs, NM -1984-2000.
Responsible for planning, evaluating and implementation of Standards of
Nursing Care for Nursing Supervisors.

Patient Care Coordinator: Lea Regional Hospital - Hobbs, New Mexico - 3/81 to 1984; Provided supervision, Inservice and Unit Management (inc. budget) for Labor and Delivery, Post Partum and Nursery. As Patient Care Coordinator, instituted walking, planning rounds for post partum and labor and delivery. Developed orientation guidelines for all three areas of responsibility. Twenty four hour accountability. Revision with addendum or job description in labor and delivery. Monitored and developed quality assurance guidelines for the three areas. Coordinated staff development programs with BCMC in Albuquerque, New Mexico. Planned, coordinated and supervised opening of new Neonatal Intensive Care Unit - Provided inservice for all personnel and implemented policies and procedures for the new unit.

* Member of Policy and Procedure Committee

* Instructor of Advance Cardiac Life Support

Assistant Director of Nursing: Lea Regional Hospital - Hobbs, New Mexico - 1976 to 1981; Instituted Nursing Audit Committee and Served as Chairperson. Supervised and evaluated all headnurses. Developed and instituted position control board. Monitored and compliance with manhour per patient day standards. Interviewed, hired, counseled and disciplined nursing employees. Responsible for compliance of JCAH standards of care for speciality units (ICU, ER, and OB). Coordinated all nursing staff schedules. Audited charts and presented findings to Medical Audit Committee.

Staff Nurse, Labor and Delivery/Inservice Instructor/O.R. Supervisor: Lea Regional Hospital - Hobbs, New Mexico - 1974 to 1976

Staff Nurse/Night Supervisor: Lea Regional Hospital - Hobbs, New Mexico - 1972 to 1974; Staff Nurse: Medical, CCU, Labor and Delivery. Promoted: Night Supervisor

JOB RELATED ACTIVITIES

Affiliated staff of the American Heart Association, 1988

Acted as Administrative Department Head of Cardiopulmonary - April, 1986 to June, 1987

Organizing, Planning Committee and Participation in Health Fair Held at Lea Regional Hospital - 1984

Lectures: Career Day at Hobbs High School - 1984, 1985, 1986
New Mexico Junior College Nursing Students - 1984, 1985, 1986
Lea Regional Hospital - Introduction to Supervision Course - 1985

Lea Regional Hospital: Chairman of Disaster Committee
Chairman of Nursing Quality Assurance Program
Chairman of Code 4 Committee

Implementation: Candy Striper Program - Lea Regional Hospital

Pamela Clark
Otero County

Pamelia R. Clarke
1702 Corte Alegre
Alamogordo, NM 88310
575 430-1515
Email: pamclarke1702@gmail.com

To Whom it may Concern:

I am interested in joining the Eastern New Mexico Housing Authority Board of Directors as I would like to help people in my community have safe and adequate housing.

Sincerely

Pamelia R. Clarke

Pamelia R. Clarke
1702 Corte Alegre
Alamogordo, NM 88310
575 430-1515
Email: pamclarke1702@gmail.com

Work History

March, 2004 – September, 2016 – White Sand Habitat for Humanity (formerly Otero County Habitat for Humanity) - Assoc. Program Officer

Responsible for tracking the financial status of the Affiliate, managing all financial functions including payroll and payroll taxes, works compensation. Worked with auditor on an annual basis by providing all information required. All audits from 2004 to 2015 had no findings. Managed cash flow for over \$1,000,000 per year. Reconciled bank statements.

- Manage, prepare and track grants as required.
- Prepare Environmental Reviews for land to be purchased.
- Managed House by House Rehab Program from 2008 to 2012.
- Qualify clients who applied for the programs.
- Prepare the mortgage document and assist clients thru the closing for their home purchase.
- Coordinated with New Mexico Mortgage Finance Authority and HUD on joint funds and audits by both entities.

Major Accomplishments

- Help develop and prepare Policy Manual including purchasing requirements, financial and employment.
- Prepare and present documentation for White Sands Habitat for Humanity to become a Community House Development Organization (CHDO).
- Assisted White Sands Habitat for Humanity in qualifying to manage the House by House Rehabilitation Program.
- Manage and prepare all loan documentation for the Federal Home Loan Bank Grant program for New Mexico Habitat for Humanity, entailed working with 8 different Habitat Affiliates in the State.

2000 to 2001: Manage Accounting records for Clarke Family Trust.

February 2000 to May 2001: Caregiver for Mother-in-Law.

lab. Maintained accounting records, prepare and file all tax related documents as to payroll and year end data. Hire, supervise, schedule and train employees. Produce all enlargements. Assist in operation of one-hour service and make sure that all work is done in a timely manner and ensure quality workmanship, control and customer service. Maintain and order supplies, materials and equipment.

June 1981 to June 1989: Books Galore and More, Las Cruces, New Mexico – Co-Owner of a largest independent Book store in New Mexico. Maintained all accounting records including payroll and tax records. Hire, supervise, schedule and train employees. Order all products and maintain inventory.

May 1978 to May 1981: Clarke Family Bookstore, Manteca, California – Owner. Maintained all accounting records including payroll and tax records. Hire, supervise, schedule and train employees. Order all products and maintain inventory.

January 1970 to October 1970: Dean Land and Cattle Company – Bookkeeper. Maintain all accounting records. Co-ordinate border crossing and delivery of cattle from Mexico. Track cattle inventory as to where they are and where they were being shipped to.

May 1968 to May 1969 – Kenneth E. Beck Attorney at Law. Legal Secretary.

May 1966 to May 1968 – Farmers and Stockmen's Bank – Secretary.

Education:

American Bank Association – Complete certification for Mortgage Loan Officer.

Durham Business College - 9-month course completed.

Loretto Heights College – 2 years no degree

Loretto Academy High School – Graduated 1964

Interest & Activities

Reading, traveling and family activities.

Board of Directors and Treasurer for Otero County Unitarian Universalist Church.

Volunteer Otero County Habitat for Humanity – Family Selection Committee 2 years.

Married – Rudy J. Clarke October 3, 1970. Three sons Samuel Shepherd Clarke – married to Tammy one daughter Hannah. Adrian Neal Clarke – married to Jennifer, 2 sons Dylan and Riley. Damian Wiley Clarke – married to Sherin, 2 sons Taye and Sammy.

Sylvia Ramirez-Bueno
Eddy County

Eastern Regional Housing Authority

106 E. Reed St.

Roswell, NM 88203

To Whom May Concern,

**Thank you for your time this December 20, 2019.
For giving this opportunity for the position of a
Residential Board member.**

**I had the opportunity to work Customers Services
for 10 years before my retirement. I recently
served as a member for the board for Artesia
Housing Authority. Which I serviced only a month
of that services. In that little amount of time I have
learn what a board member needs to achieve and
accomplish to reach those goals. All benefiting L
for our Residents and Regional Housing.**

**I like to Thank You for giving me this consideration
for this position. Feel free to contact me any time
at (575)770-5313.**

Sincerely Yours

Sylvia Bueno

PO. Box 1841

Artesia NM 88211

Tab 7



MFA Allocation Review Committee (ARC)
Board Representative
February 19, 2020

Ms. Rosalyn Nguyen Chafey

MFA uses an Allocation Review Committee (ARC) to perform the following functions: 1) review the Project rating and ranking results in the staff's proposed award summary, 2) determine whether or not the proposed awards have been made consistent with the criteria and other aspects of the Qualified Allocation Plan, 3) conduct the appeals process, and 4) make final award recommendations to the Board.

The Committee should be comprised of at least four (4) and no more than nine (9) members, one of which will be a current member of the MFA Board. The Committee Chair will be the MFA Board Representative. The Chairman of the Board of MFA appoints members to the Allocation Review Committee.



**HOUSING TAX CREDIT
ALLOCATION REVIEW COMMITTEE
2019**

Board Representative:

Angel Reyes

President, Centinel Bank of Taos
PO Box 818
Taos, NM 87571
Phone: 575-758-6770
areyes@centinelbank.com

Michael A. D'Antonio

8916 Ortega Court NW
Los Ranchos, NM 87114
Mdantonio04@comcast.net

Patricia A. Sullivan, PhD

Associate Dean, Outreach & Recruiting
College of Engineering
MSC ENG NM
New Mexico State University
P.O. Box 30001
Las Cruces, NM 8800
575-646-2913
patsulli@ad.nmsu.edu

Robert White

Of Counsel
Robles, Rael & Anaya, P.C.
500 Marquette Ave., NW, Suite 700
Albuquerque, NM 87102
505-242-2228
Rwhite20@comcast.net

Lyle Greenberg

1400 Bryn Mawr NE
Albuquerque, NM 87106
505-238-9687
LYLEJG@comcast.net

Tab 8



MFA Board Contracted Services/Credit Committee

February 19, 2020

Contracted Services/Credit Committee -
(HOME, Risk Share, Housing Opportunity Fund (HOF), Loans, Contracts)

Rebecca Wurzbarger (Chair)
Attorney General, Hector Balderas
Rosalyn Nguyen Chafey



NEW MEXICO MORTGAGE FINANCE AUTHORITY CONTRACTED SERVICES/CREDIT COMMITTEE CHARTER

The Contracted Services/Credit Committee (“Committee”) is a standing committee of the New Mexico Mortgage Finance Authority (“MFA”).

PURPOSE:

The purpose of the Committee is to maintain the prudent and effective management and oversight of MFA’s contractual, lending, federal/state program sub-recipient selection, and program oversight functions ensuring compliance with applicable laws, risk assessment systems and policies and procedures.

ORGANIZATION:

As per the MFA Bylaws, the Committee is structured as follows:

- Committee shall be composed of a maximum of three voting members, appointed by the Chair of the Board of Directors, including appointment of a Committee Chair, subject to confirmation by the Board of Directors.
- Members of staff may enter into discussion, but shall have no vote.
- Regular meetings of the Committee shall take place no less than 3 business days prior to the Board meeting scheduled for that month, unless required due to scheduling conflicts or emergency committee business.
- There may be some instances due to timing limitations whereby Committee business may go to the Board without Committee recommendation; however, this should be the exception and not the rule.
- The Committee agenda will normally be set by staff; however, the Committee Chair will manage the Committee and its meetings.
- The MFA Executive Director or his/her designee shall maintain the record of the Committee’s actions which will be attached to the minutes of the next regular meeting of the MFA Board along with accompanying reports.
- Special meetings of the Committee may be called at any time and place by the chair of the Standing Committee, or by the Chair of the Board of Directors.
- The Committee must have a quorum, comprised of the majority of the Committee members, present either in person or by means of telephone or other electronic device permitting audio communication, for a vote to be taken on a recommendation to the full Board of Directors.
- There shall be no proxy voting except on behalf of the ex-officio members of the Authority.

AUTHORITY AND RESPONSIBILITIES:

The Committee shall be responsible to review and provide recommendations to the Board of Directors for matters including certain loan awards, loan increases, loan term modifications, foreclosures and loan write offs. Additionally, the Committee recommends non-financial service providers Requests for Proposals (RFP), Notice of Funding Allocations, RFP selection and awards, as well as recommendations related to federal/state program sub-recipient selection. The Committee also recommends activities related to oversight of the Regional Housing Authorities and the HUD Consolidated Plan and Action Plan. Other duties may be delegated to the Committee by the Board of Directors Chair as required. Committee recommendations shall be consistent and in alignment with the detailed Delegations of Authority which is included as Exhibit E in the MFA Policy and Procedures Manual.

The recommendation of the Committee shall not deter review and determination of the matter by the full Board of Directors. A majority vote of the Committee is required to approve recommendations. The Committee may not take any action which shall establish policy for MFA or make any decision which shall be binding upon MFA.

Tab 9



MEMO

TO: MFA Board of Directors
Through: Strategic Management Committee
FROM: Rebecca Velarde, Director of Policy and Planning
DATE: February 17, 2020
RE: Year 3 (FY 2020) Changes to MFA FY 2018-2022 Strategic Plan

Recommendation:

Staff recommends board approval of the attached changes in strike-through, underline format to MFA's FY 2018-2022 Strategic Plan, which include amended strategic benchmarks for Year 3 (FY 2020).

Background:

MFA's current strategic plan is for FY 2018-2022. MFA will complete the third year (FY 2020) of the plan on September 30, 2020. The Strategic Management Committee is recommending changes to some strategic benchmarks to reflect changed conditions in Year 3.

Summary:

Board approval is requested for changes to MFA's FY 2018-2022 Strategic Plan. MFA will complete the third year (FY 2020) of the plan on September 30, 2020. Strategic plan changes include amended benchmarks.

A Bold Path Forward

MFA FY 2018-2022 Strategic Plan



[Proposed Year 3 Amendments](#)

MFA Vision, Mission and Core Values

VISION

All New Mexicans will have quality affordable housing opportunities.



MISSION

MFA is New Mexico's leader in affordable housing. We provide innovative products, education and services to strengthen families and communities.

CORE VALUES

Responsive

To meet New Mexico's needs, MFA optimizes resources, cultivates partnerships and makes our programs accessible.

Professional

MFA upholds high personal and professional standards. We comply with regulations and ensure prudent financial stewardship.

Dynamic

MFA is a dynamic place to work. Our employees are our strength. We embrace diversity and provide opportunities for personal and professional growth.

