

***NEW MEXICO  
MORTGAGE FINANCE AUTHORITY***



***Legislative Finance Committee***

***September 24, 2021***



New Mexico Mortgage Finance Authority  
Legislative Finance Committee  
September 24, 2021

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# Legislative Finance Committee

## Presentation by the New Mexico Mortgage Finance Authority

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**September 24, 2021**

Isidoro Hernandez, Executive Director/CEO, MFA  
Donna Maestas-De Vries, Chief Housing Officer, MFA  
Stephanie Yara, Chief Financial Officer, MFA  
Jeff Payne, Chief Lending Officer, MFA



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# MFA Board and Legislative Oversight

## MFA Board of Directors

Angel Reyes, Chair

President, Centinel Bank of Taos

Derek Valdo, Vice Chair

Chief Executive Officer, AMERIND Risk

Rebecca Wurzbarger, Treasurer

Strategic Planning Consultant

Howie Morales

Lieutenant Governor

Hector Balderas

Attorney General

Tim Eichenberg

State Treasurer

Rosalyn Nguyen Chafey

Attorney, Presbyterian Healthcare Services

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Senator Nancy Rodriguez, Vice Chair (D)

Representative Alonzo Baldonado (R)

Senator Stuart Ingle (R)

Senator Leo Jaramillo (D)

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Senator Gerald Ortiz y Pino (D)

Representative Patricia Roybal Caballero (D)

# About MFA



## OUR VISION

All New Mexicans will have quality affordable housing opportunities.

## OUR MISSION

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

- We were created by the State Legislature in 1975. The MFA Act defines MFA as a “public body corporate, separate and apart from the state.” MFA is not a state agency and receives no operating funds from the state.
- MFA became the state government’s designated housing agency in 1997. All of New Mexico’s state and federal housing programs are now administered by MFA.
- MFA is a Housing Finance Agency (HFA). Each state in the U.S. has one or more.
- MFA provides **financing** for **affordable housing** for **persons of low and moderate income**.

# Delivery System

MFA allocates resources and works with partners to serve all New Mexicans.



## FUNDERS

MFA receives affordable housing resources from the federal government and the state. We also use bonding capacity, investments and our own revenue to support affordable housing programs.



## MFA

MFA allocates resources to around 30 different affordable housing programs.



## PARTNERS

MFA contracts with and monitors service providers throughout New Mexico. We also work with lenders, realtors, developers, property owners and tribal and local governments.



## CONSTITUENTS

New Mexico residents have access to affordable housing and related services and resources statewide.

# Our Programs

MFA operates around 30 programs that assist low- and moderate-income households, from people experiencing homelessness to homeowners.

Homeless

Special Needs

Renter

First-Time Homebuyer

Homeowner



Emergency Shelter

Development Financing

Subsidized Rental

Transitional Shelter

Rental Assistance

Homeless Prevention

Down Payment Assistance

Low-Interest Mortgages

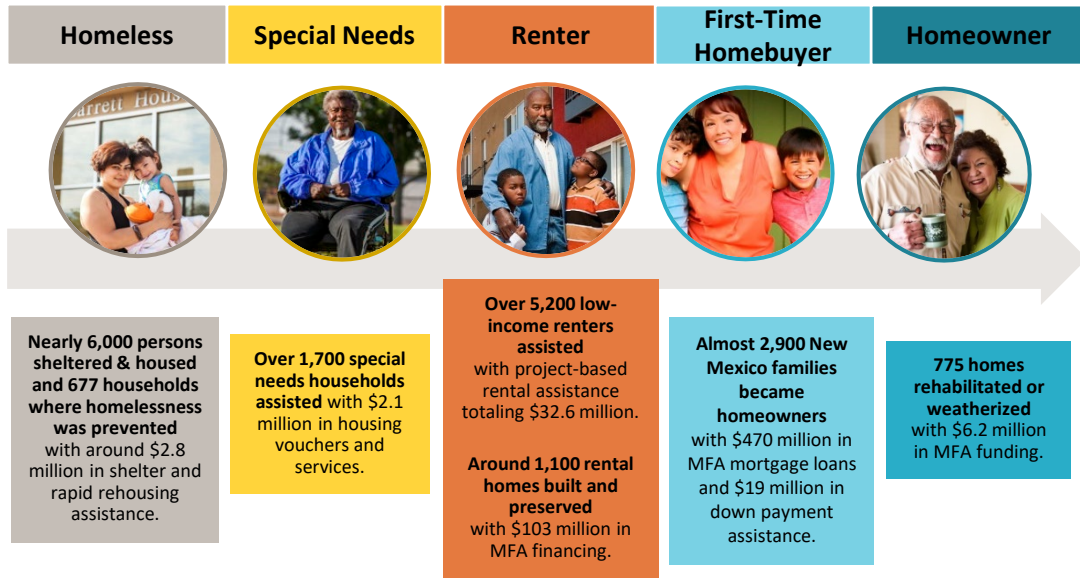
Homeownership Assistance

Rehabilitation

Weatherization

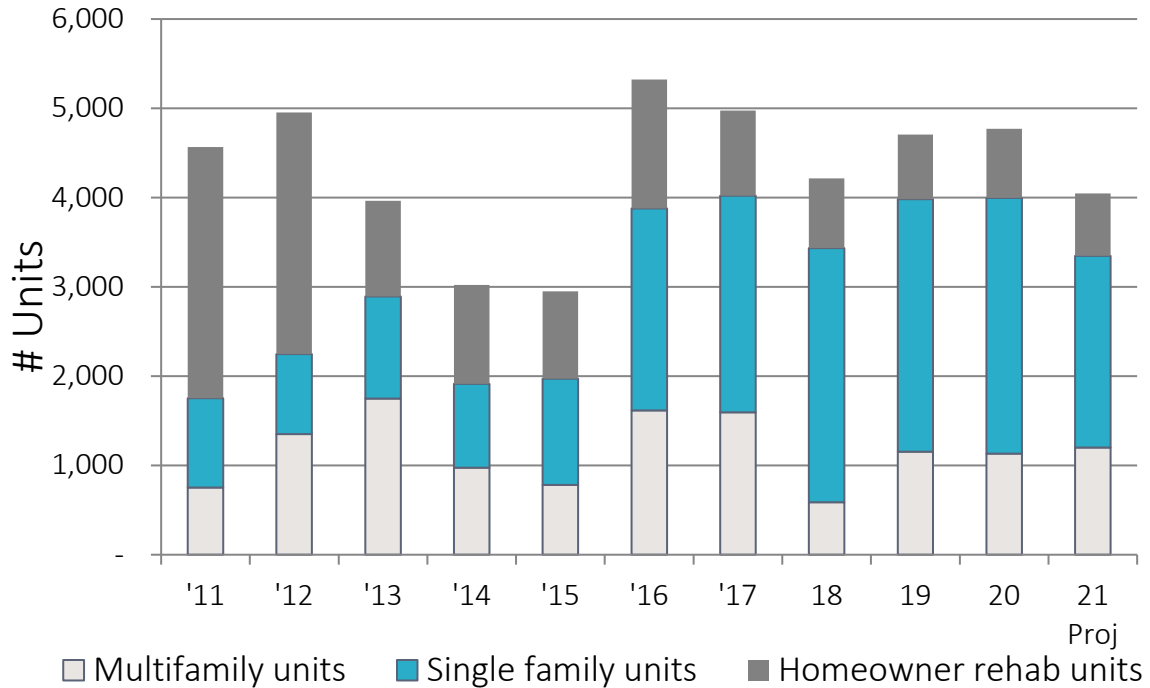
# Our Results

In 2020, MFA provided more than **\$638** million in low-interest financing and grants for affordable housing and related services.



# MFA Production Data

Multifamily, Single Family First Mortgage and Single Family Homeowner Rehab Units



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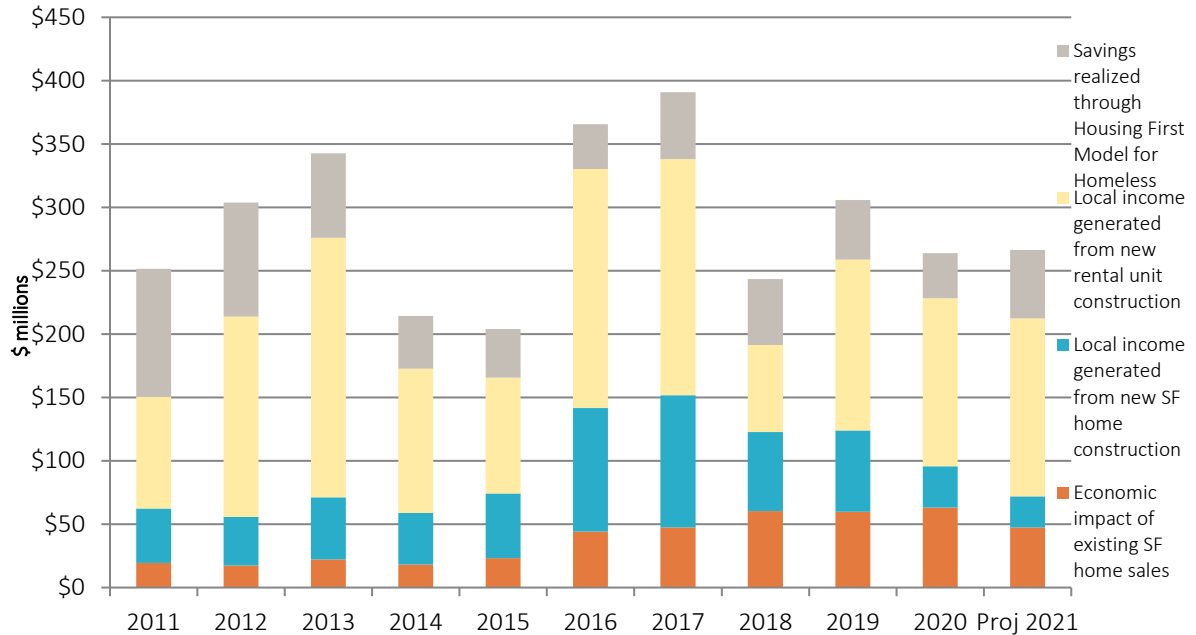
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# Economic Impact of MFA Programs

Housing is economic development



**Sources:**

- Economic impact of single family home sales assumes \$23,000 per sale per the REALTORS Association of New Mexico
- Economic impact of construction calculated using the National Association of Home Builders, *Local Economic Impact of Home Building* models, 2015
- Savings realized through Housing First Model assumes savings of \$6,000 per person assisted, City of Albuquerque Heading Home Cost Study, May 2016

## Social Impact of Housing

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- Homelessness programs reduce reliance on costly de facto housing solutions like emergency rooms and jails. (United States Interagency Council on Homelessness, 2017, University of Pennsylvania, 2002, and Urban Institute, May 2017)
- Home rehabilitation alleviates the health risks of substandard housing, which include asthma, stunted growth, neurological damage, accidents, injury and disease. (*Health Affairs, June 2018*)
- Housing development addresses the deficit of affordable housing units that contributes to housing insecurity. (*Urban Institute, July 2016*)
- Homeownership for low- and moderate-income households is associated with increased ability to build wealth and greater social engagement and satisfaction. (*HUD, February 2006*)

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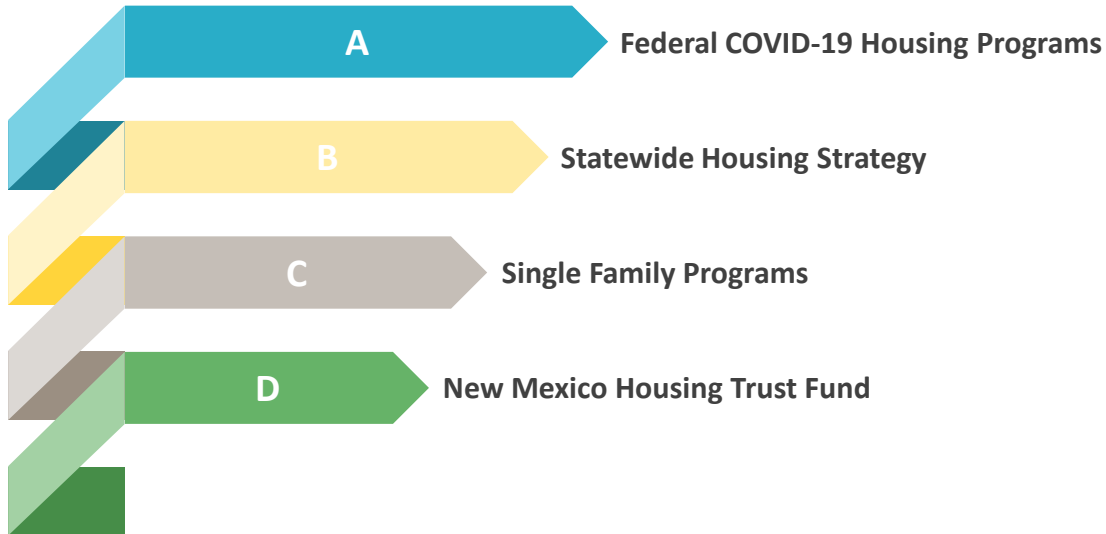
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# Programs and Initiatives



# Federal COVID-19 Programs Total Funding

American Rescue Plan Homeowner Assistance Fund (HAF)

- Pilot: \$4.7 million in homeownership assistance
- Permanent: \$35 million in homeownership assistance

Coronavirus Relief Funds (CRF)

- \$15 million in mortgage, rental and shelter funding

CARES Act Community Development Block Grant (CDBG-CV)

- \$12.9 million in homeownership and rental assistance

CARES Act Emergency Solutions Grant & HOPWA

- \$13 million in shelter, rental and rapid re-housing assistance

Total Funding Allocated to Preserve Housing and Homeownership

- \$80.6 million

# Homeowner Assistance Fund (HAF) Pilot

## Funding

- \$4.7 million in HAF allocated to mortgage assistance pilot

## Homeownership Assistance Program

- Up to \$10k per household in assistance for delinquencies

## Client Eligibility

- Households at or below 100% of Area Median Income
- Owner-occupied residence in New Mexico
- Experienced financial hardship related to COVID-19

## Results

- 884 households assisted with \$4.4 million

# Homeowner Assistance Fund (HAF) Permanent Program

## Funding

- \$35 million in HAF allocated to homeownership loan payment assistance, homeownership loan reinstatement, insurance and property taxes

## Homeownership Assistance Program

- Up to \$20k per household in assistance for delinquent or ongoing housing costs

## Client Eligibility

- Households at or below 150% of Area Median Income
- Owner-occupied residence in New Mexico
- Experienced financial hardship related to COVID-19

## Goals

- Projected to assist at least 2,900 households
- Pending Treasury approval

# Residential Ownership, Rental, & Shelter Assistance Coronavirus Relief Funds – December 2020

## Funding

- \$15 million in CRF allocated for residential ownership assistance through servicers, rental assistance, and homeless shelter assistance

## Homeowner Assistance Program

- Residential ownership assistance for delinquencies incurred between April 2020 through November 2020
- Servicer-driven applicant identification

## Client Eligibility for Homeowner Assistance

- FHA, USDA or VA mortgage if servicer is traditional servicer (any type of homeownership if servicer is a non-profit, tribal entity or ICBA/NM member bank)
- New Mexico resident
- Have a COVID-19 impact

## Rental Assistance Program

- Rental assistance for delinquencies incurred between April 2020 through December 2020
- Operator-driven applicant identification and certification

## Client Eligibility for Rental Assistance

- Reside in an income- and rent-restricted affordable housing unit
- Be located in New Mexico
- Be current on their rent as of March 1, 2020
- Be delinquent on their rent starting after March 1, 2020
- Have a COVID-19 impact
- Not be receiving housing cost assistance from another source for the same months

## Results

- 1,882 homeowner households served with \$11.3 million
- 711 households received rental assistance
- 22 individuals received hotel vouchers for 1-2 week stays over the holidays
- Funds provided for the purchase of St. Elizabeth Shelter/ Santa Fe Suites with 122 rooms
- Accomplished in 20 calendar days



# COVID-19 Housing Cost Assistance Program

Nov. 2020 - May 2021

## Funding

- \$12.3 million in CDBG-CV from the State of New Mexico, \$608k in CDBG-CV from the City of Las Cruces, and some CRF funds for both rental and homeownership assistance

## Program

- Three months of consecutive assistance up to a maximum of \$1,500/month
- Household-based application

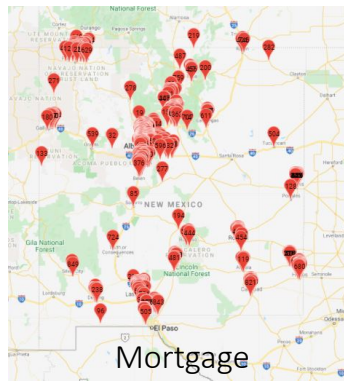
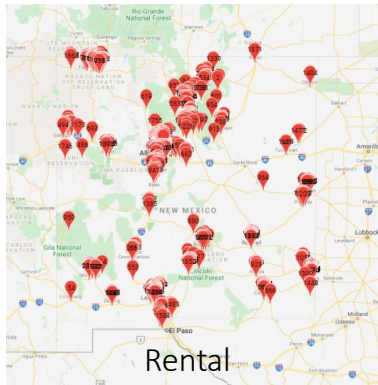
## Client Eligibility

- Households at or below 80% of Area Median Income
- New Mexico residence
- Mortgage and rental assistance
- Experienced financial hardship related to COVID-19

## Results

- 3,206 total households assisted with \$7.3 million, including:
  - 867 mortgage households with \$2.3 million
  - 2,042 rental households with \$4.5 million
  - 172 manufactured home households with \$310k
  - 125 tribal households with \$178k

# COVID-19 Housing Cost Assistance Program Funded Applications



- Statewide coverage is achieved with an online application portal
- MFA staff and regional partners are available to support households with the application process

# CARES Act Emergency Solutions Grant (ESG) Shelter Operations & Essential Services (EHAP)

July 1, 2020 – September 30, 2022

## Funding

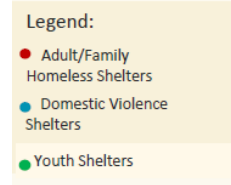
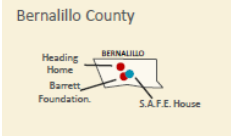
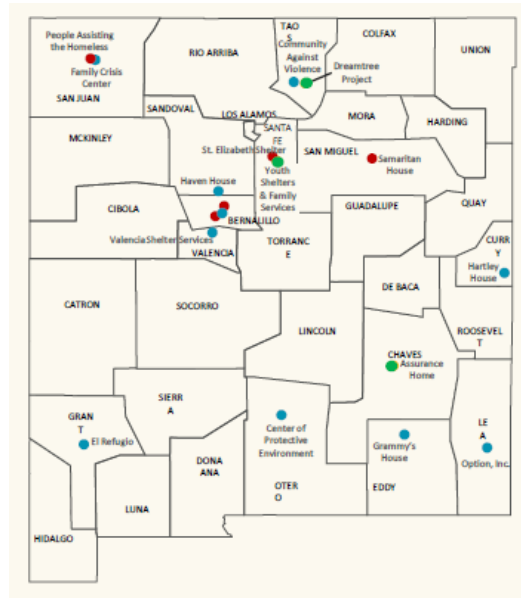
- \$5,222,310 HUD ESG CARES Act

## Eligible Expenses

- Shelter operation expenses: food, supplies, rent, insurance, staff salaries
- Case management
- Renovations associated with reducing the spread of COVID-19

## Results

- \$2,340,751 expended by 23 shelters statewide as of 8/31/21
- Funds are still available and being spent monthly



# CARES Act Emergency Solutions Grant (ESG) Rapid Re-Housing & Homeless Prevention (RAP)

July 1, 2020 – September 30, 2022

## Funding

- \$6,642,601 in HUD ESG CARES Act

## Eligibility - Homeless Prevention

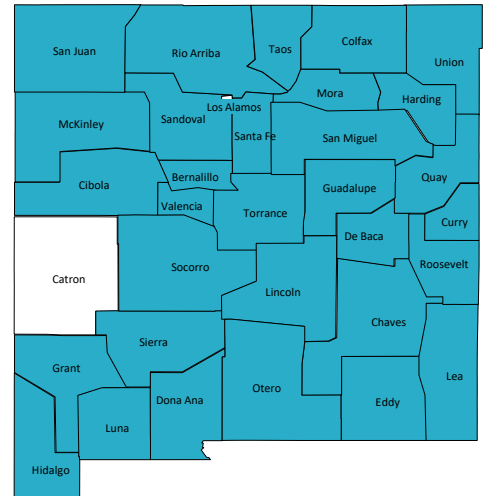
- Household income at or below 50% of area median income
- Must meet HUD's definition of at-risk
- Lack supports and resources
- Would otherwise be homeless but for this assistance

## Eligibility – Rapid Re-Housing

- Must meet HUD's definition of homelessness
- Lack supports and resources

## Results

- 333 clients assisted, \$637,952 expended as of 8/31/2021
- Funds are still available and being spent monthly



# Housing Opportunities for Persons with AIDS/HIV (HOPWA)

## CARES Act

July 1, 2020 – September 30, 2022

### Funding

- \$146,170 in HUD HOPWA CARES Act

### Purpose

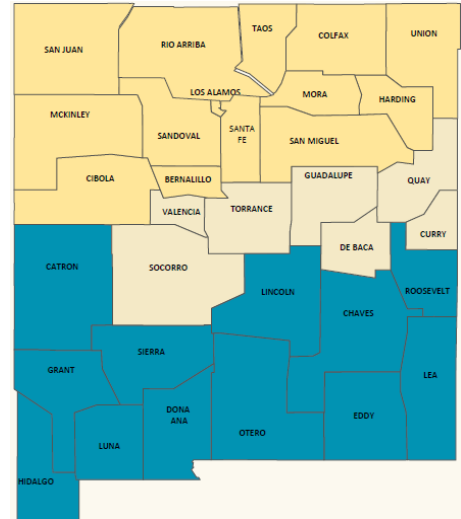
- Provides rent and mortgage assistance, security deposits and utility deposits to individuals with AIDS/HIV

### Client Eligibility

- A member of the household must have an AIDS/HIV diagnosis
- Household income at or below 80% of area median income

### Results

- 86 individuals assisted, \$54,834 expended as of 8/31/2021
- Funds are still available and being spent monthly



#### Service Providers:

Northern Region:  
Southwest Care Center

Southern Region I:  
El Camino Real Housing  
Authority

Southern Region II:  
Alianza of New Mexico

# Statewide Housing Strategy

- MFA has embarked on a strategic initiative to create a Statewide Housing Strategy that will:
  - Analyze and project the state's affordable housing needs;
  - Engage the public and stakeholders;
  - Assess barriers to affordable housing development;
  - Review all affordable housing resources; and
  - Recommend statewide, regional and local strategies to solve affordability issues.
- The development of the Statewide Housing Strategy will be overseen by the Housing New Mexico Advisory Committee, which is led by MFA and includes stakeholders from across the housing spectrum in both the public and private sectors.



# MFA Single Family Programs

For first time homebuyers and homeowners

## Two Assistance Options

### FIRST HOME

- First time homebuyer first mortgage loan
- Up to 115% Area Median Income allowed, based on family size
- Single unit, owner occupied properties
- Pre-Purchase homebuyer counseling required
- Buyer needs 620 min. credit score & at least \$500 to invest

### FIRST DOWN (Optional)

- Used in conjunction with "First Home" Program
- Second mortgage loan
- Up to \$8,000 assistance with down payment and closing costs
- 30, 15 or 10-year amortizations to provide flexibility in payments
- Discounted interest rates for shorter loan terms

OR

### HomeNow

- Used in conjunction with "First Home" Program
- Second mortgage loan
- Up to 80% of the Area Median Income
- Assistance limited to the lesser of 8% of the purchase price or \$8,000
- 10-year, non-amortizing, forgivable loan
- 0% interest, no payment

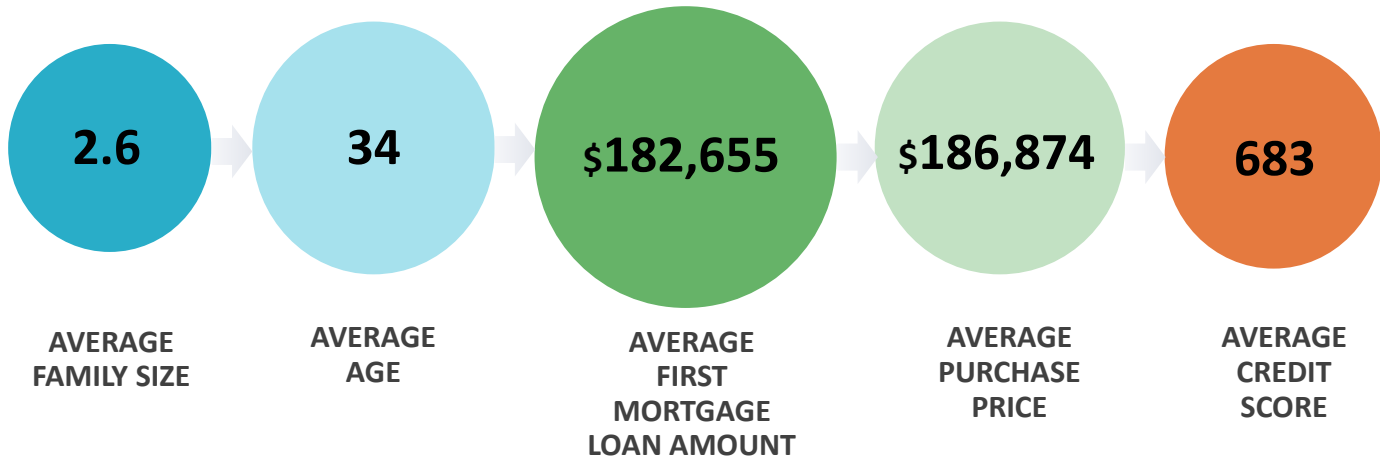
### NEXT HOME

- First mortgage loan
- Non-first time homebuyer allowed
- Favorable household income limits
- Single unit, owner occupied properties
- Pre-Purchase homebuyer counseling required for first time homebuyers
- Buyer needs 620 min. credit score & at least \$500 to invest

### NEXT DOWN

- Automatic part of "Next Home" program
- Second mortgage loan
- 3% of total loan amount to assist with down payment
- 15-year, non-amortizing, forgivable loan
- 0% interest rate, no payment

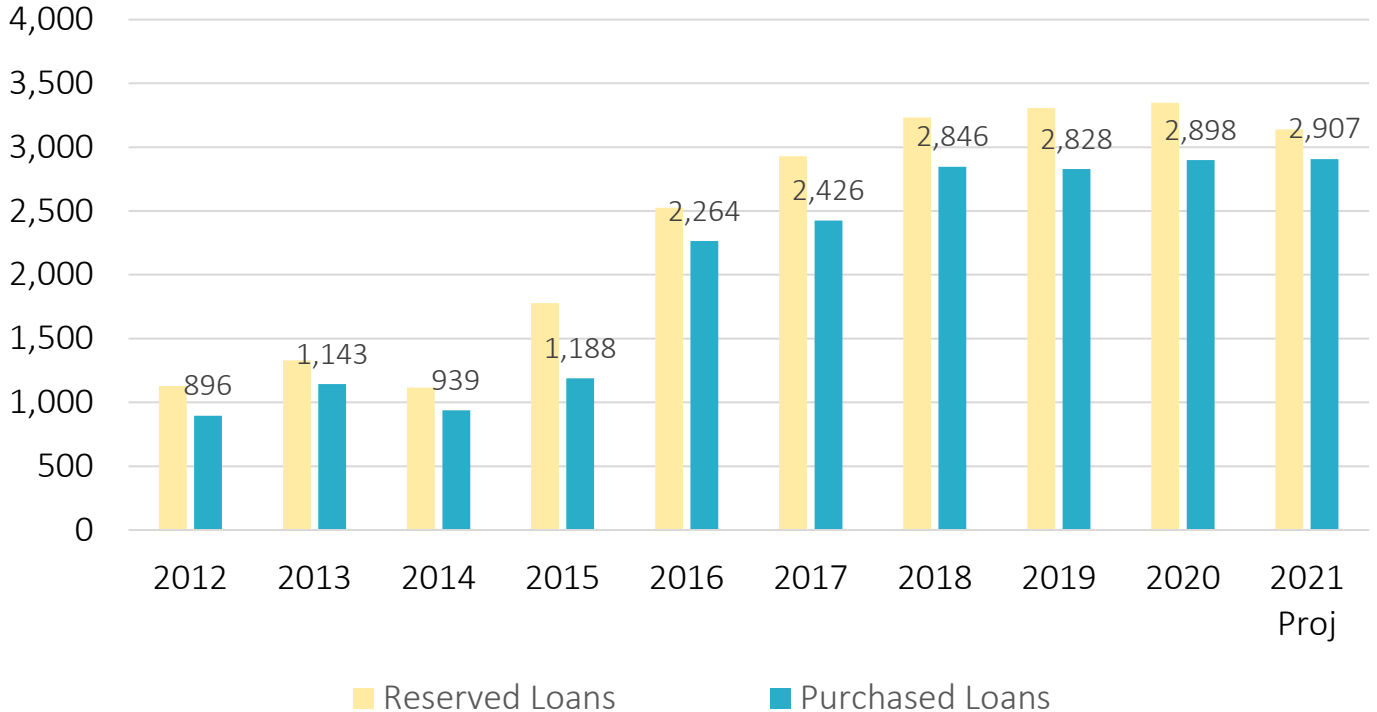
# MFA Homebuyer Demographics





# Single Family Loan Activity

Loan Reservations vs Loan Purchases (In Units): FY 2012 through FY 2021 Projected



# New Mexico Housing Trust Fund

- Created by the State Legislature in 2005 with an initial appropriation of \$10 million and subsequent appropriations totaling \$17.05 million
- \$12 million requested for 1,300 units built, rehabilitated or weatherized

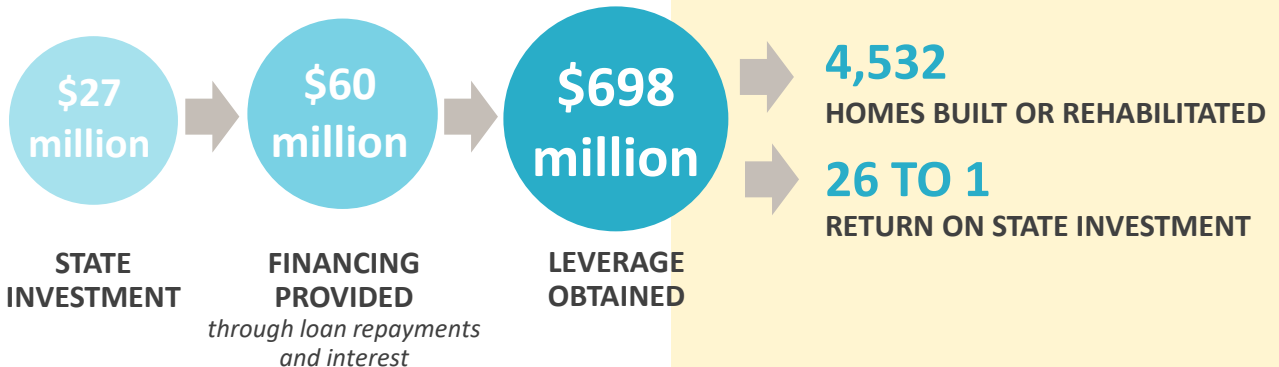


## THE NEED

Rental financing is oversubscribed and MFA is only able to fund a fraction of shovel-ready projects.



