



NATIONAL LOW INCOME  
HOUSING COALITION

# Affordable Housing in New Mexico

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# Agenda



- NLIHC Mission
- The GAP & Out of Reach highlights
- New Mexico
  - Affordable housing: New Mexico
  - Criminal justice and housing
  - Local and state solutions to the problem

# Mission



The National Low Income Housing Coalition is dedicated solely to achieving racially and socially equitable public policy that ensures people with the lowest incomes have quality homes that are accessible and affordable in communities of their choice.

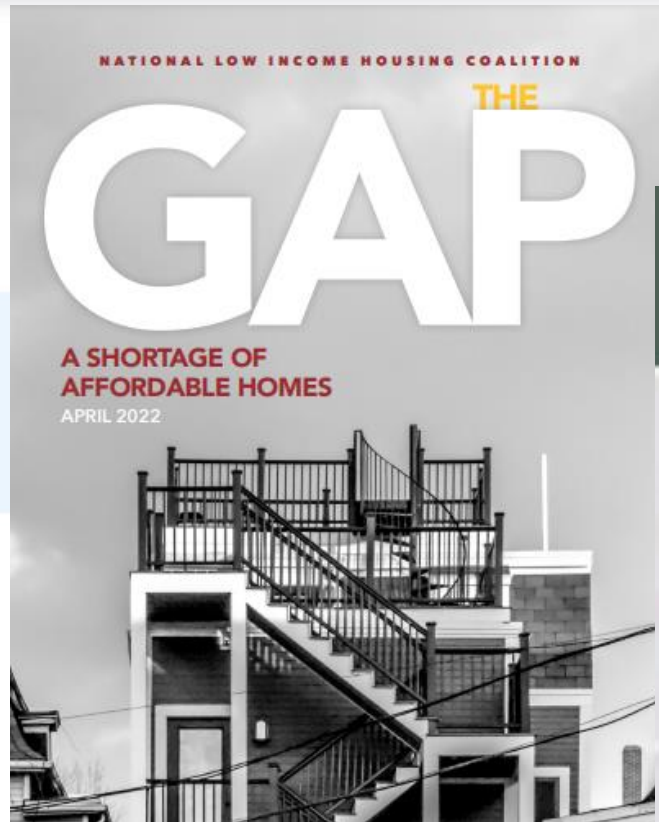
# The National Low Income Housing Coalition



- Homeless service providers
- Landlords
- Developers
- Housing policy advocates
- Elected officials and staff