Message from the Executive Director

Jay Czar



In the face of uncertainty for affordable housing funding and programs, Our strategic plan, *A Bold Path Forward*, focuses on bolstering resources to accomplish our mission, leading the way in addressing New Mexico's unique affordable housing needs and improving internal systems to support our work. Even in potentially challenging times, MFA will continue its affordable housing mission and make it more robust and successful in meeting the needs of all New Mexicans.

Our strategic planning process identified several themes, described at right, which drove the strategic initiatives in this plan. In the context of goals and objectives that reflect our core affordable housing work, the strategic initiatives will be updated annually to reflect progress made, changes to conditions and trends and risks identified through our annual enterprise risk management process.

Affordable housing funding is under threat and diminishing. MFA continues to be proactive in developing new resources, efficiencies, business opportunities and financial innovations, as well as fostering creative partnerships.

New Mexico's rural areas are struggling and require unique approaches. MFA will evaluate ways to serve more rural residents with mortgage products and nimble development financing and to strengthen our partners throughout the state.

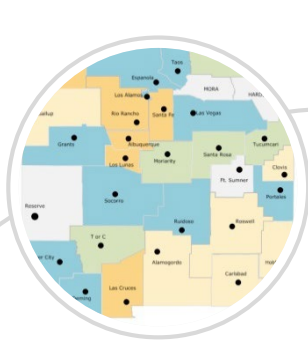
Along with the US, New Mexico is at risk of losing many affordable rental homes. MFA is working to provide financial options and rehabilitation financing, and to make all rental properties financially sustainable over the long term.

New Mexico's high poverty rate and low incomes indicate a great need for financial education. Our strategic initiatives focus on better educating MFA borrowers so that they can enjoy stability, sustain homeownership and build wealth.

Significant changes in the workforce and in technology are on the horizon. MFA is working to create a technology platform that supports innovation and future growth and to foster a dynamic, diverse work environment that supports our mission.

The MFA Planning Process

MFA updates its strategic plan every five years. The planning process is led by MFA's Strategic Management Committee.



Housing Needs Assessment

In 2016, MFA prepared an assessment of affordable housing needs to inform the strategic planning process.



Interviews and SWOT Analysis

In January-March 2017, interviews were conducted with board members and each MFA department. The Strategic Management Committee translated the interview results into an analysis of strengths, weaknesses, opportunities and threats (SWOT).



Housing Trends Series

MFA hosted five speakers who spoke to staff on MFA finances, fair housing and trends in housing policy, multifamily and single family housing.



Enterprise Risk Management

MFA's Strategic Management Committee participated in an enterprise risk management exercise based on the SWOT analysis. The Committee prioritized risks and developed mitigation strategies for the strategic plan.

Goal Statements

1



Respond to New Mexico's affordable housing needs.

2



Ensure prudent stewardship of affordable housing resources.

3

Strengthen affordable housing partners.



4

Provide robust technology solutions.



5

Foster a dynamic work environment.



Goal 1 Respond to New Mexico's affordable housing needs.



Like all housing finance agencies, MFA administers affordable housing programs in accordance with its enabling legislation and program requirements. MFA seeks opportunities to improve and develop products, programs and processes to address our state's unique needs.

Objective 1

Strengthen and improve existing MFA products and programs.

Strategic initiatives:

- Preferred lenders program
- Capital Magnet Fund
- Neighborhood stabilization program
- USDA Section 538 on tribal lands
- Development program improvements
- Homeowner rehab program expansion
- *Homeless programs alignment*
- *Freddie Mac & Fannie Mae loan sales programs*

Objective 2

Develop specialty products to meet demand and community needs.

Strategic initiatives:

- *Correspondent lending*
- *Specialty housing development programs*
- *Manufactured home lending*

Objective 3

Increase awareness of affordable housing and MFA products and programs.

Strategic initiatives:

- Enhanced public awareness of MFA
- Single family marketing
- Builder outreach

Objective 4

Promote sustainable homeownership.

Strategic initiatives:

- Delinquency prevention strategies
- Tribal and Colonias homebuyer counseling program
- *Homebuyer counseling enhancements*

Objective 5

Provide options to preserve and improve affordable rental homes.

Strategic initiatives:

- Loan modification and restructuring
- Risk rating of properties

Strategic initiatives in italics require evaluation prior to implementation.

Goal 2 Ensure prudent stewardship of affordable housing resources.



MFA has long maintained a level of excellence in managing its financial resources. As a self-supporting agency, MFA continually works to expand and diversify available resources through government sources, self-generated earnings from lending and investments, operational efficiencies, and the use of creative partnerships and financial tools.

Objective 1

Optimize existing financial strategies.

Strategic initiatives:

- Management strategies for oversight of MSRs and subserviced portfolio
- Industry awareness
- Best execution for financing single family mortgages

Objective 2

Expand MFA business models and diversify financial tools.

Strategic initiatives:

- Servicing expansion
- Community Reinvestment Act lending credit program
- *Multifamily bond structures*
- *Develop private activity bond cap preservation program*

Objective 3

Maintain and grow existing funding sources.

Strategic initiatives:

- Renewal of HUD Section 8 PBCA contract
- State tax credit and Charitable Trust contributions
- State and federal policy engagement

Objective 4

Evaluate new funding and business opportunities.

Strategic initiatives:

- Housing development outreach
- State funding sources
- New funding opportunities

Strategic initiatives in italics require evaluation prior to implementation.

Goal 3 Strengthen affordable housing partners.



MFA relies heavily on its partners in a rural and geographically large state like New Mexico. Yet partners face many challenges that may hinder their ability to succeed. MFA is committed to helping its partners build capacity, prosper and provide all New Mexicans access to affordable housing.

Objective 1

Expand access to MFA products and services in underserved and high-need areas.

Strategic initiatives:

- Outreach to increase HOPWA referrals
- Strengthen the capacity of new service providers
- Comprehensive approach to homeownership expansion in rural areas

Objective 2

Help partners realize strong organizational, technical and financial capacity.

Strategic initiatives:

- Maintain situational awareness with Regional Housing Authorities
- Local government technical assistance
- Tribal government technical assistance
- Specialized training for key service providers
- Service provider training program
- Property manager training program
- Developer training

Objective 3

Provide resources and processes that strengthen partner capacity and program effectiveness.

Strategic initiatives:

- Lender training videos
- Streamlining of the affordable housing plan process
- Online applications
- Implement LIHTC compliance

Strategic initiatives in italics require evaluation prior to implementation.

Goal 4 Provide robust technology solutions.



Technology is fundamental to MFA's day-to-day business operations as well as partner and customer service needs. Increased integration and automation will support current needs while providing an essential platform for business growth.

Objective 1

Protect MFA's data and systems.

Strategic initiatives:

- Best practices in cybersecurity

Objective 2

Maintain system reliability and implement redundancy improvements.

Strategic initiatives:

- Disaster recovery site

Objective 3

Build and maintain a technology platform that supports MFA's long-term plans for innovation, functionality and growth.

Strategic initiatives:

- Software improvements
- Document management system

Strategic initiatives in italics require evaluation prior to implementation.

Goal 5 Foster a dynamic work environment.



MFA provides a fulfilling work environment to support the many generations in its changing workforce. Skilled, professional and engaged employees are at the core of MFA's unique business model and specialized programs.

Objective 1

Provide a competitive compensation and benefits package to attract and retain employees.

Strategic initiatives:

- Compensation survey

Objective 2

Support opportunities that increase flexibility and engagement for employees.

Strategic initiatives:

- Implement office space expansion plan
- Web-based training opportunities
- Implement alternative work schedule

Objective 3

Maintain stability in staffing and operations throughout MFA.

Strategic initiatives:

- Employee cross-training
- Succession planning
- External specialty training
- Robust on-boarding
- Evaluate staffing levels

Strategic initiatives in italics require evaluation prior to implementation.

Benchmarks

Each quarter, MFA assesses its performance using these benchmarks, which relate to goals and objectives in the strategic plan. At the end of the fiscal year, the status of each benchmark (did not meet, met, exceeded) determines payouts made through MFA's incentive compensation plan.

Goal 1	1. Provide mortgage financing for 2,250 homebuyers (1.1)	Goal 2, Continued	15. Earn 100% base fees for PBCA contract (2.3)
	2. Maintain average mortgage product utilization of 25% of all FHA loans recorded in New Mexico (1.1)		16. Yield a collection rate of 95% or greater for compliance monitoring fees (2.3)
	3. Finance 600 rental units (1.5)		17. Meet commitment and expenditure requirement of 95% of grant funding (2.3)
	4. Achieve annual combined average loan delinquencies of MFA serviced portfolio below <u>10.50%</u> (1.4)		18. Generate at least \$500,000 in contributions through the state affordable tax credit program (2.3)
	5. Implement MFA's housing summit and open house, <u>including five trainings</u> (1.3)		19. Evaluate at least one new business model or financial tool (2.2)
	6. Expand social media reach by 50 new followers on each platform (1.3)		20. Increase funding by at least one new source (2.4)
	7. Evaluate at least three new specialty products or significant program or product improvements (1.2)		21. Expand services of at least one program to an underserved area of the state (3.1)
Goal 2	8. Obtain unqualified opinion on MFA financial statements and no material weakness in internal control over financial reporting or major programs, excluding first-time audits (2.0)	Goal 3	22. Assist at least <u>15-40</u> local or tribal governments with affordable housing plans, implementation or programs (3.2)
	9. Maintain or improve credit rating (2.0)		23. Provide at least 10 formal training opportunities for property owners, developers and/or service providers (3.2)
	10. Achieve operating performance and profitability equal to net revenues over total revenues of at least <u>10.1%</u> , based on five-year average (2.1)		24. Improve at least three MFA processes or resources (3.3)
	11. Obtain balance sheet strength equal to net asset position over total bonds outstanding of at least change to <u>28.1%</u> , based on five-year average (2.1)		25. <u>Maintain a RS3 score greater than or equal to 700, averaged over four quarters. Maintain a low-risk-in semi-annual vulnerability scans.</u> (4.1)
	12. Realize administrative fee of at least 18 basis points on all bond issues (2.1)		26. Maintain system availability at 99% (4.2)
	13. Realize profitability of 0.5% on TBA executions (2.1)		27. Implement new software solutions (4.3)
	14. Maintain servicing fee yield at an average of 0.38% of the purchased servicing portfolio (2.2)		28. Achieve employee engagement survey participation of 90% and score of 82% (5.2, 5.3)
		Goal 4	29. Complete compensation survey (5.1)
		Goal 5	

Tab 10



MEMO

TO: MFA Board of Directors
Through: Policy Committee-February 10, 2020
Through: N/A
FROM: Gina Hickman
DATE: February 19, 2020
SUBJECT: 2020 Series B Single Family Bond Resolution

Recommendation:

Staff is recommending the approval of the 2020 Series B Single Family Bond Resolution in the amount of not to exceed \$110 million to provide funding for new single family mortgage loans.

Background:

Prior to FY2018, MFA relied mainly on the to be announced ("TBA") market to fund new single family mortgage loans. The bond market has improved to the point where it is now more advantageous to fund first-time homebuyer single family mortgage loans with tax-exempt bond proceeds than to utilize the TBA market. Starting with fiscal year 2019, single family mortgages for first time homebuyers were solely funded with bond proceeds.

During fiscal year 2019, MFA issued four bond issues which were used to originate new loans totaling approximately \$299.9 million and two bond issues totaling \$48.9 million which were used to refund five prior bond issues. MFA closed its' first single family bond issue for fiscal year 2020, namely, 2019 Series F on November 5, 2019. The 2019 Series F issue was used to originate approximately \$120 million of new single family mortgage loans. MFA sold its second single family bond issue for fiscal year 2020, namely 2020 Series A on January 22 and will close the issue on February 20. The 2020 Series A issue will be used to originate approximately \$70 million of new single family loans.

It has been MFA's practice to keep a Board approved single family program bond resolution in place to allow staff to respond to market conditions as needed in order to provide beneficial funding executions for the program.

Discussion:

The 2020 Series B bond issue is anticipated to be in the \$90-\$110 million range based on the current level of loan reservations since bond proceeds will be used to originate these new single family mortgage loans. Given Board approval of the bond resolution, the 2020

MFA Board of Directors
Page 2
February 19, 2020
RE: 2020 Series B Bond Resolution

Series B bond issue will be the third bond issue for fiscal year 2020. MFA anticipates selling bonds and closing in the April to May time frame depending on actual reservation activity and bond market conditions.

Summary:

To authorize future bonding activity and to ensure MFA can be responsive to market conditions, Staff is requesting approval of the 2020 Series B Single Family Bond Resolution in the aggregate amount of not to exceed \$110 million. MFA anticipates providing funds for \$90-\$110 million of new single family mortgage loans.

CERTIFICATE REGARDING THE RESOLUTION
OF THE AUTHORITY

I, the undersigned, Isidoro Hernandez, Secretary of the New Mexico Mortgage Finance Authority (the “Authority”), DO HEREBY CERTIFY that: (i) the annexed Resolution was duly adopted by the members of the New Mexico Mortgage Finance Authority at a meeting thereof duly called and held on February 19, 2020, at which meeting a quorum was present and acting throughout; (ii) the annexed Resolution has been compared by me with the original thereof recorded in the minute book of the Authority and is a correct transcript therefrom and of the whole of said original; (iii) the annexed Resolution has not been altered, amended or repealed; and (iv) the annexed Resolution is in full force and effect on the date of this Certificate.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Authority this 19th day of February, 2020.

