

# New Mexico Mortgage Finance Authority

## New Mexico Housing Trust Fund Update

*Prepared for  
Legislative Finance Committee  
October 15, 2025*



# NMHTF Framework

| Certified Use   | Activity   | New Mexico Housing Strategy Impact Areas                      |
|---|--|---|
| Down Payment Assistance and First Mortgage  | <ul style="list-style-type: none"> <li>• Downpayment assistance</li> </ul>   | Build homeownership & wealth                                  |
| Rental and Single-Family Housing Development  | <ul style="list-style-type: none"> <li>• Rental housing development and preservation</li> <li>• Single-family housing development</li> <li>• Housing Innovation</li> </ul> | Create more housing   |
| Single Family Acquisition, Rehabilitation, and Resale   | <ul style="list-style-type: none"> <li>• Restoring Our Communities</li> </ul>  | Preserve existing affordable housing                          |
| Single family emergency repairs, accessibility, energy efficiency improvements and rehabilitation | <ul style="list-style-type: none"> <li>• Home rehabilitation</li> <li>• Weatherization</li> </ul>  |   |
| *Homelessness and Homelessness Prevention   | <ul style="list-style-type: none"> <li>• Homelessness prevention</li> <li>• Rapid re-housing</li> <li>• Affordable housing operations</li> </ul>                           | Create stable housing environments for vulnerable populations |

*\*Non-eligible uses or activities for STB Earmark funds and not included in State Board of Finance certification.*

# Who NMHTF Serves

NMHTF projects or programs may serve households earning up to 150% area median income (AMI). The income limits vary by county and the number of people in a household.

Many projects or programs use lower income limits depending on the populations targeted or restrictions from other funding sources. Homeownership programs typically use the highest income limit compared to homelessness prevention programs. Rental housing development project often use mixed income limits.

| State Income Limits for New Mexico |          |          |           |           |           |           |
|------------------------------------|----------|----------|-----------|-----------|-----------|-----------|
|                                    | 1 Person | 2 Person | 3 Person  | 4 Person  | 5 Person  | 6 Person  |
| 50% of Median*                     | \$28,450 | \$32,500 | \$36,550  | \$40,600  | \$43,850  | \$47,100  |
| Median                             | \$56,900 | \$65,000 | \$73,100  | \$81,200  | \$87,700  | \$94,200  |
| 150% of Median                     | \$85,350 | \$97,500 | \$109,650 | \$121,800 | \$131,550 | \$141,300 |

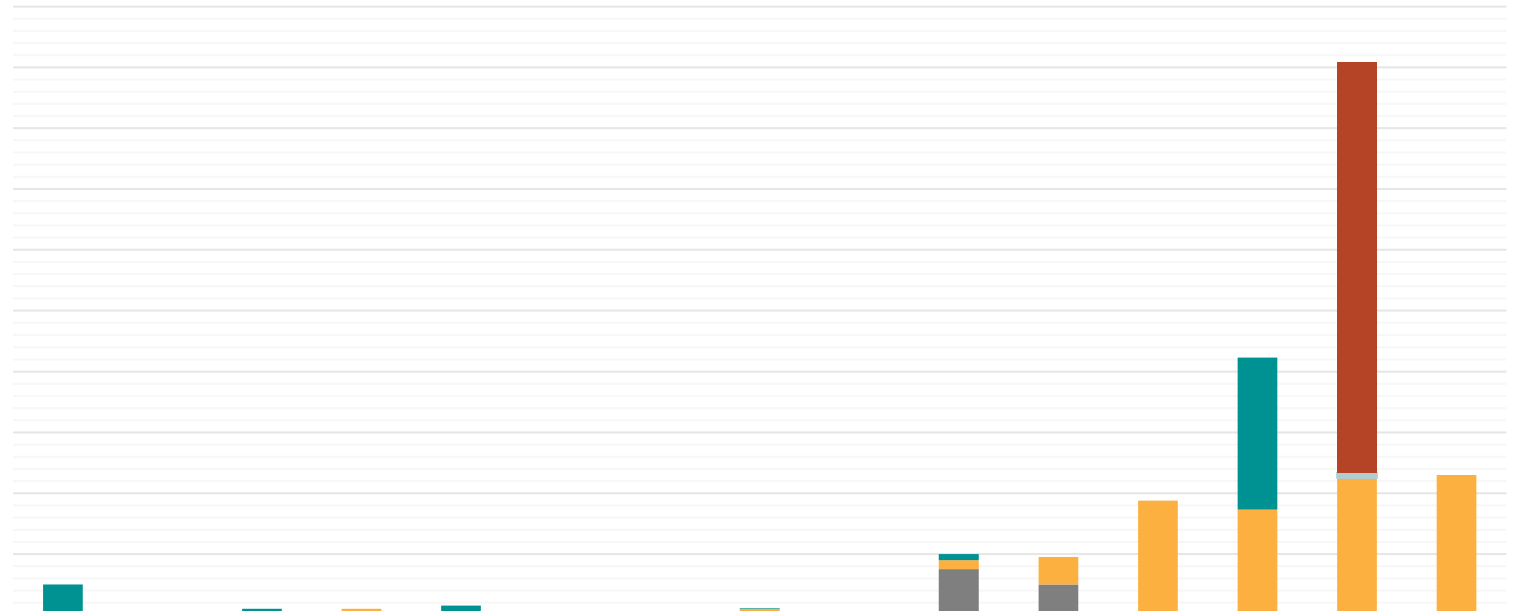
*\*Note: Income Limits may not equal exactly 50% or 150% of the statewide median family income due to the application of ceilings and floors. Income Limits also vary by county.*