## PROVEN RESULTS



# New Mexico Housing Trust Fund

Usage, Leverage and Economic Impact

Usage and Leverage					Economic Impact*	
Project/ Expenditure Type	Total Units	Dollars	% of Total	Leverage (Dollars)	Jobs	Economic Impact (Dollars)
<b>Single Family New Construction</b>	314	7,900,561	13%	52,076,516	1,225	90,026,312
<b>Single Family Rehabilitation</b>	30	160,679	2%	160,679	-	-
<b>Multifamily New Construction</b>	2,604	34,002,930	55%	442,307,724	4,166	304,485,720
<b>Multifamily Rehabilitation</b>	1,584	18,776,680	30%	204,091,432	2,534	185,217,120
<b>Totals</b>	<b>4,532</b>	<b>60,840,850</b>	<b>100%</b>	<b>698,636,351</b>	<b>7,925</b>	<b>579,726,152</b>

\*Economic impact calculated using the National Association of Home Builders, *Local Economic Impact of Home Building* model

# New Mexico Housing Trust Fund

Example of NMHTF Leveraging

Villa Del Norte (Española)		
Funding Source	Construction Financing	Permanent Financing
New Mexico Housing Trust Fund	\$1,500,000	\$500,000
MFA Primero	\$1,000,000	-
Ventana Fund	\$750,000	-
HOME	\$375,000	\$375,000
LIHTC Equity	\$2,546,947	\$5,093,859
Bank Financing	-	\$500,000
National Housing Trust Fund	\$400,000	\$400,000
NMHCDC	\$351,207	\$54,295
	\$600,000	\$600,000
	\$101,596	\$101,596
<b>TOTAL</b>	<b>\$7,624,750</b>	<b>\$7,624,750</b>



**20%**  
of  
construction  
financing

**6.5%**  
of  
permanent  
financing



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# MFA 2022 Legislative Requests

To Be Endorsed by the MFA Act Legislative Oversight Committee



## **New Mexico Housing Trust Fund Appropriation**

To develop, rehabilitate and weatherize approximately 1,300 affordable homes.

**\$12 million**

*Also ICIP Request*

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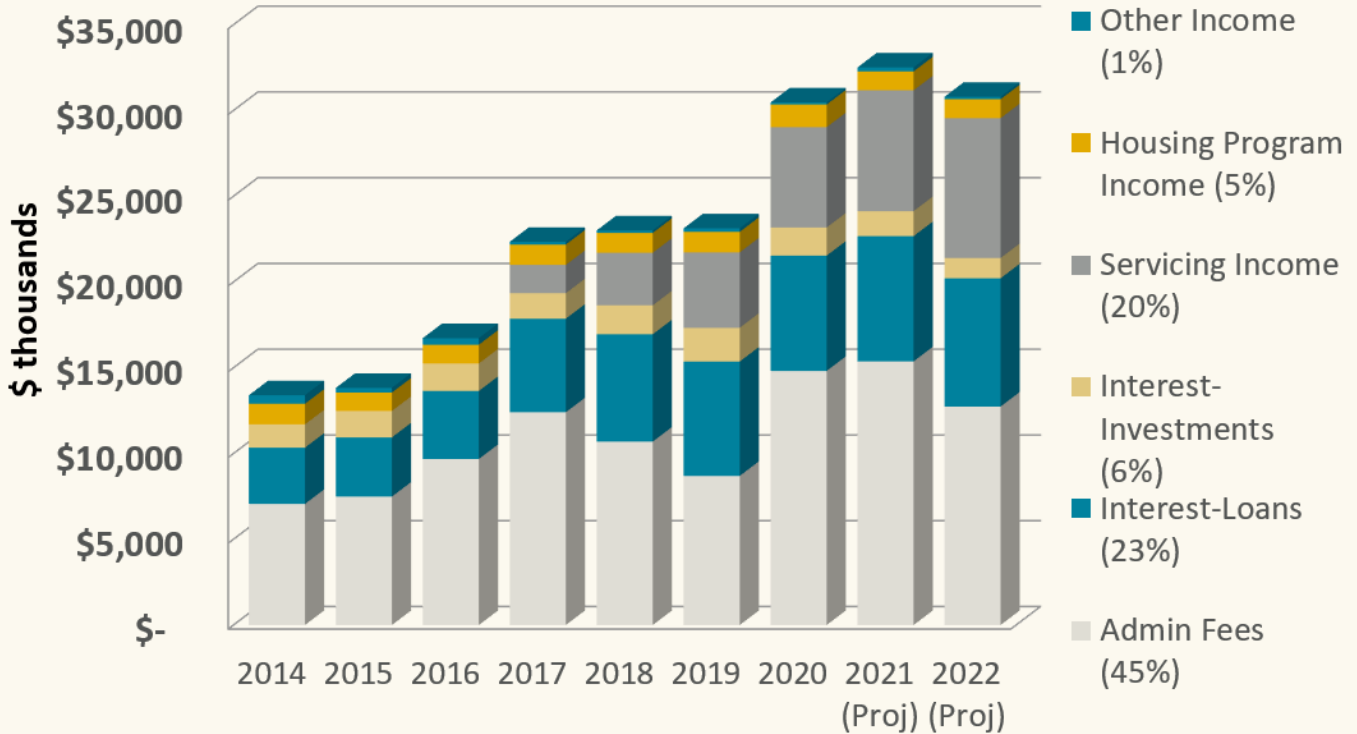
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# Operating Revenue Summary

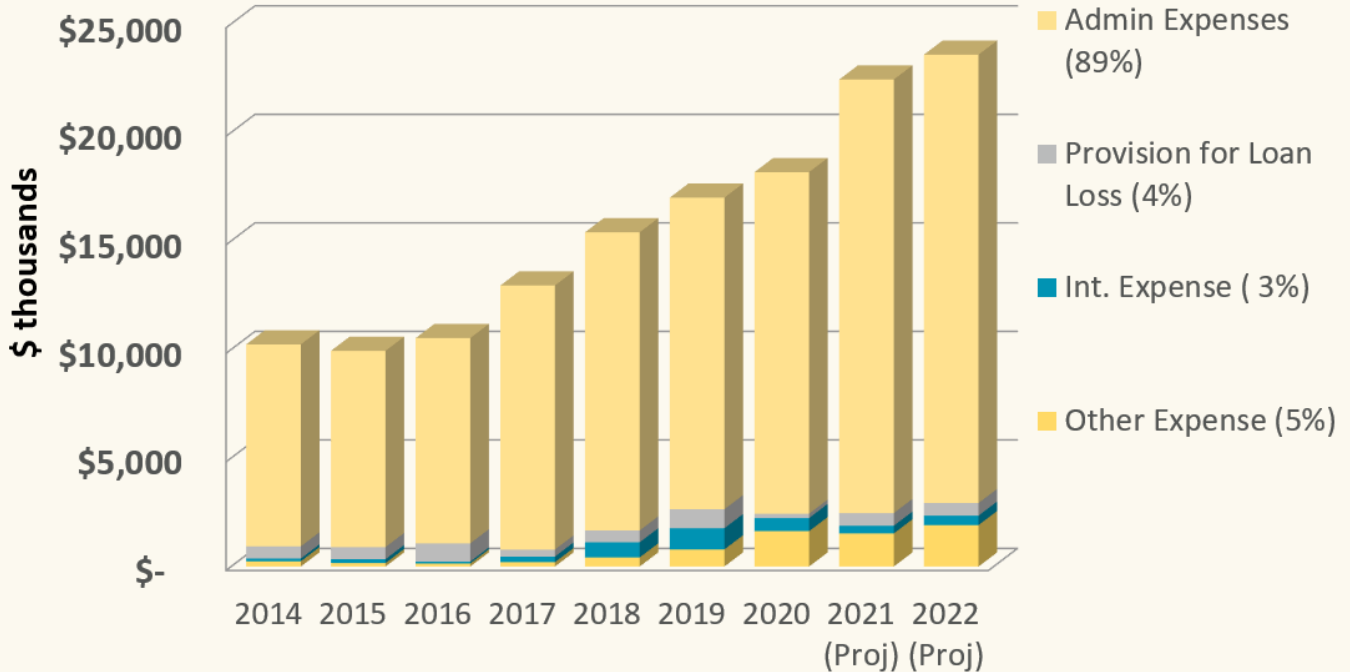
2014-2022 (Projected)





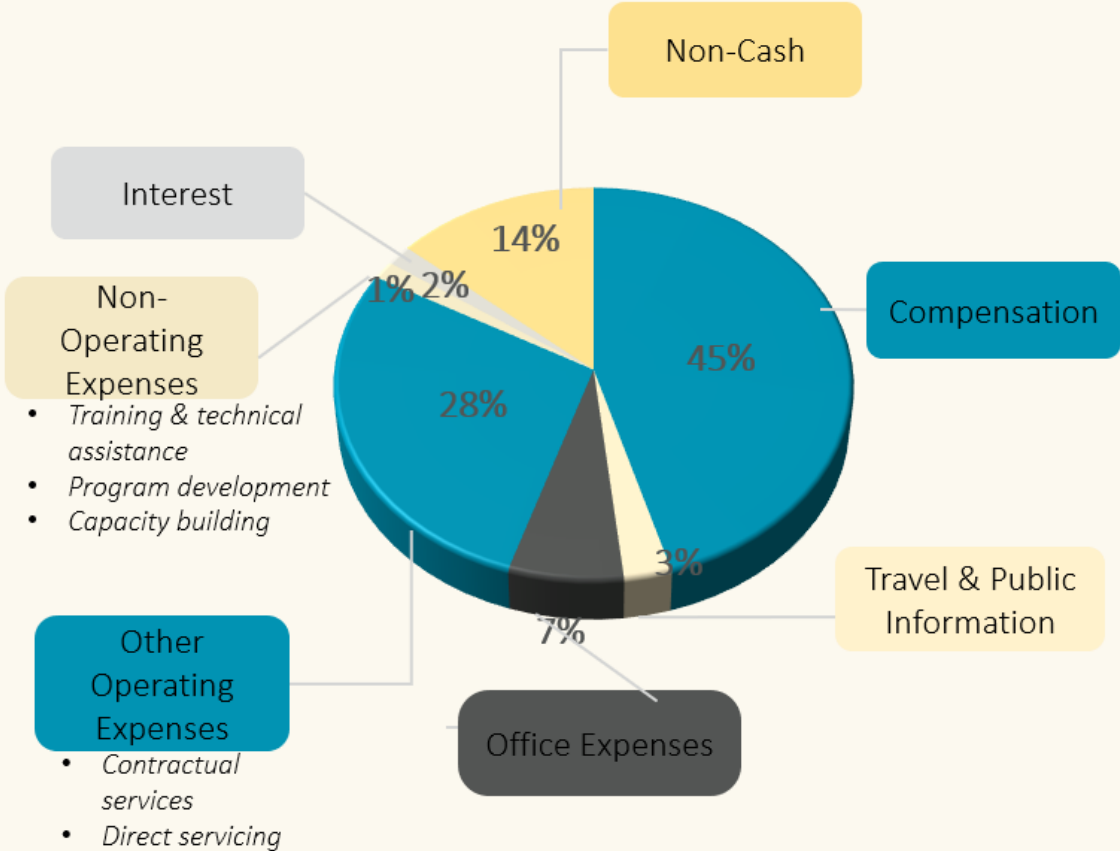
# Operating Expenditure Summary

2014-2022 (Projected)



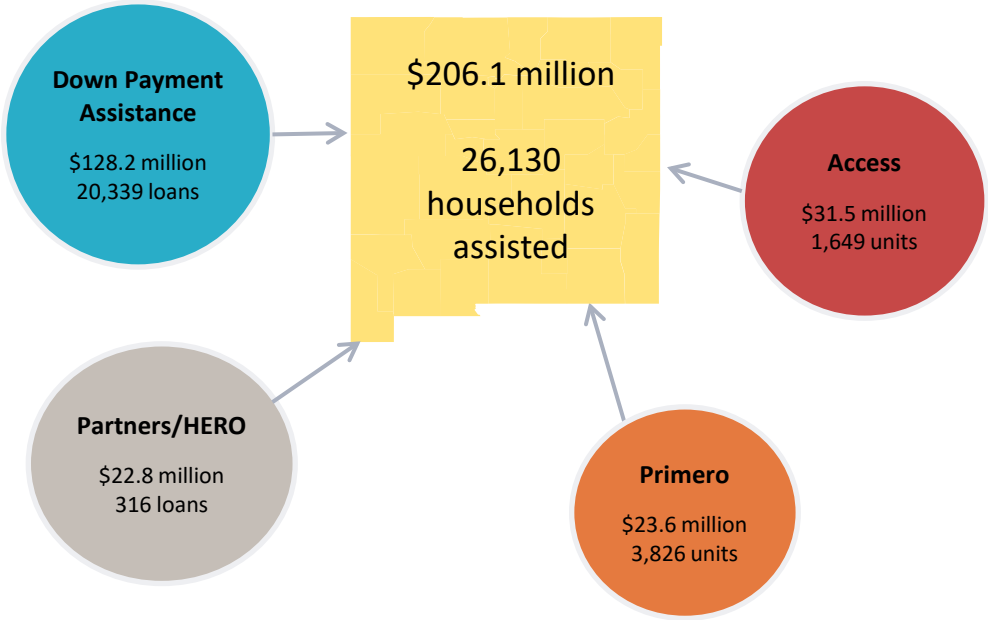
# Administrative Expense Breakdown

MFA General Fund: FY 2022 Budget



# MFA's Housing Opportunity Fund

Investing in New Mexico



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# Thank You

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# Tab 2

**OPERATING BUDGET**  
**FY21, FY22 and FY23 Projected**

	<b>FY21 2020-2021 Budget</b>	<b>FY21 2020-2021 Projected Actuals (Unaudited)</b>	<b>FY22 2021-2022 Budget (Board Approved September 15 )</b>	<b>FY23 2022-2023 Projected Budget</b>
<b>SOURCES:</b>				
Interest on Loans	\$ 7,590,168	\$ 6,755,377	\$ 7,444,257	\$ 8,114,000
Housing Program Income	1,104,920	1,615,807	1,332,863	\$ 1,474,000
Administrative Fee Income	13,805,002	23,190,020	11,560,542	\$ 14,450,000
Interest on Cash/Investments	1,480,118	1,268,427	1,184,614	\$ 1,189,000
Loan Servicing Income	7,044,959	7,871,031	8,172,989	\$ 8,500,000
Other Operating Income	95,658	297,823	265,744	\$ 130,000
<b>TOTAL OPERATING REVENUE</b>	<b>31,120,825</b>	<b>40,998,485</b>	<b>29,961,009</b>	<b>\$ 33,857,000</b>
TOTAL NON-OPERATING REVENUE	(460,340)	5,687,858	100	\$ 2,000,000
<b>TOTAL REVENUE</b>	<b>\$ 30,660,485</b>	<b>\$ 46,686,343</b>	<b>\$ 29,961,109</b>	<b>\$ 35,857,000</b>
<b>USES:</b>				
Compensation (Salaries & Benefits)	\$ 10,201,489	\$ 9,074,119	\$ 11,245,988	11,584,000
Travel & Public Information	687,852	337,162	691,991	713,000
Office Expenses	1,393,643	1,503,761	1,667,152	1,717,000
Other Operating Expenses	6,808,242	7,629,845	6,969,188	7,178,000
Interest Expense	353,809	305,455	417,824	430,000
<b>TOTAL OPERATING EXPENSES</b>	<b>19,445,035</b>	<b>18,850,342</b>	<b>20,992,143</b>	<b>21,622,000</b>
TOTAL NON-OPERATING EXPENSES	621,283	528,120	369,402	380,000
(T&TA, Program Development, Capacity Building)				
TOTAL NON-CASH EXPENSES	2,127,636	2,545,860	3,382,254	3,483,000
EXPENSED ASSETS	262,187	331,963	119,850	123,000
<b>TOTAL EXPENSES</b>	<b>22,456,141</b>	<b>22,256,285</b>	<b>24,863,649</b>	<b>25,608,000</b>
<b>EXCESS REVENUE OVER EXPENSES</b>	<b>\$ 8,204,344</b>	<b>\$ 24,430,058</b>	<b>\$ 5,097,460</b>	<b>\$ 10,249,000</b>
<b>CAPITAL OUTLAY BUDGET</b>	<b>\$ 4,775,541</b>	<b>\$ 5,986,187</b>	<b>\$ 4,461,474</b>	<b>4,595,000</b>
<b>TOTAL FTE POSITIONS</b>	<b>111.5</b>	<b>111.5</b>	<b>116</b>	<b>120</b>

**PERFORMANCE MEASURES**

	<b>FY18 Actual</b>	<b>FY19 Actual</b>	<b>FY20 Actual</b>	<b>FY21 Projected</b>	<b>FY22 Budget</b>
Average financial assets	\$ 1,017,743,000	\$1,235,608,000	\$ 1,444,048,000	\$ 1,549,462,000	\$ 1,650,625,000
Average assets under management	\$ 3,352,458,000	\$4,051,627,000	\$ 4,738,687,000	\$ 5,020,309,000	\$ 5,289,309,000
<b>Funds disbursed through:</b>					
Federal and state programs	\$ 44,686,000	\$48,481,000	\$ 50,593,000	\$ 95,913,000	136,913,000
MFA programs	\$ 16,721,000	\$15,779,000	\$ 20,410,000	\$ 25,370,000	14,550,000
General fund non-operating	\$ 701,000	\$179,000	\$ 671,000	\$ 597,000	-
<b>Single-family first mortgage Loans:</b>					
Number of units purchased	2,846	2,828	2898	3,419	3,110
Dollar of loans purchased	\$ 419,845,000	\$432,383,000	\$ 470,591,000	\$ 482,813,000	\$ 544,244,000
<b>Multi-family loans and bonds closed and tax credits allocated:</b>					
Number of units	588	1,153	839	1,203	1,129
Dollar of loans and subsidies	\$ 11,746,000	\$34,765,000	\$ 22,442,000	\$ 24,669,000	\$ 23,344,000
<b>Housing programs:</b>					
Homeless persons served	8,680	7,826	5808	2,775	5,500
Single family homeowner rehab (units)	782	725	687	525	650

# Tab 3



NEW MEXICO MORTGAGE FINANCE AUTHORITY  
 COMBINED STATEMENT OF NET POSITION  
 JULY 2021  
 (THOUSANDS OF DOLLARS)

	<u>YTD 07/30/21</u>	<u>YTD 7/31/20</u>
<b><u>ASSETS:</u></b>		
<b><u>CURRENT ASSETS:</u></b>		
CASH & CASH EQUIVALENTS	\$34,644	\$31,748
RESTRICTED CASH HELD IN ESCROW	9,101	9,230
SHORT-TERM INVESTMENTS	679	3,031
ACCRUED INTEREST RECEIVABLE	3,999	4,518
OTHER CURRENT ASSETS	5,928	2,028
ADMINISTRATIVE FEES RECEIVABLE (PAYABLE)	-	-
INTER-FUND RECEIVABLE (PAYABLE)	0	0
TOTAL CURRENT ASSETS	<u>54,352</u>	<u>50,555</u>
CASH - RESTRICTED	56,604	50,209
LONG-TERM & RESTRICTED INVESTMENTS	70,249	69,926
INVESTMENTS IN RESERVE FUNDS	-	-
FNMA, GNMA, & FHLMC SECURITIZED MTG. LOANS	1,011,383	1,061,732
MORTGAGE LOANS RECEIVABLE	207,858	229,888
ALLOWANCE FOR LOAN LOSSES	(7,819)	(5,501)
NOTES RECEIVABLE	-	-
FIXED ASSETS, NET OF ACCUM. DEPN	1,949	1,137
OTHER REAL ESTATE OWNED, NET	817	2,615
OTHER NON-CURRENT ASSETS	-	-
INTANGIBLE ASSETS	16,900	13,529
TOTAL ASSETS	<u>1,412,293</u>	<u>1,474,089</u>
<b><u>DEFERRED OUTFLOWS OF RESOURCES</u></b>		
REFUNDINGS OF DEBT	215	298
TOTAL ASSETS & DEFERRED OUTFLOWS OF RESOURCES	<u>1,412,508</u>	<u>1,474,388</u>
<b><u>LIABILITIES AND NET POSITION:</u></b>		
<b><u>LIABILITIES:</u></b>		
<b><u>CURRENT LIABILITIES:</u></b>		
ACCRUED INTEREST PAYABLE	\$5,419	\$6,731
ACCOUNTS PAYABLE AND ACCRUED EXPENSES	12,608	8,758
ESCROW DEPOSITS & RESERVES	8,902	9,079
TOTAL CURRENT LIABILITIES	<u>26,930</u>	<u>24,568</u>
BONDS PAYABLE, NET OF UNAMORTIZED DISCOUNT	1,078,169	1,145,387
MORTGAGE & NOTES PAYABLE	22,441	46,509
ACCRUED ARBITRAGE REBATE	-	-
OTHER LIABILITIES	140	153
TOTAL LIABILITIES	<u>1,127,679</u>	<u>1,216,618</u>
<b><u>NET POSITION:</u></b>		
NET INVESTED IN CAPITAL ASSETS	1,949	1,137
UNAPPROPRIATED NET POSITION (NOTE 1)	68,455	67,297
APPROPRIATED NET POSITION (NOTE 1)	214,425	189,335
TOTAL NET POSITION	<u>284,829</u>	<u>257,769</u>
TOTAL LIABILITIES & NET POSITION	<u>1,412,508</u>	<u>1,474,388</u>

NEW MEXICO MORTGAGE FINANCE AUTHORITY  
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION  
FOR THE TEN MONTHS ENDED JULY 2021  
(THOUSANDS OF DOLLARS)

	<u>YTD 07/30/21</u>	<u>YTD 7/31/20</u>
<u>OPERATING REVENUES:</u>		
INTEREST ON LOANS	\$36,955	\$41,021
INTEREST ON INVESTMENTS & SECURITIES	1,417	2,834
LOAN & COMMITMENT FEES	1,508	2,298
ADMINISTRATIVE FEE INCOME (EXP)	15,591	7,400
RTC, RISK SHARING & GUARANTY INCOME	106	63
HOUSING PROGRAM INCOME	1,227	1,245
LOAN SERVICING INCOME	6,545	4,746
OTHER OPERATING INCOME	-	-
SUBTOTAL OPERATING REVENUES	<u>63,349</u>	<u>59,607</u>
<u>NON-OPERATING REVENUES:</u>		
ARBITRAGE REBATE INCOME (EXPENSE)	-	-
GAIN(LOSS) ASSET SALES/DEBT EXTINGUISHMENT	4,504	(377)
OTHER NON-OPERATING INCOME	11	(9)
GRANT AWARD INCOME	78,198	40,448
SUBTOTAL NON-OPERATING REVENUES	<u>82,712</u>	<u>40,062</u>
TOTAL REVENUES	<u>146,062</u>	<u>99,668</u>
<u>OPERATING EXPENSES:</u>		
ADMINISTRATIVE EXPENSES	16,036	12,546
INTEREST EXPENSE	30,946	33,649
AMORTIZATION OF BOND/NOTE PREMIUM(DISCOUNT)	(2,524)	(2,201)
PROVISION FOR LOAN LOSSES	(136)	314
MORTGAGE LOAN & BOND INSURANCE	-	-
TRUSTEE FEES	113	120
AMORT. OF SERV. RIGHTS & DEPRECIATION	2,337	1,286
BOND COST OF ISSUANCE	1,334	1,625
SUBTOTAL OPERATING EXPENSES	<u>48,105</u>	<u>47,340</u>
<u>NON-OPERATING EXPENSES:</u>		
CAPACITY BUILDING COSTS	444	508
GRANT AWARD EXPENSE	75,729	39,333
OTHER NON-OPERATING EXPENSE	243	171
SUBTOTAL NON-OPERATING EXPENSES	<u>76,416</u>	<u>40,013</u>
TOTAL EXPENSES	<u>124,521</u>	<u>87,353</u>
NET REVENUES	21,541	12,316
OTHER FINANCING SOURCES (USES)	(0)	0
NET REVENUES AND OTHER FINANCING SOURCES(USES)	<u>21,541</u>	<u>12,316</u>
NET POSITION AT BEGINNING OF YEAR	<u>263,288</u>	<u>245,454</u>
NET POSITION AT 07/30/21	<u><u>284,829</u></u>	<u><u>257,769</u></u>

**Tab 4**



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## **SUMMARY OF AUDITS**

### **Updated as of 9/20/2021**

#### **Financial Statement and Single Audit**

Conducted by CliftonLarsonAllen LLP in accordance with Government Auditing Standards, State Audit Act, and OMB 2 CFR Part 200 Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards

Annually

Audit of fiscal year-end financial statements, internal controls and compliance with federal programs

#### **Internal Audit**

Conducted by REDW at the request of MFA Board

Throughout the year

Audit of internal processes, functions, procedures, programs, departments, etc.

#### **Quality Control Audit of Servicing**

Conducted by REDW at the request of MFA Management

Monthly

Audit of Mortgage Loan Servicing functions

#### **Quality Control Audit of Section 8 Administration**

Conducted by REDW at the request of MFA Management

Annually

Audit of Section 8 Administration Work Plan

#### **Section 8 Administration Audit**

Conducted by Department of Housing & Urban Development in accordance with program regulations

Annually

Audit of Section 8 Administration Work Plan

#### **HOME, ESG, and HOPWA Program Audits**

Conducted by Department of Housing & Urban Development in accordance with program regulations

Annually

Audit of program administration and compliance



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**Weatherization Assistance Program Audit**

Conducted by Department of Energy in accordance with program regulations

Annually

Audit of program administration and compliance

**State of New Mexico**

Conducted by Department of Finance and Human Services Department

Annually

Audit of program administration and compliance with Joint Powers Agreements, Memorandums of Understanding, or Grant Agreements

**State of New Mexico**

Conducted by State Auditor

Upon Discretion

Audit of financial statements or Joint Powers Agreements

**Internal Revenue Service**

Conducted by Internal Revenue Service, Department of Treasury

Upon Discretion

Audit of non-taxable bond issues, tax returns of bond arbitrage rebate calculation, Tax Credit allocations

**Affordable Housing Disposition Program**

Conducted by FDIC in accordance with contract

Upon Discretion

Audit of program compliance and monitoring of properties

**Audit of Loan Servicing**

Conducted by Department of Housing & Urban Development in accordance with Servicing qualification

Upon Discretion

Audit of Mortgage Loan Servicing functions, claims submitted and loss mitigation

**Audit of Loan Servicing**

Conducted by Fannie Mae, Freddie Mac, Ginnie Mae in accordance with Seller/Servicer qualification

Upon Discretion

Audit of Mortgage Loan Servicing functions

# Tab 5



## Programs & Services





At the New Mexico Mortgage Finance Authority, we are committed to providing all New Mexicans with the opportunity to live in a quality affordable home, whether they buy a house or rent an apartment. Through partnerships with almost 300 lenders, real estate agents, nonprofit service providers, developers and local and tribal governments, we help strengthen New Mexico's families and communities by financing, developing and preserving homes that people can afford.

Created by the New Mexico State Legislature in 1975, MFA is a self-supporting quasi-governmental agency that receives no operational money from the state. We use funding from housing bonds, tax credits and federal and state programs to provide **down payment assistance** for low- to moderate-income homebuyers, to finance **affordable housing construction** and to **rehabilitate homes** and make them more energy efficient.

MFA also operates programs that provide **emergency shelter** and services for domestic violence survivors and people experiencing homelessness. We monitor affordable apartment communities for quality and safety and provide **rental assistance** to households at risk of becoming homeless. Although each of our 30 programs are unique, they all have just one focus: to create a safe, stable place where families can grow and thrive. Our work is not complete until every New Mexican can say "I'm home."

**We're MFA. And we are Housing New Mexico.**

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



Providing quality  
affordable housing  
opportunities for  
all New Mexicans.



*MFA provides  
affordable housing  
opportunities to more than  
70,000 New Mexicans  
every year.*



## Home Ownership

MFA offers down payment and closing cost assistance to homebuyers with low to moderate incomes. Programs are available for first-time homebuyers and for current homeowners who are ready to purchase their next home.



## Renting a Home

MFA monitors more than 28,000 affordable and subsidized apartments for quality and safety. Through our partners, we provide rental and utility assistance and help households who are at risk of becoming homeless find stable housing.



## Preserving Affordable Housing

Weatherization services are available at no cost to qualified households to help make their homes safer and more energy efficient. Programs are also available to assist low-income homeowners with home repairs.

## A Place to Call Home

MFA funds nonprofit organizations that provide emergency shelter, essential services and transitional housing for individuals experiencing homelessness. Specialized housing is available for seniors, people with physical or mental disabilities and individuals with HIV/AIDS.



*To learn more about programs and services, go to [housingnm.org](https://housingnm.org).*



## Creating Affordable Housing

Low Income Housing Tax Credits are the deepest subsidy available for affordable and multifamily housing development. MFA awards these federal tax credits through a competitive process every year. MFA also offers other funding and loan options to affordable housing developers.



New Mexico Mortgage Finance Authority, 344 Fourth Street SW, Albuquerque, New Mexico 87102  
505.843.6880 800.444.6880 [housingnm.org](http://housingnm.org)



# Tab 6

## 2021 Federal Program Fund Summary

Federal Administering Agency	Program and Acronym	Funding Acquisition	Funding Amount/ Value	Beneficiaries	Eligible Activities
Department of Housing and Urban Development (HUD)	American Rescue Plan (ARP) Act HOME Homelessness Assistance	Passed as part of the ARP Act and allocated to NM based on a formula grant	ARP Act allocation: \$19,577,257	Individuals who are homeless, at risk of homelessness, fleeing domestic violence, at the greatest risk of housing instability and veterans and their families who meet the preceding criteria.	<ul style="list-style-type: none"> <li>• Tenant based rental assistance</li> <li>• Development of housing currently permitted under the HOME program</li> <li>• Supportive services, including housing counseling, and homeless prevention services</li> <li>• Acquisition or development of non-congregate shelters</li> </ul>
	Coronavirus Aid, Relief, and Economic Security (CARES) Act Community Development Block Grant ("CDBG-CV")	Passed as Part of the CARES Act and allocated to NM based on a formula grant	CARES Act allocation granted by the State to MFA = \$12,330,657  Additional CDBG-CV allocation administered by the State = \$6,577,204	Wide variety depending on eligible activity. For MFA's CDBG-CV program, beneficiaries include households earning no more than 80% of area median income and residents of Tribal areas	Wide variety of eligible activities. For MFA's CDBG-CV program, activities include: <ul style="list-style-type: none"> <li>• Rental assistance</li> <li>• Mortgage and real estate contract assistance</li> <li>• Mobile and manufactured home assistance</li> </ul>



Federal Administering Agency	Program and Acronym	Funding Acquisition	Funding Amount/ Value	Beneficiaries	Eligible Activities
Department of Housing and Urban Development (HUD)	Emergency Solutions Grant ("ESG")	Formula grant	FY2021 allocation = \$1,204,224	Homeless individuals and families, victims of domestic violence, youth, people with mental illness, families with children and veterans. ESG funds may also be used to aid people who are at imminent risk of becoming homeless due to eviction, foreclosure or utility shutoff.	<ul style="list-style-type: none"> <li>• Operations and maintenance of emergency shelter facilities</li> <li>• Essential supportive services (i.e., case management, physical and mental health treatment, substance abuse counseling, childcare, etc.)</li> <li>• Homelessness prevention</li> <li>• Data collection for homeless and domestic violence databases</li> </ul>
	CARES Act Emergency Solutions Grant ("ESG-CV")	Passed as part of the CARES Act and allocated to NM based on a formula grant	CARES Act allocation= \$12,936,302		
	Housing Opportunities for Persons with AIDS ("HOPWA")	Formula grant	FY21 allocation = \$1,091,539	Households earning no more than 80% of area median income in which one or more members is medically diagnosed with HIV/AIDS	<ul style="list-style-type: none"> <li>• Rental assistance</li> <li>• Short-term payments to prevent homelessness</li> <li>• Permanent housing placement</li> <li>• Supportive services (i.e., case management)</li> <li>• Acquisition, rehabilitation, repair, conversion and lease of facilities</li> </ul>
	CARES Act Housing Opportunities for Persons with AIDS ("HOPWA-CV")	Passed as part of the CARES Act and allocated to NM based on a formula grant	CARES Act allocation= \$146,170		

Federal Administering Agency	Program and Acronym	Funding Acquisition	Funding Amount/ Value	Beneficiaries	Eligible Activities
Department of Housing and Urban Development (HUD)	HOME Investment Partnerships Program ("HOME")	Formula grant	FY21 allocation = \$5,279,570	Households earning no more than 60% of area median income	<ul style="list-style-type: none"> <li>• Development of rental homes and some related expenses</li> <li>• Certified Community Housing Development Organization (CHDO) operating expenses</li> <li>• Owner-occupied housing rehab</li> </ul>
	National Housing Trust Fund	Formula grant	FY21 allocation \$3,186,129	Households earning no more than the greater of 30% of area median income or the federal poverty level, based on family size	<ul style="list-style-type: none"> <li>• New construction, acquisition/rehabilitation, and rehabilitation of permanent rental housing</li> <li>• Operating cost assistance and operating cost reserves under limited circumstances</li> </ul>
Department of Energy (DOE)	Weatherization Assistance Program ("NM EnergySmart")	Formula grant	FY21 allocation = \$2,380,135	Households with incomes at or below 200% of the federal poverty level  Priority is given to the elderly, households in which one or more members has a disability, and families with young children	Energy efficiency improvements including: <ul style="list-style-type: none"> <li>• Weather-stripping, caulking, and insulation</li> <li>• Window and door replacement</li> <li>• Tuning, repairing or replacing furnaces or heating units</li> <li>• Replacing incandescent bulbs with CFLs</li> <li>• Refrigerator replacement</li> <li>• Training and technical assistance</li> </ul>
Department of the Treasury	Low Income Housing Tax Credit Program ("LIHTC" or "Tax Credits")	Formula credit allocation	FY21 annual allocation for ten year credit period = \$5,900,000 <sup>1</sup>	Households earning no more than 60% of area median income on average for each property (could be more restrictive, depending on the project)	<ul style="list-style-type: none"> <li>• Rental housing development including new construction, rehabilitation, or acquisition/rehabilitation</li> </ul>
	Coronavirus Relief Funds ("CRF")	Granted by the State to MFA	CARES Act allocation granted by the State to MFA = \$15,000,000	Households earning no more than 80% of area median income and residents of Tribal lands	<ul style="list-style-type: none"> <li>• Past due housing cost payments, including rent, mortgage, mobile or manufactured home loan payments and real estate contract payments</li> </ul>

<sup>1</sup> Estimated by Novogradac.



