

**2014 Entry Form**  
**(Complete one for each entry.)**

Fill out the entry name *exactly* as you want it listed in the program.

**Entry Name** \_\_\_\_\_

**HFA** \_\_\_\_\_

**Submission Contact** \_\_\_\_\_

**Phone** \_\_\_\_\_ **Email** \_\_\_\_\_

Qualified Entries must be received by **Tuesday, July 1, 2014**.

For more information about Qualified Entries, [click here to access the 2014 Entry Rules](#).

Use this header on the upper right corner of each page.

HFA \_\_\_\_\_

Entry Name \_\_\_\_\_

Communications	Homeownership	Rental Housing	Special Needs Housing
<input type="checkbox"/> Annual Report <input type="checkbox"/> Promotional Materials and Newsletters <input type="checkbox"/> Creative Media	<input type="checkbox"/> Empowering New Buyers <input type="checkbox"/> Home Improvement and Rehabilitation <input type="checkbox"/> Encouraging New Production	<input type="checkbox"/> Multifamily Management <input type="checkbox"/> Preservation and Rehabilitation <input type="checkbox"/> Encouraging New Production	<input type="checkbox"/> Combating Homelessness <input type="checkbox"/> Housing for Persons with Special Needs
Legislative Advocacy	Management Innovation	Special Achievement	Are you providing visual aids?
<input type="checkbox"/> State Advocacy <input type="checkbox"/> Federal Advocacy	<input type="checkbox"/> Financial <input type="checkbox"/> Human Resources <input type="checkbox"/> Operations <input type="checkbox"/> Technology	<input type="checkbox"/> Special Achievement	<input type="checkbox"/> YES <input type="checkbox"/> NO

**Legislative Call to Action: MFA Advocacy at the NM State Legislative Session**  
NSCHA 2014 Annual Awards Entry  
Communications: Creative Media

**Overview**

The New Mexico Mortgage Finance Authority (MFA) was established by the New Mexico State Legislature in 1975. It is an instrumentality of the state rather than a state agency and receives no state funds for operations. Nevertheless, there is a strong relationship between the state and MFA by virtue of MFA's responsibilities under its state charter, state affordable housing programs that MFA is required to implement and authorizing legislation for state trust funds and state tax credits for affordable housing. By charter, MFA is overseen by a state Legislative Oversight Committee that meets in the interim between legislative sessions. By statute, MFA must seek approval of its Board of Directors and its Legislative Oversight Committee for all special appropriations and legislation it proposes.

With the exception of two funding sources for weatherization and supportive housing that are authorized administratively, all state funding that MFA receives must be requested as special appropriations during the annual legislative session. Even the state Housing Trust Fund and state-mandated affordable housing programs do not carry recurring funding with them. New Mexico has a volunteer legislature and legislative sessions are short; they alternate between 30 and 60 days beginning in January of each year. These brief windows of opportunity provide only one chance each year to secure badly needed funds for affordable housing.

Over the years, MFA has refined its approach to maximize its chances of securing funding during the legislative session. One of the most significant changes has been in the marketing materials that are distributed to legislators, lobbyists and supporters. Traditionally, MFA produced a lengthy printed overview of all of its legislative requests that often became just one of many lengthy documents languishing on desks throughout the state capitol. Over the last two years, MFA has migrated to an 8 ½ x 5 ½ tri-fold with short descriptions of all MFA-sponsored legislation and statistics on production and funding leverage. In addition, a single card is created for each piece of legislation that includes the bill number, sponsor and key information on the front and a real-life story on the back illustrating the importance of the proposed legislation. The tri-fold and individual bill cards are packaged together in a clear cellophane bag that is delivered as a single marketing piece.

One of the unique features about this approach is that individual cards can be distributed apart from the package, such as when a bill is about to be heard or when a presentation is made about a specific piece of legislation. The cards also function as easily-referenced talking points for legislators during committee meetings and for lobbyists and other MFA supporters as they move throughout the capitol. The legislative packet is featured on MFA's website, and the individual cards are used in e-blasts that go out frequently during the legislative session. All legislative materials are created according to the MFA branding style in order to promote name recognition.

MFA calls this integrated approach its "Legislative Call to Action" because the primary aim is to move legislation across the finish line in the short window of time allotted. Everyone is called to action in this effort: MFA management and legislative staff develop the appropriations requests and legislation and obtain approvals from the MFA Board and the Legislative Oversight Committee; the communications manager writes and designs the printed pieces; information systems staff update the website and

program the e-blast; and legislative staff responds to requests from the capitol and housing partners, advocates and local and tribal governments as they work to support MFA legislation.