# NMHTF Appropriations

A total of \$228 million has been appropriated to the NMHTF since its establishment.

\$166 million of the NMHTF has been appropriated within the last three fiscal years.

Appropriations to the NMHTF  
(in millions of dollars)



|                            | Year  | 2005 | 2006 | 2008 | 2009 | 2013 | 2014 | 2015 | 2020 | 2021  | 2022  | 2023  | 2024  | 2025   | 2026  |
|----------------------------|-------|------|------|------|------|------|------|------|------|-------|-------|-------|-------|--------|-------|
| Special Appropriations Ask |       |      |      |      |      |      |      |      |      |       |       |       |       | 135.00 |       |
| Program Income             |       |      |      |      |      |      |      |      |      |       |       |       |       | 1.70   |       |
| General Funds              | 10.00 | 1.00 | 2.00 |      | 3.00 | .20  | .50  | .15  |      | 2.00  |       |       | 50.00 |        |       |
| Severance Tax Bond Funds   |       |      |      | 2.00 |      |      |      | 2.00 | 1.20 | 3.00  | 9.00  | 37.53 | 34.62 | 45.00  | 46.00 |
| Federal Funds              |       |      |      |      |      |      |      |      |      | 15.00 | 10.00 |       |       |        |       |

# Build Homeownership & Wealth

## Down Payment Assistance

| DPA Program     | Total Expenditures  | Households Served |
|-----------------|---------------------|-------------------|
| FirstDown Plus  | \$24,285,220        | 2,218             |
| HomeForward DPA | \$5,984,281         | 704               |
| <b>Total</b>    | <b>\$30,269,501</b> | <b>2,922</b>      |

**NMHTF Leverage:**  
 For every \$1 invested by New Mexico, Housing New Mexico leverages \$25

### FirstDown Plus

- Exclusively for first-time homebuyers
- Fixed-rate \$10,000 third mortgage loan program that provides down payment for first-time homebuyers who are purchasing a home in the state of New Mexico.

### HomeForward

- Borrower does not have to be a first time homebuyer.
- Fixed-rate second mortgage loan with a 10 or 15- year term that provides funds up to 3% of the sales price that can be used toward the borrowers down payment.



First-time homebuyer, David Ramirez



## Weatherization

- Housing New Mexico EnergySmart weatherization assistance program (WAP) provides energy-saving retrofits and home modifications at no charge to eligible low-income homeowners and renters.
- WAP reduces energy costs for low-income households by increasing the energy efficiency of their homes, while ensuring health and safety.

|                      | Total Expenditures | Anticipated Households Served |
|----------------------|--------------------|-------------------------------|
| Weatherization       | \$1,404,943        | 310                           |
| Weatherization-Solar | \$96,228           | 5                             |
| <b>Total</b>         | <b>\$1,501,171</b> | <b>315</b>                    |



Weatherization team and service providers performing a monitoring



**NMHTF Leverage:**  
For every \$1 invested by New Mexico, Housing New Mexico leverages \$6

# Preservation Home Improvement Program (HIP)

## HIP

- HIP serves counties that do not currently have a service provider for the federally funded HOME Rehabilitation program.
- HIP serves Guadalupe, Harding Los Alamos, McKinley, Rio Arriba, Quay, San Juan, and Union counties
- HIP allows for repair, reconstruction and rehabilitation of homes occupied by eligible income-qualified homeowners

| County       | Total Expenditures | Anticipated Households Served |
|--------------|--------------------|-------------------------------|
| Grant        | \$99,000           | 1                             |
| McKinley     | \$169,846          | 1                             |
| Quay         | \$159,430          | 1                             |
| Rio Arriba   | \$81,609           | 1                             |
| Sandoval     | \$364,081          | 3                             |
| Union        | \$188,806          | 1                             |
| <b>Total</b> | <b>\$1,062,773</b> | <b>8</b>                      |



