



April 15, 2014

Roger Hartman, President
Four Hills Village
Homeowners Association
P.O. Box 50505
Albuquerque, N.M. 87181

Dear Mr. Hartman:

MFA is in receipt of your letter regarding New Life Homes' Gateway 66 project, proposed to be located at 13001 E. Central Avenue. We at MFA would like first to express our appreciation for the interest taken by Four Hills Village Homeowners Association ("the Homeowners Association") in the community in which its members reside, and for their willingness to take an active part in the affairs of their community. We thank you for expressing, on behalf of the Homeowners Association, the concerns of your membership regarding the proposed housing development and the process afforded to the public by the City of Albuquerque for comment on the proposed project.

In regards to MFA's knowledge of or involvement with the proposed housing development project, please be informed that NewLife Homes applied for Federal Low Income Housing Tax Credits from the MFA at the end of January 2014. The Low Income Housing Tax Credit Program (LIHTC) provides federal income tax credits to individuals or organizations that develop affordable housing through either new construction or acquisition and rehabilitation. The tax credits provide a dollar for dollar reduction in the developer's tax liability for a ten year period. Tax credits can also be used by nonprofit or public developers to attract investment to an affordable housing project by syndicating, or selling, the tax credit to investors. NewLife Homes' application, along with those of 20 other projects, is currently under review, and awards will be made in May. At this point in time, MFA has no involvement with the Gateway 66 project other than as described above. MFA has conducted the 2014 LIHTC competitive round in full and complete accordance with the requirements of the Qualified Allocation Plan ("QAP") and the applicable federal regulations. Awards of tax credits will be made pursuant the QAP and the applicable federal regulations.

Please understand that MFA has neither involvement with nor oversight of the process for public comment utilized by the City of Albuquerque for the Gateway 66 project or for any other matter.

We encourage you to raise your concerns with City of Albuquerque officials or the New Mexico Attorney General's Office, which has specific authority regarding compliance with the State of New Mexico's Open Meetings Act.

Once again, thank you for contacting MFA to express your concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Jay Czar". The signature is stylized with a large loop at the beginning and a long horizontal stroke at the end.

Jay Czar
Executive Director

CC: Mayor R.J. Berry
Rob Perry, CAO
City Councilor Don Harris