### **Target audiences**

**State legislators** are MFA's primary target audience and fall into two primary groups: 1) legislators who know little about MFA or affordable housing and need to be educated about MFA's proposed legislation and 2) sponsors or supporters who need statistics and personal stories to effectively advocate for MFA's proposed legislation. The printed tri-fold and bill cards are designed for both of these groups. The materials are general enough to provide a basic MFA and affordable housing tutorial while being specific enough to function as talking points for legislators or supporters. The design of the materials sets them apart from the lengthy black and white reports that other state agencies use. The two-sided bill cards are printed in full color on glossy cardstock, include photos and short stories of actual families and individuals assisted, and can be folded and tucked into a legislator's folder or pocket. If information is required on multiple legislative issues, the tri-fold provides a succinct overview of all proposed legislation in a compact format. In addition, the MFA website provides the tri-fold as a downloadable .pdf so it can be accessed by mobile devices should a legislator forget his or her hard copy.

**Housing partners and advocates** receive an e-blast every time a particular piece of legislation is scheduled to be heard by a committee or on the house or senate floor. The e-blasts recap the proposed legislation and encourage partners and advocates to attend committee hearings on behalf of the proposed legislation. They also contain a link to a personalized letter that can be e-mailed to legislators in support of the legislation. E-blasts recipients are carefully selected using categories of contacts that staff members pull from MFA's custom master database. In this way, for example, rehabilitation proponents are not asked to advocate on behalf of funds for multifamily development unless they specifically ask to be informed about that legislation. During the short 30-day session in 2014, MFA sent out 18 different e-blasts to hundreds partners and advocates. One sample e-blast is included in this .pdf.

**Local and tribal governments** that are working with MFA to address housing needs in their communities are an important target audience because they are influential at the state legislature and have their own lobbyists that can add MFA legislation to their agendas. Like housing partners and advocates, MFA provides e-blasts to elected officials and key staff within local and tribal governments.

### **Strategic Objectives**

As stated above, the primary objective of MFA's Legislative Call to Action marketing effort is to move legislation across the finish line in the short window of time allotted. In the process, MFA strives to achieve the following additional objectives:

- Generally educate state legislators about MFA, its programs and affordable housing.
- Clarify that MFA is not a state agency and receives no recurring state funding to fulfill responsibilities under its charter.
- Provide a professional image of MFA.
- Show that MFA generates real results with state money via statistics on production and funding leverage.
- Demonstrate that MFA serves the constituents of all state legislators via personal stories from different regions of the state.
- Demonstrate MFA's accountability and financial stewardship through program-specific financials and dollars leveraged.

- Strengthen relationships with housing partners, advocates, local and tribal governments by keeping them informed and encouraging support of MFA legislation.

### **Effective Use of Resources**

MFA's Legislative Call to Action requires resources in terms of staff time and material development. However, MFA has actually reduced costs by transitioning to a single tri-fold overview document, by designing standalone pieces for specific uses and by moving communication with housing partners, advocates and local and tribal governments onto the web and into e-blasts. To minimize costs and maintain brand consistency, MFA reuses the same formatting template each year for all printed and electronic pieces, with staff substituting bill numbers and descriptions, production highlights and personal stories each year.

### **Benefits and Results**

MFA has heard "thank you" time and time again from legislators who are grateful for the short, succinct and usable legislative materials that we provide. Legislators also appreciate the hard work behind the creative media MFA staff provides, including frequent e-blasts and quick responses to their phone calls and queries.

The 2014 NM Legislative Session was the first year that MFA's Legislative Call to Action was fully refined and implemented. It was also our most successful year of special appropriations in recent history. Despite a tight state budget, three of our four special appropriations were approved. MFA received \$500,000 for the NM Housing Trust Fund, \$200,000 to support Regional Housing Authorities and \$250,000 to assist local governments with Affordable Housing Plans and to oversee the Affordable Housing Act. MFA also received an unsolicited special appropriation for supportive housing of \$290,000. In addition, one of MFA's three proposed law changes was approved. The other two law changes and the unfunded appropriation encountered overwhelming support; they simply did not have adequate time to pass during this year's 30-day session. The \$1.24 million received in the 2014 legislative session far exceeds the resources expended on the Legislative Call to Action. MFA looks forward to implementing its successful Legislative Call to Action in 2015.