Before



After





# Preservation

## Restoring Our Communities

### ROC

- Acquisition of real property – Service provider gains ownership or control of real property (real estate).
- Rehabilitation – Service provider improves the condition of a property from deteriorated or substandard to good condition. Approved applicants will ensure health and safety for all homebuyers
- Resale – Service provider resells the property to an eligible low-moderate or middle-income homebuyer. Proceeds from the sale are reinvest into the program.

| County       | Total Expenditures | Total Units |
|--------------|--------------------|-------------|
| Bernalillo   | \$3,071,863        | 14          |
| Colfax       | \$100,462          | 2           |
| <b>Total</b> | <b>\$3,172,325</b> | <b>16</b>   |





# Restoring Our Communities Projects

## Restoring Our Communities

Recapture Rate: 83.2%

The recapture rate is the percentage of total expenditures recovered that are reinvested into the NMHTF

Average Rehab Cost per Project: \$47,443



Before



After

NMHTF Leverage:  
For every \$1 invested  
by New Mexico,  
Housing New Mexico  
leverages \$6

### Rental Development

- Provide flexible housing initiatives that will provide affordable housing for households of low- or moderate-income.
- Construction loans for 9% and 4% Low Income Housing Tax Credit (LIHTC) projects

### Preservation Loan Program

- Flexible funding source for multifamily properties at-risk of exiting the affordable housing stock
- Loans are to finance the acquisition or rehabilitation of low-income multifamily housing

**NMHTF Leverage:**  
 For every \$1 invested by  
 New Mexico, Housing  
 New Mexico leverages  
**\$12**

| County            | Total Awarded       | Anticipated Households Served |
|-------------------|---------------------|-------------------------------|
| Bernalillo County | \$14,000,000        | 643                           |
| Chaves County     | \$3,000,000         | 60                            |
| Dona Ana County   | \$8,750,000         | 358                           |
| Lincoln County    | \$2,489,300         | 72                            |
| Otero County      | \$2,500,000         | 22                            |
| Sandoval County   | \$3,000,000         | 216                           |
| Santa Fe County   | \$14,000,000        | 727                           |
| Taos County       | \$2,000,000         | 57                            |
| Valencia County   | \$3,000,000         | 57                            |
| <b>Total</b>      | <b>\$52,739,300</b> | <b>2,212</b>                  |



# Rental Developments Awards



Calle Cuarta Apartments in Albuquerque, NM is a 61-unit development targeting households with children.



Pedrena Apartments in Las Cruces, NM is an 80-unit multifamily development for seniors age 55 and over.





| County          | Total Awarded      | Anticipated Households Served |
|-----------------|--------------------|-------------------------------|
| Chaves County   | \$3,000,000        | 29                            |
| Dona Ana County | \$1,000,000        | 56                            |
| Lea County      | \$2,000,000        | 47                            |
| Santa Fe County | \$1,000,000        | 8                             |
| Torrance County | \$2,900,000        | 83                            |
| <b>Total</b>    | <b>\$9,900,000</b> | <b>223</b>                    |

## Single Family Programs

- Construction loans with a 60 month draw down infrastructure (infrastructure) or 36-month revolving line of credit (vertical construction)
- Noncompetitive loan application process
- Maximum loan amount of \$3,000,000
- Recapture Rate: 100%

**NMHTF Leverage:**  
 For every \$1 invested by New Mexico, Housing New Mexico leverages \$4



El Toro single-family residential community in Roswell

# Preservation

## Housing Innovation

### Housing Innovation

A program created address housing needs that are currently not being served through other Housing New Mexico program.

Awardees can be made in the forms of loans or grants depending on the financing needs of each project or activity.

Exclusively funded by the New Mexico Housing Trust Fund.

|                           | Total Expenditures | Anticipated Households Served |
|---------------------------|--------------------|-------------------------------|
| <b>Housing Innovation</b> | \$3,677,381        | 867                           |



New Mexico Ramp Project has received funding to build ramps for older adults and people with mobility issues across the state. This initiative is mostly volunteer based, but New Mexico Ramps has already made a life-changing impact for over 250 New Mexicans across the state by improving accessibility in their homes.