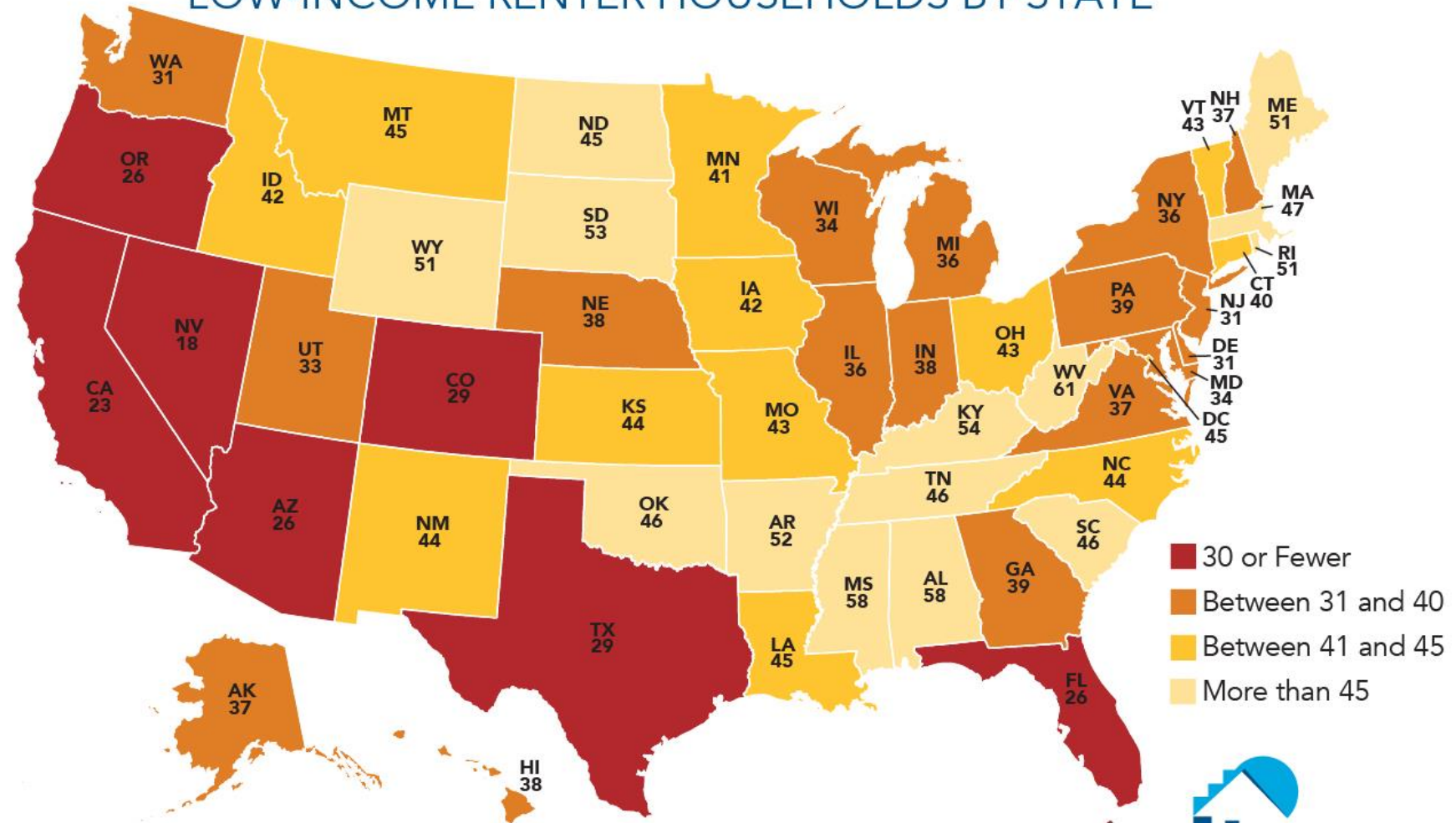
- Housing Authorities
- Other service providers
- Low-income residents
- Other sectors