Tab 7

New Mexico Mortgage Finance Authority

# New Mexico Statewide Housing Needs Assessment

2021

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## Introduction

Housing needs in New Mexico vary widely between growing metropolitan areas and rural regions with declining populations. Metro areas with stable economies attract developers who build diverse housing across price points, whereas housing stock in many rural areas consists of aging units and exceptionally high numbers of mobile homes.

MFA’s annual New Mexico Statewide Housing Needs Assessment delves into those distinct housing needs through an analysis of data from the American Community Survey (ACS), United States Commercial Real Estate Service (CBRE) Albuquerque and Santa Fe Multi-Family Market Survey, University of New Mexico Bureau of Business and Economic Research (UNM BBER) Apartment Survey, the New Mexico Coalition to End Homelessness and other sources.

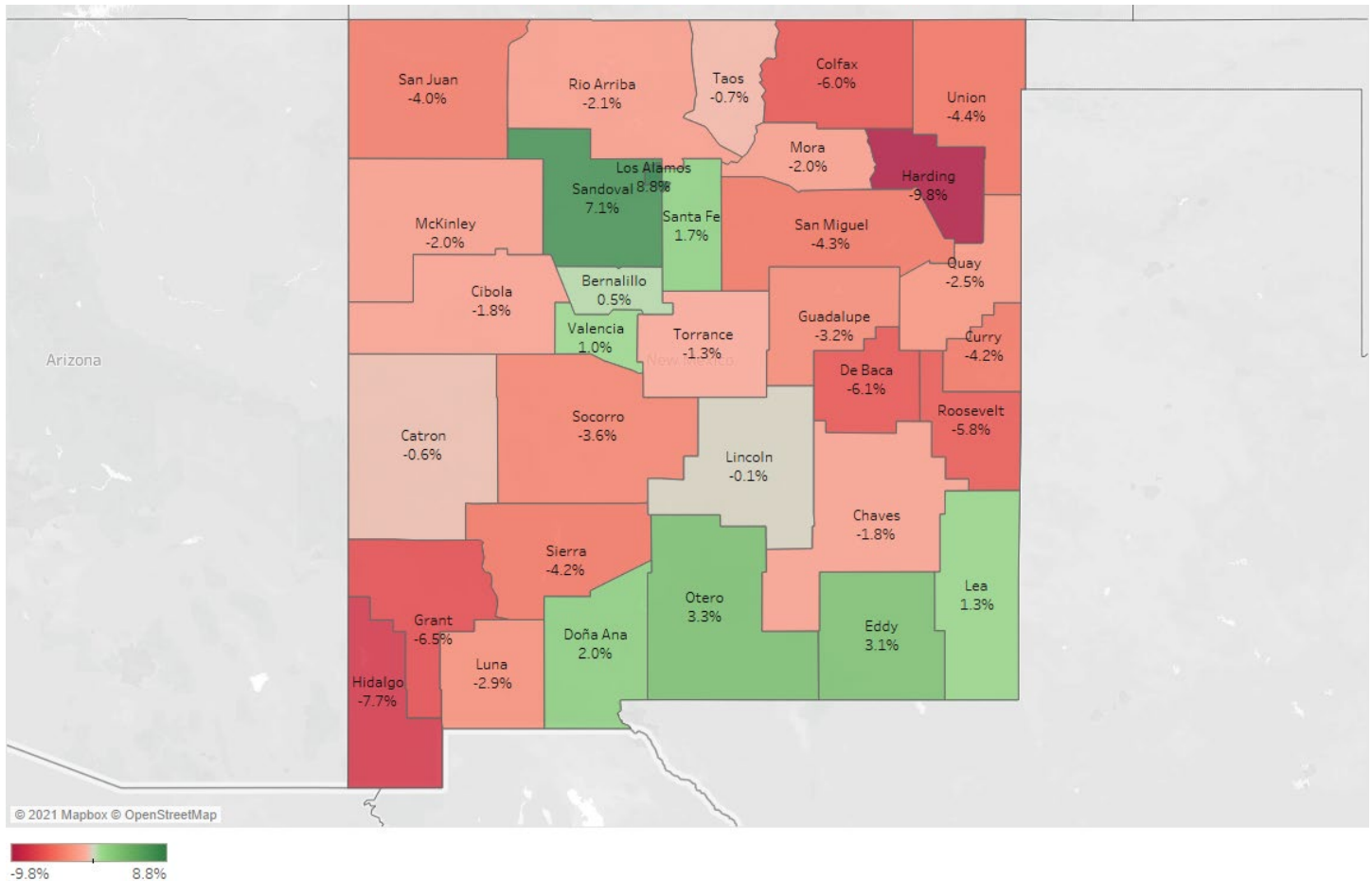
## Profile of New Mexico

### Population Trends

Two-thirds of the state’s population is located in four Metropolitan Statistical Areas (MSAs), which include Albuquerque MSA, Las Cruces MSA, Santa Fe MSA and Farmington MSA. Forty-four percent of New Mexico’s residents live in the Albuquerque MSA, which comprises Bernalillo, Sandoval, Valencia and Torrance counties.

Population growth in New Mexico lags behind the nation. Over the last five years, the number of people residing in the United States increased by 3.1%, whereas the rate for New Mexico was 0.3%. With few exceptions, urban counties are growing and rural counties are shrinking. Due to more employment opportunities and stronger economies, urban counties have younger populations and lower housing vacancy rates. Conversely, most rural counties have aging populations, older housing stock and high vacancy rates. The differences reflect national and global trends toward urbanization and diminishing economic opportunity in rural areas.

Figure 1: Five-Year Population Growth Rates

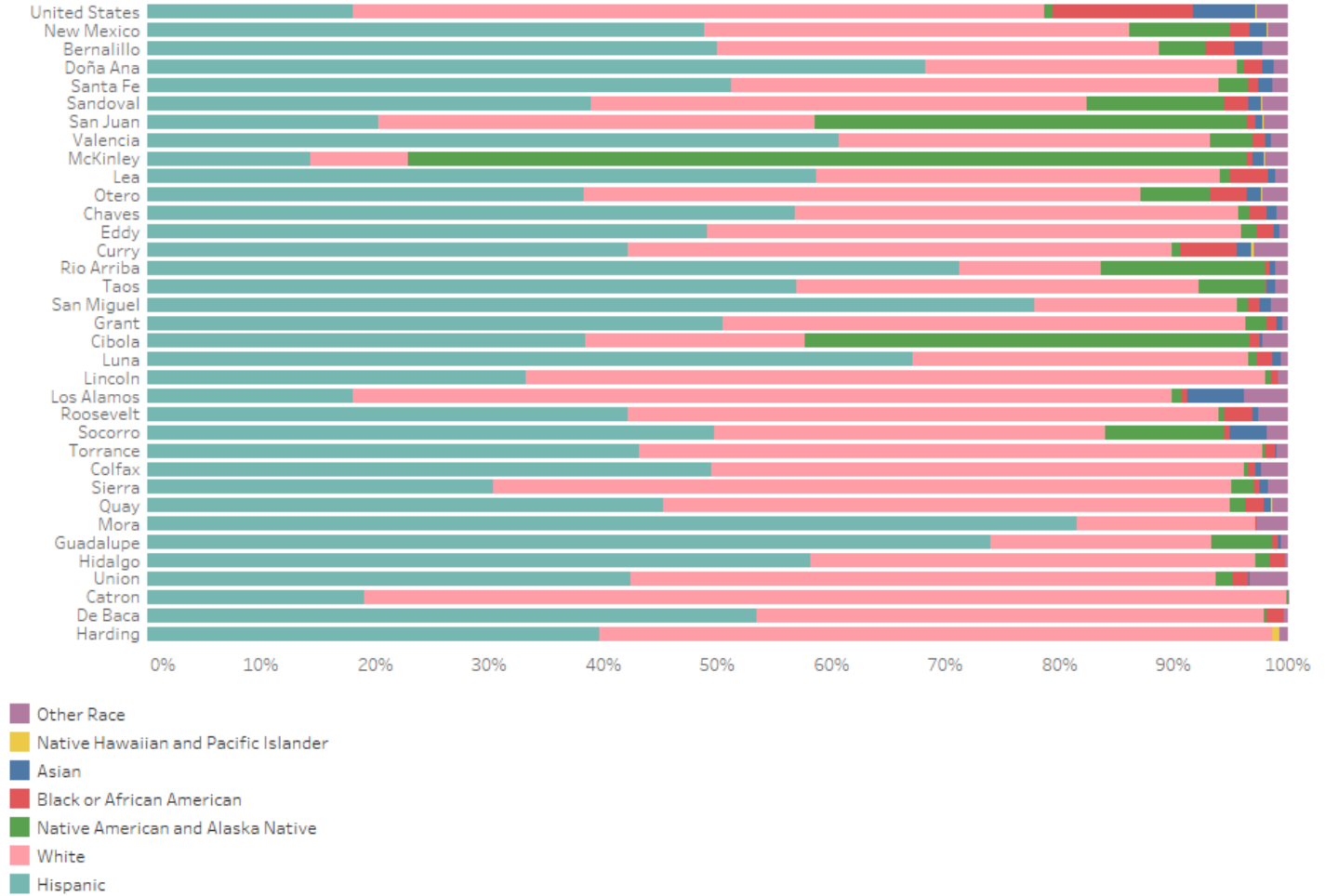


PEPANNRES Annual Estimate of the Resident Population, 2015 to 2019  
 Refer to Table 1 for Total Population Estimates and 1-Year and 5-Year Growth Rates

## Demographics

New Mexico's racial and ethnic diversity is distinct from that of the nation. New Mexico is a minority-majority state, with 48.8% of residents identifying as Hispanic or Latino and 8.7% percent identifying as American Indian. In contrast, nationwide 18% and 0.7% of the population identifies as Hispanic or Latino and American Indian, respectively. New Mexico has a lower percentage of persons identifying as Black or African American (1.8%) and Asian (1.5%) than in the U.S., where Black or African Americans comprise 12.3% of the population and individuals of Asian descent account for 5.5%.

**Figure 2: Race and Ethnicity**

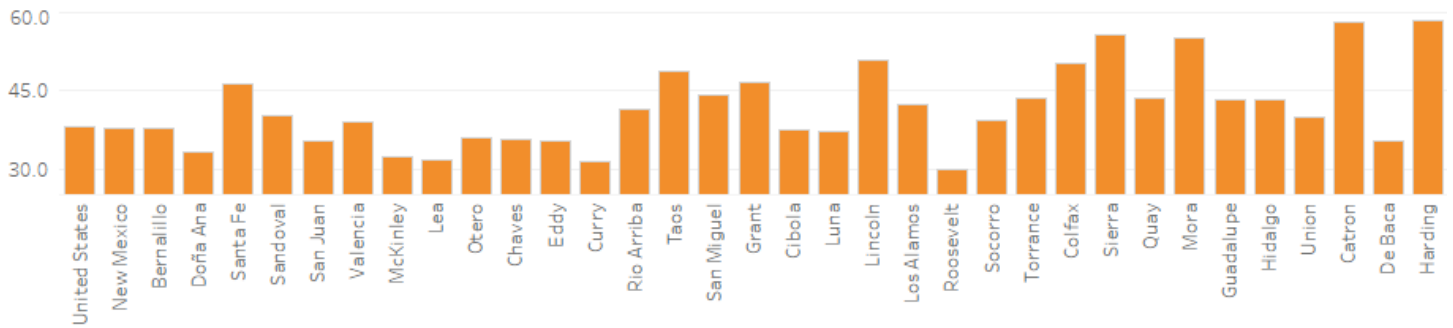


*American Community Survey 2019 5-Year Estimates  
Refer to Table 2 for Race and Ethnicity*

New Mexico has a slightly younger median age (37.8 years) than the U.S. (38.1 years). New Mexico's population of persons older than 55 is higher than that of the nation (31.0% and 29.4%, respectively) as is its population below the age of 25 (32.0% and 31.5%, respectively).



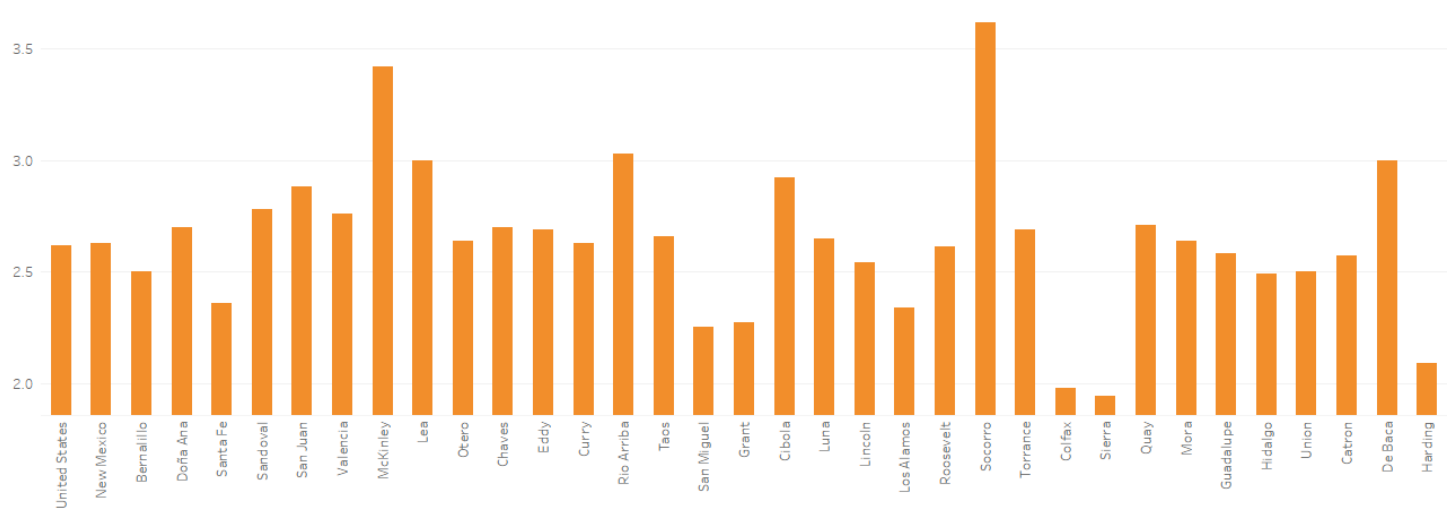
**Figure 3: Average Age**



American Community Survey 2019 5-Year Estimates  
Refer to Table 3 for Average Age

The average household size for New Mexico and the U.S. is 2.6. The highest average household sizes in the state are Socorro County (3.6) and McKinley County (3.4). Large household size could indicate multigenerational households or “doubling up”. HUD defined a doubled-up household as a household with one or more adult members in addition to the head of household and partner or spouse. A stressed housing market is among the reasons behind doubling up.<sup>1</sup>

**Figure 4: Average Household Size**



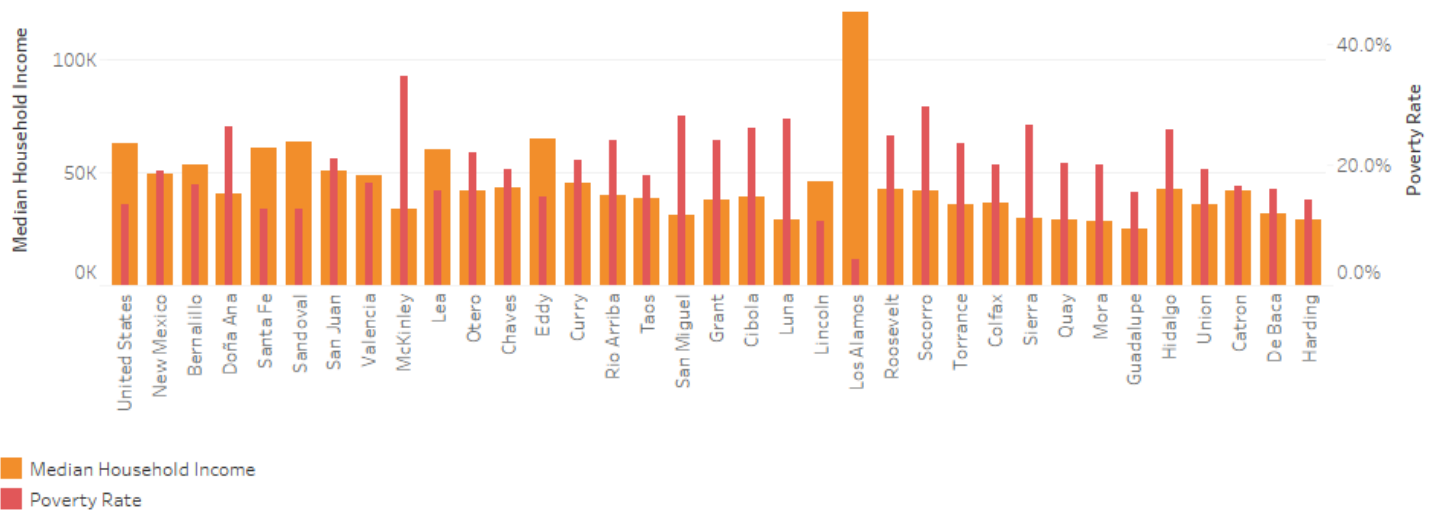
American Community Survey 2019 5-Year Estimates  
Refer to Table 4 for Average Household Size

### Household Income and Poverty

New Mexico is among the states with the lowest median household income in the county (\$49,754) and among the states with the highest poverty rate (19.1%). Nationally the median household income is \$62,843, and the poverty rate is 13.4%.

<sup>1</sup> U.S. Department of Housing and Urban Development Office of Policy Development and Research. “[American Housing Survey Reveals Rise in Doubled-Up Households During Recession.](#)”

**Figure 5: Poverty Rate and Median Household Income**



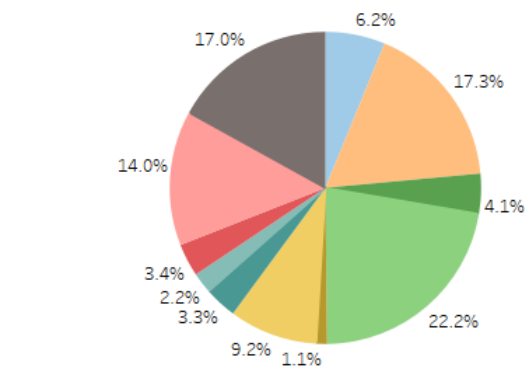
American Community Survey 2019 5-Year Estimates  
Refer to Table 5 for Poverty Rate and Median Household Income

**Industries**

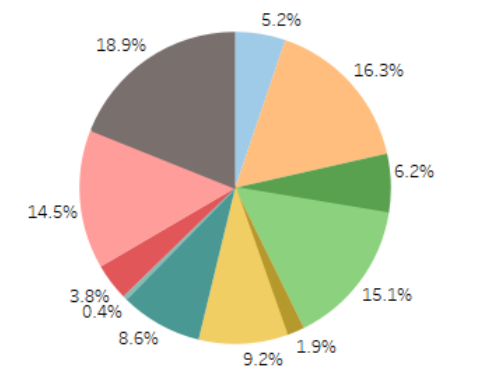
Before the COVID-19 pandemic, New Mexico job growth was on the rise. From February 2019 to February 2020, 12,000 new jobs were created in the state. The largest areas of job growth were in the natural resources, government and education and health service sectors. Job growth was concentrated in metropolitan areas and in oil and gas producing regions, with the exception of the gas producing area around Farmington.<sup>2</sup> As of March 2021, the unemployment rate in New Mexico was 8.3%, which exceeded the national unemployment rate of 6.0%.<sup>3</sup> Since the pandemic, all employment sectors in New Mexico experienced year over year job loss. The greatest number of job losses were in Leisure and Hospitality (18,400), followed by mining (7,300). Renters are more likely to be employed in these industries, which has contributed to disproportionately high rates of financial and housing insecurity among renters.<sup>4,5</sup>

**Figure 6: Employment and Industries, March 2021**

New Mexico



United States



Construction      Government      Manufacturing  
 Education & Health Services      Information      Mining and Logging      Professional & Business Services  
 Financial Activities      Leisure & Hospitality      Other Services      Trade, Transportation, and Utilities

Bureau of Labor Statistics Current Employment Survey, March 2021  
Refer to Table 6 for Employment and Industries, March 2021

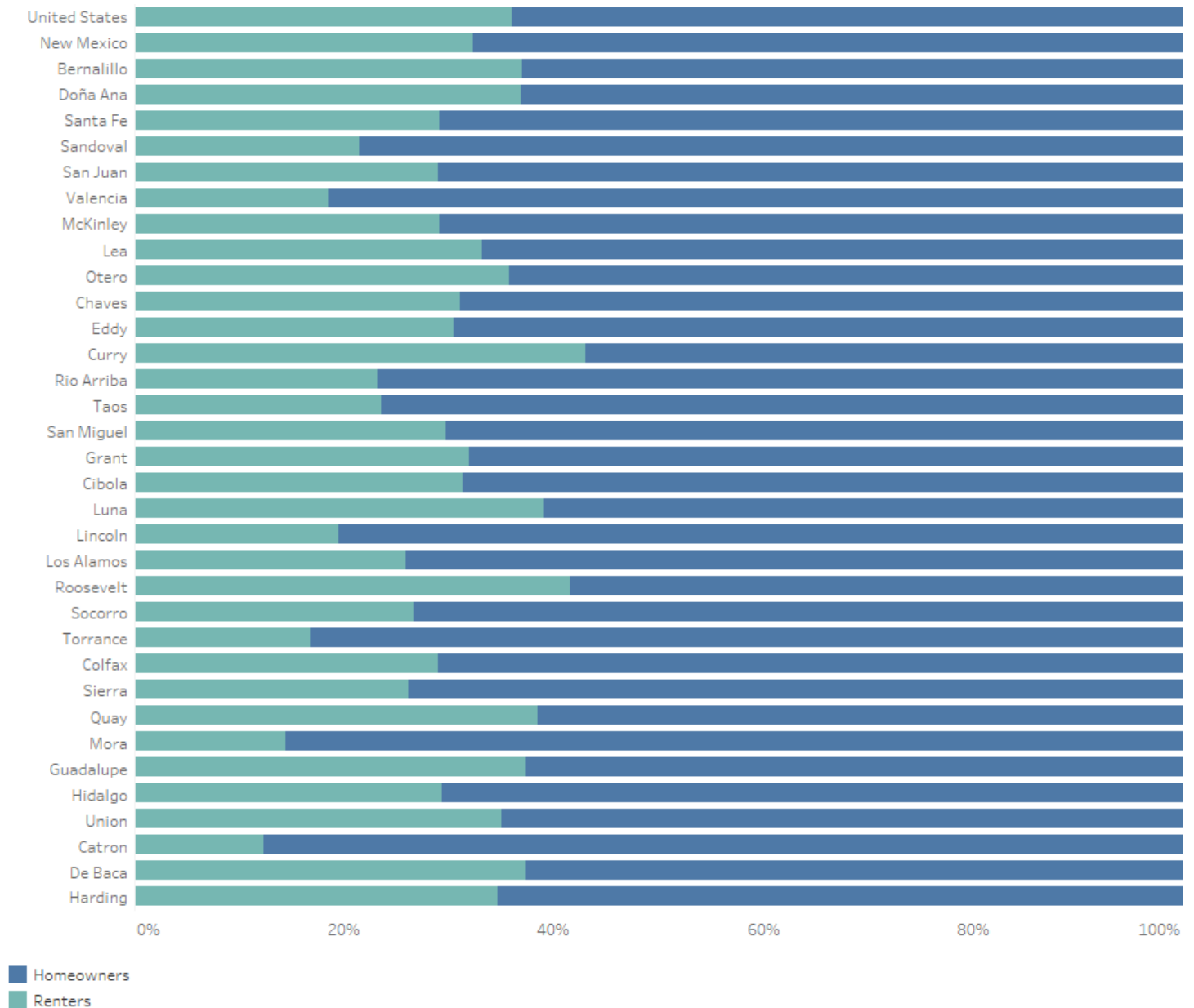
<sup>2</sup> Bureau of Labor Statistics. [Current Employment Survey](#).  
<sup>3</sup> New Mexico Department of Workforce Solutions. "[Economic Update April 16, 2021](#)." April 2021.  
<sup>4</sup> The Urban Institute. "[Don't Overlook the Importance of Unemployment Benefits for Renters](#)." April 2020.  
<sup>5</sup> The Urban Institute. "[We Must Act Quickly to Protect Millions of Vulnerable Renters](#)." March 2020.

## Housing Tenure and Household Composition

### Renters and Homeowners

New Mexico has historically boasted a higher homeownership rate (67.7%) than the U.S. (63.9%). This trend has remained steady despite declines in homeownership through the past decade. Homeownership rates are particularly high in many rural counties, which can exceed 80%. Among homeowners, New Mexico also has a higher rate of homeowners without a mortgage (45.8%) than in the U.S. (37.3%). Reflecting national patterns, New Mexico's renter households are concentrated in high and moderate growth metro areas like Bernalillo and Doña Ana County. Respectively, 37.0% and 36.9% of households in these counties rent. The non-urban counties with the highest rate of renter households include Curry County (43.0%) and Roosevelt County (41.5%). Many renters in these areas are associated with the Cannon Airforce Base and Eastern New Mexico University.