# 2013 MFA Production Highlights

# 2014 Legislative Agenda New Mexico Mortgage Finance Authority

In 2013, MFA provided \$222 million in low-interest financing and grants for affordable housing and related services throughout New Mexico.

### Homeowners

- \$132,932,810 in loans to 1,075 homebuyers, all of whom received pre-purchase counseling.
- \$5,994,750 in down payment assistance to 1,111 homeowners.
- \$2,133,450 in loans to construct or acquire, rehabilitate and resell 119 affordable for-sale homes, including 40 units already in the pipeline. This includes 55 Habitat for Humanity homes and 47 homes on tribal lands.
- \$5,619,153 to rehabilitate 78 homes for low-income homeowners.
- \$3,457,725 to weatherize 783 homes for low-income homeowners.

### Renters

- \$42,779,770 in financing to construct or rehabilitate 744 rental homes, including 191 units already in the pipeline.
- \$26,997,087 project-based Section 8 rental assistance payments processed for 5,297 apartments occupied by low-income households.

### Housing Those in Need

- \$986,374 in shelter, transitional housing and operating costs for 8,249 individuals experiencing homelessness.
- \$864,108 in homelessness prevention measures for 394 households at risk of becoming homeless.

### HB28 SB11 Regional Housing Authority Oversight

\$250,000 Sponsors: Rep. Roberto "Bobby" J. Gonzales and Sen. Mary Kay Papen

### HB154 SB134 New Mexico Housing Trust Fund

\$5 Million Sponsors: Rep. Luciano "Lucky" Varela and Sen. Nancy Rodriguez

### HB177 HB230 SB203 Affordable Housing Oversight Duties

\$200,000 Sponsors: Rep. Luciano "Lucky" Varela, Rep. Ernest H. Chavez and Sen. Stuart Ingle

### HB39 SB85 Low-Income Residential Energy Conservation

\$1 Million Sponsors: Rep. Nathan P. Cote and Sen. Richard C. Martinez

### HB31 Affordable Housing Act Violations & Penalties

Sponsor: Rep. Roberto "Bobby" J. Gonzales

### HB40 Affordable Housing Tax Credit Act Definitions

Sponsor: Rep. Nathan P. Cote

### SB71 Municipal Housing Commissioner Appointments

Sponsors: Sen. Gerald Ortiz y Pino and Rep. Don L. Tripp

Kip and Kathy Vaughn live with their three grandchildren in Arbolera de Vida, an affordable housing community at the Sawmill Community Land Trust in Albuquerque.

### HB28 SB11 Regional Housing Authority Oversight

\$250,000 Sponsors: Rep. Roberto "Bobby" J. Gonzales and Sen. Mary Kay Papen

A \$250,000 appropriation will ensure that New Mexico's three Regional Housing Authorities have the support, training and oversight necessary to operate efficiently and create affordable housing in rural and unserved areas of the state.

- In 2006 MFA was mandated by the state to restructure and oversee the state's regional housing authorities. MFA consolidated the seven regional authorities into three and began providing training, technical assistance and auditing on a consistent basis. There has been no fraud, waste or abuse within the Regional Housing Authorities since MFA began its oversight function.
- Regional Housing Authorities are the primary housing service providers in rural areas. They will become increasingly important as smaller agencies close due to budget cuts.
- MFA is requesting that funding for oversight of the Regional Housing Authorities be recurring. If funding is not approved, MFA will propose amending the Regional Housing Law so that these responsibilities are transferred to the Department of Finance and Administration.



Housing New Mexico

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Housing New Mexico

SB71

### Municipal Housing Commissioner Appointments

Sponsors: Sen. Gerald Ortiz y Pino and Rep. Don L. Tripp

An amendment to the Municipal Housing Law will clarify the authority, responsibility and liability of local housing authorities and allow flexibility on the number of commissioners required to be appointed to its board.

- The Municipal Housing Law grants municipalities the option of creating and managing a housing authority or creating a separate housing authority governed by an appointed board of commissioners.
- However, the Municipal Housing Law does not clearly state that a separate housing authority is not an agent of the city, which hinders the authority from acting independently and could create financial liability for the municipality.
- Currently, the law requires that five commissioners be appointed to housing authority commissions, regardless of the size of community the housing authority serves. Because small communities have had difficulty meeting this requirement, this amendment would allow small communities to appoint as few as three commissioners, while large communities could appoint as many as seven.