# Reports & Publications



# THE GAP

## RENTAL HOMES AFFORDABLE AND AVAILABLE PER 100 EXTREMELY LOW-INCOME RENTER HOUSEHOLDS BY STATE

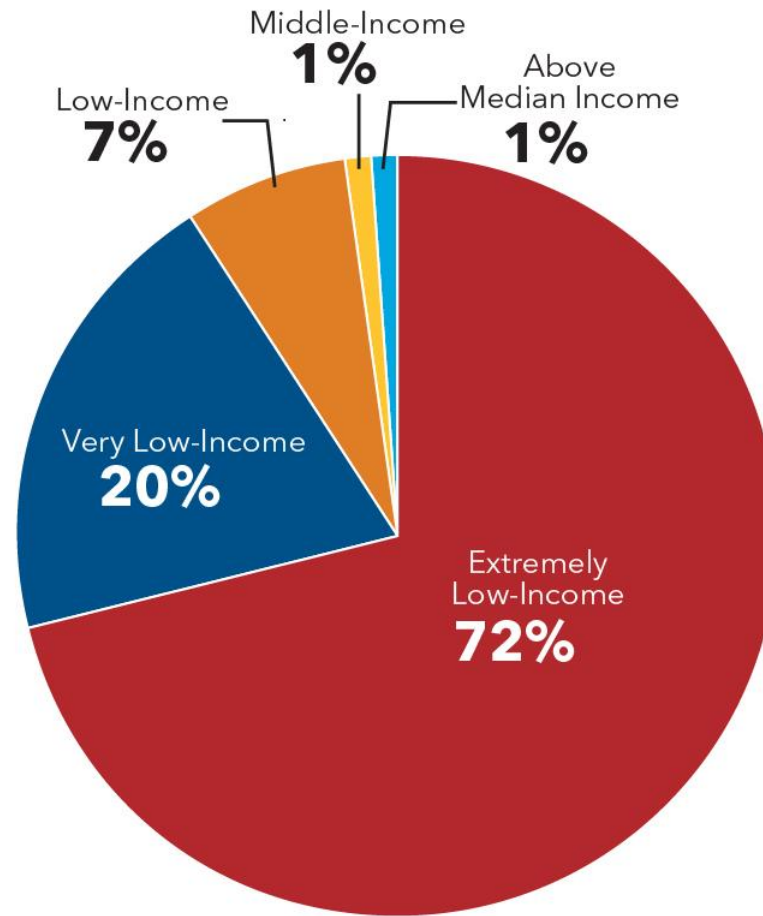


Note: Extremely low-income (ELI) renter households have incomes at or below the poverty level or 30% of the area median income. Source: NLIHC tabulations of 2020 5-Year ACS PUMS Data. ©2022 National Low Income Housing Coalition



# THE GAP

## SEVERELY HOUSING COST-BURDENED RENTERS BY INCOME

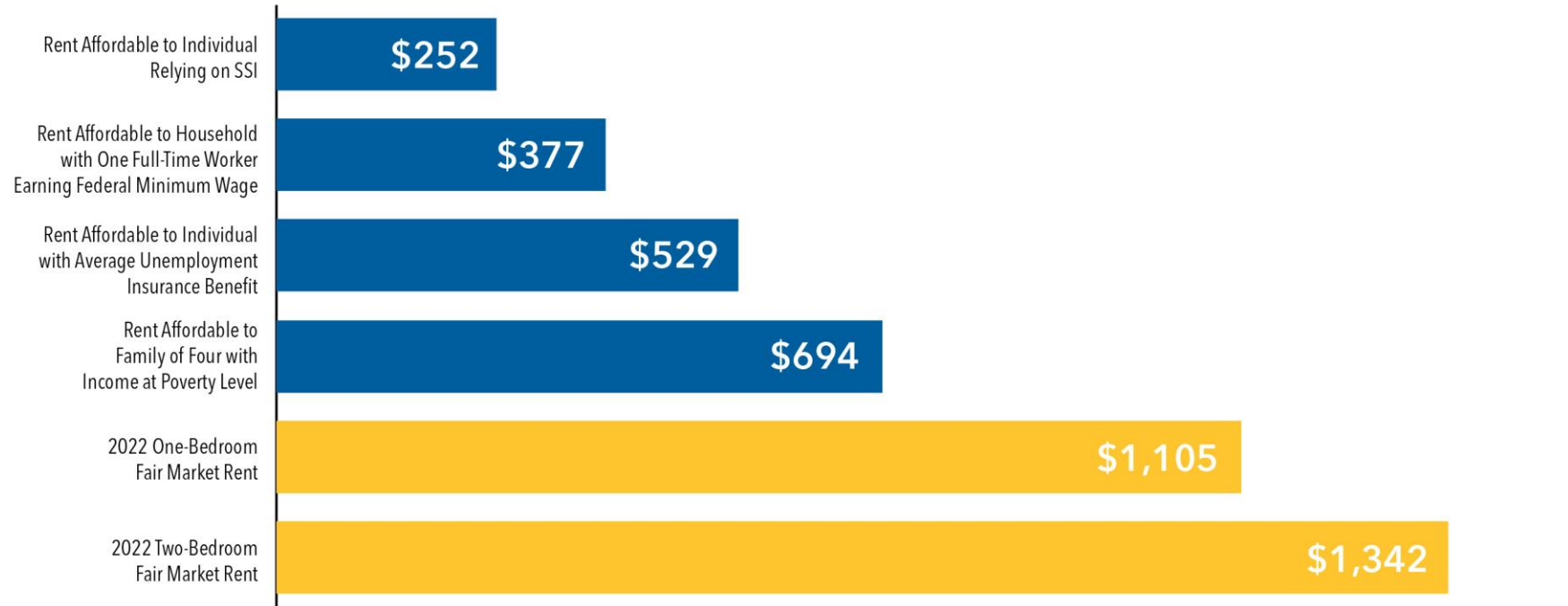


AMI = Area Median Income.  
Source: NLIHC tabulations of 2020 5-Year ACS PUMS data. ©2022 National Low Income Housing Coalition