**Figure 7: Owner and Renter Occupied Units**

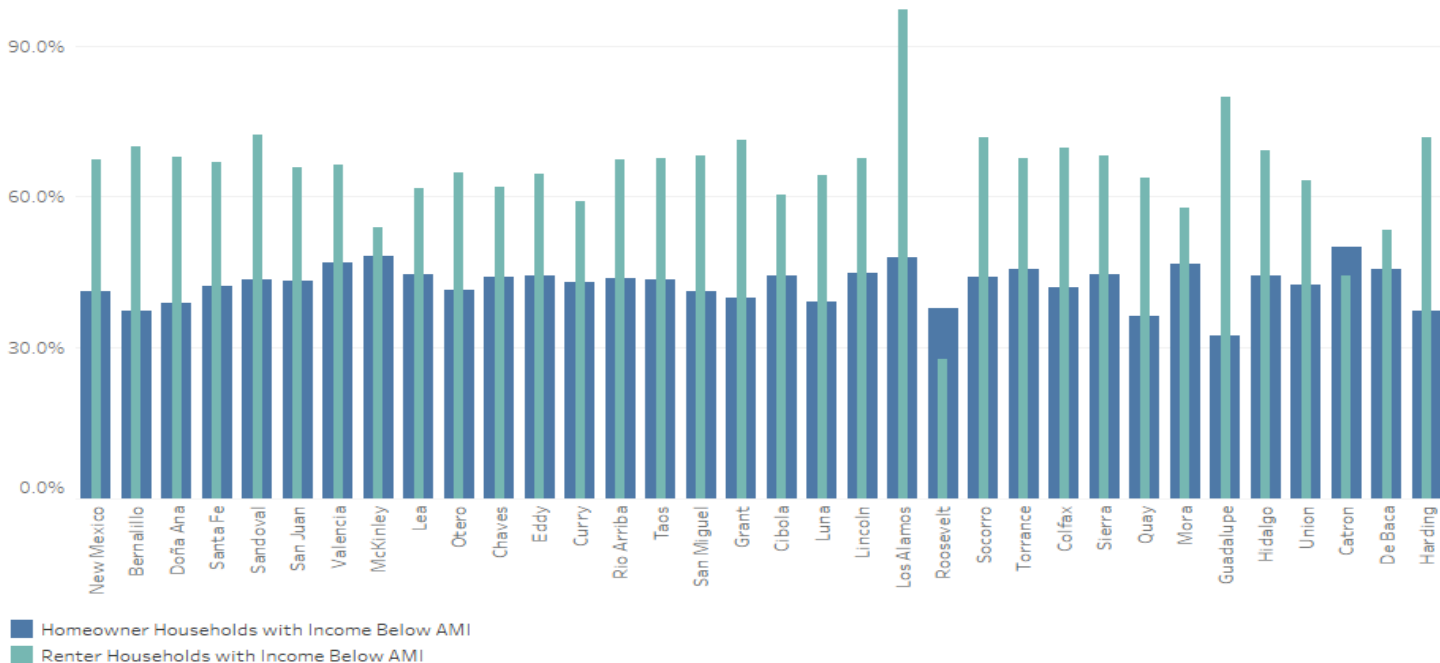


American Community Survey 2019 5-Year Estimates  
 Refer to Table 7 for Owner and Renter Occupied Units

One of the most salient differences among homeowners and renters is income. In New Mexico 67.5% of renter households have income below the area median income. Among homeowners the rate is 41.2%. Renter incomes have increased in recent years due to an increase in the number of high-income households choosing to rent. Because this

trend is not driven by a growth in earnings among middle- and low-income renters, the rate of housing cost burden (paying 30% or more of net income towards housing cost) has not declined among middle- and low-income renters.<sup>6</sup>

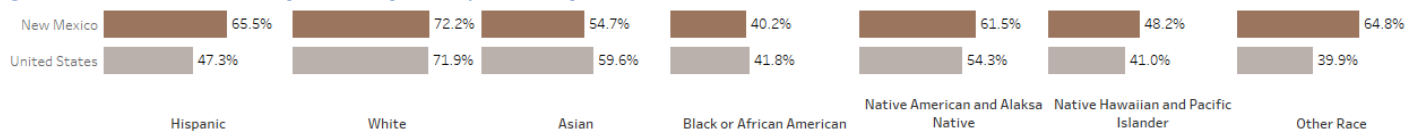
**Figure 8: Renter and Homeowner Households Below Area Median Income**



American Community Survey 2019 5-Year Estimates and MFA calculation  
 Refer to Table 8 for Renter and Homeowner Households Below Area Median Income

Homeownership is the primary way low- and moderate-income families build wealth. While the rate of homeownership in New Mexico is high, racial inequities persist. Among households with a White head of household, 72.2% are homeowners. Among households with a Hispanic head of household, the homeownership rate is 65.5%. Among Black or African American heads of households, the rate is 40.2%, which is the lowest of any racial/ethnic group in the state. Discriminatory policies like red lining (the practice of preventing certain families of color from receiving financing for capital in particular areas) and being provided more expensive mortgage products despite having similar financial characteristics to White borrowers have driven these disparities. This homeownership disparity grew following the 2008 housing crisis as Black borrowers were more likely to receive subprime mortgages than their White counterparts.<sup>7</sup>

**Figure 9: Homeownership Rate by Race/Ethnicity of Head of Household**



American Community Survey, 2015 – 2019 5 Year Estimates  
 Refer to Table 9 for Homeownership by Race/Ethnicity of Head of Household

### Senior Households

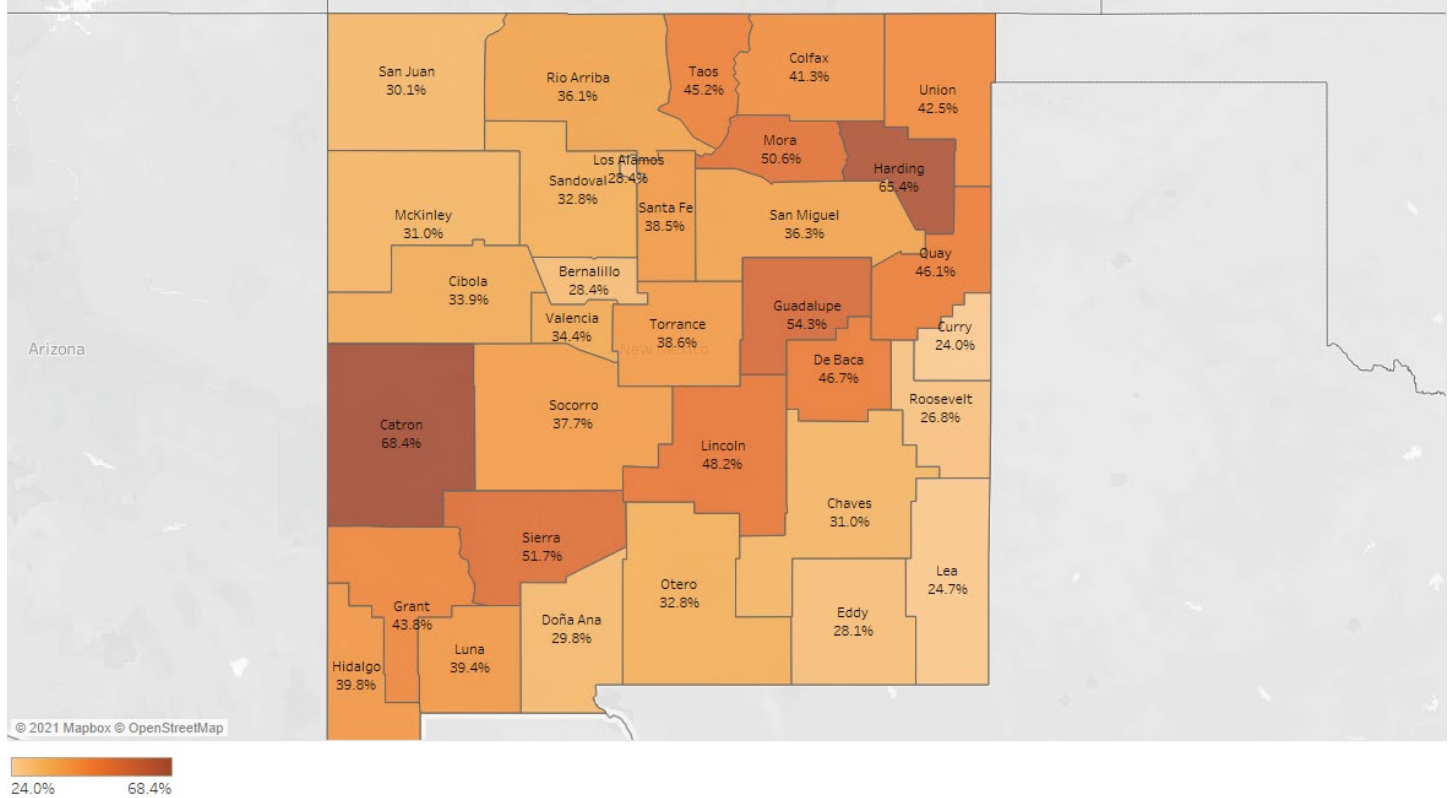
New Mexico has a higher prevalence of senior-headed households than the U.S. (respectively, 31.8% and 29.4%). The rate of senior-headed households is the highest in rural counties. In Catron County senior-headed households make up 68.4% of households. This rate is the lowest in counties with extraction industry activity, such as Lea County (24.7%) and Eddy County (28.1%). There are also lower levels of senior-headed households in populous counties like Bernalillo (28.4%) and Dona Ana (29.8%), where there is greater economic opportunity for workforce-aged residents. A known reinterment destination, Santa Fe County is an exception to this pattern, where 38.5% households are headed by seniors.

<sup>6</sup> Harvard Joint Center for Housing Studies. "America's Rental Housing 2020." 2020.

<sup>7</sup> The Urban Institute. "Closing the Gaps: Building Black Wealth through Homeownership." November 2020.

Senior-headed households in New Mexico are predominately homeowners, but many are also low- income. The senior homeownership rate of 82.5% is higher than the rate for all New Mexico households, which is 67.7%. Among senior households 65% have household incomes less than the area median income. The combination of high homeownership rates and low incomes means that many seniors do not have the financial ability to move as they age and will either need age-in-place services or affordable rentals. Both options are sparse in many areas of the state.

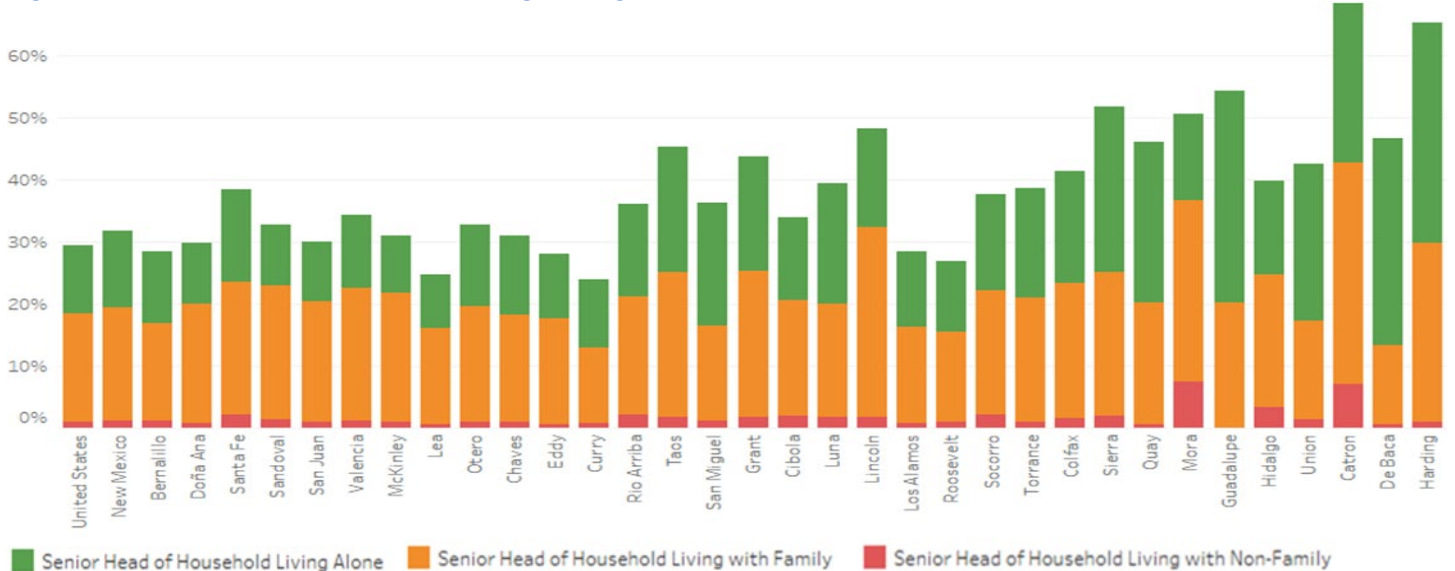
**Figure 10: Senior Headed Households**



American Community Survey, 2015 – 2019 5 Year Estimates  
Refer to Table 10 for Senior Headed Households

Of all New Mexican households, 12.3% are seniors living alone and 18.3% are seniors living with family including a spouse. Only 1.2% of New Mexican households are seniors living in non-family households like group homes or assisted living facilities.

**Figure 11: Senior Headed Household Living Arrangement**



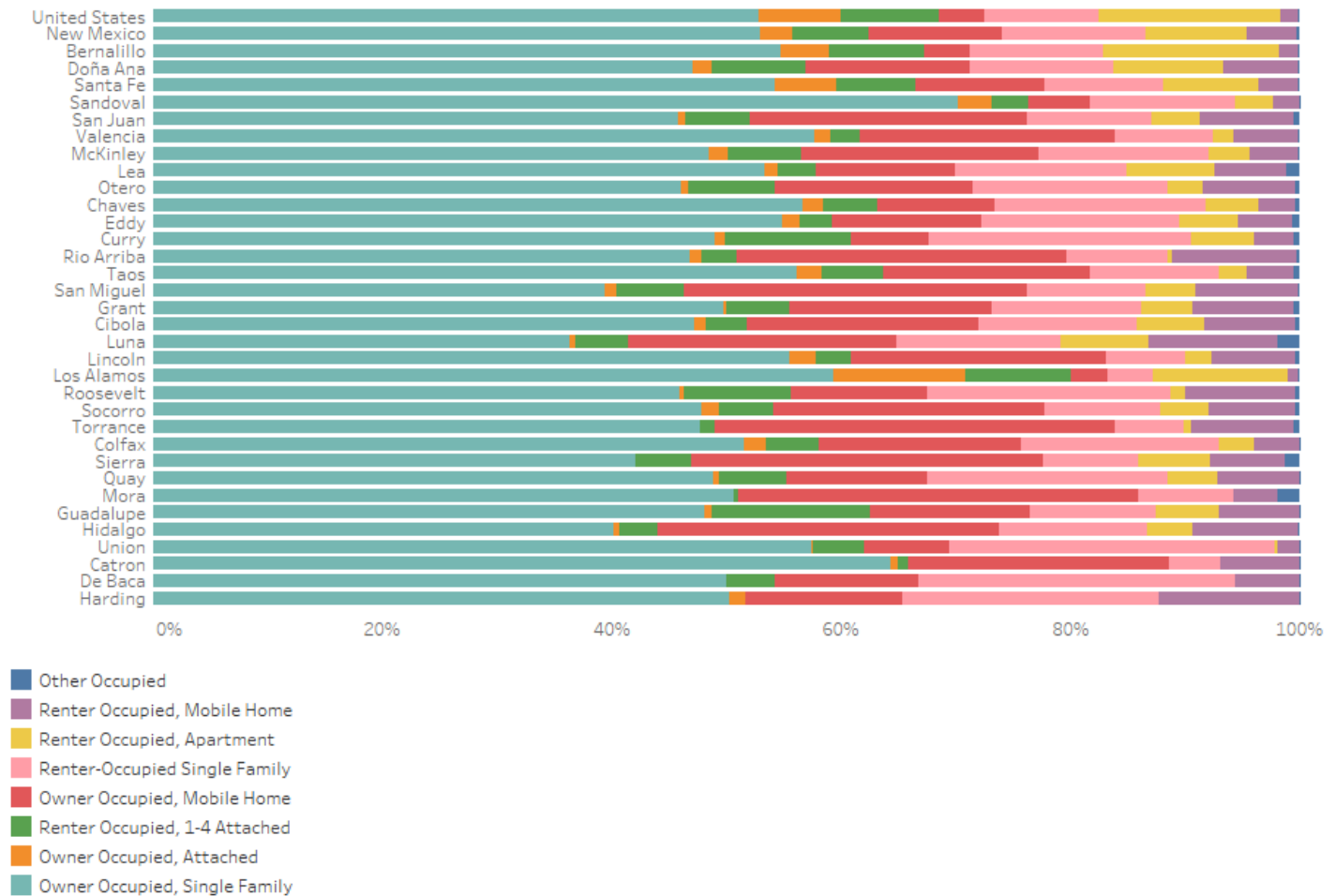
American Community Survey, 2015 – 2019 5 Year Estimates  
Refer to Table 11 for Senior Headed Household Living Arrangement

## Housing Stock

Like the rest of the county, New Mexico’s housing stock is dominated by single family homes. Of the state’s housing stock, 67.5% is owner occupied. The rate of apartments (residential buildings with 5 or more units) is lower than the U.S. (8.8% and 15.8%, respectively). Lack of multifamily housing contributes to the problem of limited diversity in housing type and price.

The most significant difference between housing stock in New Mexico and the U.S. is the high percentage of mobile homes. In New Mexico mobile homes account for 16.0% of occupied housing stock, whereas the rate for the country is 5.5%. Seventy-three percent of mobile home occupants own their unit.

Figure 12: Occupied Housing Stock



American Community Survey, 2015 – 2019 5 Year Estimates  
Refer to Table 12 for Occupied Housing Stock

## Mobile and Manufactured Homes

Mobile and manufactured homes are a large source of non-subsidized low-income housing in New Mexico. There are various components of mobile home occupancy: unit renters, unit owners that rent the land on which their home is located and unit owners that own the land. A national study of mobile home cost found that housing cost for mobile home residents is on average lower than that of conventional homeowners and renters.<sup>8</sup> For units delivered to the west in November 2020, the average sale price of a single wide manufactured home was \$60,100, and the average price for a double wide was \$128,200.<sup>9,10</sup> While manufactured housing offers an affordable opportunity for homeownership to low-income households, there exist concerns about the stability these investments provide.

<sup>8</sup> Housing Policy Debate. “[The Contribution of Manufactured Housing to Affordable Housing in the United State](#)” *Assessing Variations Among Manufactured Housing Tenures and Community Types*.” 2019.

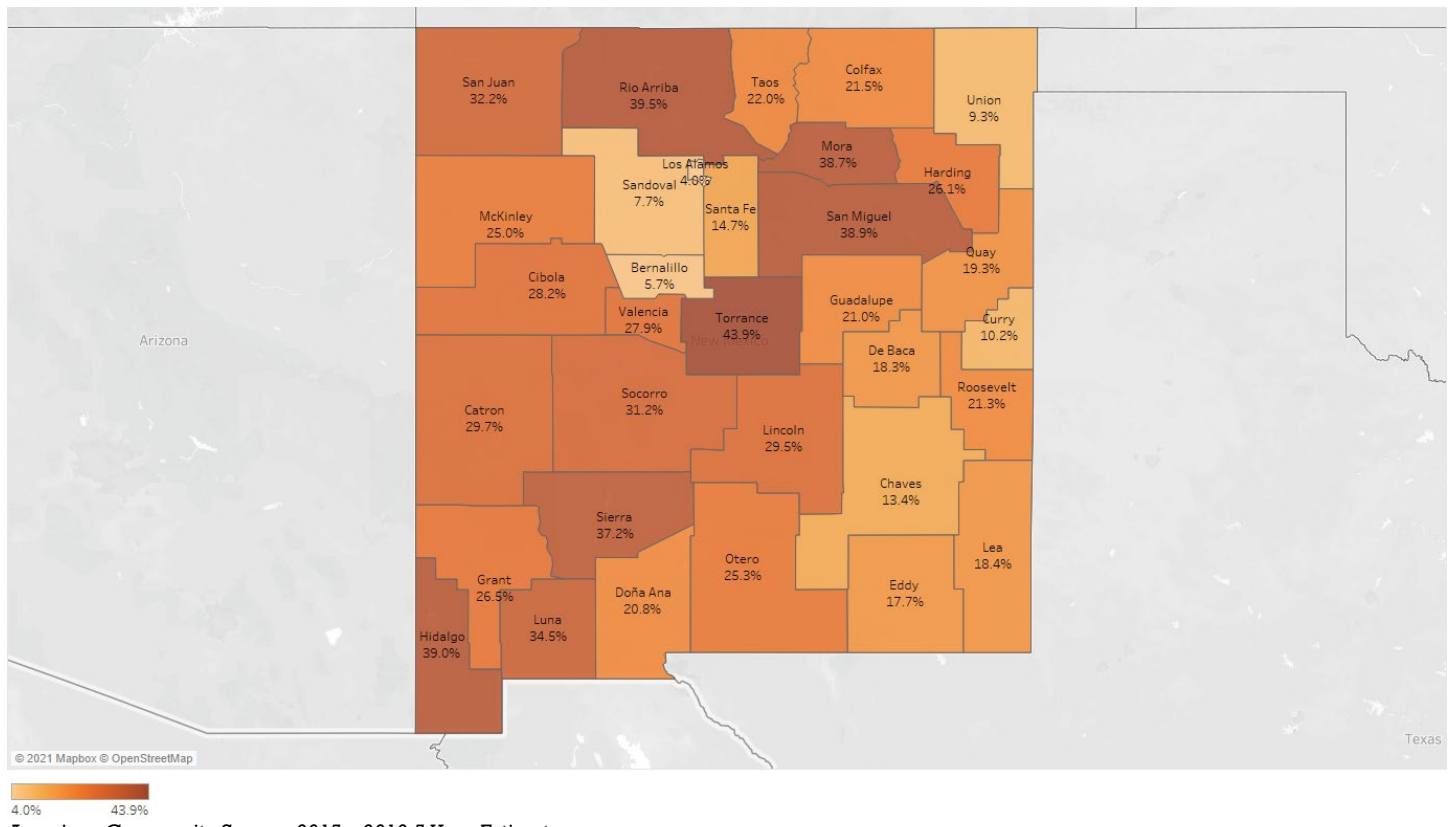
<sup>9</sup> Census Bureau Manufactured Housing Survey. April 2021.

<sup>10</sup> The west includes Arizona, Colorado, Idaho, Montana, Nevada, New Mexico, Utah, Wyoming, California, Hawaii, Oregon, Washington.

Chattel loans are the primary means by which families purchase mobile homes, which categorizes the dwelling as personal property rather than real property. Despite lower origination cost, chattel loans can carry higher interest rates than a comparable mortgage. Further consumer protection laws, including the Real Estate Settlement Procedures Act (RESPA) and other regulations around foreclosure and repossession do not extend to dwellings with chattel financing.<sup>11</sup>

Approximately 40% of mobile homeowners lease the land on which their unit is located.<sup>12</sup> While these landlords are subject to landlord-tenant laws, the cost of moving sites can reach up to \$10,000 and changing locations is rarely an option.<sup>13</sup>

**Figure 13: Rate of Mobile and Manufactured Homes**



American Community Survey, 2015 – 2019 5 Year Estimates  
Refer to Table 13 for Rate of Mobile and Manufactured Homes

### Age of Housing Stock

Like other Western states, housing development boomed in New Mexico in the 1970s and kept up a consistent pace in the 1980s and 1990s. Approximately 52.3% of the state’s housing units were built during that time period. The rate of new construction remained relatively consistent in the 2000s, when 15.3% of the state’s housing units were built. By 2010 the Great Recession had caused development to stagnate in both New Mexico and the rest of the nation. By 2018, residential construction nationally and within New Mexico had picked up to a pre-recession pace. Counties with the highest concentration of newly constructed units are located in the Permian Basin, where extraction industry activity has contributed to rapid population growth. In Eddy County 10.9% of housing units were built since 2010, and in Lea County the rate is 7.7%.

<sup>11</sup> Consumer Financial Protection Bureau. “[Manufactured-housing consumer finance in the United State.](#)” September 2014.  
<sup>12</sup> Consumer Financial Protection Bureau. “[Manufactured-housing consumer finance in the United State.](#)” September 2014.  
<sup>13</sup> The New Yorker. “[What Happens When Investment Firms Acquire Trailer Parks](#)”. March 2021.



**Figure 14: Age of Housing Stock**



American Community Survey, 2015 – 2019 5 Year Estimates  
 Refer to Table 14 for Age of Housing Stock

### Housing Development Trends and Condition Issues

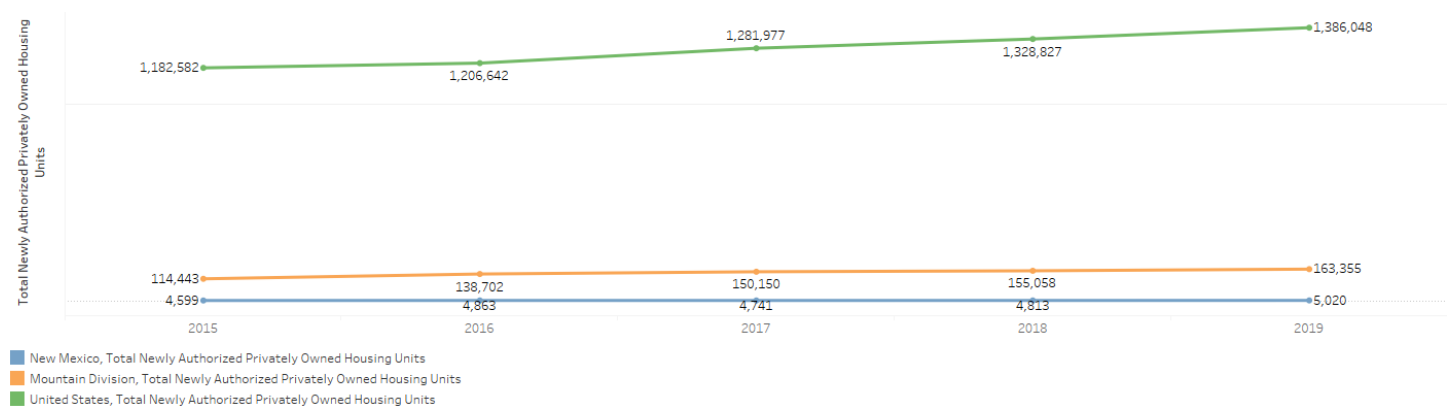
Though New Mexico is surrounded by fast developing states, new construction in New Mexico trails that of the U.S. From 2014 through 2019, the Mountain Division (Arizona, Colorado, Idaho, New Mexico, Montana, Utah, Nevada, and Wyoming) experienced an average annual growth rate in the authorization of privately owned housing units of 9.3%. The rate for the nation and New Mexico was 5.9% and .12%, respectively.

The national lag in construction compared to earlier decades may be attributed to the reluctance of builders and lenders to repeat the mistakes that were made in the 2000s when the housing supply expanded too rapidly. Furthermore, labor shortages in the construction industry have created a challenge to building quickly.<sup>14</sup> In New Mexico, slower population growth compared to neighboring states is likely the principal reason for development trend differences. When the COVID-19 pandemic hit in March 2020, residential construction underway slowed dramatically, but by September year-to-date starts exceeded those of the same period in 2019.

<sup>14</sup> Joint Center for Housing Studies of Harvard University. “The State of the Nation’s Housing 2019.” 2019.



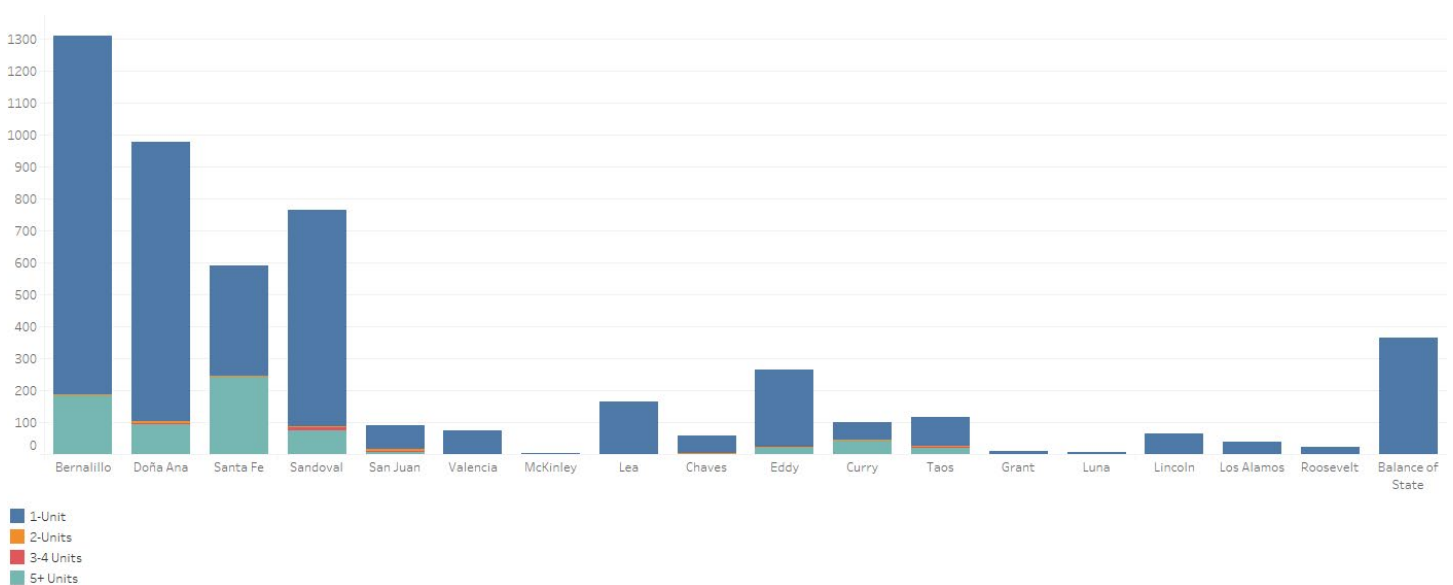
**Figure 15: Newly Authorized Privately Owned Housing Units**



*U.S. Building Permit Survey*  
 Refer to Table 15 for Newly Authorized Privately Owned Housing Units

In New Mexico housing development activity is concentrated in counties with larger cities, with the exception of McKinley County. Last year 72.5% of newly authorized privately owned housing units were in Bernalillo, Doña Ana, Sandoval, and Santa Fe County. Notable development also occurred in the counties with extraction industry activity, including Lea, Chaves, Eddy and Curry County. Despite low levels of newly authorized privately owned housing units in rural areas, a need for development exists. Higher rates of older housing stock and housing condition issues are found in counties with low populations and low growth rates. These areas may not be able to support large apartment complexes, but new development can address the needs of rural residents, such as supportive housing for seniors.

**Figure 16: 2019 Newly Authorized Privately Owned Housing Units**



*U.S. Building Permit Survey*  
 Refer to Table 16 for 2019 Newly Authorized Privately Owned Housing Units by county

**Housing Condition Issues**

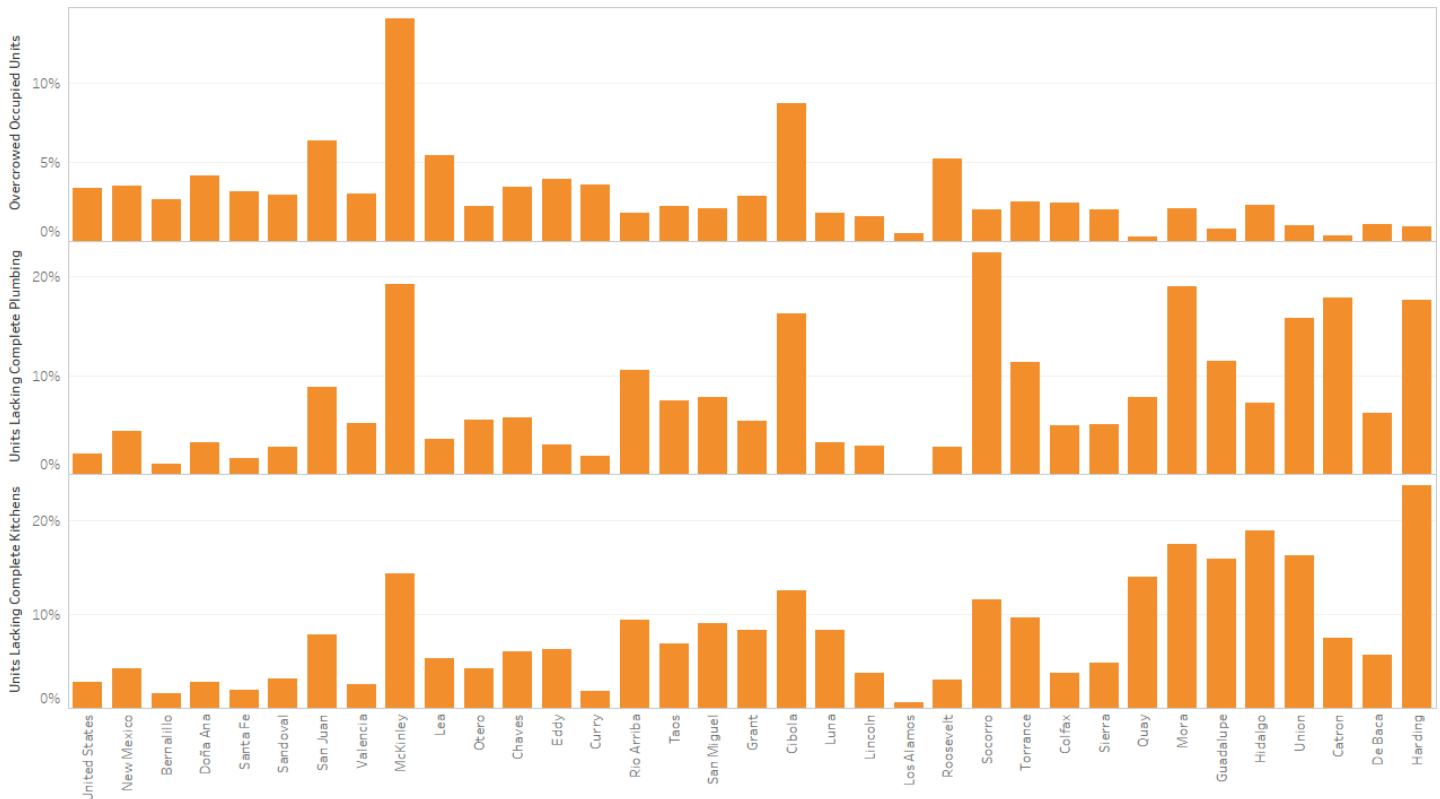
The percentage of housing units lacking complete plumbing or kitchen facilities has served as an indicator for the overall condition of housing, although the lack of such facilities is relatively rare in the present day. Overcrowding is defined as a household that has more members than rooms in a home. Housing condition issues have been associated

with negative health outcomes.<sup>15</sup> The toll of COVID-19 in areas where housing units are overcrowded and substandard demonstrates the critical intersection of housing and public health.

In the U.S., 2.1% of housing units lack complete plumbing, and 2.8% lack complete kitchens. These rates are higher in New Mexico where 4.3% of homes lack complete plumbing and 4.3% of homes lack complete kitchens. The rate of overcrowding in New Mexico and the U.S. is similar, at 3.5% and 3.4% respectively.