HB177 HB230 SB203

### Affordable Housing Oversight Duties

\$200,000

Sponsor: Rep. Luciano “Lucky” Varela, Rep. Ernest H. Chavez and Senator Stuart Ingle

A \$200,000 appropriation will fund oversight of the Affordable Housing Act and technical assistance to local communities.

- MFA is mandated by the state to oversee the Affordable Housing Act. The Act permits state and local governments to contribute public funds, buildings or other resources to create or preserve affordable housing.
- In addition to oversight, MFA provides technical assistance for housing plans and ordinances as required by the Affordable Housing Act. MFA has received no funds to carry out its mandated responsibilities.
- MFA is requesting that funding for oversight of the Affordable Housing Act be recurring. If funding is not approved, MFA will propose that these responsibilities be transferred to the Department of Finance and Administration.

HB154 SB134

### New Mexico Housing Trust Fund

\$5 Million Sponsor: Rep. Luciano “Lucky” Varela and Sen. Nancy Rodriguez

A \$5 million appropriation will leverage approximately \$70 million to build more than 500 quality affordable homes for low-income New Mexicans.

- The Housing Trust Fund was created in 2005 by the State Legislature with an initial appropriation of \$10 million. Since 2005, the state has appropriated an additional \$8.2 million.
- For every dollar appropriated to the Housing Trust Fund, an additional \$14 is leveraged. To date, \$262 million has been leveraged from other housing funding sources and \$11.5 million has been earned from loan repayments and interest income.
- Almost 1,800 affordable homes have been constructed or rehabilitated in New Mexico using \$18.2 million in state funding.

HB31

### Affordable Housing Act Violations & Penalties

Sponsor: Rep. Roberto “Bobby” J. Gonzales

Two changes to the Affordable Housing Act will help preserve affordable housing and allow the provisions of the Act to be enforced.

- The Affordable Housing Act permits state and local governments to contribute public funds, buildings or other resources to create or preserve affordable housing.
- In the 10 years since the Act was signed into law, two issues have emerged that HB31 would resolve:

The long-term affordability requirement mandated by the current Act makes it difficult to resell a foreclosed property and recoup public resources invested in the property. By providing an exception to the long-term affordability requirement in the event of foreclosure, state and local governments can sell a foreclosed property at a fair market value in a timely manner. The proceeds from any such sale must be used for purposes of the Affordable Housing Act, such as reinvestment in other affordable housing projects.

The current Act allows the attorney general to investigate alleged violations of the Affordable Housing Act, but contains no penalties. HB31 enables the attorney general to bring civil actions, charge civil penalties and pursue criminal charges as appropriate for violations of the Act.

HB39 SB85

### Low-Income Residential Energy Conservation

\$1 Million Sponsors: Rep. Nathan P. Cote and Sen. Richard C. Martinez

A \$1 million appropriation will provide weatherization services for approximately 200 more homes than would otherwise be possible, create jobs and save low-income families hundreds of dollars each year on energy bills.

- MFA’s NM EnergySmart program weatherizes the homes of approximately 1,000 low-income families each year. State funding is leveraged five to one with two federal programs. An estimated 85,000 low-income New Mexico residents are eligible for weatherization services.
- Low-income homeowners may spend up to 17 percent of their monthly budgets on utility costs, compared to about 4 percent for homeowners with higher incomes.
- The state has not reinstated funding for this program since funding from the American Recovery and Reinvestment Act was expended. Combined with federal cuts of 35 percent since 2011, MFA’s ability to provide weatherization services is in steep decline.

HB40

### Affordable Housing Tax Credit Act Definitions

Sponsor: Rep. Nathan P. Cote

An amendment to the Affordable Housing Tax Credit Act will clarify eligibility for state affordable housing tax credits and resolve inconsistencies with the Affordable Housing Act.

- The intent of the Affordable Housing Tax Credit Act of 2005 was to encourage investment in affordable housing by issuing tax credits in exchange for donations of land, buildings, materials, services or cash for affordable housing.
- Local governments currently make affordable housing contributions under the state Affordable Housing Act. These contributions are inherently revocable and cannot be considered donations for the purpose of obtaining state tax credits. Local governments should not receive state tax credits for contributions such as local government-owned land and infrastructure, local government services, local government grants or loans or for federal or private funds received by a local government.
- This amendment will preserve state tax credits for intended recipients — individuals, private entities and non-profits — that make contributions to affordable housing.