Isidoro Hernandez, Secretary
New Mexico Mortgage Finance Authority

(SEAL)

Bond Resolution
Single Family Mortgage Program Class I Bonds, 2020 Series B

A RESOLUTION

OF THE NEW MEXICO MORTGAGE FINANCE AUTHORITY (THE “AUTHORITY”) AUTHORIZING AND PROVIDING FOR THE ISSUANCE AND SALE BY THE AUTHORITY OF ITS SINGLE FAMILY MORTGAGE PROGRAM CLASS I BONDS, 2020 SERIES B IN THE AGGREGATE PRINCIPAL AMOUNT OF NOT TO EXCEED **\$110,000,000**; AUTHORIZING THE EXECUTION AND DELIVERY BY THE AUTHORITY OF A SERIES INDENTURE, A BOND PURCHASE CONTRACT, AN OFFICIAL STATEMENT, INVESTMENT AGREEMENTS, AND OTHER DOCUMENTS REQUIRED IN CONNECTION THEREWITH; AND AUTHORIZING THE TAKING OF ALL OTHER ACTIONS NECESSARY TO THE CONSUMMATION OF THE TRANSACTIONS CONTEMPLATED BY THIS RESOLUTION; AND RELATED MATTERS.

WHEREAS, the Legislature of the State of New Mexico (the “State”), at its 1975 regular session, adopted Chapter 303, Laws of New Mexico, 1975, known and cited as the Mortgage Finance Authority Act, being Sections 58-18-1 through 58-18-27, inclusive, NMSA 1978 and Section 2-12-5, NMSA 1978, as amended (collectively, the “Act”); and

WHEREAS, there was created by the Act, a public body politic and corporate, separate and apart from the State, constituting a governmental instrumentality known and identified as the “New Mexico Mortgage Finance Authority” (the “Authority”), said Authority being created and established to serve a public purpose and to act for the public benefit by improving the health, safety, welfare and prosperity of the State and the general public; and

WHEREAS, the purposes of the Authority are to provide decent, safe and sanitary residential housing to persons of low or moderate income, and the Authority has determined that it will serve and fulfill the purposes for which it was created by the establishment of a program to finance the purchase of mortgage loans made by eligible mortgage lenders for the financing of residential housing; and

WHEREAS, the Authority is authorized by the Act to purchase and contract to purchase, mortgage loans, or securities backed by mortgage loans, originated by mortgage lenders to finance residential housing for persons of low or moderate income under rules adopted by the Authority; and

WHEREAS, in furtherance of its Single Family Mortgage Program and to finance the purchase of housing by persons of low or moderate income within the State, it has been deemed appropriate and necessary that the Authority authorize the issuance of its Single Family Mortgage Program Class I Bonds, 2020 Series B (or such other or additional series/title designation(s) as the Authority may determine and including the issuance of MBS pass through program bonds) (the “Bonds”), and prescribe and establish conditions and other appropriate matters with respect to the issuance of the Bonds; and

WHEREAS, the Bonds shall be special obligations of the Authority payable solely from and secured by a lien on the proceeds, moneys, revenues, rights, interest and collections pledged therefor under a General Indenture of Trust dated as of November 1, 2005, as heretofore supplemented and amended (the "General Indenture") between the Authority and Zions Bancorporation, National Association, as trustee (the "Trustee"); and

WHEREAS, there has been presented to the Authority at this meeting a proposed form of Bond Purchase Contract relating to the Bonds (the "Purchase Contract") to be entered into among the Authority, and any of RBC Capital Markets LLC, Raymond James & Associates, Inc. (including any of their successors) or any other purchasers to be named therein (collectively, the "Underwriters"), a form of 2020 Series B Indenture (the "2020 Series B Indenture" and collectively with the General Indenture, the "Indenture") to be entered into between the Authority and the Trustee, and a form of a Preliminary Official Statement to be used by the Underwriters in marketing the Bonds.

NOW, THEREFORE, BE IT RESOLVED BY THE NEW MEXICO MORTGAGE FINANCE AUTHORITY, AS FOLLOWS:

Section 1. The Authority has determined and hereby determines that the supply of funds available in the private banking system in the State for residential mortgages is inadequate to meet the demand of persons of low or moderate income for residential mortgage financing, and that financing the making of loans by the Authority will alleviate such inadequate supply of residential mortgage money in the State's banking system.

Section 2. All other action heretofore taken (not inconsistent with the provisions of this resolution) by the Authority and by the officers of the Authority directed toward the issuance of the Bonds are hereby ratified, approved and confirmed.

Section 3. The 2020 Series B Indenture in substantially the form presented to this meeting is in all respects authorized, approved and confirmed. The Chair, Vice Chair, Executive Director, Secretary, Deputy Director of Finance and Administration and the Assistant Secretary of the Authority are hereby authorized to execute, attest, seal and deliver the 2020 Series B Indenture in the form and with substantially the same content as presented to this meeting for and on behalf of the Authority with such alterations, changes or additions as may be authorized by Section 16 hereof.

Section 4. The mortgage loans shall be pooled and serviced pursuant to the Mortgage Loan Sub-servicing Agreements or Master Servicing Agreements each previously entered into or to be entered into by the Authority. The Chair, Vice Chair, Executive Director, Deputy Director of Finance and Administration or Secretary are hereby authorized to execute and deliver the Mortgage Loan Sub-servicing Agreements or Master Servicing Agreements (to the extent not previously executed and delivered) and any necessary supplement thereto to reflect the terms of the mortgage loans attributable to the Bonds, and the inclusion of any other loans approved by the governing board of the Authority thereunder.

Section 5. Employees of the Authority designated by the Chair, Vice Chair, Executive Director, Deputy Director of Finance and Administration or Secretary are hereby authorized to give notice of the availability of funds from this issue (if applicable) and to enter into, execute and deliver program documents for and on behalf of the Authority.

Section 6. For the purpose of providing funds to finance the purchase of housing by persons of low or moderate income within the State, all as authorized under the Indenture, the Authority is authorized to issue the Bonds which shall be designated New Mexico Mortgage Finance Authority "Single Family Mortgage Program Class I Bonds, 2020 Series B" (or such other or additional Series/title designation as the Chair, Vice Chair, Executive Director, Deputy Director of Finance and Administration or Secretary shall determine). The Bonds shall be issued only in fully registered form.

Section 7. The Authority hereby declares its intention to reimburse itself from all or a portion of proceeds of the Bonds for expenditures for costs of making the mortgage loans. The Authority intends that the Bonds are to be issued and the reimbursements made, by the later of 18-months after the payment of the costs or after the project financed by each respective mortgage loan is placed in service, but in any event, no later than three years after the date the mortgage loan was made.

Section 8. The Authority hereby authorizes the issuance of the Bonds in the aggregate principal amount of not to exceed \$110,000,000. The Bonds shall mature on the dates and in the principal amounts and shall bear interest at rates and payable all as provided in the Indenture, within the parameters set forth in Exhibit A hereto.

Section 9. The form, terms and provisions of the Bonds and the provisions for the signatures, authentication, payment, registration, transfer, exchange, redemption, and number shall be as set forth in the Indenture. The Chair, Vice Chair, Secretary and Assistant Secretary of the Authority are hereby authorized to execute, attest and seal by facsimile the Bonds and to deliver the Bonds to the bond registrar for authentication. All terms and provisions of the Indenture are hereby incorporated in this resolution.

Section 10. The appropriate officials of the Authority are hereby authorized to execute and deliver to the bond registrar the written order of the Authority for authentication and delivery of the Bonds in accordance with the provisions of the Indenture.

Section 11. The Bonds shall be sold to the Underwriters at a purchase price of not less than 100% of the principal amount thereof plus accrued interest in accordance with the provisions of the Purchase Contract. Pursuant to the Purchase Contract the Authority may agree to pay an underwriting fee to the Underwriters in an amount not to exceed 1.0% of the principal amount of the Bonds. The Chair, the Vice Chair, the Executive Director, the Deputy Director of Finance and Administration or the Secretary, of the Authority are hereby authorized to execute and deliver the Purchase Contract in substantially the form and with substantially the same content as presented at this meeting for and on behalf of the Authority with such alterations, changes or additions as may be authorized by Section 16 hereof. The Chair, Vice Chair, Executive Director, Deputy Director of Finance and

Administration and Secretary are hereby authorized to specify and agree as to the principal amounts, interest rates, maturities, purchase price and underwriting fee with respect to the Bonds for and on behalf of the Authority by the execution of the Purchase Contract and the Indenture, provided such terms are within the parameters set by this resolution.

Section 12. The Chair, Vice Chair, Executive Director, Deputy Director of Finance and Administration and Secretary are hereby authorized to approve the distribution of a Preliminary Official Statement (in substantially the form presented to the Authority at this meeting) and an Official Statement in substantially the form of the Preliminary Official Statement, with modifications determined at the time of the sale of the Bonds and to execute and deliver for and on behalf of the Authority an Official Statement in connection with the sale of the Bonds.

Section 13. The Trustee and the Chair, Vice Chair, Executive Director, Deputy Director of Finance and Administration or Secretary are hereby authorized to enter into investment agreements ("Investment Agreements"), in form and substance satisfactory to the Authority. Any and all proceeds of, and investment income attributable to, the Bonds may be loaned to or deposited from time to time pursuant to the Investment Agreements for the periods, and at the interest rates, specified therein.

Section 14. The appropriate officers of the Authority, including without limitation the Chair, Vice Chair, the Secretary, the Assistant Secretary, the Executive Director and Deputy Director of Finance and Administration are authorized to take all action necessary or reasonably required by the Bonds, the Indenture, the Mortgage Loan Sub-servicing Agreement, the Master Servicing Agreement and the Purchase Contract to carry out, give effect to and consummate the transactions as contemplated thereby and are authorized to take all action necessary in conformity with the Act.

Section 15. Upon their issuance, the Bonds will constitute special obligations of the Authority payable solely from and to the extent of the sources set forth in the Bonds and the Indenture. No provision of this resolution, the Indenture, the Bonds or the Purchase Contract shall be construed as creating a general obligation of the Authority or as incurring or creating a charge upon the general credit of the Authority. No provision of this resolution or of the Purchase Contract, the Indenture or the Bonds shall be construed as creating a general or special obligation of the State of New Mexico or any political subdivision thereof.

Section 16. The appropriate officials of the Authority, including without limitation the Chair, the Vice Chair, the Secretary, the Assistant Secretary, the Executive Director and the Deputy Director of Finance and Administration are authorized to make any alterations, changes or additions in the Indenture, the Bonds, the Purchase Contract, the Preliminary Official Statement, the Official Statement, the Investment Agreements, the Mortgage Loan Sub-servicing Agreement, the Master Servicing Agreement or any other document herein authorized and approved which may be necessary to correct errors or omissions therein, to remove ambiguities therefrom, to permit the inclusion under the Indenture of any other loans approved by the governing board of the Authority, and maintain the expected rating on the Bonds, to conform the same to other provisions of said

instruments, to the final terms established for the Bonds (within the parameters established herein), and the final agreement with the Underwriters, to the provisions of this resolution or any resolution adopted by the Authority, or the provisions of the laws of the State of New Mexico or the United States.

Section 17. The operating budget of the Authority is hereby amended to provide funds to pay costs relating to the issuance of the Bonds, any negative carry costs, or other related expenses in amounts not to exceed amounts specified in Exhibit A. Such amounts may also be taken from the Surplus Fund under the Indenture. The Authority may also allocate mortgage backed securities and/or cash held by the Authority (in the Surplus Fund or otherwise) to provide additional collateral for the Bonds.

Section 18. If any provisions of this resolution should be held invalid, the invalidity of such provision shall not affect the validity of any of the other provisions of this resolution.

Section 19. The appropriate officials of the Authority, including without limitation the Chair, the Vice Chair, the Secretary, the Assistant Secretary, the Executive Director and the Deputy Director of Finance and Administration are hereby authorized and directed to execute and deliver for and on behalf of the Authority any or all additional certificates, documents and other papers and to perform all other acts they may deem necessary or appropriate in order to implement and carry out the matters authorized in this resolution and the documents authorized and approved herein.

Section 20. After any of the Bonds are delivered by the Trustee to the Underwriters and upon receipt of payment therefor, this resolution shall be and remain irrevocable until the principal of, premium, if any, and interest on the Bonds are deemed to have been fully discharged in accordance with the terms and provisions of the Indenture.

Section 21. No member or employee of the Authority has any interest, direct or indirect, in the transactions contemplated by the Authority and authorized by this resolution.

Section 22. All resolutions of the Authority or parts thereof, inconsistent herewith, are hereby repealed to the extent only of such inconsistency.

Section 23. This resolution shall become effective immediately upon its adoption.

ADOPTED:

Aye:

Nay:

Abstain:

Absent:

PASSED AND APPROVED BY THE NEW MEXICO MORTGAGE FINANCE
AUTHORITY THIS 19th DAY OF FEBRUARY, 2020.