**NMHTF Leverage:**  
For every \$1 invested by New Mexico, Housing New Mexico leverages \$2

Saranam offers a two-year program that provides housing, food, education and training to help individuals break the cycle of generational homelessness and achieve long-term stability and independence. The funding will support the addition of 13 units, a family community center, a playground and community gardens to its west-side campus.



# NMHTF Production Highlights

| Certified Use   | Total Allocation     | Total Expenditures  | Total Anticipated Impact |
|---|----------------------|---------------------|--------------------------|
| Down Payment Assistance and First Mortgage  | \$48,958,415         | \$30,269,501        | 3,888                    |
| Rental and Single-Family Housing Development  | \$106,630,000        | \$28,435,670        | 3,849                    |
| Single Family Acquisition, Rehabilitation, and Resale   | \$3,500,000          | \$1,681,685         | 17                       |
| Single family emergency repairs, accessibility, energy efficiency improvements and rehabilitation | \$6,825,000          | \$2,563,944         | 311                      |
| *Homelessness and Homelessness Prevention   | \$1,000,000          | \$459,375           | 13                       |
| <b>Total</b>  | <b>\$166,913,415</b> | <b>\$63,410,175</b> | <b>8,078</b>             |

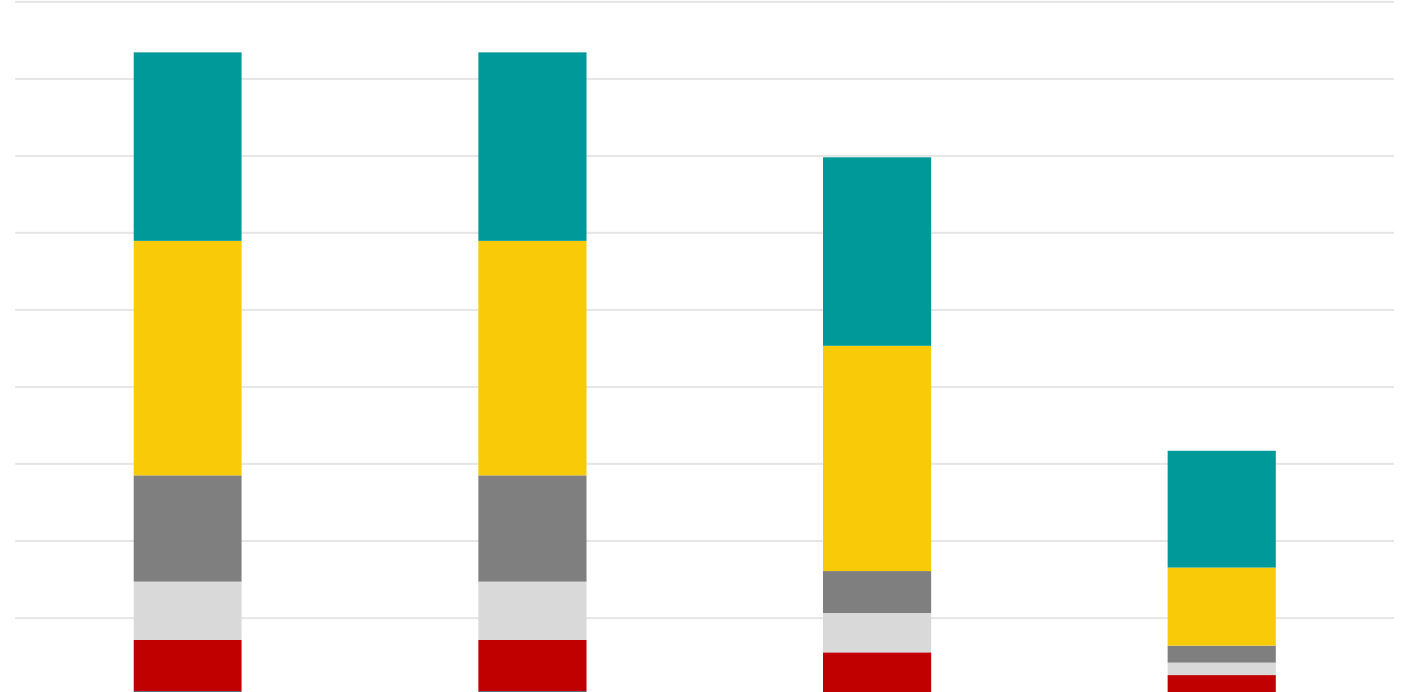
Aggregate  
NMHTF  
Leverage  
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# NMHTF Performance Metrics

- **Encumbered** is defined as Housing New Mexico has a program to deploy the funding and is available to potential applicants (homebuyers, service providers, developers, and other applicants). Funds have been committed under a procurement/program.
- **Awarded** is defined as Housing New Mexico has directed an amount of the funding to an awardee or program.
- **Expended** is defined as Housing New Mexico has released funding through draws or reimbursements.