# HB28 SB11

## Regional Housing Authority Oversight

\$250,000

Sponsors: Rep. Roberto “Bobby” J. Gonzales  
and Sen. Mary Kay Papen

**A \$250,000 appropriation will ensure that New Mexico’s three Regional Housing Authorities have the support, training and oversight necessary to operate efficiently and create affordable housing in rural and unserved areas of the state.**

- New Mexico Regional Housing Authorities **manage affordable rental housing** and rental vouchers and create new affordable housing programs in areas that do not have adequate local or municipal housing authorities.
- In 2006 MFA was mandated by the state to restructure and oversee the state’s regional housing authorities. MFA consolidated the seven regional authorities into three and began providing training, technical assistance and auditing on a consistent basis. **There has been no fraud, waste or abuse within the Regional Housing Authorities since MFA began its oversight function.**
- Regional Housing Authorities are the primary housing service providers in rural areas. They will become increasingly important as smaller agencies close due to budget cuts.
- MFA is requesting that funding for oversight of the Regional Housing Authorities be recurring. If funding is not approved, MFA will propose amending the Regional Housing Law so that these responsibilities **are transferred to the Department of Finance and Administration.**







Chris Herbert, executive director of Eastern Regional Housing Authority, said Regional Housing Authorities need training and financial support to provide quality, safe homes for low-income families who live in sub-standard rural housing like the one pictured above. “State funds are essential to maintain and build housing programs in rural areas,” Herbert said. “We’ve got a lot of families depending on us.”

*“State funds are essential to build housing programs in rural areas.”*





# HB154 SB134

# New Mexico Housing Trust Fund

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\$5 Million

Sponsor: Rep. Luciano “Lucky” Varela  
and Sen. Nancy Rodriguez

**A \$5 million appropriation will leverage approximately \$70 million to build more than 500 quality affordable homes for low-income New Mexicans for low-income New Mexicans.**

- The Housing Trust Fund was created in 2005 by the State Legislature with an initial appropriation of \$10 million.
- Since 2005, the state has appropriated an additional \$8.2 million.
- For every dollar appropriated to the Housing Trust Fund, an additional \$14 are leveraged. Total leveraged earnings to date include:

The Housing Trust Fund has earned \$11.5 million from loan repayments and interest income.

**\$262 million has been leveraged from other housing funding sources.**

- Almost 1,800 affordable homes have been constructed or rehabilitated in New Mexico using \$18.2 million in state funding.





Stage Coach Apartments in Santa Fe, which opened in 2013, received funding from the New Mexico Housing Trust Fund to construct 60 rental units for very low-income individuals and families, including those transitioning out of homelessness. In the eight years since its creation, the Housing Trust Fund has received \$18.2 million in state funding, which was used to leverage an additional \$262 million in other housing funding.

*The NM Housing Trust Fund used \$18.2 million in state funding to leverage an additional \$262 million for affordable housing in the state.*



# HB177 HB230 SB203

## Affordable Housing Oversight Duties

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\$200,000

Sponsors: Rep. Luciano “Lucky” Varela,  
Rep. Ernest H. Chavez and Sen. Stuart Ingle

**A \$200,000 appropriation will fund oversight of the Affordable Housing Act and technical assistance to local communities.**

- The Affordable Housing Act permits state and local governments to contribute public funds, buildings or other resources to create or preserve affordable housing.
- The Affordable Housing Act was signed into law in 2004. MFA was charged with adopting rules to oversee the Act. In addition to oversight, MFA provides technical assistance for housing plans and ordinances as required by the Affordable Housing Act.
- MFA has received no funds to carry out its oversight responsibilities or for the technical assistance it provides.
- MFA is requesting that funding for oversight of the Affordable Housing Act be recurring. If funding is not approved, MFA will propose that these responsibilities be transferred to the Department of Finance and Administration.





The construction of Silver Gardens I and II in Downtown Albuquerque would not have been possible without the Affordable Housing Act. The Act allowed the City of Albuquerque to donate almost \$4.4 million in land and cash to the projects, which are now home to 121 individuals and families. Most of the residents of Silver Gardens I and II are low-income, and many are transitioning out of homelessness. In addition to affordable rental costs, Silver Gardens offers on-site supportive services including case management, substance abuse counseling and financial literacy classes.