<https://nlihc.org/gap>



# RENTS ARE OUT OF REACH

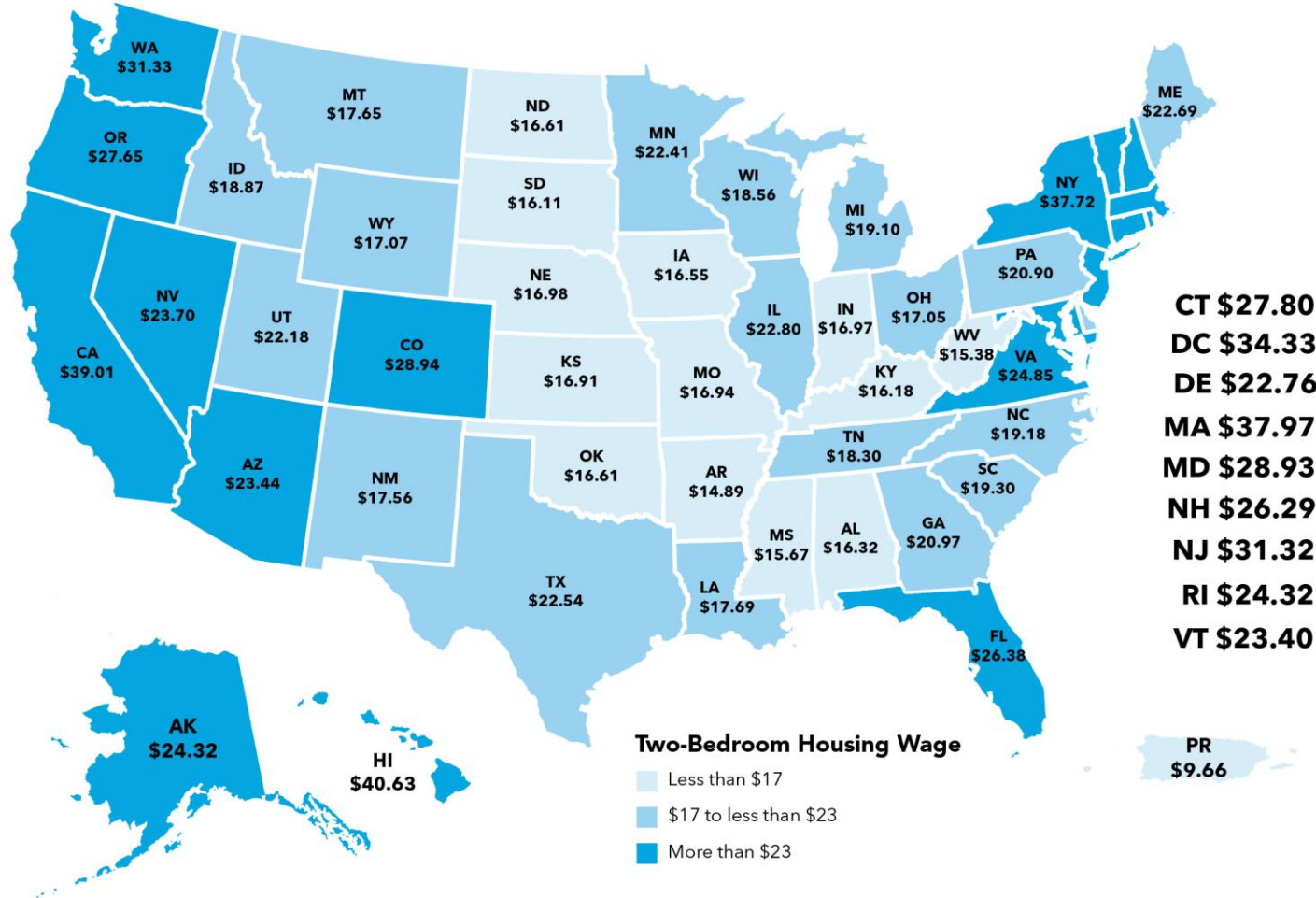


Source: NLIHC calculation of weighted-average HUD Fair Market Rent. Affordable rents based on income and benefits data from BLS QCEW, 2020 adjusted to 2022 dollars; U.S. Department of Labor, Employment and Training Administration, March 2022; and Social Security Administration, 2022 maximum federal SSI benefit for individual.