Chair

(SEAL)

ATTEST:

Secretary

EXHIBIT A

Single Family Mortgage Program Class I Bonds, 2020 Series B

<u>Maturity Date</u>	<u>Principal Amount</u>	<u>Interest Rate</u>	<u>Authority Funds Contribution:</u>
Not to extend beyond January 1, 2053	Not to exceed \$110,000,000	Not to exceed 4.50%	Not to exceed \$1,800,000

Tab 11



MEMO

TO: MFA Board of Directors
Through: Policy Committee – January 28, 2020
Through: NA – February 11, 2020
FROM: Teresa Lloyd, Director of Servicing

Board update – Real Estate Owned Portfolio

Background: MFA staff is providing this annual Real Estate Owned (REO) portfolio update to the Board for FY 2020. MFA's REO portfolio typically consists of single family and multi-family loans that MFA services and has foreclosed. Most of the single family, first mortgage loans that MFA services were originated through our Partners program. As a result, most of the properties that come into our REO portfolio are Partners loans. MFA attempts to work with the borrowers and Habitat for Humanity affiliates to avoid taking these homes back.

MFA is also including in this report first mortgage loans which could become MFA owned REO due to the inability to convey to HUD at foreclosure sale by MFA's sub-servicer Idaho Housing Finance Association (IHFA). In these situations, we are unable to recover expenses and losses usually due to poor condition of the property or FHA has declined to insure the loan for losses. When FHA declines to insure a loan, the lender would normally repurchase the loan, however when a lender is no longer in business MFA via IHFA must repurchase and service the loan.

Discussion: As of December 31, 2019, MFA holds no Real Estate Owned (REO) properties.

In FY 2019 staff reported four anticipated single family REO properties and disposition of one first mortgage, sub-serviced by IHFA. Actual REO properties were three and combined losses were \$132,047.23.

In FY 2020 MFA is anticipating completion of foreclosure on six single family residences, four are Partner loans with combined principal balances of \$189,558.68. This unpaid principal balance includes Home program subordinate loans. MFA staff also anticipates two first mortgages sub-serviced by IHFA with a balance of \$387,762.68. These may become MFA REO properties with disposition anticipated later in FY 2020.

Of the four Partners loans mentioned above, two were constructed by White Sands Habitat for Humanity (HFHWS) fka Otero County Habitat for Humanity, one constructed by Habitat for Humanity of Taos (HFHT) and one was constructed by Habitat for Humanity of San Miguel County (HFHSMC). MFA is in communication with HFHWS and HFHT to discuss options within the program to reduce losses to MFA. HFHSMC was dissolved which will result in MFA absorbing potential losses on REO located in Las Vegas, New Mexico.

As mentioned above, MFA anticipates two sub-serviced first mortgage loans completing foreclosure sale in FY2020 which may become an MFA REO. The loans were uninsurable by FHA and required lender repurchase, however the lender is no longer in business.

As foreclosure sales take place and properties are brought into the REO portfolio, MFA's exposure will be analyzed based on appraised value and approvals to move forward with disposition will be obtained according to policy. The MFA Board will receive updates from time to time via the Staff Action report.

Summary: As of December 31, 2019, MFA has no properties in our REO portfolio. MFA anticipates as many as six foreclosures later in FY 2020 which will create an REO portfolio. MFA's exposure will be assessed when MFA takes possession of the property, but staff anticipates the financial impact to MFA will not be material.

Tab 12

**Staff Actions Requiring Notice to Board
During the Period of January 31, 2020**

Department and Program	Project	Action Taken	Comments / Date Approved
Community Development - CDBG	CDBG Colonias project	Reallocated funding from TDS to SWR in the amount of \$130,655.25 to ensure that funding would be fully expended.	Approved on 1/14/2020
Housing Development/Risk Share and Home loan programs	Ladera Courts	Modified Interest rate RS loan to improve project performance.	Approved on 1/21/2020



MFA Strategic Plan Benchmarks

FY 2020

Goal 1 - Respond to New Mexico's affordable housing needs.



Benchmark: 1

Provide mortgage financing for 2,250 homebuyers

Q1

On Target

MFA financed 722 homebuyers in Q1 of FY 2020 and 722 homebuyers YTD.



Benchmark: 2

Maintain average mortgage product utilization of 25% of all FHA loans recorded in New Mexico

Q1

On Target

The MFA quarterly product utilization reported for Q1 is 33.73% for a YTD average of 33.73%.



Benchmark: 3

Finance 600 rental units

Q1

On Target

In Q1, financed \$7,500,686 in low income housing tax credits and \$2,400,000 in loans, resulting in 462 multifamily units.



Benchmark: 4

Achieve annual combined average loan delinquencies of MFA serviced portfolio below 10.50%

Q1

On Target

The Q1 combined average delinquency rate was 10.06%. Combined average delinquency rate YTD is 10.06%.



Benchmark: 5

Implement MFA's housing summit and open house

Q1

On Target

As of Q1, theme has been determined, collateral developed, and an electronic save-the-date sent. Requests have been sent for award nominees; informal breakout session discussions taking place. One of three plenary speakers have been secured.



Benchmark: 6

Expand social media reach by 50 new followers on each platform

Q1

On Target

New followers in the first quarter:
Facebook - 15
Twitter - 6
Instagram - 13.



Benchmark: 7

Evaluate at least three new specialty products or significant program or product improvements

Q1

On Target

As of the first quarter, MFA has not evaluated any new specialty products or significant program or product improvements.



MFA Strategic Plan Benchmarks

FY 2020

Goal 2 - Ensure prudent stewardship of affordable housing resources.



Benchmark: 8

Obtain unqualified opinion on MFA financial statements and no material weakness in internal control over financial reporting or major programs, excluding first-time audits

Q1

Met

MFA received an unqualified opinion with no findings on the audit. The Board approved the audit on 1/15/2020.



Benchmark: 9

Maintain or improve credit rating

Q1

On Target

No ratings activity during Q1. MFA maintains a Aa3 Stable rating.



Benchmark: 10

Achieve operating performance and profitability equal to net revenues over total revenues of at least 10.1%, based on five-year average

Q1

On Target

The operating performance and profitability ratio as of 12/31/19 was 12.3%.



Benchmark: 11

Obtain balance sheet strength equal to net asset position over total bonds outstanding of at least 28.1%, based on five-year average

Q1

On Target

The balance sheet strength ratio as of 12/31/19 was 30.0%.



Benchmark: 12

Realize administrative fee of at least 18 basis points on all bond issues

Q1

On Target

MFA closed 2019 Series F single family bond issue in Q1 and achieved the 18 basis points target for bond administration fees.



Benchmark: 13

Realize profitability of 0.5% on TBA executions

Q1

On Target

As of 12/31/19, TBA profitability was 1.11%



Benchmark: 14

Maintain servicing fee yield at an average of 0.41% of the purchased servicing portfolio

Q1

On Target

As of 12/31/19, servicing fee yield was .40%.



Benchmark: 15

Earn 100% base fees for PBCA contract



MFA Strategic Plan Benchmarks

FY 2020

Q1 On Target All PBCA tasks were completed this quarter as required by the contract, and 100% of the base fees were earned.



Benchmark: 16

Yield a collection rate of 95% or greater for compliance monitoring fees

Q1 On Target Invoices for compliance fees were processed and sent out this quarter.



Benchmark: 17

Meet commitment and expenditure requirement of 95% of grant funding

Q1 On Target The commitment and expenditure rate as of 12/31/19 was 100%.



Benchmark: 18

Generate at least \$500,000 in contributions through the state affordable tax credit program

Q1 Met Q1 donations totaled \$1,457,471. This includes donations made to four existing state tax credit awards and donations made to the Charitable Trust.



Benchmark: 19

Evaluate at least one new business model or financial tool

Q1 Met In Q1, a volume cap preservation program was evaluated and implemented to allow MFA to recycle volume cap from prior bond issues. With this new tool, based on single family mortgage production estimates, it is anticipated that MFA will have access to an additional \$40mm in annual volume cap for the program. This tool will be used on an ongoing basis in managing the single family mortgage program.



Benchmark: 20

Increase funding by at least one new source

Q1 Met In the first quarter of FY 2020, MFA executed a grant agreement with the U.S. Department of Housing and Urban Development to obtain \$1 million for the Veterans Home Rehabilitation and Modification Program. This is the second competitive allocation MFA has won for this program.

Goal 3 - Strengthen affordable housing partners.



Benchmark: 21

Expand services of at least one program to an underserved area of the state

Q1 On Target In Q1, MFA staff met with Waterstone Mortgage and Clayton Homes to get background on a possible land and manufactured home program for underserved rural areas, in particular Dona Ana County.



Benchmark: 22

Assist at least 10 local or tribal governments with affordable housing plans, implementation or programs



MFA Strategic Plan Benchmarks

FY 2020

Q1	Met	Assisted 13 local governments as follows: The City of Espanola and Rio Arriba County, the Village of Questa and Taos County, the City of Carlsbad and Eddy County, Colfax County, and the Town of Taos received legislative funding to create or update housing plans. MFA responded to funding for housing plan inquiries from the cities of Artesia and Socorro and the Town of Clayton. MFA provided technical assistance to the Village of Los Lunas and the City of Las Cruces on issues related to certifying qualified grantees to receive donations under the AHA.
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Benchmark: 23

Provide at least 10 formal training opportunities for property owners, developers and/or service providers

Q1	On Target	As of the first quarter, MFA held three trainings, including a QAP training, Development Fundamentals training and Section 811 training.
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Benchmark: 24

Improve at least three MFA processes or resources

Q1	On Target	In Q1, staff evaluated the Budget Maestro forecasting model to determine if it could provide efficiencies in MFA's financial forecasting process. It was determined that the current model provides more value in terms of forecasting functionality which outweigh the efficiencies that would have been gained through Budget Maestro. Additionally, MFA improved servicing delinquency reporting to provide better understanding of portfolio performance and risk factors.
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Goal 4 - Provide robust technology solutions.



Benchmark: 25

Maintain a low risk in semi-annual vulnerability scans

Q1	On Target	MFA's internal and external penetration testing was completed on 12/6/2019. MFA received a RiskSense Security Score (RS3) of 757 (low risk). RS3 represents MFA's cyber security posture, measuring risk posed by existing vulnerabilities and current potential threats. The rating range is from 300 (high risk) to 850 (very low risk).
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Benchmark: 26

Maintain system availability at 99%

Q1	On Target	MFA did not experience any full system outages in Q1 and maintained system availability of 100%.
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Benchmark: 27

Implement new software solutions

Q1	On Target	MFA continued work on the implementation of PowerLender with VirPack integration. Completed configuration of online Cash Disbursement Approval Process for Accounting, scheduled for implementation in Q2; this will also include a process for Servicing. Developed and implemented new web-based system for File Transfers to MFA, also added new functionality so developers can securely send project documents to Housing Development. Developed and implemented Section 811 online system to track property wait list applications.
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MFA Strategic Plan Benchmarks

FY 2020

Goal 5 - Foster a dynamic work environment.



Benchmark: 28

Achieve employee engagement survey participation of 90% and score of 82%

Q1

New

The survey will not take place until the 3rd quarter



Benchmark: 29

Complete compensation survey

Q1

New

The survey will take place in the latter part of the 2nd quarter

Tab 13



January 9 – February 4, 2020

MEDIA COVERAGE

12-20	Albuquerque Business First	<i>Latest on new local housing projects</i>
12-20	Albuquerque Business First	<i>MFA to name new executive director</i>
1-9	Los Alamos Daily Post	<i>Affordable Housing Projects on DP Road Slated To Begin This Month</i>
1-12	Albuquerque Journal	<i>Steven Smith</i>
1-19	Santa Fe New Mexican	<i>Return to the Roundhouse</i>
1-21	Hobbs News-Sun	<i>Here's a primer on the upcoming session</i>
1-21	Silver City Daily Press	<i>Short session, but a lot of work to be done</i>
2-4	Carlsbad Current Argus Artesia Daily Press	<i>Low-income furnace replacement fuels peculiar debate</i>

SOCIAL MEDIA POSTS

Each item was posted to Facebook, Instagram, Twitter and LinkedIn

- 1-14 Finance of America Mortgage video
- 1-16 Home is where we play in the snow!
- 1-20 MLK Day



- 1-22 General homeownership post
- 1-27 Legacy Mortgage loan originator testimonial
- 1-31 National Hot Cocoa Day
- 2-5 Update profile picture
- 2-5 Link to annual report - boosted post
- 2-6 Realtor story share*

*Not posted on LinkedIn

PRESS RELEASES, NEWSLETTERS and LENDER MEMOS

1-10	2020 LIHTC and QAP Materials available	<i>Affordable housing developers</i>
1-1	Single Family and DPA Programs Webinar Training	<i>Participating lenders</i>
1-23	MFA's 2019 Interactive Annual Report	<i>All contacts</i>
1-28	Two RFQs Released	<i>Architectural firms</i>
1-28	FDIC Affordable Housing Program - Semi-Annual Report	<i>Property owners and agents</i>
2-4	February meetings and news	<i>NM Tribal Homeownership Coalition</i>
2-4	Calling all Innovators!	<i>MFA developers</i>

Title: **See the latest on new local housing projects**

Author:

Size: 76.10 column inches

Albuquerque, NM Circulation: 4505



See the latest on new local housing projects

BY RON DAVIS

rdavis@bizjournals.com

Construction is progressing on a number of residential projects that were announced earlier this year.

You can track those projects online through our Construction Watch interactive map, which pinpoints major local residential and commercial real estate projects.

Business First caught up with leaders for updates on some projects that were announced or broke ground in 2019. Nuevo Atrisco, a \$26 million, mixed-use project, is a public-private partnership among the city of Albuquerque, YES Housing Inc., Wells Fargo, New Mexico Mortgage Finance Authority and Maestas Development Group. Nuevo Atrisco broke ground in April. Chris Baca, president and CEO of YES Housing, said the project has most of the physical structure in place. He expects the housing side to

be completed by May or June and ready to be leased in six months.