The prevalence of poor housing conditions and overcrowding is highest in New Mexico's poorest and more rural counties. In McKinley County, where the poverty rate is the highest in the state, 19.2% of housing units lack complete plumbing, 14.4% lack complete kitchens and 14.0% of occupied units are overcrowded. Possibly due in part to poor housing conditions, McKinley County has suffered some of the most devastating consequences of the COVID-19 pandemic in the state.

**Figure 17: Housing Condition Issues**



American Community Survey, 2015 – 2019 5 Year Estimates  
Refer to Table 17 for Housing Condition Issues

### Housing Condition Issues in Tribal Areas

In addition to lack of complete plumbing facilities, kitchens, and overcrowding, sub-standard heating, electrical and design are more widespread and severe in the homes of New Mexico's Native Americans. Not only do these sub-standard conditions subject household members to extreme heat and cold as well as air pollution, but they also put these households at a higher risk for asthma, stunted growth, neurological damage, accidents and injury.<sup>16,17</sup>

An affordable housing deficit also has resulted in high rates of overcrowding in tribal areas. Households are compelled to take in family and friends who are unable to secure housing for themselves and who might otherwise become homeless. Stronger kinship ties may also be a contributing factor for larger households; however, many households “doubling up” would rather be in a home of their own if they had the opportunity.<sup>18</sup>

<sup>15</sup> World Health Organization. “[WHO Housing and Health Guidelines](#).” November 2018.

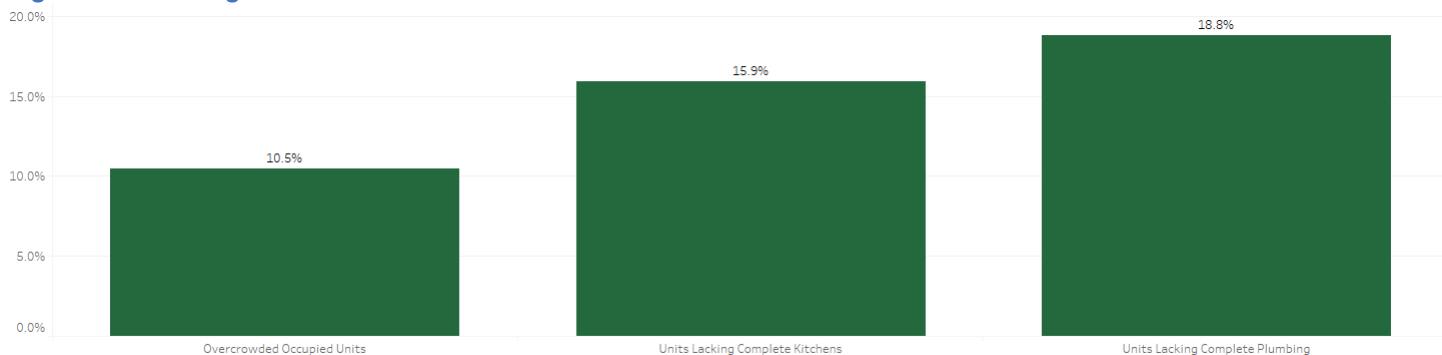
<sup>16</sup> World Health Organization. “[WHO Housing and Health Guidelines](#).” November 2018.

<sup>17</sup> American Public Health Association. “[Housing and Health: Time Again for Public Health Action](#).” January 2002.

<sup>18</sup> Housing Assistance Council. “[Housing on Native American Lands](#).” September 2013.

Native Americans make up 16.1% of the COVID-19 cases<sup>19</sup>, which is more than twice their share of the population. The COVID-19 death rate among the state’s Native population is 731 per 100,000, far exceeding the rate for non-Hispanic Whites, which is 73 per 100,000. Even controlling for age, fatalities are more likely for Native Americans in New Mexico.<sup>20</sup> These numbers underscore the urgency of addressing the critical lack of quality, safe housing in tribal areas. Simply improving access to safe water and reducing household size could help prevent such a tragedy in the future.

**Figure 18: Housing condition issues in New Mexico’s Tribal Areas**



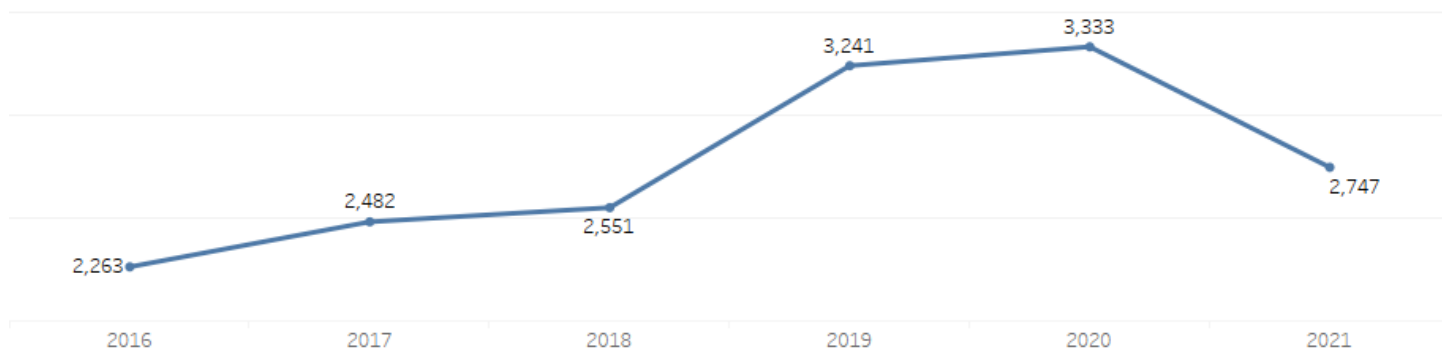
*American Community Survey, 2015 – 2019 5 Year Estimates  
Refer to Table 18 for Housing Condition Issues by Tribal Area*

## Homelessness

Each year from 2016 to 2020, the number of homeless persons as measured by HUD’s Point-In-Time (PIT) count rose. The PIT count estimates the number of people in homeless shelters, transitional housing and unsheltered locations during a single night in January. While PIT count data is one of the main measures of homelessness, it does not completely capture the extent of homelessness. For example, many families and children staying in hotels, living in vehicles or staying other places not meant for shelter are unlikely to be included in the PIT count.

Data on individuals experiencing homelessness can also be drawn from the Homelessness Management Information System (HMIS). During 2020, the HMIS unduplicated count of persons experiencing homelessness in New Mexico was 19,845. Like the PIT count data, figures from HMIS underreport the number of individuals experiencing homelessness. However, HMIS data gives service providers, funders and legislators a reasonable understanding of the prevalence of homelessness in the state.

**Figure 19: HUD Point In Time Count of Individuals Experiencing Homelessness in New Mexico**



*HUD Point In Time Count  
Refer to Table 19 for HUD Point In Time Count of Individuals Experiencing Homelessness in New Mexico*

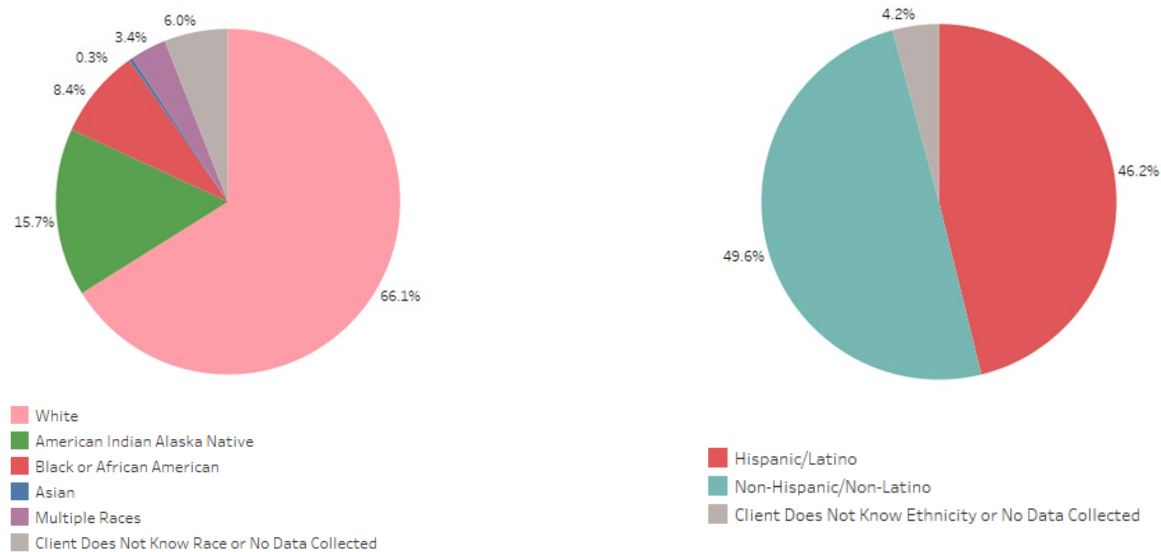
<sup>19</sup> New Mexico Department of Health. “COVID-19 in New Mexico.” April 2021.

<sup>20</sup> The Brookings Institute. “American Indians are Dying of COVID-19 at Shocking Rates.” February 2021.

## Demographic Characteristics

The ethnicity of New Mexico’s homeless population is a close reflection of the state’s total population, but this is not the case for race indicators. African Americans account for 8.4% of the state’s homeless population and Native Americans make up 15.7%, far exceeding their share of New Mexico population (respectively, 1.8% and 8.7%).

**Figure 20: Race and Ethnicity of New Mexico’s Homeless Population**

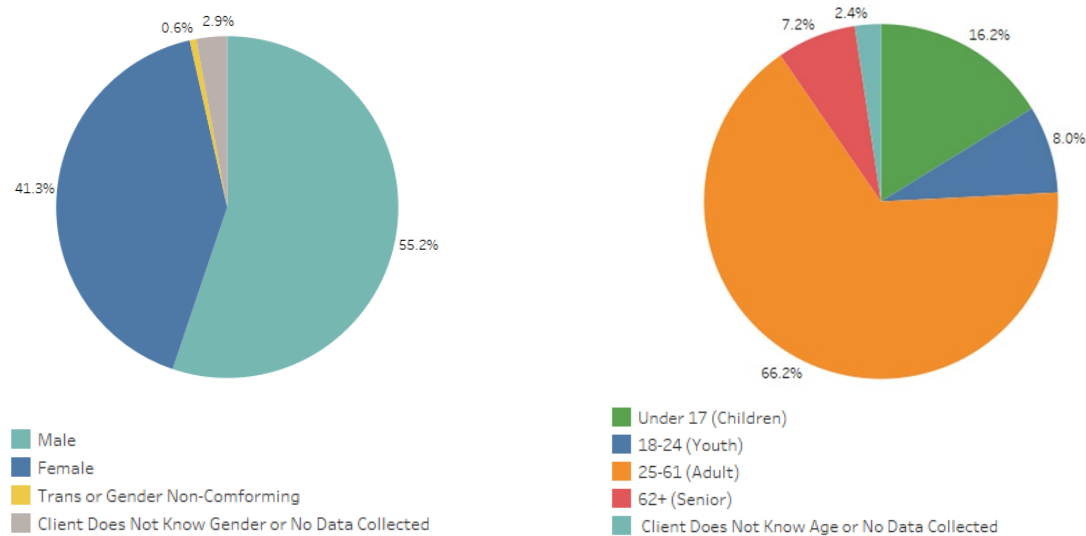


*Homelessness Management Information System*

Refer to Table 20 for Race and Ethnicity of New Mexico’s Homeless Population

Most individuals experiencing homelessness in New Mexico are male. Nationwide, transgender men and women are over-represented among the homeless population. Among the .75% of New Mexico’s adult population that is estimated to identify as transgender, 40% reported having experienced homelessness.<sup>21,22</sup> New Mexico’s homeless population is primarily adults, but children under 17 account for 16.2%. Parents with children are often reluctant to seek homeless services for a variety of reasons, including fear of child welfare authorities. Therefore, the number of children experiencing homelessness in New Mexico is likely underrepresented.

**Figure 21: Gender and Age of New Mexico’s Homeless Population**



*Homelessness Management Information System*

Refer to Table 21 for Gender and Age of New Mexico’s Homeless Population

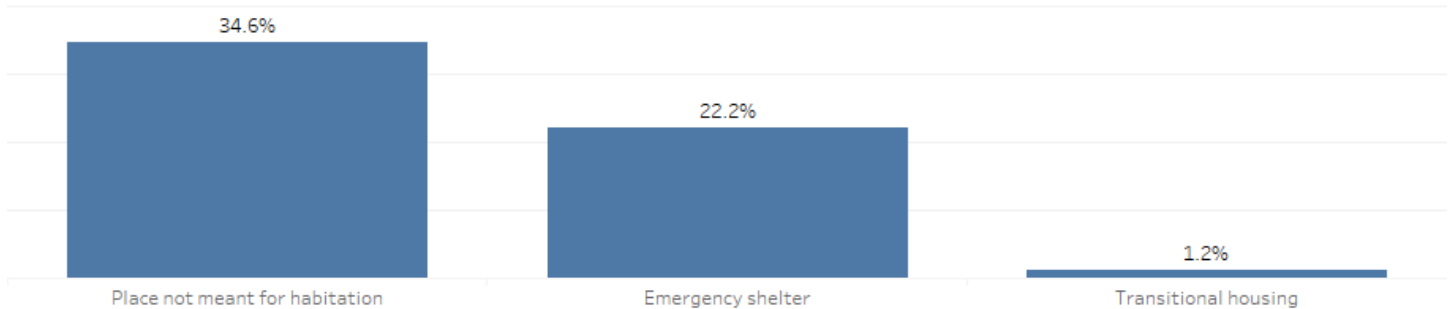
<sup>21</sup> The Williams Institute. [How Many Adults Identify as Transgender in the United States?](#) June 2016.

<sup>22</sup> U.S. Transgender Survey. [New Mexico State Report](#). 2015.

## Homelessness Context

New Mexico's homeless population find themselves in places not meant for habitation, which include vehicles, parks and other public places. Just over one-fifth reside in emergency shelters and shelters for women and children fleeing domestic violence. Emergency shelters only provide short term housing. Only 1.2% are in transitional housing, which is longer term but not permanent housing. Transitional housing may provide therapeutic services for persons dealing with substance abuse disorders or other health conditions.

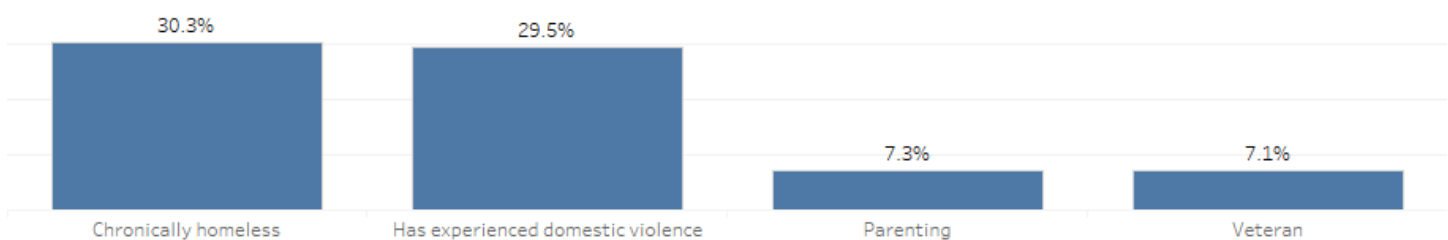
Figure 22: Homelessness Situation



Homelessness Management Information System  
Refer to Table 22 for Homelessness Situation

Nearly one-third of individuals experiencing homelessness in New Mexico reported experiencing domestic violence. Homeless service providers offer immediate but temporary shelter for those fleeing violence. This type of shelter is crucial for survivors of domestic violence because many survivors lack financial resources to secure housing after leaving an abusive relationship. Similarly, almost one-third of the state's homeless population is chronically homeless, meaning these individuals have experienced homelessness for at least one year and have a severe health condition.

Figure 23: Homelessness Conditions



Homelessness Management Information System  
Refer to Table 23 for Homelessness Conditions

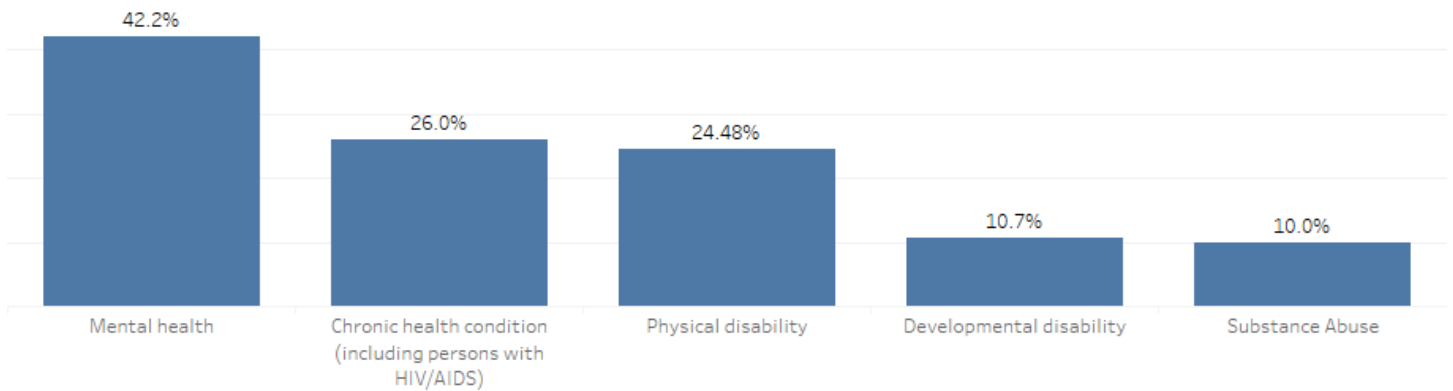
## Health and Homelessness

As is the case nationally, mental health conditions are common among New Mexico's homeless population. Severe mental illness can infringe on people's self-sufficiency and, consequently, contribute to the loss of one's home. Once homeless, securing treatment and therapeutic intervention can become an insurmountable challenge. Individuals experiencing homelessness who suffer from other chronic illnesses such as HIV/AIDS often have difficulty getting the care they need. Homelessness is likely to exacerbate the severity of any medical condition.

While a health condition may contribute to homelessness, research suggests that it is not the root cause of homelessness. Lack of affordable housing is the primary reason individuals become homeless. Without an adequate affordable housing supply, there will be no reduction in the prevalence of homelessness for individuals with and without health conditions.<sup>23</sup>

<sup>23</sup> American Behavioral Scientist. "The Role of Housing and Poverty in the Origins of Homelessness." 1994.

**Figure 24: Health Conditions among New Mexico's Homeless Population**



*Homelessness Management Information System*  
 Refer to Table 24 for Health Conditions among New Mexico's Homeless Population

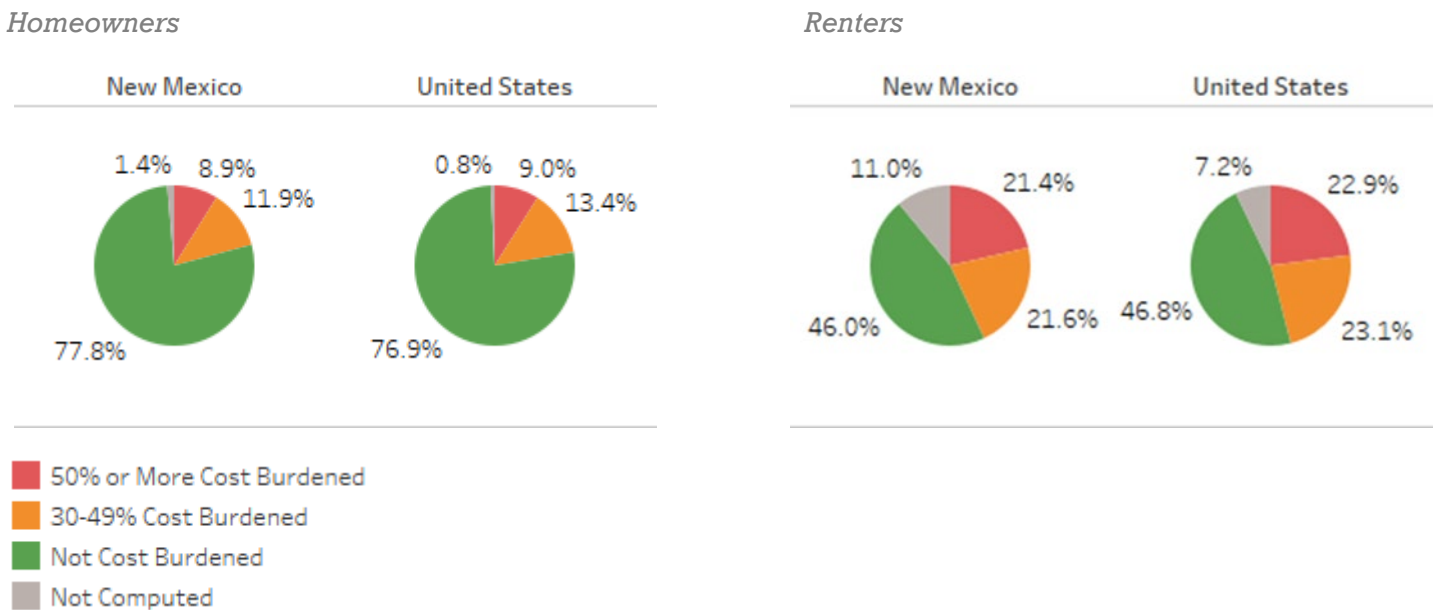
There is evidence that housing for persons with severe health conditions that incorporates long term support can alleviate these costs. This type of housing, often referred to as permanent supportive housing, has been shown to reduce the public cost of default housing solutions like hospitals, jails and prisons.<sup>24</sup>

## Housing Affordability

### Housing Affordability Defined

Cost burden is a measure of housing affordability. Cost burdened households pay more than 30% of their income on housing costs and extremely cost-burdened households pay more than 50%. Renters are cost burdened at higher rates than homeowners, primarily due to differences in income. In New Mexico, for example, the median household income for renters is \$31,881, compared to \$60,494 for homeowners.

**Figure 25: Cost Burden Among Renters and Homeowners**



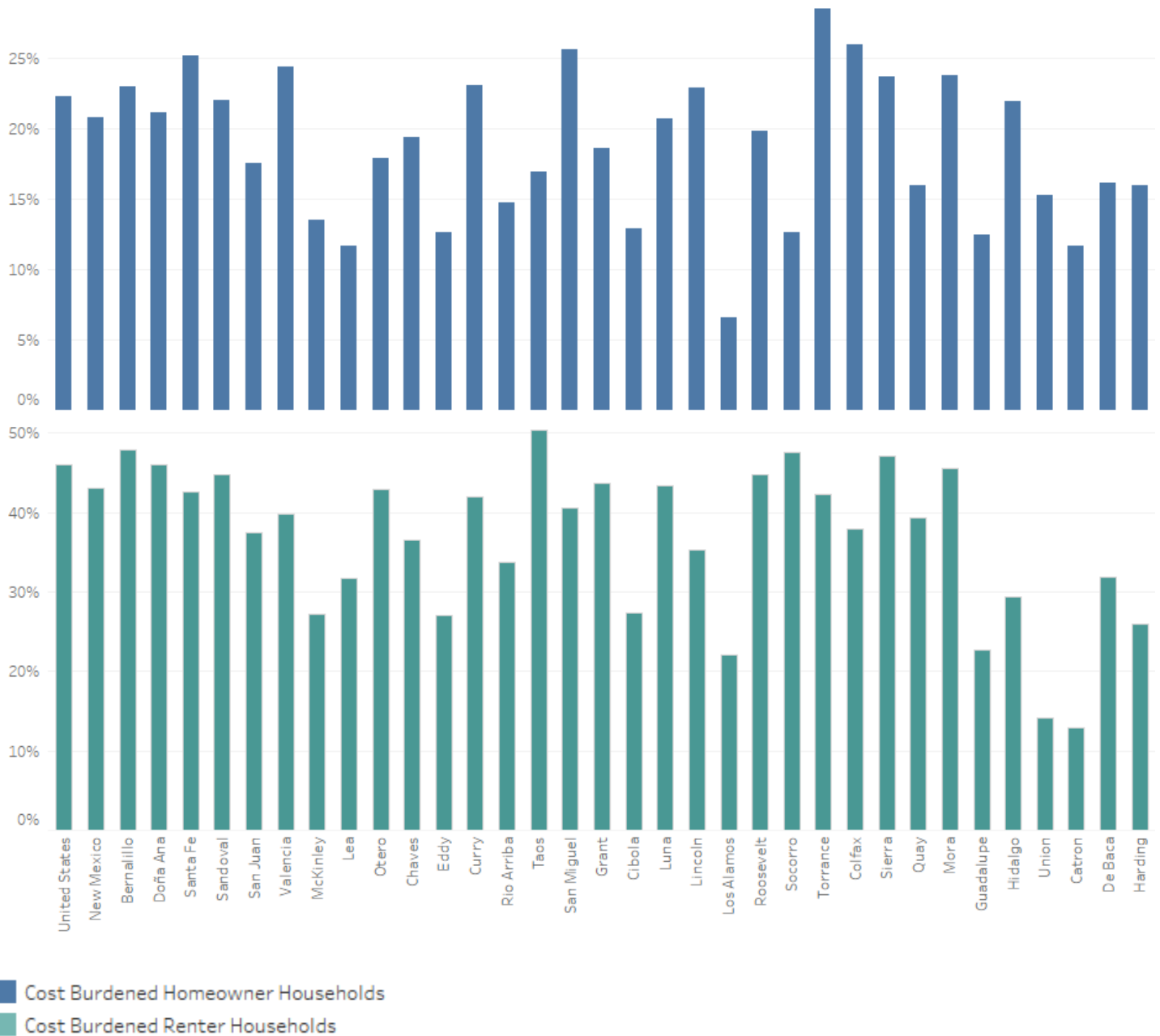
*American Community Survey, 2015 – 2019 5 Year Estimates*  
 Refer to Table 25 for Cost Burden Among Renters and Homeowners

<sup>24</sup> University of Pennsylvania. "Public Service Reductions Associated with Placement of Homeless Persons with Severe Mental Illness in Supportive Housing." 2002.

In New Mexico, 20.8% of homeowners are cost-burdened, including 8.9% that are extremely cost-burdened. The U.S. rates are 22.3% and 9.0%, respectively. The lower rate of cost burden in New Mexico is in part due to the high rate of owner-occupied homes without mortgages, which is 45.8% compared to 37.3% in the U.S. The rate of cost burden and extremely cost burdened renters is nearly equal to that of the nation.

Among New Mexico counties, the rate of cost burden for renters is highest in Taos County (50.3%) and Bernalillo County (47.8%). In addition to low household incomes, high rent prices drive cost burden. Homeowner cost burden is the highest in Torrance County and (28.5%) and Colfax County (26.0%).

**Figure 26: Cost Burden Rate by County and Occupancy Status**

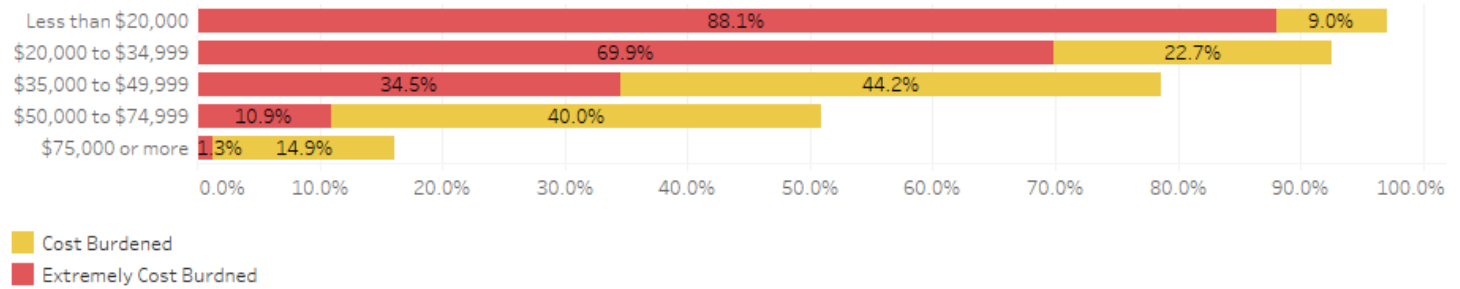


American Community Survey, 2015 – 2019 5 Year Estimates  
Refer to Table 26 for Cost Burden by Occupancy Status by County

## Housing Affordability for Renters

The overall rate of cost burden among New Mexico renters of 43.0% remains near its peak level of 45.8% in 2015. The prevalence of cost burden and extremely cost burdened renters is particularly acute among low-income renters. High housing cost for low-income renters compel spending trade-offs, including cutbacks on food and healthcare.<sup>25</sup>

**Figure 27: Cost Burden Among Renters by Household Income in New Mexico**



American Community Survey, 2015 – 2019 5 Year Estimates

Refer to Table 27 for Cost Burden Among Renters by Household Income

Nationally, the availability of low-cost housing has declined since the 1990s. In New Mexico, the number of rental units priced at \$600 per month (based on real contract rent) has dropped by 29,213 units from 1990–2017. The change in the proportion of rental units at this price is -27%. Similarly, the number of units priced at \$800 in the state has increased by 3,843 units during this period, but the share of these units decreased by 22%.<sup>26</sup>

## Rental Market

### Rent Prices

From 2019 to 2020, average rent prices in New Mexico increased by 1.6%. The increases in rent prices in New Mexico’s urban centers largely drive the statewide increase. Over the same period of time, rents in Bernalillo County grew 7.0%, and rents in Dona Ana County grew 9.3%. Increase in rent prices is due in part because new development has not kept up with high demand.<sup>27</sup>

**Figure 28: Average Rent Price 2016-2020 for New Mexico**



UNM BBER 2020 Apartment Survey and CBRE 2020 Multifamily Reports for Albuquerque and Santa Fe

Refer to Table 29 for Average Rent in New Mexico

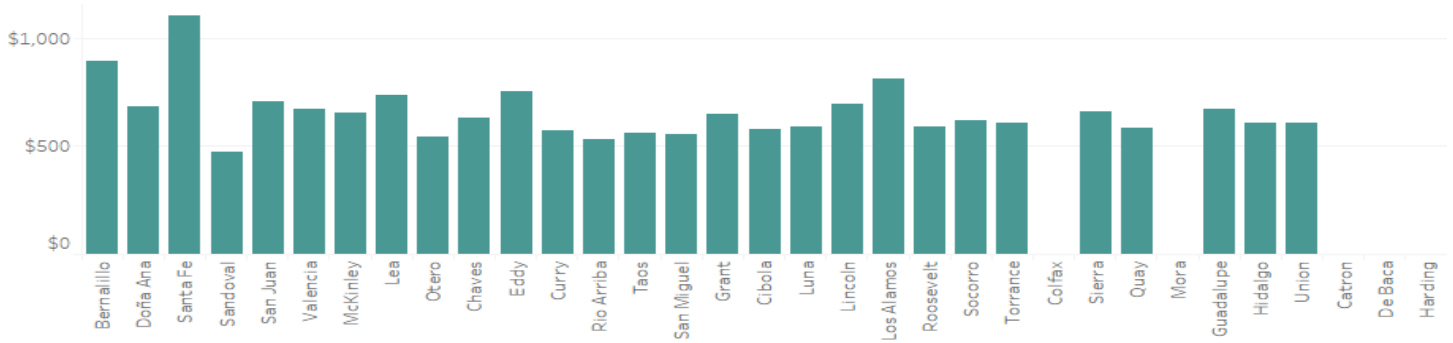
<sup>25</sup> Harvard Joint Center for Housing Studies. “[America’s Rental Housing 2020](#).” 2020.

<sup>26</sup> Harvard Joint Center for Housing Studies. “[Documenting the Long-Run Decline in Low-Cost Rental Units in the US by State](#).” 2019.