# 2022 TWO-BEDROOM RENTAL HOUSING WAGES



# New Mexico

**71,922**  
OR  
**28%**

Renter households that are extremely low income

**-39,999**

Shortage of rental homes affordable and available for extremely low income renters

**\$26,200**

Maximum income for 4-person extremely low income household (state level)

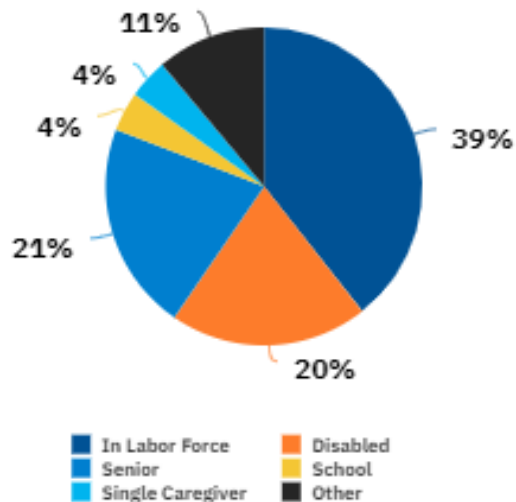
**\$36,528**

Annual household income needed to afford a two-bedroom rental home at HUD's Fair Market Rent.

**67%**

Percent of extremely low income renter households with severe cost burden

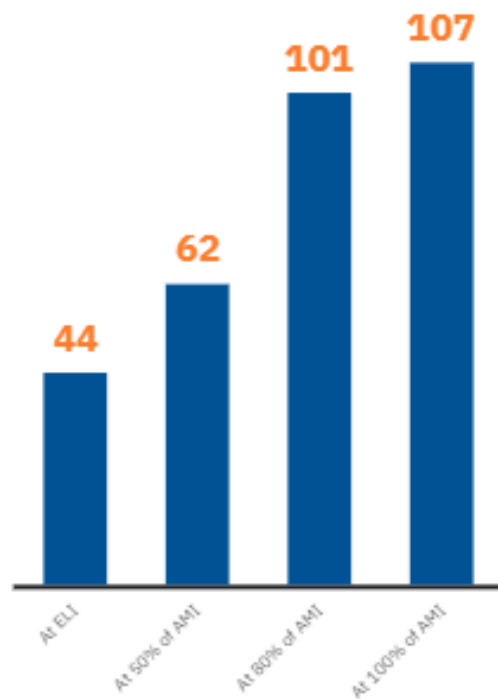
### EXTREMELY LOW INCOME RENTER HOUSEHOLDS



**Note:** Mutually exclusive categories applied in the following order: senior, disabled, in labor force, enrolled in school, single adult caregiver of a child under 7 or a person with a disability, and other. At the national level, 15% percent of extremely low income renter households include a single adult caregiver, more than half of whom usually work more than 20 hours per week. Eleven percent of extremely low-income renter households are enrolled in school, 48% of whom usually work more than 20 hours per week.

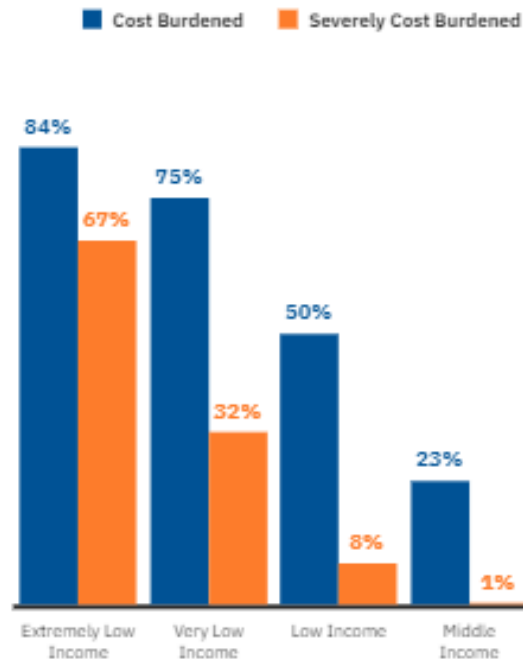
**Source:** 2020 5-Year ACS PUMS

### AFFORDABLE AND AVAILABLE HOMES PER 100 RENTER HOUSEHOLDS



**Source:** NLIHC tabulations of 2020 5-Year ACS PUMS

### HOUSING COST BURDEN BY INCOME GROUP



**Note:** Renter households spending more than 30% of their income on housing costs and utilities are cost burdened; those spending more than half of their income are severely cost burdened.