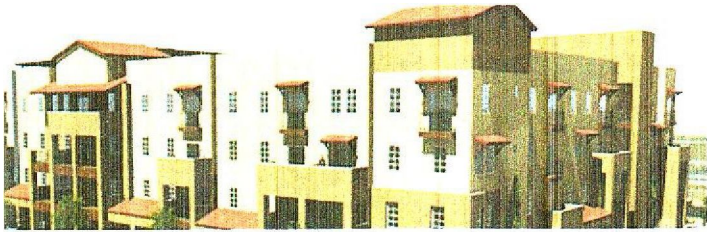
Titan Development announced multifamily projects this year, including the Highlands North and Broadstone Nob Hill. The Highlands North project, a 92-unit complex developed with Maestas Development Group and Alliance Residential, broke ground in April and is expected to be completed by Q3 2020. Titan's Broadstone Nob Hill project broke ground earlier this month. The 102-unit apartment complex is expected to be completed in first quarter 2021.

Legacy Development's Todd Walters cited strong occupancy rates and generational trends as reasons to build more multifamily units across the state. His firm is planning three with one in the Northeast Heights, one in Santa Fe and one in Albuquerque Uptown, with

the Northeast Heights location already underway with construction.

"Economically, the millennials don't know if they want to buy and own homes. The younger generation of people, we have found, enjoy the community environment and apartment complexes, and condos bring that community-type lifestyle to these folks," Walters told Business First last month. "These communities we are building, occupancies average in the 93 to 98 percentile on an annual basis, so it was really for us, as developers, an easy path to take."

As of May, the Albuquerque multifamily market had a weighted occupancy rate of 95.62% with a weighted average rent of \$875, while Santa Fe had an occupancy of 97.69% and average rent of \$1,038, according to CBRE.



COURTESY OF MAESTAS DEVELOPMENT GROUP

A rendering of Nuevo Atrisco, a mixed-use development that broke ground on Albuquerque's Westside. With most of the physical structure in place, officials expect the project to wrap up May or June and lease out in the next six months.



COURTESY OF LEGACY MANAGEMENT & DEVELOPMENT

A rendering of the 135-unit Reserve apartment complex in the Northeast Heights by Legacy Management & Development.

Title: **MFA to name new executive**

Author:

Size: 39.99 column inches

Albuquerque, NM Circulation: 4505



MFA to name new executive

The New Mexico Mortgage Finance Authority will soon have a new executive director.

Jay Czar, a longtime city government and business leader, announced his retirement in September from MFA. Until the successor is named and begins work for the organization, Czar has continued to lead MFA.

In an email to Business First at the

beginning of December, Czar said the MFA board of directors was set to meet Dec. 18 to name his successor. A public meeting for Dec. 18 was listed on the organization's website, with the board scheduled to take action on the executive director position.

Czar spent 13 years with MFA after 27 years with the city of Albuquerque across several positions, including

director of aviation and chief administrative officer.

Before joining MFA, Czar was the vice president of marketing and governmental affairs for Lovelace Health System. Czar is a past president of the Albuquerque International Balloon Fiesta and a member of its board of directors. Business First reported on Czar's involvement in the acquisition and creation of

director

Balloon Fiesta Park.

MFA ended its fiscal year 2018 with nearly \$2.2 billion in total assets – an increase of more than 3% from 2017 – according to its latest audit. The organization is responsible for 30 affordable housing-related programs that include

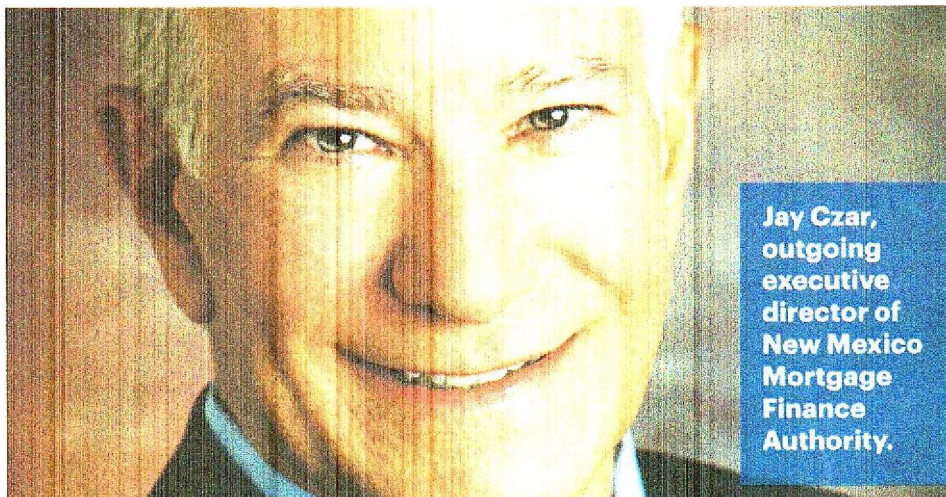
affordable housing construction, down payment assistance, homelessness prevention and assistance, housing rehabilitation and energy efficiency upgrades, according to a news release.

Business First reported on the mixed-

use development Nuevo Atrisco, of which MFA is a partner, breaking ground in April on Albuquerque's Westside. YES Housing applied for and was awarded over \$10 million for low income housing tax credits to build the residential component of the project, Czar said.



BY RON DAVIS
 rdavis@bizjournals.com



Affordable Housing Projects On DP Road Slated To Begin This Month

Submitted by Carol A. Clark
on January 9, 2020 - 4:09pm



*A rendering of the affordable apartment complex planned for development on DP Road.
Courtesy/LAC*



Community Development Department Director Paul Andrus

By KIRSTEN LASKEY
Los Alamos Daily Post
kirsten@ladailypost.com

This coming year will see a lot of building activity on DP Road. The two affordable housing projects – Canyon Walk and The Bluffs apartment complexes – are slated to begin construction.

Los Alamos County Community Development Director Paul Andrus told the Los Alamos Daily Post Friday that grading work by Bethel Developments, Inc. on the Canyon Walk apartment complex is expected to begin this month.

Meanwhile, for the Bluffs project, it is anticipated the developer will submit a site plan application to the County in early 2020 for review by staff before it goes before the Planning and Zoning Commission for approval. The developer is expected to submit a building permit application in late spring for the Bluffs and construction is scheduled to begin in November.

Andrus said the two affordable housing projects follow the same process as any other housing development; however, the Community Development Department can waive planning and building permit fees for affordable housing projects and the developer is required to provide progress updates on the project to the New Mexico Mortgage Finance Authority as well as the County.

Having two new affordable housing offerings in Los Alamos will be a real benefit to the community, Andrus said.

“In the County, there’s an acute housing shortage for housing of all types and price ranges. These will be the first new affordable housing construction projects in the County in many years,” he said.

Both apartment complexes are being developed by Bethel Development Inc. Not only will the Ohio-based company and its subsidiaries build the complexes, but also will operate and manage them. Affordable housing projects is Bethel’s sole focus. The work doesn’t stop there. Bethel also aids its renters with assistance including family support services such as case management, support groups, vocational training, life skills and more.

For its part, Los Alamos County donated the land for both projects and the New Mexico Mortgage Finance Authority granted Low Income Housing Tax Credits for each apartment complex.

Each apartment complex caters to a different demographic.

The Bluffs will be a 64-unit apartment complex geared toward senior citizens 55 years of age and older. The units will either be one or two bedrooms. Six units in the Bluffs are to be restricted to households earning up to 60 percent Area Median Income (AMI), 52 units will serve households earning up to 50 percent of AMI and six units will serve households earning up to 40 percent AMI – as calculated by the U.S. Department of Housing and Urban Development (HUD). In actual dollar amounts, a two-person household may earn up to approximately \$58,000.

The Canyon Walk complex will feature 70 units in seven buildings. Units will range from one to three bedrooms. Eleven units are to be restricted to households earning up to 60 percent of the AMI, 49 units will serve households earning up to 50 percent AMI and 10 units will serve households earning up to 40 percent AMI – as calculated by HUD.

Title: **Steven Smith**

Author:

Size: 19.68 column inches

Albuquerque, NM Circulation: 102148



Steven Smith

Steven Smith, a kind and gentle man, a devoted husband and father, went to be with our Lord on Friday, December 20, 2019, at the age of 69 due to cancer.

He was born in Los Angeles, CA to Jack and Ruth Smith. He got his MPA in Healthcare Administration from USC. Steve had a 25-year career as a healthcare executive culminating in the President and CEO position at St. Joseph Healthcare, a four-hospital system in Albuquerque.

He owned and managed a 78-unit apartment in Albuquerque. He was the Executive Director for the Apartment Association of New Mexico (AANM) from April 2005 to March 2009. He also served on the AANM Board of Directors from January 2010 to December 2013.

Steve has served on many boards including the UNM Anderson Schools of Business, the CNM Foundation, the Catholic Foundation, the Albuquerque Metro Crime Stoppers, the Albuquerque Institute for Math and Science (AIMS), and the New Mexico Mortgage Finance Authority.

Steve loved to sing. He sang at the Christmas and Easter services at St. John XXIII Catholic Community



for 27 years. He also sang with the Quodlibet Ensemble for nine years. He sang his last concert on Saturday, November 23, 2019.

He was a Knight of the Grand Cross of the Equestrian Order of the Holy Sepulchre of Jerusalem since 1997.

He is survived by his wife, Dolly; his sons, Ryan and fiancée, Brandy and Todd and wife, Alexandria; his grandchildren; and his brother, Gary and wife, Lynne Smith.

A Funeral Mass will be celebrated Friday, January 17, 2020, 6:00 p.m., at St. John XXIII Catholic Community, 4831 Tramway Ridge Dr. NE, with a reception to follow.

In lieu of flowers, a donation in Steve's name may be made to Special Olympics of N.M., 6600 Palomas Ave., NE, Suite 207, Albuquerque 87109 or call (505) 856-0342. Please visit our online guestbook for Steve at

www.FrenchFunerals.com



FRENCH - Wyoming
 7121 Wyoming Blvd. NE
 505.823.9400
www.frenchfunerals.com

Title: **ROUNDHOUSE**

Author: Compiled by Robert Nott and Milan Simonich rnott@sfnewmexican.com, msimonich@sfnewmexican.com

Size: 450.43 column inches

Santa Fe, NM Circulation: 19157


 The 2020 session
LEGISLATURE

Return to the ROUNDHOUSE

An overview of what to expect at this year's 30-day session

Compiled by Robert Nott and Milan Simonich
rnott@sfnewmexican.com, msimonich@sfnewmexican.com

Under the radar

Here are a few bills that may not draw as much attention but could stir debate:

Friendly overture: House Bill 70 would appropriate \$300,000 for public middle and high schools to develop programs to build friendships between special-needs students and those who do not have intellectual or developmental disabilities.

Fighting hunger: House Bill 75 commits \$200,000 to the state's Human Services Department to convene a task force and assess the state of hunger and malnutrition in New Mexico. The state often

tops the list of states with the most number of children per capita going hungry.

Homebuying 101: Senate Bill 22 would appropriate \$500,000 for the New Mexico Mortgage Finance Authority to create and implement a prepurchase education program for first-time homebuyers. Such programs are becoming more popular around the country as they teach people how to find grants and down payment assistance.

Diplomas for vets: Senate Bill 99 would authorize the state's public school system to give high school diplomas to military veterans who left school early to serve in the Vietnam War between late February 1961 and early May 1975. A recent *Philadelphia Inquirer* story said some 20 percent of Vietnam veterans did not receive a high school diploma when they enlisted in the military.



John Arthur Smith



Richard Martinez



Clemente Sanchez



George Muñoz



Pete Campos



Gabriel Ramos



Mary Kay Papen

The trouble within

Seven Senate Democrats who hail mostly from small towns make up one of the more powerful voting blocs in the Legislature.

They riled progressives last year when they voted with Republicans to keep a 50-year-old anti-abortion law intact.

Several of these Democrats also are fiscal conservatives, often viewing expenditures with the same skepticism as their Republican colleagues.

Sen. John Arthur Smith, D-Deming, is the leading opponent in the Legislature of using another 1 percent of the \$19 billion Land Grant Permanent Fund to expand early childhood education.

Smith voted against erasing the old anti-abortion statute, and he

has opposed legalization of recreational cannabis.

He has drawn a primary opponent, as have most of the other Senate Democrats who stood with opponents of abortion. More liberal Democrats wanted the old law banning abortions to be repealed in case the U.S. Supreme Court overturns *Roe v. Wade*, the 1973 decision that legalized abortion.

One of the seven who voted to retain the anti-abortion law is Sen. Richard Martinez, D-Ojo Caliente. He recently served time in jail after his conviction for aggravated drunken driving and reckless driving.

Other Democrats in the voting bloc are Clemente Sanchez of Grants, George Muñoz of Gallup, Pete Campos of Las Vegas, Gabriel Ramos of Silver City and Mary Kay Papen of Las Cruces.

An eighth senator who was aligned with the group was Carlos Cisneros of Questa. He died at age 71 after the last session.