*Silver Gardens I and II are home to 121 low-income people, many who are transitioning out of homelessness.*



## HB39 SB85

# Low-Income Residential Energy Conservation

\$1 Million

Sponsors: Rep. Nathan P. Cote and Sen. Richard C. Martinez

**A \$1 million appropriation will provide weatherization services for approximately 200 more homes than would otherwise be possible, create jobs and save low-income families hundreds of dollars each year on energy bills.**

- MFA's NM EnergySmart program weatherizes the homes of approximately 1,000 low-income families each year. **State funding is leveraged five to one** with two federal programs.
- **Low-income homeowners may spend up to 17 percent of their monthly budgets on utility costs**, compared to about 4 percent for homeowners with higher incomes.
- In 2009 MFA received \$27 million in stimulus funding for its weatherization program. More than 4,000 homes were weatherized and almost 200 jobs were created or retained. **After stimulus funding was expended, the state of New Mexico did not reinstate funding to the program.** Combined with federal cuts of 35 percent since 2011, MFA's ability to provide weatherization services is in steep decline.
- An estimated 85,000 New Mexico residents are eligible for weatherization services through MFA's NM EnergySmart program. Many families live in homes with inadequate heat, leaky or missing windows and unsafe conditions.





Living in an uninsulated home that averaged 42 degrees during the winter months took a toll on Roberta Wilson, pictured above. “I was depressed and irritated,” said Roberta, a single woman who lives on a disability income. “I was freezing, and it made me cold toward other people.” After MFA weatherized her 700 sq ft home, Roberta saw a \$100 per month savings on her utility bill and – most importantly – she is now warm and comfortable. “What kind of price can you put on your emotional health and feeling good?” Roberta asked. “I’m so happy. It’s changed my life.”

*“I’m so happy.  
It’s changed  
my life.”*



*Housing New Mexico*

tel. 505.843.6880 toll free 800.444.6880 [www.housingnm.org](http://www.housingnm.org)



# HB31

## Affordable Housing Act Violations & Penalties

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Sponsor: Rep. Roberto “Bobby” J. Gonzales

**Two changes to the Affordable Housing Act will help preserve affordable housing and allow the provisions of the Act to be enforced.**

- The Affordable Housing Act, Section 6-27-1 NMSA 1978, permits state and local governments to contribute public funds, buildings or other resources to create or preserve affordable housing.
- In the 10 years since the Act was signed into law, two issues have emerged that HB31 would resolve:

**The long-term affordability requirement mandated by the current Act makes it difficult to resell a foreclosed property and recoup public resources invested in the property.**

By providing an exception to the long-term affordability requirement in the event of foreclosure, state and local governments can sell a foreclosed property at a fair market value in a timely manner. The proceeds from any such sale must be used for purposes of the Affordable Housing Act, such as reinvestment in other affordable housing projects.

**The current Act allows the attorney general to investigate alleged violations of the Affordable Housing Act, but contains no penalties.** HB31 enables the attorney general to bring civil actions, charge civil penalties and pursue criminal charges as appropriate for violations of the Act.





Using the provisions of the **Affordable Housing Act**, the City of Santa Fe was able to lease land valued at approximately \$1,665,000 to the Santa Fe Housing Authority to construct the Villa Alegre Family and Senior apartment communities. The 144-unit development replaced dilapidated HUD housing that was built in the 1960s. Each unit has a HERS rating below 40, meaning they use less than 40 percent of the energy of a standard new home.

*Villa Alegre Family and Senior apartment communities were built on land leased from the City of Santa Fe.*



*Housing New Mexico*

tel. 505.843.6880 toll free 800.444.6880 [www.housingnm.org](http://www.housingnm.org)

# HB40

# Affordable Housing Tax Credit Act Definitions

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Sponsor: Rep. Nathan P. Cote

**An amendment to the Affordable Housing Tax Credit Act will clarify eligibility for state affordable housing tax credits and resolve inconsistencies with the Affordable Housing Act.**

- The intent of the Affordable Housing Tax Credit Act of 2005 was to encourage investment in affordable housing by issuing tax credits in exchange for donations of land, buildings, materials, services or cash for affordable housing.
- Local governments currently make affordable housing contributions under the state Affordable Housing Act. These contributions are inherently revocable and cannot be considered donations for the purpose of obtaining state tax credits. Local governments should not receive state tax credits for contributions such as local government-owned land and infrastructure, local government services, local government grants or loans or for federal or private funds received by a local government.
- This amendment will preserve state tax credits for intended recipients — individuals, private entities and non-profits — that contribute land, building, materials, services or cash for affordable housing.