**Source:** NLIHC tabulations of 2020 5-Year ACS PUMS

# NEW MEXICO

# #36\*

In **New Mexico**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$913**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$3,044** monthly or **\$36,528** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

**\$17.56**  
PER HOUR  
STATE HOUSING  
WAGE

## FACTS ABOUT NEW MEXICO:

STATE FACTS	
Minimum Wage	<b>\$11.50</b>
Average Renter Wage	<b>\$16.61</b>
2-Bedroom Housing Wage	<b>\$17.56</b>
Number of Renter Households	<b>253,673</b>
Percent Renters	<b>32%</b>

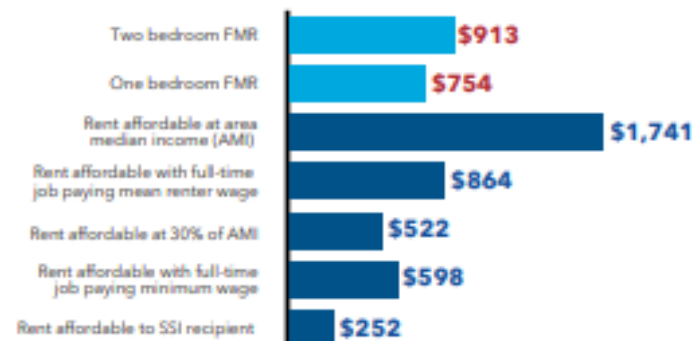
**61**  
Work Hours Per Week At  
Minimum Wage To Afford a **2-Bedroom**  
Rental Home (at FMR)

**50**  
Work Hours Per Week At  
Minimum Wage To Afford a **1-Bedroom**  
Rental Home (at FMR)

**1.5**  
Number of Full-Time Jobs At  
Minimum Wage To Afford a  
**2-Bedroom Rental Home** (at FMR)

**1.3**  
Number of Full-Time Jobs At  
Minimum Wage To Afford a  
**1-Bedroom Rental Home** (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Santa Fe MSA	<b>\$21.40</b>
Los Alamos County	<b>\$20.54</b>
Albuquerque MSA	<b>\$19.15</b>
Lea County	<b>\$17.88</b>
Eddy County	<b>\$17.77</b>



MSA = Metropolitan Statistical Area; HMA = HUD Metro FMR Area.

\* Ranked from Highest to Lowest 2-Bedroom Housing Wage. Includes District of Columbia and Puerto Rico.

# Criminal Justice and Housing



- Individuals transitioning out of the criminal justice system need a good place to call home so they can reconnect with society and build their lives.
- Research shows that rates of homelessness among formerly incarcerated people far exceed the rates observed across the general population.
- To help end the US mass incarceration crisis and ongoing criminalization of low-income communities, we have to make sure that access to stable and affordable housing is an absolute necessity.

# State/Local Solutions (Part 1)



- Renter's tax credit
- Statewide Housing Trust Fund (HTF) – affordable housing gap
- State-imposed penalties for communities that do not allow enough housing production
- Statewide ban Source of Income (SOI), and in NM specifically creating reforms in the landlord/tenant law



# State/Local Solutions (Part 2)



- Prioritize permanent supportive housing with all federal housing subsidies
- Longer periods of affordability for all federal housing subsidies
- Deeper affordability as priority for any projects to use federal funding
- Use of state and local funding to preserve public housing

# Support NLIHC through membership



**It's never been easy.  
Our commitment is unwavering.  
Join us and amplify the voices of  
the poorest families in need.**

**OUR MEMBERS  
ARE OUR STRENGTH.**



**JOIN TODAY  
[WWW.NLIHC.ORG/MEMBERSHIP](http://WWW.NLIHC.ORG/MEMBERSHIP)**

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## Q&A

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