Title: **Here's a primer on the upcoming session**
 Author: ROBERT NOTT SANTA FE NEW MEXICAN
 Size: 84.78 column inches
 Hobbs, NM Circulation: 11074



Here's a primer on the upcoming session

ROBERT NOTT

SANTA FE NEW MEXICAN

Mix hundreds of legislative bills, resolutions and memorials into a 30-day legislative session designed to focus on the budget and you'll likely come up with a recipe for some prioritizing, lots of stalling and some surprise winning bills breaking out in the final minutes.

Gov. Michelle Lujan Grisham has announced an agenda for this year's legislative session that focuses on education, the environment, public safety and health. **Here are six bills that could generate controversy, conflict or cooperation:**

College for all: The governor wants to appropriate \$35 million to create the New Mexico Opportunity Scholarship, which establishes a tuition-free college program. The Governor's Office says this will benefit some 55,000 students and increase college enrollment, but critics say it could lead colleges to raise tuition and use up more money than planned. As of noon Saturday, no legislator had filed a bill proposing this measure.

Hand 'em over: SB5 is a gun-safety measure that would give law enforcement personnel the right to seize weapons and ammunition from any citizen who may be a threat to themselves or others. A similar measure stalled in last year's legislative session, and Senate Majority Leader Peter Wirth said he's not sure the initiative will have enough votes to pass this year.

Everyone can vote: HJR 3 is a joint resolution, requiring a majority vote in both the Senate and House of Representatives, that would approve an amendment to the state constitution to allow voters who have not selected a party

affiliation to vote in primary elections. Past efforts to move such legislation forward have failed.

Lighting up: SB 115 would legalize the use of recreational cannabis. The Governor's Office says it will bring additional revenue into state coffers. Critics say it could backfire in a state with a serious drug and alcohol abuse problem. In the last session, a bill that would have legalized cannabis stalled in the Senate Finance Committee. Many Republicans and some conservative Democrats oppose the measure, and Wirth has said he wasn't sure the bill would have enough votes to pass this year.

Lighting down: HB 66 would, among other things, raise the legal age to purchase e-cigarettes and other tobacco products from 18 to 21. Given President Trump recently signed federal legislation to do the same thing, this may earn the support of lawmakers in both parties this year. A companion Senate bill is expected to be filed soon.

Humming along: The governor has talked about creating a \$2,500 tax credit for anyone buying or leasing an electric vehicle and a \$300 tax credit for those installing an at-home charging station for an electric car. Republican lawmakers are also pushing a bill for tax credits for electric cars, so this may pass easily or get mired in partisan bickering about which plan is better. As of noon Saturday, no legislator had filed a bill proposing this measure.

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9 Things To Know at

the Roundhouse

This year's 30-day legislative session begins at noon Tuesday at the Capitol on the corner of Paseo de Peralta and Old Santa Fe Trail. Here are a dozen helpful hints for navigating the politics, policies and people of the place:

1. When you walk into the Roundhouse, you are actually on the second floor, where the House and Senate galleries are located. There's ample seating areas on most days, and the cushy chairs can rival your neighborhood theater. The first floor is the basement. The third floor is where the committees meet. The fourth floor is where the Governor's Office and the Legislative Council Service are located. Sometimes taking the stairs can be quicker than waiting on the elevator.

2. You can pick up a fresh copy of the House and Senate calendars and committee agendas every morning in the mailroom on the first floor or online at nmlegis.gov/Calendar/Session.

3. Don't rely entirely on House and Senate calendars. The House speaker and Senate majority leader have the right to switch around the order as they see fit. The same goes for committee agendas. Sometimes a committee will hear a piece of legislation out of order as a courtesy to the sponsor, who might have to rush off to another hearing. So the agenda item you thought would be first on the docket may end up

in fifth place. Or visa versa. Or not heard at all.

4. Arrive at committee hearings early. Many of the committee rooms are small, so if you are following a high-profile bill, there's a good chance the committee room will fill up quickly, and you'll be left standing in the hall.

5. It's legal to carry guns in the Roundhouse, so it's possible you might see people doing just that, especially if a gun law bill is being discussed.

6. Contact lawmakers by calling the legislative switchboard: 505-986-4300.

7. One of the best ways to nab lawmakers is to approach them at their desk in the House or Senate chamber before a floor session starts or right after it ends. But you'll have to leave when the session starts. Only legislators and staff can go on the House or Senate floor at that point. This rule is strictly enforced.

8. To make things easy on yourself, know the bill numbers of any legislation you are following. Some issues will be the subject of two or more separate bills. Knowing the bill number will help you follow its progress (or defeat) on the legislative website, nmlegis.gov.

9. If you prefer to watch the proceedings from your home or office, the floor sessions and many committee meetings are streamed live over the internet at nmlegis.gov/webcast.

Title: **Short session, but a lot of work to be done**
 Author: By ROBERT NOTT rnott@sfnewmexican.com
 Size: 96.41 column inches
 Silver City, NM Circulation: 8972



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Legislators to watch

The state's volunteer Legislature has 122 members between the Senate and the House of Representatives. Predicting which ones will step out and make some unexpected moves is difficult, as some have a reputation for being quiet, some for being quarrelsome, and some for being downright unpredictable. Here are three from each party to keep an eye on this year:

House Speaker Brian Egolf, D-Santa Fe: The charismatic Egolf has served in the House for a decade. In last year's session he spent considerable time fending off Republican efforts to stop or stall bills they didn't support and he's likely to serve the same role this year. He recently called for a 10 percent pay raise for teachers, a move Republicans and conservative Democrats are unlikely to

support. How he leads and votes this year could play a hand in whether his constituents re-elect him, given he faces a challenger for his seat in climate activist, musician, spoken word artist and community organizer Lyla June Johnston.

Sen. Shannon Pinto, D-Gallup: The granddaughter of the late Navajo Code Talker and state Sen. John

SESSION Page 11

Session...

From Page 2

Pinto will suddenly have a chance to prove whether she can be a political leader. Lujan Grisham appointed Shannon Pinto to serve the rest of her grandfather's term after he died at the age of 94 in May. Shannon Pinto, who has worked as a public school teacher, says she supports legislation to help women "and their personal health care decision" and sensible gun violence-prevention measures. She has announced plans to run for the seat when her term is over at the end of 2020, so her actions in this year's session may give voters a sense of where she stands on issues that matter to them.

Sen. Roberto "Bobby" Gonzales, D-Ranchos de Taos: The longtime educator, first elected to the House in 1995, now has a chance to make a new name for himself in the Senate after the governor appointed him last month to fill the state Senate seat that had been occupied by the late Carlos Cisneros, who died in September. Gonzales' experience serving on the powerful Legislative Finance Committee, House Appropriations Committee and House Education Committee gives him in-

sight into financial and education issues, and he's one of several Democrats pushing for a "health care for all" system in the state.

House Minority Leader Jim Townsend, R-Artesia: Democrats outnumber Republicans 46-24 in the House of Representatives. So when Townsend disagrees with Democrats, he charges his party members with using the only weapon they have: time. They attempt to debate bills until the clock runs out. With President Donald Trump vowing to take New Mexico in the next presidential election, Townsend's claim that "the people [will] rise up like never before" and support Republican lawmakers may face its first "pass-or-fail" test during the session.

Sen. William Sharer, R-Farmington: Last year the conservative lawmaker led an hourslong filibuster on the Senate floor to stop a bill aimed at shutting down the coal-burning San Juan Generating Station in the Four Corners region. His efforts failed, but he did manage to interrupt the annual House vs. Senate basketball game as many members of the Senate, still clad in basketball attire, were called back to the chamber to cast votes.

Sharer is known for barreling straight into conflict with Democrats on issues he disagrees with, setting a bare-knuckles tone that is not easy to ignore or sidestep. He once brought a pythion to the Senate chamber to mock a Democrat-led bill to allow dogs in restaurants with outdoor seating. And yet, he gets along well with some Democrats and can be persuaded to support their measures.

Sen. Mark Moores, R-Albuquerque: Another conservative, Moores often rails against government overreach and says too many regulations strangle business. But Moores will work with Democrats. He co-sponsored a bill last year to ban coyote-killing contests. Moores also is thorough in the Senate Rules Committee, which questions nominees to head Cabinet departments, as well as many boards and commissions. Poring over the fine print of bios, Moores will flag potential conflicts, such as a nominee having a state contract. He digs into these matters in a way that few other Senate Rules Committee members do.

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towns are one of the more powerful voting blocs in the Legislature.

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Sen. John Arthur Smith, D-Deming, is the leading opponent in the Legislature of using another 1 percent of the \$19 billion Land Grant Permanent Fund to expand early childhood education.

Smith voted against erasing the old anti-abortion statute, and he has opposed legalization of recreational cannabis.

He has drawn a primary opponent, as have most of the other Senate Democrats who stood with opponents of abortion. More liberal Democrats wanted the old law banning abortions to be repealed in case the U.S. Supreme Court overturns Roe v. Wade, the 1973 decision that legalized abortion.

One of the seven who voted to retain the anti-abortion law is Sen. Richard Martinez, D-Ojo Caliente. He

Title: **Short session, but a lot of work to be done**
 Author: By ROBERT NOTT mott@sfnewmexican.com
 Size: 96.41 column inches
 Silver City, NM Circulation: 8972

recently served time in jail after his conviction for aggravated drunken driving and reckless driving.

Other Democrats in the voting bloc are Sens. Clem-

ente Sanchez of Grants, George Muñoz of Gallup, Pete Campos of Las Vegas, Gabriel Ramos of Silver City and Mary Kay Papen of Las Cruces.

An eighth senator aligned with the group was Carlos Cisneros of Questa. He died at age 71 after the last session.

Carlsbad Current Argus.

PART OF THE USA TODAY NETWORK

Low-income furnace replacement fuels peculiar debate

The new program would benefit poor people and the environment. It would also be good for the company and the industry. What's not to like?

OPINION

Low-income furnace replacement fuels peculiar debate

Sherry Robinson, All She Wrote Published 10:05 a.m. MT Feb. 3, 2020

Sometimes a bill comes through the Legislature that makes so much sense, it seems like a slam dunk.

HB 48, by Rep. Eliseo Alcon, D-Milan, is one of those bills. It would allow the state Mortgage Finance Authority to join New Mexico Gas Company in replacing old, inefficient furnaces for low-income people. The MFA would provide \$2 million and the company \$1 million to pay for about 1,250 furnaces.

That wouldn't cover everybody in need, but it would save people money on their natural gas bill and dramatically reduce emissions, explained Tom Domme, the company's vice president of regulatory affairs.

The new program would benefit poor people and the environment. It would also be good for the company and the industry. What's not to like?

You'd be surprised.

The MFA already has a weatherization program and a strong relationship with Gas Company, said Rebecca Velarde, the MFA's director of policy and planning, during a hearing before the House Energy, Environment and Natural Resources Committee.

The average cost of a furnace is \$2,400, Domme said. The company can only provide \$800; the state would provide \$1,600.

In response to a question from Rep. Larry Scott, R-Hobbs, about who qualifies, Velarde said that for the weatherization program, participants must be below 80 percent of the median income in their area.

Scott asked what the estimated savings would be for a 1,500-square-foot house, and Velarde said it's usually a few hundred dollars a year.

Rep. Joanne Ferrary, D-Las Cruces, asked, "What if people prefer a wood stove?" The proposed program doesn't cover wood stoves, Domme said. "We find that natural gas customers want to replace with natural gas."

Rep. Rod Montoya, R-Farmington, asked if the appropriation is for recurring money. Alcon said it depends on this year's budget. It can be one-time or recurring appropriation.

Then Rep. James Townsend, R-Artesia, dug in. Many areas of the state lack a natural gas distribution system, he said. Could the program be used for propane? No, Domme said. "It's strictly natural gas."

Said Townsend, "It's taxpayer money." He recalled that Rep. Patty Lundstrom, D-Gallup, once said that 16% of her constituents don't have electricity, running water or natural gas. "Shouldn't the MFA be directing money to that?"

The MFA is self-supporting. It's the state's housing agency and provides financing for affordable housing, rehabilitates and weatherizes old homes, offers emergency shelter, and administers rental assistance and subsidies.

At this point in the hearing a strange thing happened. Two Democrats tried to explain to Townsend, who is House Minority Floor Leader, how this MFA-Gas Company partnership would work.

"All we're asking is to stretch out Gas Company money," said Alcon. "A lot of people in my district have wood stoves. We can't cover that at this time."

Alcon's district includes the Navajo and Zuni reservations. He knows about wood heat. He also chairs the Legislature's MFA Oversight Committee, which has spent months hearing about existing and proposed programs for low-income people. HB 48 is the committee's bill, which means it's been vetted.

Townsend wasn't giving up. "If you're really out to help low-income people, it would do more good to replace wood stoves than to increase furnace efficiency."

Rep. Andrea Romero, D-Santa Fe and a member of the MFA Oversight Committee, jumped in: "This is predicated on the energy company's participation. It's a way for energy companies to come to the table. New Mexico Gas Company came to the table with this."

That should have resonated with Townsend, who spent his career with Holly Energy Co., but no. "It's taxpayer money," he said again. "I just hate to leave people out."

By that reasoning, if Gas Company's offer can't be made to fit everybody, then nobody should be helped.

Fortunately, Townsend was alone in his vote against the bill.