New Mexico Housing Trust Fund Performance Metrics  
September 30, 2025



|                                      | Total Allocation (Certified amount) | Total Encumbered (Procured) | Total Awarded (Contractually Committed to awardee) | Total Expended (Amount paid to awardees) |
|--------------------------------------|-------------------------------------|-----------------------------|--|--|
| Down Payment Assistance              | \$48,958,415                        | \$48,958,415                | \$48,958,415                                       | \$30,269,501                             |
| Rental Housing Development           | \$60,900,000                        | \$60,900,000                | \$58,489,300                                       | \$20,298,150                             |
| Single Family Housing Development    | \$27,600,000                        | \$27,600,000                | \$10,900,000                                       | \$4,438,930                              |
| Housing Innovation                   | \$15,130,000                        | \$15,130,000                | \$10,245,937                                       | \$3,218,006                              |
| Rehabilitation                       | \$13,325,000                        | \$13,325,000                | \$10,325,000                                       | \$4,726,212                              |
| Homeless and Homelessness Prevention | \$1,000,000                         | \$1,000,000                 | \$732,939  | \$459,375                                |
| <b>Total</b>                         | <b>\$166,913,415</b>                | <b>\$166,913,415</b>        | <b>\$139,651,591</b>                               | <b>\$63,410,174</b>                      |

# 2026 Severance Tax Bond Certified Use Allocations

In addition to supporting the New Mexico Housing Strategy Impact Areas, Housing New Mexico considers factors including

- priorities of the Board, legislature, and Governor,
- other funding sources available for each activity,
- partner capacity to administer funding
- geographic impact
- leverage
- program income

| Certified Use   | Activity   | Allocation          | Procured            | Awarded             | Expended        |
|---|--|---------------------|---------------------|---------------------|-----------------|
| Down Payment Assistance and First Mortgage  | <ul style="list-style-type: none"> <li>• Downpayment assistance</li> </ul>   | \$7,763,415         | \$7,763,415         | \$7,763,415         | \$-             |
| Rental and Single-Family Housing Development  | <ul style="list-style-type: none"> <li>• Rental housing development &amp; preservation</li> <li>• Single-family housing development</li> <li>• Housing Innovation</li> </ul> | \$35,500,000        | \$35,500,000        | \$15,989,000        | \$78,019        |
| Single Family Acquisition, Rehabilitation, and Resale   | Restoring Our Communities  | \$1,500,000         | \$1,500,000         | \$1,500,000         | \$-             |
| Single family emergency repairs, accessibility, energy efficiency improvements and rehabilitation | <ul style="list-style-type: none"> <li>• Home rehabilitation</li> <li>• Weatherization</li> </ul>  | \$-                 | \$-                 | \$-                 | \$-             |
| <b>Total</b>  |  | <b>\$44,763,415</b> | <b>\$44,763,415</b> | <b>\$25,252,715</b> | <b>\$78,019</b> |

# Questions?

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*We Are Housing New Mexico*



# Low-Interest Rate Mortgage Program

## Program Summary

- \$200,000,000 Investment
- \$13,000,000 Set Aside for Down Payment Assistance
- \$20,000 State Funded DPA (non-amortizing, due on sale/transfer)
- \$10,000 MFA/NMHTF Funded Closing Cost Assistance (15-year amortizing, 0% interest)
- 3% Interest Rate
- First-time homebuyers as defined by IRS regs
- Support the lower income missing middle working families
- Existing programs pick up 90%-115% AMI

| Statewide Area Median Income Served (80%) | Affordable Payment (PITI) | Loan Amount | Down Payment Assistance | Max Sales Price | Projected Loans |
|---|---------------------------|-------------|-------------------------|-----------------|-----------------|
| \$64,960                                  | \$1,624                   | \$260,671   | \$20,000                | \$280,671       | 717             |

| Impact to Households |             |                      |                 |
|----------------------|-------------|----------------------|-----------------|
| Rate                 | Loan Amount | Total Payment (PITI) | Required Income |
| State Rate 3%        | \$260,671   | \$1,624.00           | \$64,960        |
| MRB Rate 6%          | \$260,671   | \$2,087.00           | \$83,500        |
| Market Rate 6.25%    | \$260,671   | \$2,130.00           | \$85,200        |