<sup>27</sup> Harvard Joint Center for Housing Studies. “[America’s Rental Housing 2020](#).” 2020.



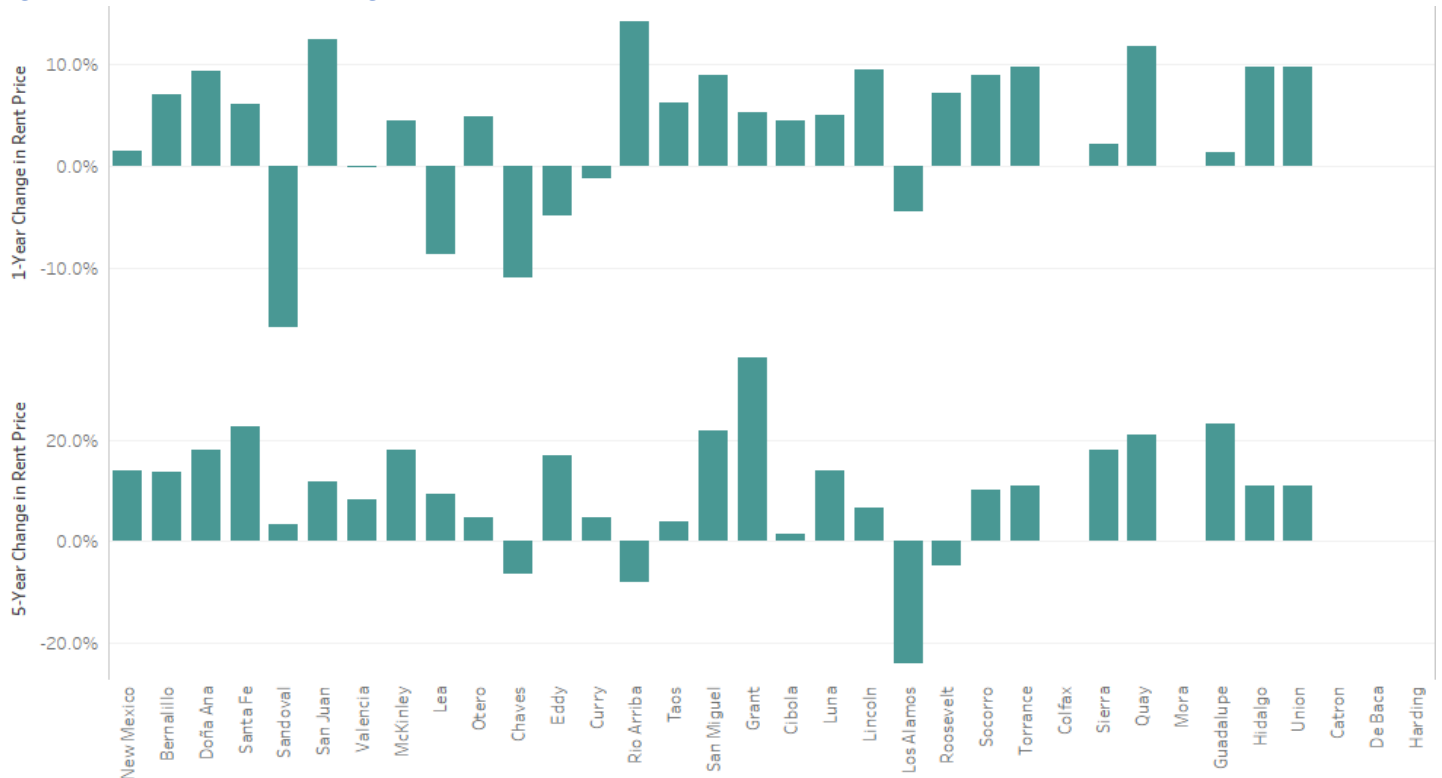
**Figure 29: 2020 Rent prices**



\*No properties in Colfax, Mora, Catron, De Baca, and Harding County responded to the UNM BBER 2020 Apartment Survey. Due to CBRE data collection Rio Rancho rents are included in Bernalillo County and Sandoval County rents cover non-Rio Rancho developments.

\*\* Due the COVID-19 pandemic responses to the UNM BBER Apartment survey were low and likely impacted data on rent prices and vacancy rates. UNM BBER 2020 Apartment Survey and CBRE 2020 Multifamily Reports for Albuquerque and Santa Fe Refer to Table 29 for 2020 Rent Prices

**Figure 30: 1- and 5-Year Change in Rent Prices**



\*No properties in Colfax, Mora, Catron, De Baca, and Harding County responded to the UNM BBER 2020 Apartment Survey. Due to CBRE data collection Rio Rancho rents are included in Bernalillo County and Sandoval County rents cover non-Rio Rancho developments.

\*\* Due the COVID-19 pandemic responses to the UNM BBER Apartment survey were low and likely impacted data on rent prices and vacancy rates. UNM BBER 2020 Apartment Survey and CBRE 2020 Multifamily Reports for Albuquerque and Santa Fe Refer to Table 30 for 1- and 5-Year Change in Rent Prices

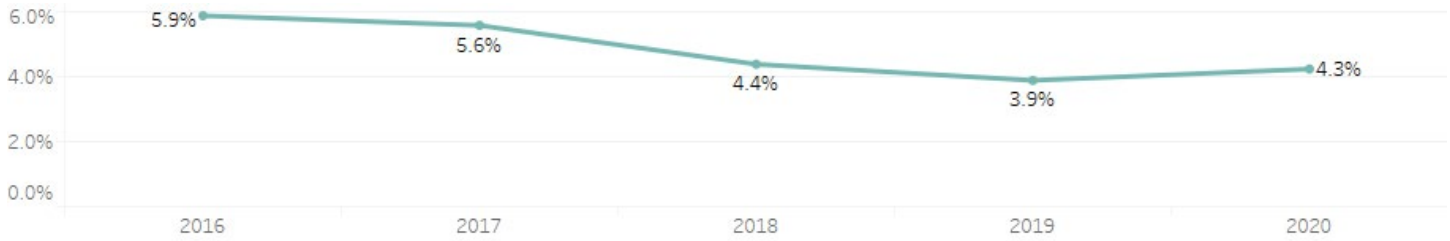
New Mexico’s highest rents are concentrated in Santa Fe County and Bernalillo County, followed by Los Alamos. Despite having more than half of its multi-family units in affordable properties, Santa Fe continues to have the highest average rent prices in the state. The high cost of renting in Santa Fe County could be due to the low supply of multifamily units and increasing demand. With a few exceptions, average rents in rural counties fall below \$600; most multi-family properties outside of the MSAs are subsidized developments.

### Vacancy Rates

From 2016 to 2019, vacancy rates declined two percentage points, and from 2019 to 2020, vacancy rates increased just 0.4 percentage points. The 5 year-trend of declining vacancy rates reflects an increasingly competitive rental market, where demand for rental units exceed supply. MFA property management partners note that vacancy rates

for lower priced units are particularly low, which creates a challenge for low-income renters in even finding housing that is affordable.<sup>28</sup>

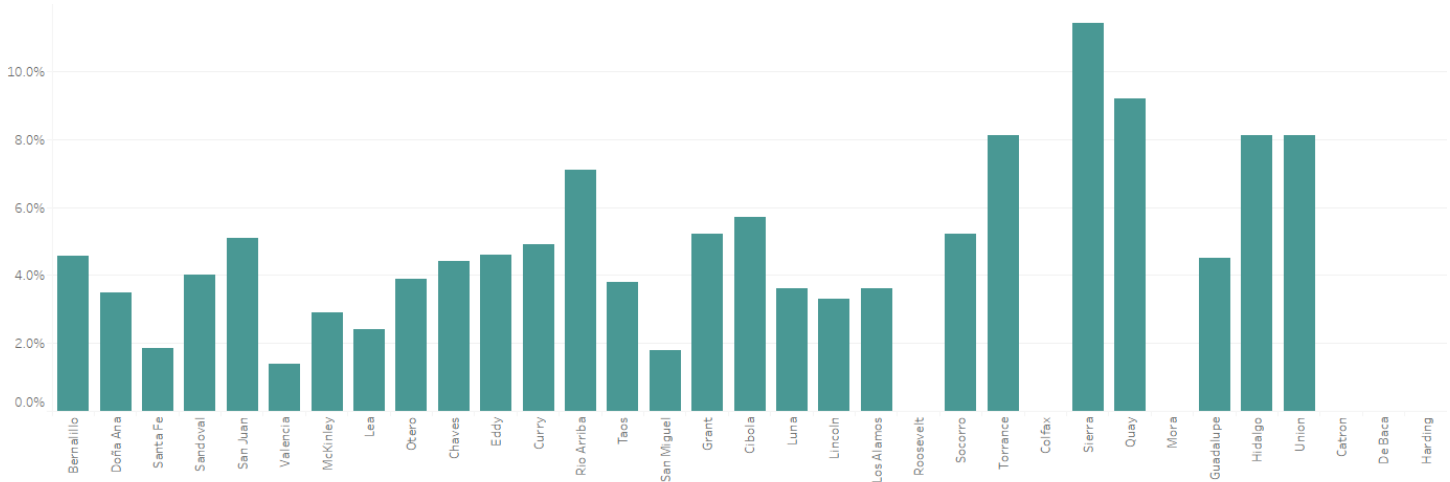
**Figure 31: Average Vacancy Rate in New Mexico**



UNM BBER 2020 Apartment Survey and CBRE 2020 Multifamily Reports for Albuquerque and Santa Fe  
Refer to Table 31 for Average Vacancy Rates in New Mexico

All MSAs and many of the oil and gas production counties have vacancy rates below the New Mexico average. In these areas rental housing development has lagged behind the demand of a growing population. High vacancy rates in rural areas often reflect a low number of rental units rather than many vacant units. In Sierra County, which has the state’s highest vacancy rate at 11.4%, only 18 units are unoccupied.

**Figure 32: 2020 Vacancy Rates**



\*No properties in Colfax, Mora, Catron, De Baca, and Harding County did not respond to the UNM BBER 2020 Apartment Survey  
UNM BBER 2020 Apartment Survey and CBRE 2020 Multifamily Reports for Albuquerque and Santa Fe  
Refer to Table 32 for 2020 Vacancy Rates

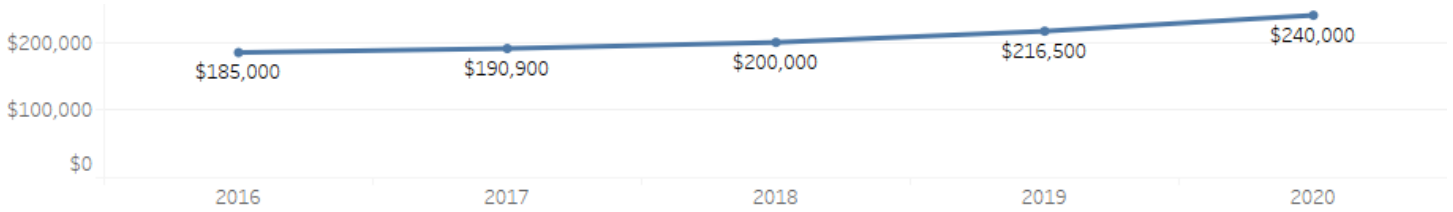
## Homeownership Market

### Home Sale Prices

Over the last five years, the median home sale price in New Mexico has increased 29.7%. Like increase in rent prices, growth in the price of homes indicates tightening competition for buyers. Despite the economic downturn resulting from the coronavirus pandemic, a limited inventory of homes, low interest rates and an increasing share of millennials purchasing homes drive this competition.

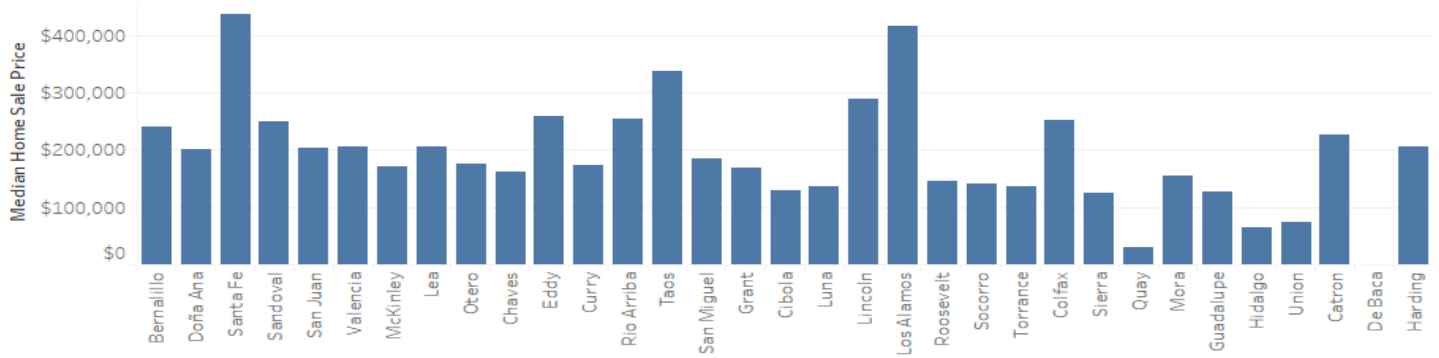
<sup>28</sup> MFA Strategic Planning Partner Input Meeting, August 2020.

**Figure 33: 2015-2020 Median Home Sale Price for New Mexico**



*New Mexico Association of Realtors Market Trends*  
 Refer to Table 33 for Median Home Sale Price for New Mexico

**Figure 34: 2020 Median Home Sale Prices**

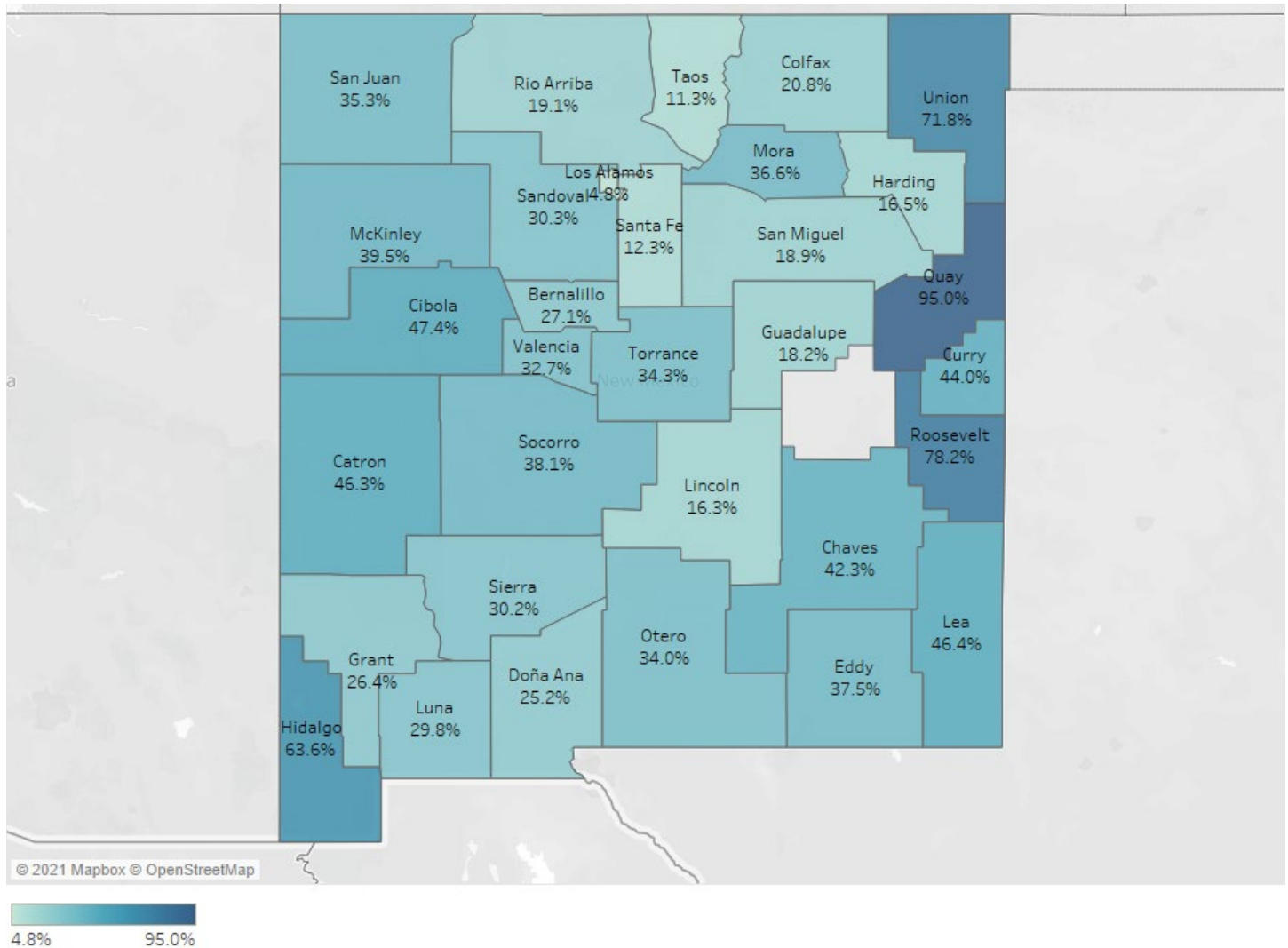


*New Mexico Association of Relators Market Trends*  
 Refer to Table 34 for Median Home Sale Prices

### Affordable For Sale Homes

The extent to which renters can afford to purchase a home indicates access to homeownership and its benefits. Counties with the lowest level of renters estimated to be able to afford a median priced home include Taos (11.3%), Santa Fe (12.3%) and Lincoln (16.3%). In these areas lags in new construction coupled with a high percentage of housing stock held as vacation homes contribute to homeownership affordability challenges. Counties where building has occurred more rapidly, like Sandoval, Bernalillo and Dona Ana, struggle with homeownership affordability to a lesser extent.

**Figure 35: Percent of Renter Households Able to Afford a Median Priced Home**



Calculations were made using the following assumptions: 32% debt to income ratio, 30-year fixed rate mortgage at 4.75% with a 5% down payment, property taxes at 1% of purchase price, homeowner’s insurance of \$700 per year and property mortgage insurance at 0.9% of the loan amount. Home prices were taken from the New Mexico Realtors Association reporting for 2020. De Baca county figure is not shown because there were no home sales in this county in 2020.

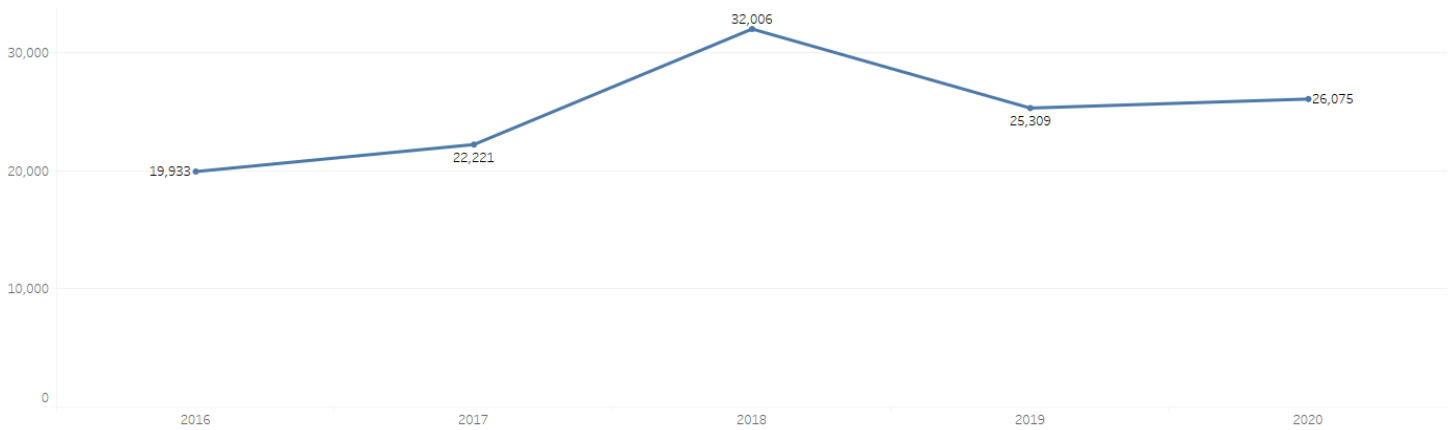
*American Community Survey, 2015 – 2019 5 Year Estimates, New Mexico Association Realtors and MFA Calculation*  
 Refer to Table 28 for Renter Households Able to Afford a Median Prices Home by County

### Annual Home Sales

While the number of home sales in 2020 exceed the number in 2019, the post-Great Recession peak was in 2018. Throughout the state there is a concern over for-sale inventory shortage. In April 2021, on average in the greater Albuquerque area a home is on the market for 16 days before sale. This 51.5% decrease from the previous year, highlighting the tightening competition for homes.<sup>29</sup> In the oil and gas producing regions of the state, “man camps” or temporary housing have become the de facto response to a shortage of for-sale and rental housing. While many first time and low-income home buyers may have access to mortgage financing, finding a home for purchase is become more challenging.

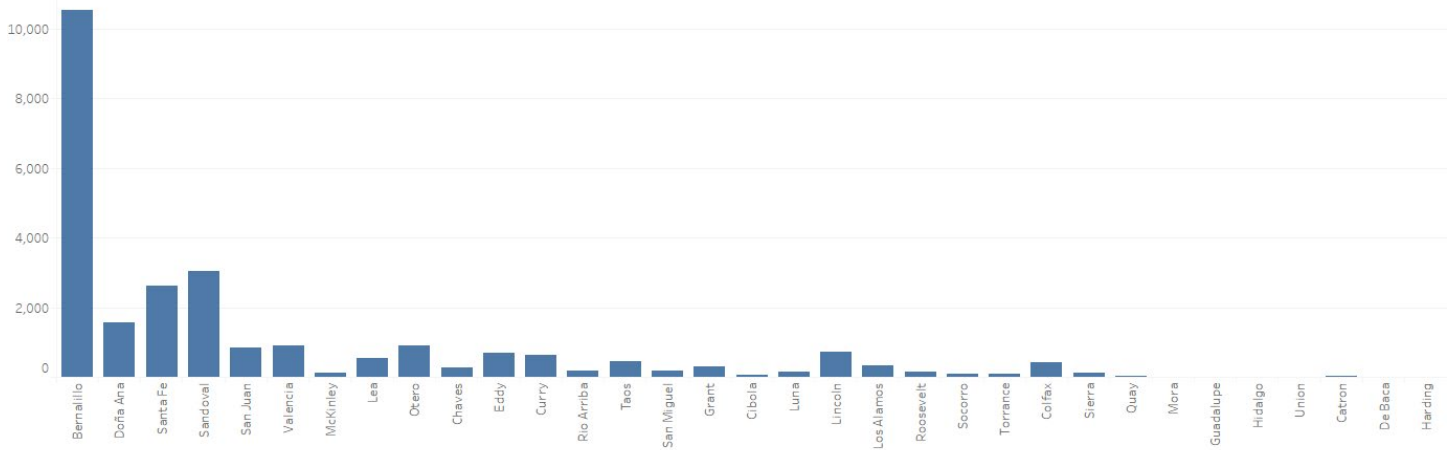
<sup>29</sup> Greater Albuquerque Association of Realtors. [Monthly Indicators](#). April 2021.

**Figure 36: 5-Year Home Sales in New Mexico**



*New Mexico Association of Realtors Market Trends*  
Refer to Table 36 for 5-Year Home Sales in New Mexico

**Figure 37: 2020 Home Sales**



*New Mexico Association of Realtors Market Trends*  
Refer to Table 37 for 2020 Home Sales

## Eviction

As housing costs outpace wage growth, low-income renters are increasingly at risk of eviction. There are multiple reasons a landlord may pursue eviction, but a renter’s inability to pay rent is the primary cause. Research shows that evictions not only cause families to lose their home, but it also disrupts a family’s stability. Eviction is associated with truancy, job loss and depression. Furthermore, court records of eviction heighten the challenge for low- and moderate-income families to secure housing in the future. Among the groups most vulnerable to eviction are domestic violence victims and families with children.<sup>30</sup>

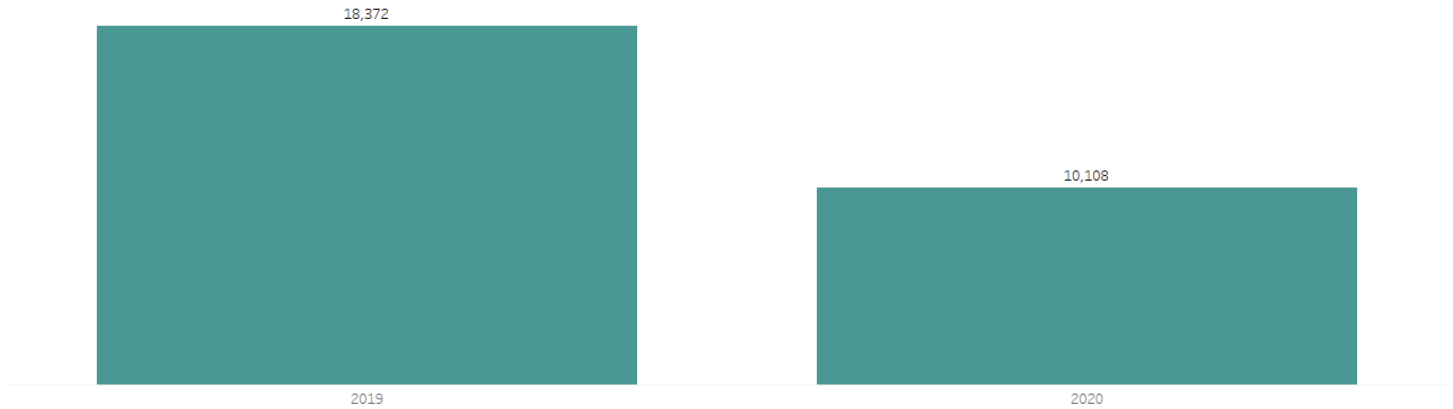
In response to the coronavirus pandemic, the Centers for Disease Control and the State of New Mexico issued eviction moratoria for non-payment of rent. While these moratoria did not prevent renters from accruing arrears, data from the New Mexico Eviction Data project suggests that the moratoria decreased the number of evictions. As the moratoria expire, policy makers, advocates and researchers warn of an “eviction tsunami”.<sup>31</sup> A National Council for State Housing Agencies report estimated that as of September 2020 that between 60,000 and 80,000 renter

<sup>30</sup> Eviction Lab. [Why Eviction Matters](#). 2018.

<sup>31</sup> Urban Institute. [The Looming Eviction Cliff](#). January 2021.

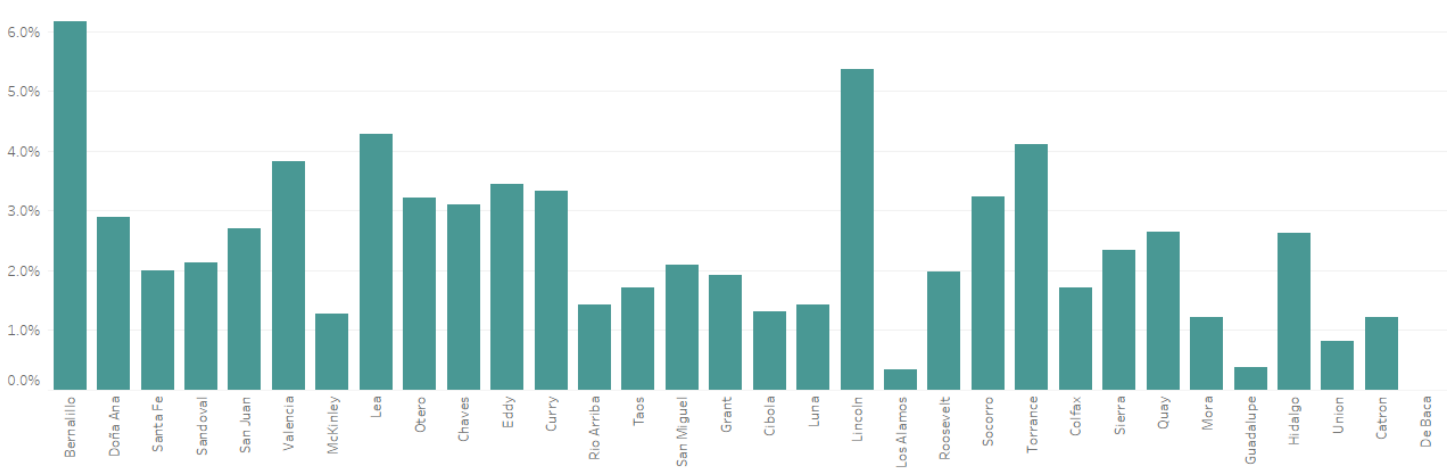
households were unable to pay rent and at risk of eviction. Rental shortfall by January 2021 was estimated to be between \$105,000,000 - \$153,000,000.<sup>32</sup> Federal stimulus legislation made available rental assistance funding, however its impact on mitigating an eviction crisis remains unknown.

**Figure 38: Eviction Filings in New Mexico, 2019 and 2020**



*New Mexico Eviction Data*  
Refer to Table 38 for Eviction Filings in New Mexico, 2019 and 2020

**Figure 39: 2020 Eviction Filings as a Percentage of Renter Households**



*New Mexico Eviction Data*  
Refer to Table 39 for 2020 Eviction Filings as a Percentage of Renter Households

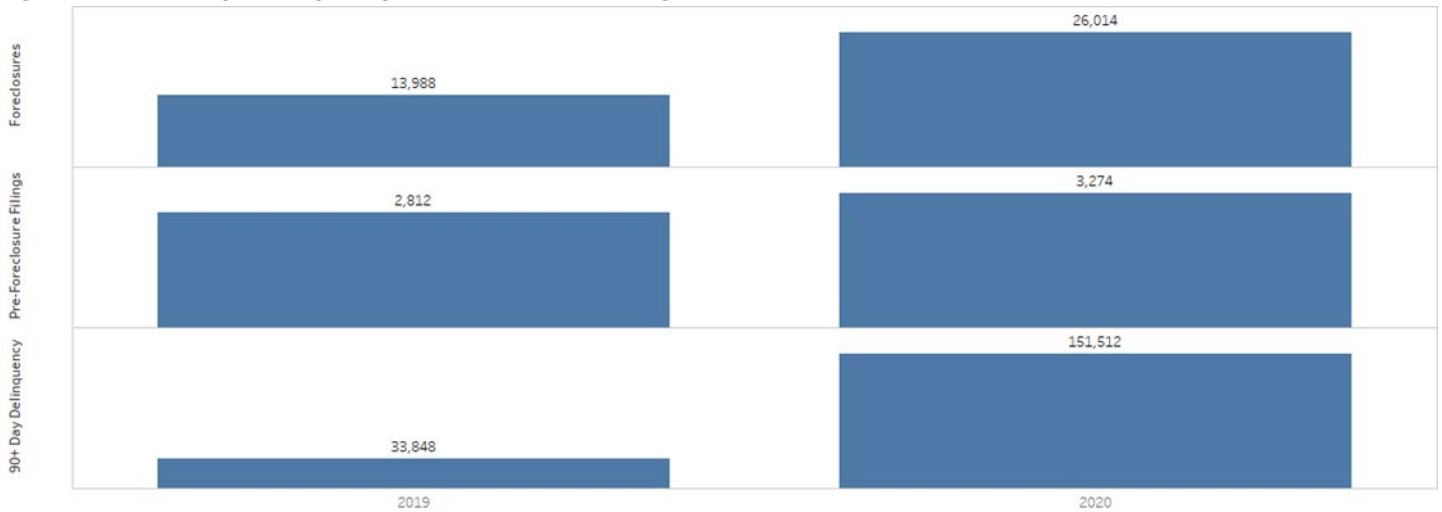
## Foreclosure

Similarly to eviction, foreclosure is associated with a host of negative outcomes affecting all aspects of wellbeing in families, including displacement and housing instability, financial insecurity and economic hardship, person and family stress, disrupted relationships and poor health. When the COVID-19 pandemic took hold of the country, policymakers drew on lessons learned from the Great Recession to mitigate another foreclosure crisis.