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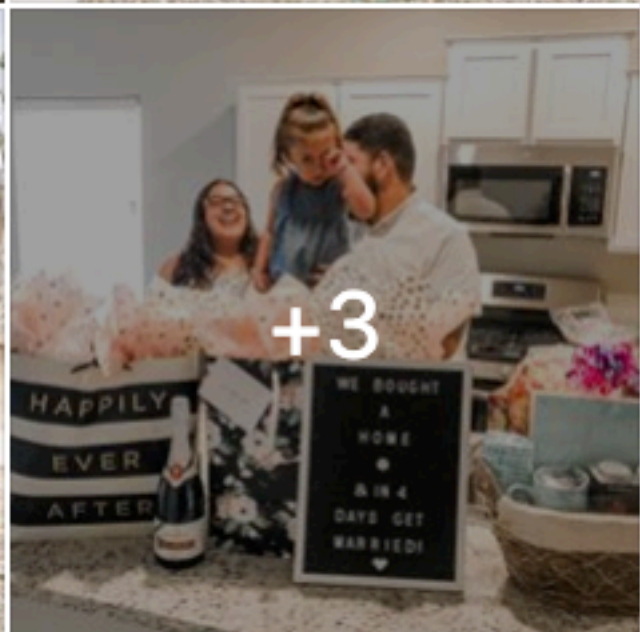
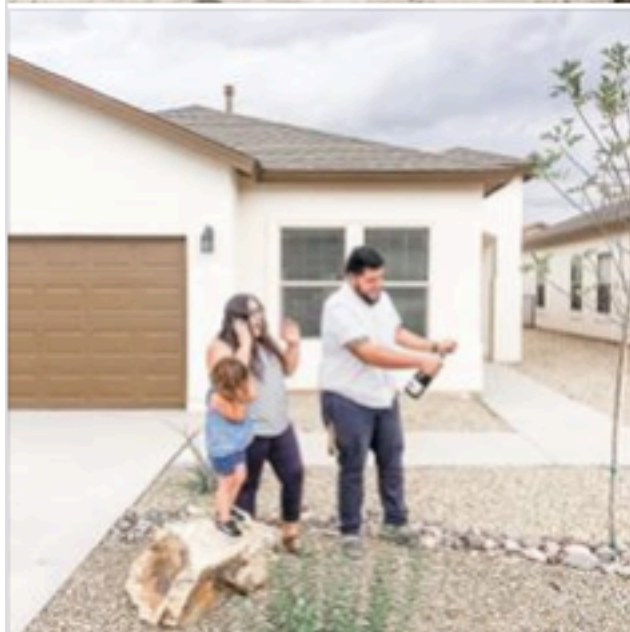
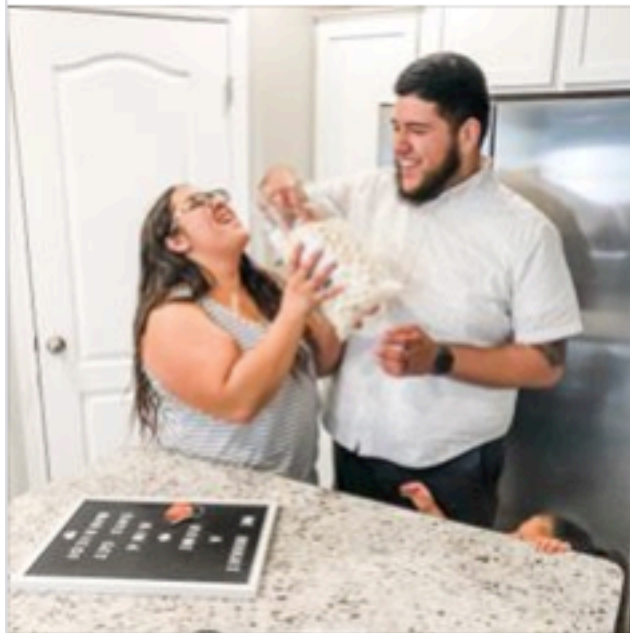
MFA Housing New Mexico

Published by Jessica Cage [?] · 31 mins · ⚙ February 6

Thank you [Kacie Boylan-Henke, Las Cruces Licensed Realtor](#) for sharing this great story about these newlyweds who were able to purchase their first home through MFA's first-time homebuyer program.

Find a participating lender near you and let MFA help you get into a home.

<http://housingnm.org/homebuyers/find-a-participating-lender>



[Kacie Boylan-Henke, Las Cruces Licensed Realtor](#) is with Patrick Matthew



MFA Housing New Mexico updated their cover photo.



Published by Jessica Cage [?] · Yesterday at 1:07 PM · 🌐 February 5





MFA Housing New Mexico



Published by Jessica Cage [?] · Yesterday at 1:35 PM · ⚙️ February 5

Visit MFA's interactive annual report and see how MFA helped more than 19,500 New Mexicans in 2019.

<https://annual-report.housingnm.org/>





MFA Housing New Mexico updated their profile picture.



Published by Jessica Cage [?] · Yesterday at 1:05 PM · ⚙️ February 5





MFA Housing New Mexico



Published by Jessica Cage [?] · January 31 at 4:24 PM · ⚙️

Happy National Hot Cocoa Day!

Does sipping hot cocoa in your new home sound good? Click the link below to find a lender near you who can help you get started today!

<http://housingnm.org/homebuyers/find-a-participating-lender>



HAPPY NATIONAL HOT COCOA DAY!



MFA Housing New Mexico

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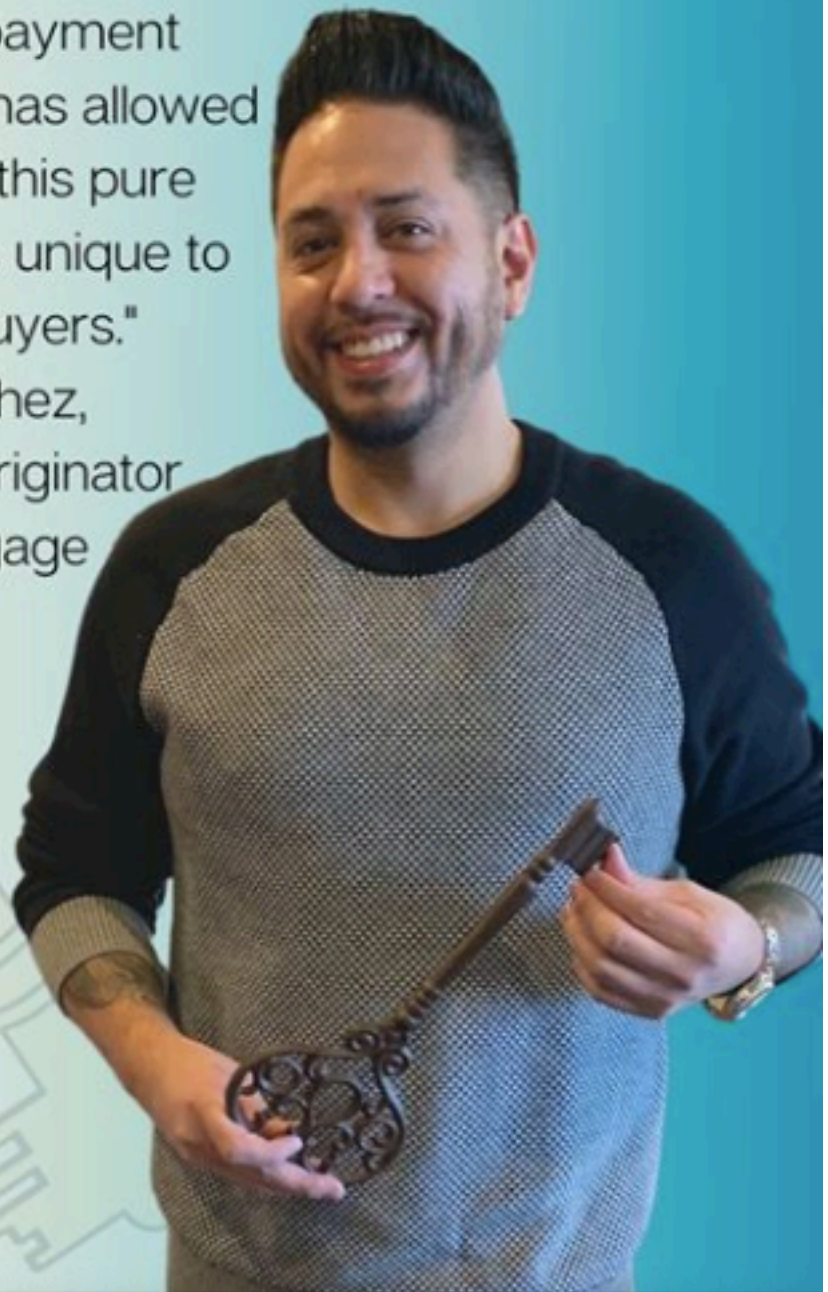
Published by Jessica Cage [?] · January 27 at 4:01 PM · ⚙️

"The MFA down payment assistance program has allowed me, from the beginning of my career, to experience this pure emotional joy that is unique to first time homebuyers. I have very grateful repeat clients but the loans I've done where MFA has helped has reinvigorated me many times over. Plus, the staff is always extremely helpful!"

-Damian Sanchez, Mortgage Loan Originator- [Legacy Mortgage](#)

"The MFA down payment assistance program has allowed me to experience this pure emotional joy that is unique to first time homebuyers."

-Damian Sanchez,
Mortgage Loan Originator
Legacy Mortgage





MFA Housing New Mexico

...

Published by Jessica Cage [?] · January 22 at 12:46 PM · ⚙

Find a participating lender near you today! Click the link below:

<http://housingnm.org/homebuyers/find-a-participating-lender>

LET MFA HELP YOUR 2020 DREAMS OF
HOMEOWNERSHIP COME TRUE,
WITH AS LITTLE AS A \$500 INVESTMENT, YOU COULD OWN A HOME!





MFA Housing New Mexico

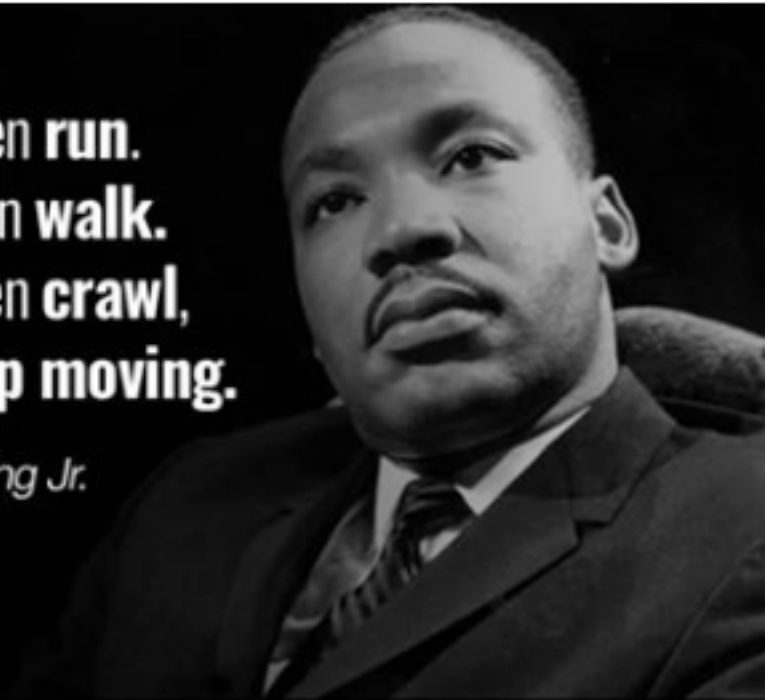


Published by Jessica Cage [?] · January 20 at 10:57 AM · ⚙️

#MLK

If you can't fly, then **run**.
If you can't run, then **walk**.
If you can't walk, then **crawl**,
but by all means, **keep moving**.

- Martin Luther King Jr.





MFA Housing New Mexico



Published by Jessica Cage [?] · January 16 at 2:01 PM · ⚙️

Home is where we play in the snow!