Affordable Housing Tax Credits are a key funding source for Habitat for Humanity in Santa Fe. “Thanks to the state’s tax credit program, we have doubled private donations and leveraged tax credits to six times their value,” said Ted Swisher, executive director of Habitat in Santa Fe. By the end of 2014, Santa Fe Habitat will have used more than \$500,000 in tax credit proceeds from \$1 million in qualifying donations to build 35 homes.

*“Virtually every house  
Santa Fe Habitat builds  
uses funding from Affordable  
Housing Tax Credits.”*



*Housing New Mexico*

tel. 505.843.6880 toll free 800.444.6880 [www.housingnm.org](http://www.housingnm.org)

# SB71

# Municipal Housing Commissioner Appointments

Sponsors: Sen. Gerald Ortiz y Pino and Rep. Don L. Tripp

**An amendment to the Municipal Housing Law will clarify the authority, responsibility and liability of local housing authorities and allow flexibility on the number of commissioners required to be appointed to its board.**

- The Municipal Housing Law grants municipalities the option of creating and managing a housing authority or creating a separate housing authority governed by an appointed board of commissioners.
- However, the Municipal Housing Law does not clearly state that a separate housing authority is not an agent of the city, which **hinders the authority from acting independently and could create financial liability for the municipality.**
- Currently, the law requires that five commissioners be appointed to housing authority commissions, regardless of the size of community the housing authority serves. Because small communities have had difficulty meeting this requirement, this amendment would allow small communities to appoint as few as three commissioners, while large communities could appoint as many as seven.





Albuquerque Housing Authority, whose offices are pictured above, is one of 31 public housing authorities in New Mexico. Local housing authorities provide a variety of affordable housing services in their communities and surrounding areas including the management of low-rent units and Section 8 vouchers. They are a critical component in providing affordable housing in rural areas of the state. Currently, approximately 60 percent of all public housing authorities are affiliated with a municipality or county, and 40 percent are independent agencies.

*Public housing authorities are a critical component in providing affordable housing in rural areas of the state.*







## 2014 Legislative Alert



## SB134 New Mexico Housing Trust Fund

Sponsor: Sen. Nancy Rodriguez

Senate Public Affairs Committee

Thursday, January 30, 2014

2:30 PM in Room 321

### Housing New Mexico

A \$5 million appropriation will leverage approximately \$70 million to build more than 500 quality affordable homes for low-income New Mexicans for low-income New Mexicans.

- The Housing Trust Fund was created in 2005 by the State Legislature with an initial appropriation of \$10 million.
- Since 2005, the state has appropriated an additional \$8.2 million.
- **For every dollar appropriated to the Housing Trust Fund, an additional \$14 are leveraged. Total leveraged earnings to date include:**

The Housing Trust Fund has earned \$11.5 million from loan repayments and interest income.

**\$262 million has been leveraged from other housing funding sources.**

- Almost 1,800 affordable homes have been constructed or rehabilitated in New Mexico using \$18.2 million in state funding



*Stage Coach Apartments in Santa Fe, which opened in 2013, received funding from the New Mexico Housing Trust Fund to construct 60 rental units for very low-income individuals and families, including those transitioning out of homelessness.*

*In the eight years since its creation, the Housing Trust Fund has received \$18.2 million in state funding, which was used to leverage an additional \$262 million in other housing funding.*

**MFA appreciates your support of SB134.** Please consider attending the hearing or call, e-mail or send letters of support to the Senate Public Affairs Committee, whose members are listed below.

**To download a sample letter of support for SB134, click here:** [Support Letter Template](#)  
Please modify the letter template to reflect how the bill will impact your organization or community.

**Sen. Gerald Ortiz y Pino**

[jortizyp@msn.com](mailto:jortizyp@msn.com)  
505-986-4482

**Sen. Jacob Candelaria**

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505-986-4391

**Sen. Daniel A. Ivey-Soto**

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**Sen. Gay G. Kernan**

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**Sen. Bill B. O'Neill**

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**Sen. Ron Griggs**

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**Sen. Timothy M. Keller**

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505-986-4726

**Sen. Craig W. Brandt**

[craig.brandt@nmlegis.gov](mailto:craig.brandt@nmlegis.gov)  
505-986-4267



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[www.housingnm.org](http://www.housingnm.org)

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