Policies like COVID-19 forbearance, which allows borrowers to defer payments and avoid negative credit reporting, along with foreclosure moratoriums, have largely kept homeowners housed. Still there was an increase in the number of 90+ day delinquencies in December 2020 compared to December 2019, despite a decrease in the number of pre-foreclosure filings and foreclosures. As loss mitigation options begin to constrict or expire, there is concern that many borrowers will not be able to access other loss mitigation options. Consequently, foreclosures are expected to increase and threaten equity earned by low- and moderate-income households as well as households of color.

<sup>32</sup> National Council for State Housing Agencies. [Analysis of Current and Expected Rental Shortfall and Potential Evictions in the U.S.](#) September 2020.

**Figure 40: 90+ Day Delinquency, Pre-Foreclosure Filings, and Foreclosures in 2019 and 2020**



CoreLogic Market Trends

Refer to Table 40 for 90+ Day Delinquency, Pre-Foreclosure Filings, and Foreclosures in 2019 and 2020

## Conclusion

Access to safe, decent and affordable housing is foundational to all aspects of individual and community well-being: health, opportunity for upward mobility and addressing inequities and economic development. Solutions that address the outsized demand for affordable housing include homelessness prevention programs, rental assistance, and mortgage products for low- and moderate-income homeowners. Improvements to existing housing stock, new multifamily and single-family development and targeted investment in underserved areas are interventions demonstrated to address the shortage of affordable housing supply. Investment in affordable housing across the housing spectrum - from persons experiencing homelessness to renters, from first time home buyers to long-term homeowners - is key to New Mexico's prosperity.

## Tables

**Table 1: Total Population Estimates and 1-Year and 5-Year Growth Rates**

*PEPANNRES Annual Estimates of the Resident Population, April 1, 2010 to July 1, 2019*

	2019 Population Estimate	1-Year Growth Rate	5-Year Growth Rate
United States	328,239,523	0.5%	3.1%
New Mexico	2,096,829	0.2%	0.3%
Bernalillo	679,121	0.2%	0.5%
Dofia Ana	218,195	0.4%	2.0%
Santa Fe	150,358	0.4%	1.7%
Sandoval	146,748	1.1%	7.1%
San Juan	123,958	-1.2%	-4.0%
Valencia	76,688	0.5%	1.0%
McKinley	71,367	-0.8%	-2.0%
Lea	71,070	2.2%	1.3%
Otero	67,490	1.2%	3.3%
Chaves	64,615	0.1%	-1.8%
Eddy	58,460	1.3%	3.1%
Curry	48,954	-0.8%	-4.2%
Rio Arriba	38,921	-0.3%	-2.1%
Taos	32,723	0.1%	-0.7%
San Miguel	27,277	-0.7%	-4.3%
Grant	26,998	-1.1%	-6.5%
Cibola	26,675	-0.3%	-1.8%
Luna	23,709	-0.7%	-2.9%
Lincoln	19,572	0.3%	-0.1%
Los Alamos	19,369	2.0%	8.8%
Roosevelt	18,500	-1.4%	-5.8%
Socorro	16,637	-0.4%	-3.6%
Torrance	15,461	-0.3%	-1.3%
Colfax	11,941	-1.1%	-6.0%
Sierra	10,791	-1.4%	-4.2%
Quay	8,253	0.1%	-2.5%
Mora	4,521	0.8%	-2.0%
Guadalupe	4,300	-0.8%	-3.2%
Hidalgo	4,198	-0.8%	-7.7%
Union	4,059	-1.2%	-4.4%
Catron	3,527	-0.8%	-0.6%
De Baca	1,748	-1.7%	-6.1%
Harding	625	-3.8%	-9.8%

**Table 2: Race and Ethnicity**

*American Community Survey 2015-2019 5-Year Estimates*

	Hispanic	White	Black or African American	Native American and Alaska Native	Asian	Native Hawaiian and Pacific Islander	Other Race	Two or More Races
United States	58,479,370	197,100,373	39,977,554	2,160,378	17,708,954	540,511	789,047	7,941,608
New Mexico	1,020,817	782,269	37,911	182,874	30,341	1,189	3,855	33,198
Bernalillo	338,856	262,184	16,747	27,855	17,069	433	1,605	13,109
Dofia Ana	147,491	58,848	3,476	1,421	2,279	66	284	2,204
Santa Fe	76,446	63,865	1,325	3,773	1,813	103	232	1,736
Sandoval	55,525	62,056	2,959	17,221	1,680	179	206	2,878
San Juan	25,668	48,320	853	48,083	809	76	238	2,468
Valencia	46,056	24,784	803	2,877	390	-	77	1,040
McKinley	10,320	6,259	409	53,246	711	30	60	1,403
Lea	41,230	24,885	2,386	570	402	11	144	649
Otero	25,315	32,314	2,133	4,015	826	97	60	1,377
Chaves	36,967	25,325	929	690	584	6	205	438
Eddy	28,363	27,012	836	818	265	-	26	412
Curry	20,971	23,686	2,463	384	628	129	124	1,347
Rio Arriba	27,896	4,870	173	5,604	189	13	200	214
Taos	18,652	11,563	54	1,921	258	1	72	265
San Miguel	21,563	4,945	259	286	268	-	-	417
Grant	13,969	12,675	242	513	131	3	17	119



Cibola	10,316	5,193	237	10,496	40	9	58	542
Luna	16,151	7,108	316	179	199	-	-	130
Lincoln	6,458	12,632	101	98	13	-	-	159
Los Alamos	3,346	13,377	107	167	926	-	6	696
Roosevelt	7,956	9,790	456	100	95	14	19	458
Socorro	8,388	5,764	95	1,763	548	-	-	300
Torrance	6,687	8,488	121	47	23	-	22	131
Colfax	6,011	5,687	81	47	52	-	15	275
Sierra	3,348	7,136	44	226	83	-	21	173
Quay	3,771	4,131	134	114	50	16	19	91
Mora	3,696	713	2	-	-	-	124	1
Guadalupe	3,217	844	25	232	9	-	-	26
Hidalgo	2,497	1,676	54	58	-	-	-	12
Union	1,750	2,120	59	63	1	-	20	120
Catron	671	2,853	-	2	-	-	-	-
De Baca	1,091	906	32	5	-	-	-	6
Harding	175	260	-	-	-	3	1	2

	Hispanic	White	Black or African American	Native American and Alaska Native	Asian	Native Hawaiian and Pacific Islander	Other Race/Two or More Races
United States	18.0%	60.7%	12.3%	0.7%	5.5%	0.2%	2.7%
New Mexico	48.8%	37.4%	1.8%	8.7%	1.5%	0.1%	1.8%
Bernalillo	50.0%	38.7%	2.5%	4.1%	2.5%	0.1%	2.2%
Doña Ana	68.3%	27.2%	1.6%	0.7%	1.1%	0.0%	1.2%
Santa Fe	51.2%	42.8%	0.9%	2.5%	1.2%	0.1%	1.3%
Sandoval	38.9%	43.5%	2.1%	12.1%	1.2%	0.1%	2.2%
San Juan	20.3%	38.2%	0.7%	38.0%	0.6%	0.1%	2.1%
Valencia	60.6%	32.6%	1.1%	3.8%	0.5%	0.0%	1.5%
McKinley	14.2%	8.6%	0.6%	73.5%	1.0%	0.0%	2.0%
Lea	58.7%	35.4%	3.4%	0.8%	0.6%	0.0%	1.1%
Otero	38.3%	48.9%	3.2%	6.1%	1.2%	0.1%	2.2%
Chaves	56.7%	38.9%	1.4%	1.1%	0.9%	0.0%	1.0%
Eddy	49.1%	46.8%	1.4%	1.4%	0.5%	0.0%	0.8%
Curry	42.2%	47.6%	5.0%	0.8%	1.3%	0.3%	3.0%
Rio Arriba	71.2%	12.4%	0.4%	14.3%	0.5%	0.0%	1.1%
Taos	56.9%	35.3%	0.2%	5.9%	0.8%	0.0%	1.0%
San Miguel	77.7%	17.8%	0.9%	1.0%	1.0%	0.0%	1.5%
Grant	50.5%	45.8%	0.9%	1.9%	0.5%	0.0%	0.5%
Cibola	38.4%	19.3%	0.9%	39.0%	0.1%	0.0%	2.2%
Luna	67.1%	29.5%	1.3%	0.7%	0.8%	0.0%	0.5%
Lincoln	33.2%	64.9%	0.5%	0.5%	0.1%	0.0%	0.8%
Los Alamos	18.0%	71.8%	0.6%	0.9%	5.0%	0.0%	3.8%
Roosevelt	42.1%	51.8%	2.4%	0.5%	0.5%	0.1%	2.5%
Socorro	49.8%	34.2%	0.6%	10.5%	3.3%	0.0%	1.8%
Torrance	43.1%	54.7%	0.8%	0.3%	0.1%	0.0%	1.0%
Colfax	49.4%	46.7%	0.7%	0.4%	0.4%	0.0%	2.4%
Sierra	30.4%	64.7%	0.4%	2.0%	0.8%	0.0%	1.8%
Quay	45.3%	49.6%	1.6%	1.4%	0.6%	0.2%	1.3%
Mora	81.5%	15.7%	0.0%	0.0%	0.0%	0.0%	2.8%
Guadalupe	73.9%	19.4%	0.6%	5.3%	0.2%	0.0%	0.6%
Hidalgo	58.1%	39.0%	1.3%	1.3%	0.0%	0.0%	0.3%
Union	42.3%	51.3%	1.4%	1.5%	0.0%	0.0%	3.4%
Catron	19.0%	80.9%	0.0%	0.1%	0.0%	0.0%	0.0%
De Baca	53.5%	44.4%	1.6%	0.2%	0.0%	0.0%	0.3%
Harding	39.7%	59.0%	0.0%	0.0%	0.0%	0.7%	0.7%

**Table 3: Average Age**  
*American Community Survey 2015-2019 5-Year Estimates*

United States	38.1
New Mexico	37.8
Bernalillo	37.6
Doña Ana	33.1
Santa Fe	46.3
Sandoval	40.1
San Juan	35.4
Valencia	38.9

McKinley	32.4
Lea	31.8
Otero	35.8
Chaves	35.7
Eddy	35.2
Curry	31.5
Rio Arriba	41.3
Taos	48.8
San Miguel	44
Grant	46.4
Cibola	37.3
Luna	37.1
Lincoln	50.9
Los Alamos	42.3
Roosevelt	30
Socorro	39.4
Torrance	43.6
Colfax	50.2
Sierra	55.7
Quay	43.4
Mora	55.2
Guadalupe	43.1
Hidalgo	43.1
Union	39.8
Catron	58.1
De Baca	35.4
Harding	58.5

**Table 4: Average Household Size**  
*American Community Survey 2015-2019 5-Year Estimates*

	Owner Occupied Units	Renter Occupied Units	All Occupied Units
United States	2.7	2.5	2.6
New Mexico	2.7	2.5	2.6
Bernalillo	2.6	2.3	2.5
Dofia Ana	2.8	2.6	2.7
Santa Fe	2.4	2.2	2.4
Sandoval	2.8	2.7	2.8
San Juan	2.9	2.9	2.9
Valencia	2.8	2.7	2.8
McKinley	3.5	3.3	3.4
Lea	3.0	2.9	3.0
Otero	2.7	2.6	2.6
Chaves	2.7	2.7	2.7
Eddy	2.6	2.9	2.7
Curry	2.7	2.6	2.6
Rio Arriba	3.1	2.9	3.0
Taos	2.8	2.3	2.7
San Miguel	2.3	2.1	2.3
Grant	2.3	2.3	2.3
Cibola	2.9	2.9	2.9
Luna	2.7	2.6	2.7
Lincoln	2.6	2.3	2.5
Los Alamos	2.5	2.0	2.3
Roosevelt	2.6	2.7	2.6
Socorro	3.6	3.7	3.6
Torrance	2.6	3.3	2.7
Colfax	2.0	1.9	2.0
Sierra	1.9	2.0	1.9
Quay	3.0	2.3	2.7
Mora	2.7	2.0	2.6
Guadalupe	3.1	1.7	2.6
Hidalgo	2.4	2.7	2.5
Union	2.4	2.8	2.5
Catron	2.5	3.4	2.6
De Baca	2.4	4.1	3.0
Harding	2.2	1.8	2.1

**Table 5: Median Households Income and Poverty Rate***American Community Survey 2015-2019 5-Year Estimates*

	Median Household Income	Poverty Rate
United States	\$62,843	13.4%
New Mexico	\$49,754	19.1%
Bernalillo	\$53,329	16.7%
Doña Ana	\$40,973	26.4%
Santa Fe	\$61,200	12.8%
Sandoval	\$63,802	12.7%
San Juan	\$50,518	21.0%
Valencia	\$48,945	16.9%
McKinley	\$33,834	34.8%
Lea	\$60,546	15.8%
Otero	\$41,988	22.1%
Chaves	\$43,359	19.4%
Eddy	\$65,328	14.6%
Curry	\$45,092	20.9%
Rio Arriba	\$39,952	24.0%
Taos	\$38,329	18.3%
San Miguel	\$30,946	28.2%
Grant	\$37,843	24.0%
Cibola	\$39,413	26.1%
Luna	\$29,360	27.7%
Lincoln	\$46,216	10.6%
Los Alamos	\$121,324	4.4%
Roosevelt	\$42,702	24.9%
Socorro	\$42,083	29.7%
Torrance	\$36,120	23.7%
Colfax	\$36,302	20.0%
Sierra	\$29,755	26.7%
Quay	\$29,035	20.4%
Mora	\$28,446	20.0%
Guadalupe	\$24,798	15.4%
Hidalgo	\$42,526	25.8%
Union	\$35,884	19.4%
Catron	\$41,910	16.4%
De Baca	\$31,625	16.0%
Harding	\$29,375	14.3%

**Table 6: Employment and Industries, March 2021***Bureau of Labor Statistics Current Employment Survey*

	New Mexico	United States
Mining and Logging	2.2%	0.4%
Construction	6.2%	5.2%
Manufacturing	3.3%	8.6%
Trade, Transportation, and Utilities	17.0%	18.9%
Information	1.1%	1.9%
Financial Activities	4.1%	6.2%
Professional & Business Services	14.0%	14.5%
Education & Health Services	17.3%	16.3%
Leisure & Hospitality	9.2%	9.2%
Other Services	3.4%	3.8%
Government	22.2%	15.1%

**Table 7: Owner and Renter Occupied Units***American Community Survey 2015-2019 5-Year Estimates*

	Owner-Occupied Units	Renter-Occupied Units	Owner-Occupied Units	Renter-Occupied Units	Total Occupied Housing Units
United States	64.0%	36.0%	77,274,381	43,481,667	120,756,048
New Mexico	67.7%	32.3%	527,896	252,353	780,249
Bernalillo	63.0%	37.0%	168,608	99,091	267,699
Doña Ana	63.1%	36.9%	49,113	28,729	77,842
Santa Fe	70.9%	29.1%	43,900	18,021	61,921
Sandoval	78.6%	21.4%	40,082	10,919	51,001

San Juan	71.0%	29.0%	30,813	12,574	43,387
Valencia	81.5%	18.5%	22,010	5,000	27,010
McKinley	70.9%	29.1%	14,852	6,090	20,942
Lea	66.8%	33.2%	15,045	7,478	22,523
Otero	64.2%	35.8%	15,172	8,462	23,634
Chaves	68.9%	31.1%	16,040	7,244	23,284
Eddy	69.5%	30.5%	14,768	6,483	21,251
Curry	57.0%	43.0%	10,576	7,972	18,548
Rio Arriba	76.9%	23.1%	9,784	2,946	12,730
Taos	76.4%	23.6%	9,249	2,854	12,103
San Miguel	70.3%	29.7%	8,166	3,443	11,609
Grant	68.1%	31.9%	8,067	3,784	11,851
Cibola	68.7%	31.3%	5,981	2,727	8,708
Luna	60.9%	39.1%	5,422	3,482	8,904
Lincoln	80.6%	19.4%	6,096	1,470	7,566
Los Alamos	74.1%	25.9%	5,878	2,053	7,931
Roosevelt	58.5%	41.5%	3,984	2,830	6,814
Socorro	73.4%	26.6%	3,316	1,204	4,520
Torrance	83.2%	16.8%	4,697	947	5,644
Colfax	71.0%	29.0%	4,157	1,696	5,853
Sierra	73.9%	26.1%	4,106	1,449	5,555
Quay	61.5%	38.5%	1,869	1,171	3,040
Mora	85.5%	14.5%	1,465	248	1,713
Guadalupe	62.6%	37.4%	867	517	1,384
Hidalgo	70.6%	29.4%	1,186	493	1,679
Union	64.9%	35.1%	906	489	1,395
Catron	87.7%	12.3%	1,162	163	1,325
De Baca	62.6%	37.4%	421	251	672
Harding	65.4%	34.6%	138	73	211

**Table 8: Renter and Homeowner Households Below Area Median Income**

*American Community Survey 2015-2019 5-Year Estimates and MFA Calculation*

	Renter Households Earning Below AMI		Homeowner Households Earning Below AMI	
New Mexico	67.5%	170,238	41.2%	217,478
Bernalillo	70.0%	69,355	37.4%	63,087
Dona Ana	68.0%	19,531	38.9%	19,125
Santa Fe	66.9%	12,063	42.3%	18,570
Sandoval	72.3%	7,890	43.4%	17,397
San Juan	65.8%	8,277	43.4%	13,364
Valencia	66.3%	3,315	46.9%	10,328
McKinley	53.8%	3,278	48.2%	7,162
Lea	61.8%	4,619	44.4%	6,685
Otero	64.7%	5,476	41.4%	6,279
Chaves	61.9%	4,484	44.1%	7,075
Eddy	64.6%	4,186	44.4%	6,554
Curry	59.2%	4,716	43.0%	4,553
Rio Arriba	67.4%	1,985	43.9%	4,296
Taos	67.7%	1,932	43.5%	4,025
San Miguel	68.2%	2,349	41.2%	3,365
Grant	71.3%	2,698	40.0%	3,225
Cibola	60.3%	1,645	44.3%	2,650
Luna	64.3%	2,240	39.2%	2,125
Lincoln	67.7%	995	44.9%	2,738
Los Alamos	97.1%	2,747	47.9%	2,815
Roosevelt	27.7%	569	37.7%	1,504
Socorro	71.7%	863	43.9%	1,457
Torrance	67.7%	641	45.7%	2,147
Colfax	69.7%	1,182	42.0%	1,748
Sierra	68.2%	988	44.5%	1,826
Quay	63.9%	748	36.4%	680
Mora	57.7%	143	46.7%	684
Guadalupe	79.7%	412	32.3%	280
Hidalgo	69.1%	341	44.4%	527
Union	63.3%	310	42.6%	386
Catron	44.2%	72	49.9%	580
De Baca	53.2%	134	45.6%	192
Harding	71.7%	52	37.3%	51

**Table 9: Homeownership Rate by Race/Ethnicity of Head of Household***American Community Survey 2015-2019 5-Year Estimates*

	Hispanic	White	Native American and Alaska Native	Black or African American	Asian	Native Hawaiian and Pacific Islander	Other Race
United States	47.3%	71.9%	54.3%	41.8%	59.6%	41.0%	39.9%
New Mexico	65.5%	72.2%	61.5%	40.2%	54.7%	48.2%	64.8%
Bernalillo	61.1%	68.7%	38.2%	36.7%	60.7%	48.0%	56.8%
Doña Ana	62.0%	67.8%	52.9%	44.1%	28.1%	0.0%	68.7%
Santa Fe	68.2%	73.8%	63.1%	62.6%	69.9%	0.0%	67.1%
Sandoval	74.9%	83.4%	67.2%	55.2%	72.3%	100.0%	70.4%
San Juan	72.5%	76.7%	62.5%	59.5%	58.3%	100.0%	75.6%
Valencia	78.8%	85.7%	73.7%	83.7%	65.6%	0.0%	84.0%
McKinley	71.8%	70.7%	72.5%	69.3%	15.1%	20.7%	71.3%
Lea	64.0%	73.3%	76.4%	35.0%	44.2%	0.0%	71.9%
Otero	67.4%	64.9%	58.2%	43.4%	36.9%	0.0%	57.0%
Chaves	68.5%	70.8%	65.3%	25.5%	45.9%	0.0%	81.0%
Eddy	60.5%	77.4%	50.7%	61.6%	22.0%	0.0%	68.1%
Curry	54.7%	63.4%	39.1%	18.9%	47.8%	0.0%	54.5%
Rio Arriba	78.3%	73.2%	72.7%	26.9%	78.6%	100.0%	85.3%
Taos	80.8%	72.2%	73.9%	100.0%	50.0%	0.0%	92.4%
San Miguel	70.9%	67.5%	68.3%	77.9%	54.5%	100.0%	69.1%
Grant	63.8%	71.5%	69.4%	63.0%	0.0%	0.0%	52.2%
Cibola	70.1%	72.0%	68.4%	0.0%	26.3%	0.0%	76.1%
Luna	56.5%	68.3%	71.9%	35.0%	40.4%	0.0%	75.5%
Lincoln	70.9%	84.4%	100.0%	0.0%	100.0%	0.0%	60.4%
Los Alamos	68.9%	77.3%	56.5%	69.8%	43.3%	0.0%	57.2%
Roosevelt	50.1%	65.2%	86.5%	6.2%	0.0%	0.0%	49.0%
Socorro	78.8%	73.3%	70.0%	0.0%	44.4%	0.0%	75.0%
Torrance	80.5%	85.0%	100.0%	70.0%	0.0%	0.0%	71.8%
Colfax	69.6%	76.2%	32.0%	0.0%	0.0%	0.0%	81.0%
Sierra	66.6%	77.7%	62.9%	0.0%	18.8%	0.0%	73.5%
Quay	54.4%	66.4%	5.3%	48.6%	97.1%	0.0%	76.5%
Mora	87.0%	78.0%	50.0%	0.0%	0.0%	0.0%	81.3%
Guadalupe	68.6%	41.6%	88.9%	0.0%	0.0%	0.0%	68.9%
Hidalgo	59.4%	81.7%	100.0%	100.0%	0.0%	0.0%	72.1%
Union	64.1%	65.4%	41.2%	0.0%	0.0%	0.0%	84.4%
Catron	73.8%	90.1%	0.0%	0.0%	0.0%	0.0%	41.7%
De Baca	66.9%	60.0%	0.0%	0.0%	100.0%	0.0%	67.6%
Harding	71.2%	63.6%	0.0%	0.0%	0.0%	0.0%	83.3%

**Table 10: Senior Headed Households***American Community Survey 2015-2019 5-Year Estimates*

	Senior Households	
United States	35,488,687	29.4%
New Mexico	248,195	31.8%
Bernalillo	76,129	28.4%
Doña Ana	23,210	29.8%
Santa Fe	23,853	38.5%
Sandoval	16,749	32.8%
San Juan	13,061	30.1%
Valencia	9,292	34.4%
McKinley	6,489	31.0%
Lea	5,574	24.7%
Otero	7,741	32.8%
Chaves	7,209	31.0%
Eddy	5,964	28.1%
Curry	4,448	24.0%
Rio Arriba	4,591	36.1%
Taos	5,474	45.2%
San Miguel	4,217	36.3%
Grant	5,185	43.8%
Cibola	2,951	33.9%
Luna	3,509	39.4%
Lincoln	3,649	48.2%
Los Alamos	2,256	28.4%

Roosevelt	1,828	26.8%
Socorro	1,703	37.7%
Torrance	2,180	38.6%
Colfax	2,420	41.3%
Sierra	2,874	51.7%
Quay	1,401	46.1%
Mora	867	50.6%
Guadalupe	751	54.3%
Hidalgo	669	39.8%
Union	593	42.5%
Catron	906	68.4%
De Baca	314	46.7%
Harding	138	65.4%

**Table 11: Senior Headed Household Living Arrangement**  
*American Community Survey 2015-2019 5-Year Estimates*

	Living Alone	Living with Family	Living with Non-Family
United States	11.0%	17.5%	0.9%
New Mexico	12.3%	18.3%	1.2%
Bernalillo	11.6%	15.7%	1.1%
Doña Ana	9.8%	19.2%	0.8%
Santa Fe	14.9%	21.5%	2.1%
Sandoval	9.9%	21.6%	1.3%
San Juan	9.7%	19.4%	1.0%
Valencia	11.9%	21.3%	1.3%
McKinley	9.2%	20.8%	0.9%
Lea	8.6%	15.5%	0.6%
Otero	13.1%	18.6%	1.0%
Chaves	12.7%	17.3%	0.9%
Eddy	10.5%	17.0%	0.6%
Curry	11.0%	12.3%	0.7%
Rio Arriba	14.8%	19.2%	2.1%
Taos	20.0%	23.4%	1.8%
San Miguel	19.9%	15.3%	1.2%
Grant	18.5%	23.4%	1.8%
Cibola	13.4%	18.5%	2.0%
Luna	19.5%	18.2%	1.8%
Lincoln	15.8%	30.7%	1.8%
Los Alamos	12.2%	15.4%	0.8%
Roosevelt	11.4%	14.5%	0.9%
Socorro	15.5%	20.1%	2.1%
Torrance	17.5%	20.2%	0.9%
Colfax	18.0%	21.8%	1.6%
Sierra	26.7%	23.1%	1.9%
Quay	25.9%	19.6%	0.6%
Mora	14.0%	29.2%	7.5%
Guadalupe	34.0%	20.2%	0.0%
Hidalgo	15.1%	21.4%	3.3%
Union	25.3%	15.8%	1.4%
Catron	25.7%	35.7%	7.0%
De Baca	33.3%	12.8%	0.6%
Harding	35.5%	28.9%	0.9%

**Table 12: Occupied Housing Stock**  
*American Community Survey 2015-2019 5-Year Estimates*

	Owner Occupied, Single Family	Owner Occupied, Attached	Owner Occupied, Mobile Home	Renter-Occupied Single Family	Renter Occupied, 1-4 Attached	Renter Occupied, Apartment	Renter Occupied, Mobile Home	Other
United States	52.8%	7.2%	4.0%	10.0%	8.6%	15.8%	1.6%	0.1%
New Mexico	53.0%	2.8%	11.7%	12.5%	6.6%	8.8%	4.3%	0.2%
Bernalillo	54.7%	4.2%	4.0%	11.6%	8.4%	15.4%	1.7%	0.1%
Doña Ana	47.0%	1.8%	14.3%	12.6%	8.1%	9.6%	6.5%	0.1%
Santa Fe	54.2%	5.4%	11.2%	10.4%	7.0%	8.3%	3.5%	0.1%
Sandoval	70.2%	3.0%	5.4%	12.7%	3.1%	3.3%	2.3%	0.0%
San Juan	45.7%	0.7%	24.1%	10.9%	5.6%	4.3%	8.1%	0.5%

Valencia	57.7%	1.5%	22.3%	8.5%	2.5%	1.8%	5.7%	0.1%
McKinley	48.5%	1.7%	20.7%	14.8%	6.4%	3.6%	4.3%	0.1%
Lea	53.3%	1.2%	12.2%	15.0%	3.3%	7.6%	6.3%	1.1%
Otero	46.1%	0.6%	17.2%	17.0%	7.7%	3.0%	8.1%	0.4%
Chaves	56.7%	1.8%	10.2%	18.4%	4.8%	4.6%	3.3%	0.3%
Eddy	54.9%	1.5%	13.0%	17.3%	2.9%	5.1%	4.7%	0.6%
Curry	49.0%	0.8%	6.7%	22.9%	11.1%	5.5%	3.5%	0.5%
Rio Arriba	46.7%	1.1%	28.7%	8.8%	3.1%	0.5%	10.8%	0.3%
Taos	56.2%	2.1%	17.9%	11.3%	5.5%	2.4%	4.1%	0.5%
San Miguel	39.4%	1.0%	29.9%	10.4%	5.8%	4.3%	9.0%	0.1%
Grant	49.8%	0.2%	17.7%	13.1%	5.6%	4.4%	8.9%	0.5%
Cibola	47.1%	1.0%	20.2%	13.7%	3.7%	5.8%	8.1%	0.3%
Luna	36.4%	0.5%	23.3%	14.3%	4.6%	7.7%	11.2%	1.9%
Lincoln	55.6%	2.3%	22.3%	6.9%	3.0%	2.3%	7.2%	0.4%
Roosevelt	59.3%	11.5%	3.2%	4.0%	9.2%	11.8%	0.9%	0.1%
Los Alamos	45.9%	0.4%	11.8%	21.3%	9.4%	1.3%	9.5%	0.4%
Socorro	47.9%	1.5%	23.7%	10.1%	4.8%	4.2%	7.6%	0.4%
Torrance	47.7%	0.1%	34.9%	6.0%	1.2%	0.6%	8.9%	0.5%
Colfax	51.5%	1.9%	17.6%	17.2%	4.7%	3.2%	3.9%	0.0%
Sierra	42.0%	0.0%	30.7%	8.3%	5.0%	6.2%	6.5%	1.3%
Quay	48.8%	0.5%	12.2%	21.1%	6.0%	4.3%	7.2%	0.0%
Mora	50.7%	0.0%	34.9%	8.3%	0.4%	0.0%	3.9%	1.9%
Guadalupe	48.1%	0.6%	13.9%	10.9%	13.9%	5.6%	7.0%	0.0%
Hidalgo	40.1%	0.5%	29.8%	13.0%	3.3%	3.9%	9.2%	0.2%
Union	57.4%	0.1%	7.5%	28.3%	4.5%	0.4%	1.9%	0.0%
Catron	64.3%	0.6%	22.8%	4.5%	0.9%	0.0%	6.9%	0.0%
De Baca	50.0%	0.0%	12.6%	27.5%	4.2%	0.0%	5.7%	0.0%
Harding	50.2%	1.4%	13.7%	22.3%	0.0%	0.0%	12.3%	0.0%

**Table 13: Rate of Mobile and Manufactured Homes**  
*American Community Survey 2015-2019 5-Year Estimates*

United States	5.5%
New Mexico	16.0%
Bernalillo	5.7%
Dofia Ana	20.8%
Santa Fe	14.7%
Sandoval	7.7%
San Juan	32.2%
Valencia	27.9%
McKinley	25.0%
Lea	18.4%
Otero	25.3%
Chaves	13.4%
Eddy	17.7%
Curry	10.2%
Rio Arriba	39.5%
Taos	22.0%
San Miguel	38.9%
Grant	26.5%
Cibola	28.2%
Luna	34.5%
Lincoln	29.5%
Roosevelt	4.0%
Los Alamos	21.3%
Socorro	31.2%
Torrance	43.9%
Colfax	21.5%
Sierra	37.2%
Quay	19.3%
Mora	38.7%
Guadalupe	21.0%
Hidalgo	39.0%
Union	9.3%
Catron	29.7%
De Baca	18.3%
Harding	26.1%