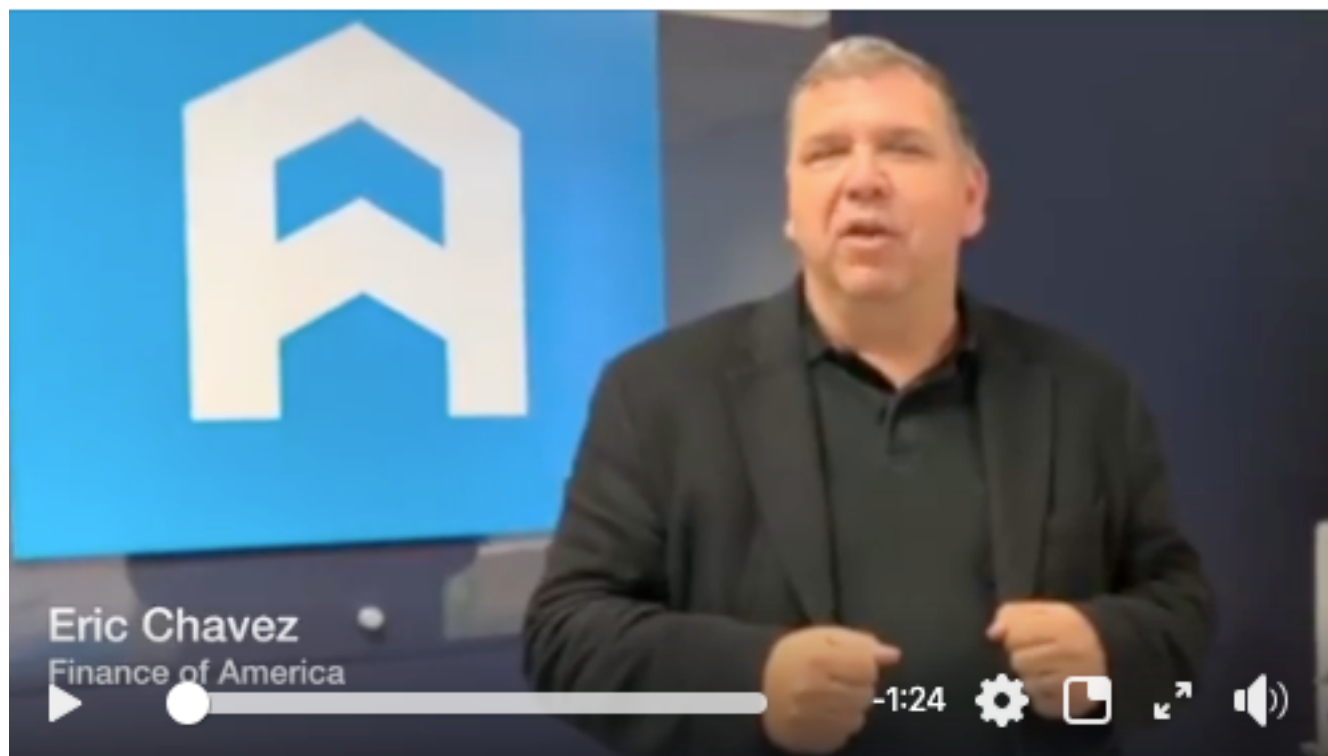


MFA Housing New Mexico



Published by Jessica Cage [?] · January 14 at 1:12 PM · ⚙️

Finance of America Mortgage LLC was one of our top 5 producing lenders for 2019! Thank you Finance of America for being a great partner and helping New Mexican's become homeowners.





MEMO

TO: Affordable Housing Developers
FROM: Kathryn Turner, Tax Credit Program Officer
DATE: January 10, 2020
RE: 2020 LIHTC and QAP Materials available

MFA is writing to remind you that the 2020 Low-Income Housing Tax Credit (LIHTC) application materials, the 2020 Qualified Allocation Plan (QAP), and current and past FAQs can all be accessed via our website.

While a full calendar of dates can also be found on the website, any interested projects must submit a hard copy Letter of Intent to Submit to MFA by 5 pm MT, Friday, January 24. MFA will begin accepting applications for the 9% Allocation Round on February 3rd, and will continue to do so until 5 pm MT, on February 14th. Applications must be both in electronic format and uploaded to our file sharing site:

<https://local.housingnm.org/FileTransferHD/> AND submitted to our offices at 344 Fourth Street SW, Albuquerque, NM 87102 as a hard copy by the February 14 deadline.

We look forward to answering any questions about the 2020 QAP or application process via FAQ until January 24.

Best,

Kathryn

505.767.2283

kturner@housingnm.org

New Mexico Mortgage Finance Authority

344 Fourth St. SW Albuquerque, NM 87102 505.843.6880 800.444.6880 housingnm.org



MEMO

TO: Participating Lenders
FROM: MFA Homeownership Department
DATE: January 17, 2020
RE: Memo No. 2020-02

Single Family and DPA Programs Webinar Training

Date of training:

- Wednesday, January 22, 2020, 10:30 a.m. – 12:00 p.m. MST

To participate:

Register via the MFA lender training link <http://www.housingnm.org/lender-training>. In order for MFA to e-mail registered individuals the training materials and to track attendance, please register **no later than 5 p.m. MST** on the business day prior to the training.

Below is the call-in number, access code and link for the webinar. **Please sign in at least five minutes before the scheduled webinar time to accommodate any software requirements.**

Conference Dial-in Number: (415) 655-0002

Participant Access Code: 806 656 355

<https://housingnm.webex.com/join/aracicot>

Thank you for participating in MFA's program. Should you have any questions, please contact a MFA homeownership representative.



MFA's 2019 Interactive Annual Report

MFA is pleased to present its 2019 annual report. For the first time, the report is presented in an electronic, interactive format that we hope you will find interesting and enjoyable to read.

In 2019, MFA provided funding that brought quality affordable housing to more than 19,500 New Mexico families. On behalf of the MFA staff and board of directors, we want to thank you, our valued partners, for delivering these programs and services to every area of our state. We look forward to another successful year as we continue our work to bring quality affordable housing opportunities to all New Mexicans.

Click below for:

[Interactive report](#)

[Download PDF](#)



Hello –

This email is to inform you that MFA has released two Requests for Qualifications (RFQs) to which you may be interested in responding. One RFQ is for **Market Study Services**, and the other is for **Architectural Review and Construction Inspection Services**.

Both RFQs can be found on MFA's [website](#). Hard copy responses are due at the MFA offices no later than February 28, 2020 at 4 p.m. MST. An electronic submission via CD or email is also due at that time.

MFA is located at 344 Fourth St. SW in Albuquerque. Please note that the MFA entrance faces Third street.

FAQs are open and may be submitted are also open and can be submitted and found on our [website](#). FAQs will close on February 21, 2020.

Best regards,
Kathryn



Kathryn Turner
Tax Credit Program Officer
New Mexico Mortgage Finance Authority
Direct: 505.767.2283
Fax: 505.242.2766
www.housingnm.org





FDIC Affordable Housing Program - Semi-Annual Report

Due: Friday February 7, 2019

Reporting Period: August 1, 2019 - January 31, 2020

Please submit the following documents to your housing programs analyst for the reporting period listed above:

- Compliance Report Part A;
- Compliance Report Part B;
- The Owner's Certification of Program Compliance. This form must be dated and signed by the owner or a representative with full authority to legally bind the ownership entity.

Compliance Report forms are available on our website: http://www.housingnm.org/asset_management rtc-forms

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**Enhancing and Implementing Homeownership
Programs in Native Communities
February 25th, 26th, and 27th.**

NM Tribal Homeownership Coalition members register today and reserve your spot for this event. Register here - <https://www.eventbrite.com/e/new-mexico-tribal-homeownership-coalition-training-tickets-92043138505>

Location - Isleta Resort and Casino, 11000 Broadway Boulevard SE, Albuquerque, NM 87105



JOIN US FOR THIS SPECIAL TRAINING!

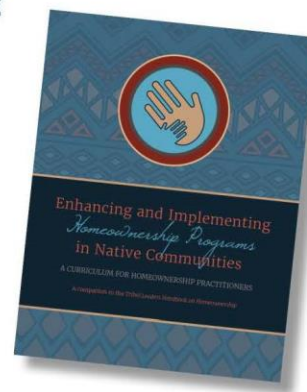
Enhancing and Implementing Homeownership Programs in Native Communities

A TRAINING EVENT FOR
NEW MEXICO TRIBAL HOMEOWNERSHIP COALITION MEMBERS

Training for those developing and implementing homeownership programs

The *Enhancing and Implementing Homeownership Programs in Native Communities* curriculum delves into the components of a homeownership program — helping practitioners to determine what assets they already have in place, identify gaps, and outline concrete next steps. It explores the nuts and bolts of homeownership, including:

- needs assessments
- homebuyer readiness programming
- available mortgage products and subsidies
- land processes
- community planning
- home design and construction
- enhancing affordability



Breakfast will be served at 8:30 each morning. Training will run 9:00 – 4:00 each day.

Who Should Attend: Tribes, Tribal Housing Departments, Tribally Designated Housing Entities (TDHEs), Tribal Housing Authorities (THAs), and their local partners such as Planning and other Departments, Economic Development Organizations, Native CDFIs, and LTROs.

Register at this [LINK](#)
February 25-27, 2020
Isleta Resort & Casino
Hotel Block: NMTHC

Only 30 spots available. A \$25 registration fee applies but training materials, breakfast and lunch are provided all 3 days at no additional cost.

Travel support available! Please email Dustin Baird at Enterprise Community Partners for a travel support application.
dbaird@enterprisecommunity.org



Housing Affordability Breakthrough Challenge

Request for proposals is not open - find all the details on the new challenge website. Application Deadline is February 19, 2020

at https://housingbreakthrough.org/?utm_source=mc&utm_medium=email&utm_campaign=wfhabcSome&utm_term=20200115-0031O000035CEPEQA4&utm_content=email3rfp





Calling all Innovators!

Enterprise and Wells Fargo have joined forces to present the Housing Affordability Breakthrough Challenge

HousingBreakthrough.org

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MFA · 344 4th St SW, Albuquerque, NM, United States · Albuquerque, NM 87102 · USA

Tab 14



Quarterly Report to the MFA Board of Directors Q1 FY2020

Production Statistics	Current Quarter	Same Quarter Last Year	Fiscal Year to Date
Homeownership			
Number of loans reserved	701	715	701
Amount of loans reserved	\$113,034,234	\$109,965,475	\$113,034,234
Number of loans purchased	722	696	722
Amount of loans purchased	\$115,280,612	\$104,170,999	\$115,280,612
Number of homebuyers counseled	886	841	886
Number of lenders/REALTORS contacted	1,738	1,601	1,738
Housing Development			
Amount of MF loans/grants/bonds	\$2,400,000	\$1,675,000	\$2,400,000
Amount of SF loans/grants	\$0	\$0	\$0
Amount of TC: LIHTC (MF) & State (MF & SF)	\$7,500,686	\$5,907,266	\$7,500,686
Number of MF units	462	442	462
Number of SF units	0	4	0
Housing Rehab & Weatherization			
Amount of rehab expenditures	\$426,200	\$79,415	\$426,200
Number of units rehabilitated	0	8	0
Amount of NM EnergySmart expenditures	\$1,250,944	\$1,096,222	\$1,250,944
Number of units weatherized	281	105	281
Shelter & Supportive Housing Programs			
Amount of shelter supportive service	\$392,197	\$379,548	\$392,197
Number of persons served ¹	1,577	1,655	1,577
Amount of rental assistance ²	\$659,055	\$741,300	\$659,055
Number of persons assisted	413	865	413

1 - EHAP & CoC

2 - Linkages, HHRHI, RAP & HOPWA



The need for housing rehabilitation and weatherization:

New Mexico has aging housing stock. 47 percent of its homes were built before 1980; only 18.4 percent were built after 2000.

Many low-income homeowners are at risk because of health and safety hazards in their homes and pay high utility bills because they cannot afford to make energy-efficiency



The Need for Assistance Programs:

The New Mexico Coalition to End Homelessness estimates that 17,000 New Mexicans experience homelessness in a year. In 2017, approximately 14,000 homeless New Mexicans sought assistance at HUD-funded agencies.

Emergency assistance with rent and utilities can help people at risk of homelessness



The need for MFA mortgage products:

MFA borrowers have an average annual income of \$51,257 and purchase homes with an average price of \$154,255. 25 percent are single-parent households; 48 percent are minorities.

MFA targets below market mortgage rates, and all first-time homebuyers receive pre-purchase counseling. MFA provides down payment assistance to 99 percent of its borrowers. Without these programs, many borrowers could not buy a home.



The need for housing development:

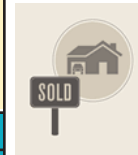
Only 4 percent of New Mexico's housing units are located in apartment complexes of 20 units or more. Many of these are old and in poor condition.

50 percent of renters are cost-burdened, about half pay between 30 percent and 49 percent of their income on rent; the other half pay more than 50 percent.



Quarterly Report to the MFA Board of Directors Q1 FY2020

Servicing	Current Quarter	Same Quarter Last Year	Target Rate
First Mortgage delinquency rate	9.26	5.19	
Partners Program delinquency rate	16.15	19.77	
DPA loan delinquency rate	10.73	12.00	
Multifamily loan delinquency rate	3.45	2.35	
Combined delinquency rate - Current Month	10.75	11.90	
Combined average delinquency rate-FY	10.06	11.31	10.50
Default rate (writeoffs/foreclosure losses)	0.29	0.29	1.50
Master Servicing MBS delinquency rate	8.26	7.43	
REO Inventory - # of loans	0	0	
REO Inventory - Exposure	\$0	\$0	



MFA's Servicing Department:

Provides servicing for over 14,000 loans with a principal balance over \$366 million.

Many of the loans MFA services are for internal programs that target higher risk borrowers. MFA's Mortgage-Backed Securities (MBS) portfolio is serviced by master servicers and our sub-servicer. Delinquency rates in this portfolio can be benchmarked to Mortgage Banker Association averages - 4.50 percent for all loans in New Mexico and 7.33 percent for FHA in New Mexico for Quarter 2 2019.

Monitoring	Current Quarter	Year to Date	Fiscal Year Monitoring Required
Asset Management			
Number of properties monitored	84	84	154
Number of units inspected	941	941	N/A
Number of PBCA activities	30	30	N/A
Community Development			
Number of required monitorings ³	9	8	62

³ - based on program year, 7/1 - 6/30



MFA's Asset Management Department:

Monitors 274 properties and 18,036 units of housing financed by MFA, providing unit inspections and review of records and finances on a regular basis. Asset Management also supports 87 properties and 5,230 units under MFA's HUD Project Based Contract Administrator (PBCA) contract.



MFA's Community Development Department:

Manages nine programs with 12 different funding sources and approximately 70 partners across the state. Our partners deliver housing to more than 11,000 individuals and receive approximately \$10 million in funding. Monitoring is performed on a regular basis to ensure program compliance.