**Table 14: Age of Housing Stock***American Community Survey 2015-2019 5-Year Estimates*

	2010 or Later	2000s	1990s	1980s	1970s	1960s	1950s	1940s	1939 or Earlier
United States	5.2%	14.0%	13.9%	13.4%	15.2%	10.6%	10.3%	4.9%	12.6%
New Mexico	4.4%	15.3%	17.6%	17.1%	17.5%	10.0%	9.6%	4.1%	4.4%
Bernalillo	4.0%	15.7%	16.0%	15.9%	19.0%	10.7%	11.2%	4.5%	3.1%
Dofia Ana	7.5%	19.8%	19.4%	19.3%	14.7%	7.5%	6.6%	2.4%	2.9%
Santa Fe	4.1%	20.1%	22.5%	17.7%	13.7%	6.8%	5.9%	3.2%	6.0%
Sandoval	6.8%	28.2%	24.2%	20.9%	12.4%	3.2%	2.0%	0.9%	1.5%
San Juan	4.7%	14.1%	20.2%	19.5%	19.5%	9.4%	9.0%	1.7%	2.0%
Valencia	2.3%	17.0%	25.8%	18.9%	19.1%	7.4%	4.4%	1.9%	3.3%
McKinley	3.9%	13.1%	20.5%	18.1%	20.0%	11.0%	5.4%	3.8%	4.2%
Lea	7.7%	7.9%	7.7%	14.2%	16.9%	16.2%	21.9%	4.7%	2.8%
Otero	4.1%	11.4%	17.9%	18.6%	18.7%	13.0%	10.9%	2.4%	2.8%
Chaves	3.3%	7.5%	10.7%	13.0%	14.6%	18.1%	19.0%	8.6%	5.1%
Eddy	10.9%	7.5%	10.4%	11.5%	14.4%	13.8%	19.2%	7.3%	5.1%
Curry	7.3%	11.8%	11.1%	12.9%	19.8%	14.4%	9.8%	6.9%	6.1%
Rio Arriba	1.8%	12.0%	19.5%	18.6%	21.5%	10.3%	6.7%	4.0%	5.7%
Taos	1.4%	15.6%	17.7%	20.3%	17.0%	9.0%	5.6%	4.4%	9.0%
San Miguel	1.8%	9.8%	22.1%	16.6%	16.4%	6.0%	7.1%	4.1%	16.1%
Grant	1.4%	9.2%	18.1%	15.5%	19.5%	9.1%	11.2%	6.3%	9.6%
Cibola	1.9%	11.2%	12.1%	14.3%	27.9%	15.0%	8.2%	3.3%	6.2%
Luna	3.0%	12.1%	19.8%	16.2%	16.8%	12.9%	11.4%	4.1%	3.8%
Lincoln	2.8%	14.0%	16.8%	20.5%	22.6%	8.1%	7.5%	4.0%	3.8%
Roosevelt	1.5%	12.7%	8.4%	12.4%	22.4%	18.7%	16.2%	7.4%	0.3%
Los Alamos	6.3%	12.1%	15.5%	11.7%	13.9%	13.3%	13.5%	7.2%	6.5%
Socorro	2.8%	7.0%	15.8%	23.9%	15.9%	15.6%	7.8%	2.6%	8.5%
Torrance	1.4%	13.2%	25.6%	21.5%	16.4%	4.6%	3.4%	3.9%	10.0%
Colfax	1.2%	9.3%	17.4%	16.4%	15.0%	6.2%	9.6%	7.1%	17.9%
Sierra	1.3%	12.4%	16.6%	21.3%	16.8%	9.7%	7.6%	7.3%	7.0%
Quay	0.9%	2.5%	11.2%	14.1%	15.3%	15.6%	21.8%	12.1%	6.5%
Mora	0.1%	6.7%	17.8%	14.3%	21.4%	1.9%	7.0%	8.7%	22.0%
Guadalupe	0.4%	2.2%	13.0%	13.3%	20.1%	10.3%	12.7%	11.9%	16.1%
Hidalgo	2.4%	11.1%	16.1%	12.2%	23.1%	9.6%	11.2%	6.6%	7.7%
Union	2.4%	6.1%	3.5%	13.3%	11.0%	19.8%	20.2%	10.9%	12.7%
Catron	1.4%	14.2%	22.2%	24.8%	16.7%	9.2%	2.7%	3.4%	5.5%
De Baca	0.0%	5.1%	8.6%	9.2%	16.7%	14.5%	20.1%	13.1%	12.6%
Harding	0.5%	4.4%	4.1%	9.0%	10.8%	9.2%	17.1%	16.0%	28.9%

**Table 15: Newly Authorized Privately Owned Housing Units***U.S. Building Permit Survey*

		2015	2016	2017	2018	2019
New Mexico	Total Newly Authorized Privately Owned Housing Units	4,599	4,863	4,741	4,813	5,020
	Year-Over-Year Change in Newly Authorized Privately Owned Housing Units	-4.2%	5.7%	-2.5%	1.5%	0.0%
Mountain Division	Total Newly Authorized Privately Owned Housing Units	114,443	138,702	150,150	155,058	163,355
	Year-Over-Year Change in Newly Authorized Privately Owned Housing Units	8.4%	21.2%	8.3%	3.3%	5.4%
United States	Total Newly Authorized Privately Owned Housing Units	1,182,582	1,206,642	1,281,977	1,328,827	1,386,048



	Year-Over-Year Change in Newly Authorized Privately Owned Housing Units	13.0%	2.0%	6.2%	3.7%	4.3%
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**Table 16: 2019 Newly Authorized Privately Owned Housing Units**

*U.S. Building Permit Survey*

	1-Unit	2-Units	3-4 Units	5+ Units
Bernalillo	1,120	-	-	188
Doña Ana	876	6	-	96
Santa Fe	344	-	-	245
Sandoval	677	2	12	74
San Juan	74	4	3	8
Valencia	75	-	-	-
McKinley	2	-	-	-
Lea	164	-	-	-
Chaves	55	-	4	-
Eddy	244	-	-	21
Curry	54	-	-	46
Taos	90	2	-	24
Grant	10	-	-	-
Luna	8	-	-	-
Lincoln	64	-	-	-
Los Alamos	40	-	-	-
Roosevelt	22	-	-	-
Balance of State	365	-	-	-

**Table 17: Housing Condition Issues**

*American Community Survey 2015-2019 5-Year Estimates*

	Lacking Complete Plumbing	Lacking Complete Kitchens	Overcrowded
United States	2.1%	2.8%	3.4%
New Mexico	4.3%	4.3%	3.5%
Bernalillo	1.0%	1.5%	2.7%
Doña Ana	3.3%	2.7%	4.1%
Santa Fe	1.7%	1.9%	3.2%
Sandoval	2.8%	3.1%	2.9%
San Juan	8.8%	7.9%	6.3%
Valencia	5.1%	2.6%	3.0%
McKinley	19.2%	14.4%	14.0%
Lea	3.6%	5.4%	5.4%
Otero	5.5%	4.2%	2.2%
Chaves	5.7%	6.0%	3.4%
Eddy	3.0%	6.3%	3.9%
Curry	1.8%	1.8%	3.5%
Rio Arriba	10.5%	9.4%	1.8%
Taos	7.5%	6.8%	2.2%
San Miguel	7.7%	9.0%	2.0%
Grant	5.4%	8.4%	2.9%
Cibola	16.2%	12.6%	8.7%
Luna	3.2%	8.4%	1.8%
Lincoln	2.8%	3.7%	1.5%
Roosevelt	0.0%	0.5%	0.5%
Los Alamos	2.8%	3.1%	5.2%
Socorro	22.5%	11.6%	2.0%
Torrance	11.4%	9.7%	2.5%
Colfax	4.9%	3.8%	2.4%
Sierra	5.0%	4.8%	2.0%
Quay	7.8%	14.1%	0.3%
Mora	19.0%	17.5%	2.0%
Guadalupe	11.4%	15.9%	0.8%
Hidalgo	7.3%	18.9%	2.3%
Union	15.8%	16.3%	1.0%
Catron	17.8%	7.5%	0.4%
De Baca	6.1%	5.7%	1.0%
Harding	17.6%	23.8%	0.9%

**Table 18: Housing Condition Issues In New Mexico's Tribal Areas***American Community Survey 2015-2019 5-Year Estimates*

	Overcrowded Occupied Housing Units	Units Lacking Plumbing	Units Lacking Kitchens
Acoma Pueblo and Off-Reservation Trust Land, NM; New Mexico	12.9%	29.5%	26.3%
Pueblo de Cochiti, NM; New Mexico	4.5%	6.3%	5.6%
Isleta Pueblo, NM; New Mexico	2.3%	10.5%	5.1%
Jemez Pueblo, NM; New Mexico	14.4%	3.3%	4.1%
Jicarilla Apache Nation Reservation and Off-Reservation Trust Land, NM; New Mexico	4.5%	6.6%	5.8%
Laguna Pueblo and Off-Reservation Trust Land, NM; New Mexico	12.3%	19.6%	12.2%
Mescalero Reservation, NM; New Mexico	5.1%	4.1%	1.9%
Nambe Pueblo and Off-Reservation Trust Land, NM; New Mexico	2.1%	1.9%	2.2%
Navajo Nation Reservation and Off-Reservation Trust Land, AZ--NM--UT (part); New Mexico	16.4%	31.3%	26.5%
Ohkay Owingeh, NM; New Mexico	2.6%	13.6%	10.8%
Picuris Pueblo, NM; New Mexico	2.2%	10.2%	9.0%
Pueblo of Pojoaque and Off-Reservation Trust Land, NM; New Mexico	2.2%	2.3%	2.1%
Sandia Pueblo, NM; New Mexico	4.5%	2.8%	2.5%
San Felipe Pueblo, NM; New Mexico	9.9%	4.5%	7.4%
San Ildefonso Pueblo and Off-Reservation Trust Land, NM; New Mexico	4.2%	4.0%	4.7%
Santa Ana Pueblo, NM; New Mexico	9.8%	28.6%	28.9%
Santa Clara Pueblo and Off-Reservation Trust Land, NM; New Mexico	2.9%	5.3%	5.7%
Santo Domingo Pueblo, NM; New Mexico	23.8%	5.7%	8.3%
Taos Pueblo and Off-Reservation Trust Land, NM; New Mexico	2.1%	5.6%	5.1%
Tesuque Pueblo and Off-Reservation Trust Land, NM; New Mexico	7.8%	1.0%	1.0%
Zia Pueblo and Off-Reservation Trust Land, NM; New Mexico	16.7%	7.4%	7.8%
Zuni Reservation and Off-Reservation Trust Land, NM--AZ (part); New Mexico	12.7%	11.1%	7.3%
All Tribal Areas	10.5%	18.8%	15.9%

**Table 19: HUD Point In Time Count of Homeless Persons in New Mexico***HUD 2021 Point In Time Count*

2015	2,629
2016	2,263
2017	2,482
2018	2,551
2019	3,241
2020	3,333
2021	2,747

**Table 20: Race and Ethnicity of New Mexico's Homeless Population***Homelessness Management Information System*

White	66.1%
Black or African American	8.4%
Asian	0.3%
American Indian Alaska Native	15.7%
Multiple Races	3.4%
Race- Client Does not Know/No Data Collected	6.0%
Non-Hispanic/Non-Latino	49.6%
Hispanic/Latino	46.2%
Ethnicity- Client Does Not Know/No Data Collected	4.2%

**Table 21: Gender and Age New Mexico's Homeless Population***Homelessness Management Information System*

Male	55.2%
Female	41.3%
Trans Male	0.4%
Trans Female	0.1%
Gender Non-Conforming	0.1%
Gender- Client Does not Know/No Data Collected	2.9%
Under 17 (Children)	16.2%
18-24 (Youth)	8.0%
25-61 (Adult)	66.2%
62+ (Senior)	7.2%
Age- Client Does Not Know/No Data Collected	2.4%

**Table 22: Homelessness Situation***Homelessness Management Information System*

Emergency shelter	22.2%
Transitional housing	1.2%
Place not meant for habitation	34.6%

**Table 23: Homelessness Conditions***Homelessness Management Information System*

Chronically homeless	30.3%
Veteran	7.1%
Has experienced domestic violence	29.5%
Parenting	7.3%

**Table 24: Health Conditions among New Mexico's Homeless Population***Homelessness Management Information System*

Mental health	42.2%
Alcohol Abuse	6.0%
Substance Abuse	10.0%
Chronic health condition (including persons with HIV/AIDS)	26.0%
Developmental disability	10.7%
Physical disability	24.5%

**Table 25: Cost Burden Among Renters and Homeowners***American Community Survey 2015-2019 5-Year Estimates*

	Homeowners- Not Cost Burdened	Homeowners- Cost Burdened: 30-49%	Homeowners- Extremely Cost Burdened: 50% or More	Homeowners- Not Computed	Renters- Not Cost Burdened	Renters- Cost Burdened: 30-49%	Renters- Extremely Cost Burdened: 50% or More	Renters- Not Computed
United States	76.9%	13.4%	9.0%	0.8%	46.8%	23.1%	22.9%	7.2%
New Mexico	77.8%	11.9%	8.9%	1.4%	46.0%	21.6%	21.4%	11.0%

Bernalillo	75.9%	13.1%	9.8%	1.2%	45.5%	23.3%	24.5%	6.6%
Dofia Ana	77.9%	11.7%	9.4%	1.0%	43.6%	21.6%	24.4%	10.4%
Santa Fe	73.5%	13.7%	11.5%	1.4%	47.5%	23.1%	19.4%	10.0%
Sandoval	76.7%	14.2%	7.8%	1.3%	38.7%	23.4%	21.4%	16.5%
San Juan	80.6%	10.8%	6.8%	1.8%	48.2%	19.0%	18.5%	14.2%
Valencia	74.8%	13.6%	10.8%	0.8%	48.3%	19.6%	20.3%	11.8%
McKinley	81.6%	7.2%	6.3%	4.8%	51.8%	10.8%	16.4%	21.0%
Lea	87.5%	6.6%	5.1%	0.8%	55.1%	14.2%	17.5%	13.1%
Otero	80.6%	12.3%	5.6%	1.5%	45.7%	26.9%	16.0%	11.4%
Chaves	78.7%	11.1%	8.3%	1.9%	50.1%	21.0%	15.6%	13.3%
Eddy	87.0%	6.0%	6.6%	0.4%	56.3%	16.8%	10.2%	16.7%
Curry	76.4%	12.4%	10.7%	0.6%	49.6%	22.2%	19.8%	8.4%
Rio Arriba	78.0%	8.4%	6.3%	7.3%	37.5%	14.5%	19.3%	28.7%
Taos	81.2%	9.9%	7.0%	1.9%	33.0%	24.0%	26.3%	16.7%
San Miguel	73.5%	12.7%	12.9%	0.9%	38.1%	18.9%	21.6%	21.4%
Grant	81.1%	10.4%	8.1%	0.3%	37.9%	20.5%	23.2%	18.4%
Cibola	84.6%	6.9%	6.0%	2.5%	50.9%	16.4%	11.0%	21.7%
Luna	76.0%	11.9%	8.7%	3.3%	42.7%	23.6%	19.8%	13.8%
Lincoln	76.2%	13.2%	9.7%	0.9%	50.2%	21.6%	13.7%	14.5%
Roosevelt	92.5%	3.4%	3.2%	0.9%	72.3%	13.0%	9.1%	5.7%
Los Alamos	79.9%	11.5%	8.4%	0.3%	40.8%	22.3%	22.5%	14.4%
Socorro	86.9%	9.6%	3.0%	0.5%	42.2%	21.6%	26.0%	10.2%
Torrance	70.3%	16.1%	12.4%	1.3%	33.5%	15.4%	26.8%	24.3%
Colfax	73.6%	18.5%	7.4%	0.5%	44.1%	18.6%	19.3%	17.9%
Sierra	75.8%	11.7%	12.1%	0.4%	43.5%	24.3%	22.8%	9.4%
Quay	83.0%	10.0%	6.0%	1.1%	47.9%	29.7%	9.6%	12.8%
Mora	75.8%	17.1%	6.7%	0.5%	21.0%	16.5%	29.0%	33.5%
Guadalupe	87.2%	4.4%	8.1%	0.3%	42.2%	18.8%	3.9%	35.2%
Hidalgo	77.7%	12.0%	9.9%	0.4%	45.0%	12.4%	17.0%	25.6%
Union	84.8%	8.7%	6.5%	0.0%	45.0%	9.4%	4.7%	40.9%
Catron	88.3%	4.6%	7.1%	0.0%	39.3%	7.4%	5.5%	47.9%
De Baca	82.7%	8.1%	8.1%	1.2%	33.9%	26.7%	5.2%	34.3%
Harding	81.9%	3.6%	12.3%	2.2%	13.7%	26.0%	0.0%	60.3%

**Table 26: At All Cost Burden by Occupancy Status**  
*American Community Survey 2015-2019 5-Year Estimates*

	Homeowners- Cost Burdened 30% or more	Renters- Cost Burdened 30% or more
United States	22.3%	46.0%
New Mexico	20.8%	43.0%
Bernalillo	22.9%	47.8%
Dofia Ana	21.1%	46.0%
Santa Fe	25.2%	42.6%
Sandoval	22.0%	44.8%
San Juan	17.6%	37.5%
Valencia	24.4%	39.9%
McKinley	13.5%	27.1%
Lea	11.7%	31.7%
Otero	17.9%	43.0%
Chaves	19.4%	36.6%
Eddy	12.6%	27.0%
Curry	23.1%	42.1%
Rio Arriba	14.7%	33.8%
Taos	16.9%	50.4%
San Miguel	25.7%	40.5%
Grant	18.6%	43.7%
Cibola	12.9%	27.4%
Luna	20.7%	43.4%
Lincoln	22.9%	35.3%
Roosevelt	6.6%	22.0%
Los Alamos	19.8%	44.8%
Socorro	12.6%	47.6%
Torrance	28.5%	42.2%
Colfax	26.0%	38.0%
Sierra	23.7%	47.1%
Quay	15.9%	39.3%
Mora	23.8%	45.6%
Guadalupe	12.5%	22.6%
Hidalgo	21.9%	29.4%

Union	15.2%	14.1%
Catron	11.7%	12.9%
De Baca	16.2%	31.9%
Harding	15.9%	26.0%

**Table 27: Cost Burden Among Renters by Household Income**

*American Community Survey 2015-2019 5-Year Estimates*

	Less than \$20,000: Cost Burdened	Less than \$20,000: Extremely Cost Burdened	\$20,000 to \$34,999: Cost Burdened	\$20,000 to \$34,999: Extremely Cost Burdened	\$35,000 to \$49,999: Cost Burdened	\$35,000 to \$49,999: Extremely Cost Burdened	\$50,000 to \$74,999: Cost Burdened	\$50,000 to \$74,999: Extremely Cost Burdened	\$75,000 or more: Cost Burdened	\$75,000 or more: Extremely Cost Burdened
United States	8.8%	88.7%	16.2%	78.6%	36.3%	50.2%	41.2%	26.2%	26.1%	7.1%
New Mexico	9.0%	88.1%	22.7%	69.9%	44.2%	34.5%	40.0%	10.9%	14.9%	1.3%
Bernalillo	5.3%	93.5%	21.3%	74.4%	44.7%	36.1%	44.9%	11.4%	15.6%	1.1%
Catron	0.0%	100.0%	0.0%	62.5%	36.4%	63.6%	0.0%	0.0%	100.0%	0.0%
Chaves	13.5%	84.3%	23.9%	61.5%	48.6%	21.3%	39.7%	5.4%	10.3%	0.0%
Cibola	14.5%	81.8%	43.9%	39.5%	44.0%	13.8%	6.5%	0.0%	0.0%	0.0%
Colfax	11.5%	75.9%	41.5%	47.9%	37.6%	16.5%	24.8%	1.6%	6.2%	0.0%
Curry	4.6%	89.9%	18.2%	70.8%	31.8%	37.6%	39.5%	10.7%	22.9%	0.0%
De Baca	0.0%	100.0%	48.8%	51.2%	100.0%	0.0%	91.7%	0.0%	0.0%	0.0%
Doña Ana	9.5%	86.4%	28.6%	62.4%	53.0%	20.5%	37.3%	9.8%	23.6%	2.0%
Eddy	21.0%	71.2%	18.3%	73.4%	37.7%	40.7%	33.1%	7.5%	8.5%	0.0%
Grant	11.2%	88.8%	39.4%	57.1%	33.7%	21.0%	13.0%	0.0%	0.0%	0.0%
Guadalupe	42.9%	47.2%	77.4%	22.6%	16.9%	0.0%			0.0%	0.0%
Harding	28.6%	71.4%	5.9%	82.4%			0.0%	0.0%	0.0%	0.0%
Hidalgo	33.3%	66.7%	5.1%	40.7%	79.2%	17.0%	13.7%	0.0%	13.9%	0.0%
Lea	14.1%	83.7%	15.0%	74.6%	35.9%	44.4%	38.9%	6.8%	11.6%	0.0%
Lincoln	27.6%	60.6%	3.0%	78.9%	100.0%	0.0%	25.3%	0.0%	0.0%	0.0%
Los Alamos	7.9%	92.1%	22.0%	78.0%	41.5%	55.5%	56.5%	4.6%	11.6%	0.0%
Luna	15.3%	82.6%	33.9%	39.6%	41.0%	10.1%	35.2%	6.9%	0.0%	0.0%
McKinley	19.5%	77.2%	45.4%	37.2%	52.1%	17.8%	16.5%	2.1%	2.8%	0.0%
Mora	3.8%	96.2%	9.5%	81.0%	70.0%	0.0%	0.0%	0.0%	0.0%	13.8%
Otero	9.2%	88.3%	25.3%	69.4%	51.7%	32.2%	40.7%	6.0%	29.2%	1.2%
Quay	16.9%	71.3%	42.3%	44.1%	20.3%	0.0%	0.0%	0.0%	0.0%	0.0%
Rio Arriba	8.6%	90.0%	20.7%	60.5%	37.0%	5.3%	31.0%	0.0%	0.7%	0.0%
Roosevelt	6.8%	90.6%	20.4%	62.9%	55.0%	37.5%	32.5%	1.0%	12.7%	0.0%
Sandoval	2.1%	95.7%	8.8%	86.4%	24.8%	70.8%	54.6%	16.8%	18.6%	4.1%
San Juan	10.7%	86.2%	20.3%	73.5%	57.6%	25.6%	30.6%	9.5%	5.4%	0.0%
San Miguel	14.0%	77.4%	35.1%	50.0%	43.8%	15.0%	25.8%	0.0%	0.0%	0.0%
Santa Fe	9.5%	85.5%	11.1%	81.6%	39.1%	46.1%	42.7%	23.7%	19.8%	4.1%
Sierra	22.9%	75.0%	34.3%	49.4%	57.7%	13.8%	15.5%	0.0%	0.0%	0.0%
Socorro	14.3%	77.4%	14.6%	69.3%	45.2%	33.2%	36.7%	0.0%	5.2%	0.0%
Taos	13.7%	85.9%	15.6%	76.6%	37.9%	36.1%	23.3%	30.7%	22.7%	0.0%
Torrance	8.7%	81.3%	22.0%	68.9%	16.9%	63.4%	15.0%	7.5%	9.5%	0.0%
Union	7.8%	52.4%	66.7%	18.5%	50.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Valencia	9.8%	89.3%	31.4%	62.0%	42.9%	26.7%	38.7%	14.1%	11.3%	0.0%

**Table 28: Average Rent Prices in New Mexico**

*UNM BBER 2020 Apartment Survey and CBRE 2020 Multifamily Reports for Albuquerque and Santa Fe*

2015	\$729
2016	\$744
2017	\$763
2018	\$774
2019	\$602
2020	\$848

**Table 29: 2020 Rent Prices**

*UNM BBER 2020 Apartment Survey and CBRE 2020 Multifamily Reports for Albuquerque and Santa Fe*

New Mexico	\$848
Bernalillo	\$896

Dona Ana	\$682
Santa Fe	\$1,102
Sandoval	\$471
San Juan	\$707
Valencia	\$673
McKinley	\$653
Lea	\$736
Otero	\$541
Chaves	\$631
Eddy	\$752
Curry	\$570
Rio Arriba	\$531
Taos	\$560
San Miguel	\$557
Grant	\$651
Cibola	\$579
Luna	\$588
Lincoln	\$694
Los Alamos	\$812
Roosevelt	\$593
Socorro	\$619
Torrance	\$605
*Colfax	
Sierra	\$659
Quay	\$586
*Mora	
Guadalupe	\$671
Hidalgo	\$605
*Union	\$605
*Catron	
*De Baca	
*Harding	

\* No properties in Colfax, Mora, Catron, De Baca, and Harding County did not respond to the UNM BBER 2020 Apartment Survey

**Table 30: 1- and 5-Year Change in Rent Prices**

*UNM BBER 2020 Apartment Survey and CBRE 2020 Multifamily Reports for Albuquerque and Santa Fe*

	5 Year Change in Rent Price	1 Year Change In Rent Price
New Mexico	14.0%	1.6%
Bernalillo	13.6%	7.0%
Dona Ana	18.0%	9.3%
Santa Fe	22.6%	6.2%
Sandoval	3.3%	-15.7%
San Juan	11.7%	12.4%
Valencia	8.2%	0.0%
McKinley	18.1%	4.5%
Lea	9.2%	-8.6%
Otero	4.8%	4.8%
Chaves	-6.5%	-10.9%
Eddy	17.0%	-4.8%
Curry	4.8%	-1.2%
Rio Arriba	-8.0%	14.2%
Taos	3.9%	6.3%
San Miguel	21.9%	9.0%
Grant	36.2%	5.3%
Cibola	1.4%	4.5%
Luna	14.0%	5.0%
Lincoln	6.6%	9.5%
Los Alamos	-24.0%	-4.5%
Roosevelt	-4.7%	7.2%
Socorro	10.1%	9.0%
Torrance	11.0%	9.8%
*Colfax		
Sierra	18.1%	2.2%
Quay	21.1%	11.8%
*Mora		
Guadalupe	23.1%	1.4%
Hidalgo	11.0%	9.8%
Union	11.0%	9.8%

*Catron		
*De Baca		
*Harding		

\* No properties in Colfax, Mora, Catron, De Baca, and Harding County did not respond to the UNM BBER 2020 Apartment Survey

**Table 31: Average Vacancy Rate in New Mexico**

*UNM BBER 2020 Apartment Survey and CBRE 2020 Multifamily Reports for Albuquerque and Santa Fe*

2015	6.0%
2016	5.9%
2017	5.6%
2018	4.4%
2019	3.9%
2020	4.3%

**Table 32: 2020 Vacancy Rates**

*UNM BBER 2020 Apartment Survey and CBRE 2020 Multifamily Reports for Albuquerque and Santa Fe*

New Mexico	4.3%
Bernalillo	4.6%
Dona Ana	3.5%
Santa Fe	1.8%
Sandoval	4.0%
San Juan	5.1%
Valencia	1.4%
McKinley	2.9%
Lea	2.4%
Otero	3.9%
Chaves	4.4%
Eddy	4.6%
Curry	4.9%
Rio Arriba	7.1%
Taos	3.8%
San Miguel	1.8%
Grant	5.2%
Cibola	5.7%
Luna	3.6%
Lincoln	3.3%
Los Alamos	3.6%
Roosevelt	0.0%
Socorro	5.2%
Torrance	8.1%
Colfax	
Sierra	11.4%
Quay	9.2%
Mora	
Guadalupe	4.5%
Hidalgo	8.1%
Union	8.1%
Catron	
De Baca	
Harding	
New Mexico	4.3%

\* No properties in Colfax, Mora, Catron, De Baca, and Harding County did not respond to the UNM BBER 2020 Apartment Survey

**Table 33: 2015-2020 Median Home Sale Price for New Mexico**

*New Mexico Association of Realtors Market Trends*

2015	\$179,900
2016	\$185,000
2017	\$190,900
2018	\$200,000
2019	\$216,500
2020	\$240,000

**Table 34: 2020 Median Home Sale Prices***New Mexico Association of Realtors Market Trends*

New Mexico	\$240,000
Bernalillo	\$240,000
Dona Ana	\$200,000
Santa Fe	\$435,000
Sandoval	\$249,950
San Juan	\$203,000
Valencia	\$205,000
McKinley	\$171,000
Lea	\$205,000
Otero	\$175,950
Chaves	\$161,750
Eddy	\$258,838
Curry	\$172,000
Rio Arriba	\$253,000
Taos	\$337,000
San Miguel	\$184,000
Grant	\$168,000
Cibola	\$130,000
Luna	\$135,000
Lincoln	\$289,500
Los Alamos	\$414,750
Roosevelt	\$145,000
Socorro	\$140,000
Torrance	\$137,000
Colfax	\$250,950
Sierra	\$125,000
Quay	\$29,500
Mora	\$155,000
Guadalupe	\$126,250
Hidalgo	\$63,500
Union	\$74,500
Catron	\$225,000
*De Baca	
Harding	

\*No home sales in De Baca and Harding County in 2020

**Table 35: Percent of Renter Households Able to Afford a Median Priced Home***American Community Survey, 2015 – 2019 5 Year Estimates, New Mexico Association Realtors and MFA Calculation*

New Mexico	26.8%
Bernalillo	27.1%
Dona Ana	25.2%
Santa Fe	12.3%
Sandoval	30.3%
San Juan	35.3%
Valencia	32.7%
McKinley	39.5%
Lea	46.4%
Otero	34.0%
Chaves	42.3%
Eddy	37.5%
Curry	44.0%
Rio Arriba	19.1%
Taos	11.3%
San Miguel	18.9%
Grant	26.4%
Cibola	47.4%
Luna	29.8%
Lincoln	16.3%
Los Alamos	4.8%



Roosevelt	78.2%
Socorro	38.1%
Torrance	34.3%
Colfax	20.8%
Sierra	30.2%
Quay	95.0%
Mora	36.6%
Guadalupe	18.2%
Hidalgo	63.6%
Union	71.8%
Catron	46.3%
De Baca	100.0%
Harding	16.5%
New Mexico	26.8%

**Table 36: 5-Year Home Sales in New Mexico**

*New Mexico Association of Realtors Market Trends*

2016	19,933
2017	22,221
2018	32,006
2019	25,309
2020	26,075

**Table 37: 2020 Home Sales**

*New Mexico Association of Realtors Market Trends*

New Mexico	26,075
Bernalillo	10,545
Dona Ana	1,579
Santa Fe	2,613
Sandoval	3,046
San Juan	857
Valencia	898
McKinley	129
Lea	530
Otero	912
Chaves	284
Eddy	700
Curry	631
Rio Arriba	192
Taos	463
San Miguel	166
Grant	300
Cibola	64
Luna	159
Lincoln	713
Los Alamos	342
Roosevelt	154
Socorro	86
Torrance	88
Colfax	426
Sierra	114
Quay	16
Mora	9
Guadalupe	8
Hidalgo	6
Union	14
Catron	31
De Baca	
Harding	

**Table 38: Eviction Filings in New Mexico, 2019 and 2020**

*New Mexico Eviction Data*

2019	18,372
2020	10,108

**Table 39: 2020 Eviction Filings as a Percentage of Renter Households**

*New Mexico Eviction Data*

Bernalillo	6.2%
Doña Ana	2.9%
Santa Fe	2.0%
Sandoval	2.1%
San Juan	2.7%
Valencia	3.8%
McKinley	1.3%
Lea	4.3%
Otero	3.2%
Chaves	3.1%
Eddy	3.4%
Curry	3.3%
Rio Arriba	1.4%
Taos	1.7%
San Miguel	2.1%
Grant	1.9%
Cibola	1.3%
Luna	1.4%
Lincoln	5.4%
Los Alamos	0.3%
Roosevelt	2.0%
Socorro	3.2%
Torrance	4.1%
Colfax	1.7%
Sierra	2.3%
Quay	2.6%
Mora	1.2%
Guadalupe	0.4%
Hidalgo	2.6%
Union	0.8%
Catron	1.2%
De Baca	0.0%
Bernalillo	6.2%
Doña Ana	2.9%
Santa Fe	2.0%

**Table 40: 90+ Day Delinquency, Pre-Foreclosure Filings, and Foreclosures in 2019 and 2020**

*CoreLogic Market Trends*

	2019	2020
90+ Day Delinquency	3,355	8,431
Foreclosures	1,378	922
Pre-Foreclosure Filings	295	83