



2023 New Mexico Affordable Housing Needs Assessment

Prepared by the New Mexico Mortgage Finance Authority

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Overview of the Statewide Housing Needs Assessment

- Scope of New Mexico's Housing Challenges
 1. Homelessness
 2. Special Needs
 3. Renters
 4. First-time Homebuyers
 5. Homeowners
- Conclusion

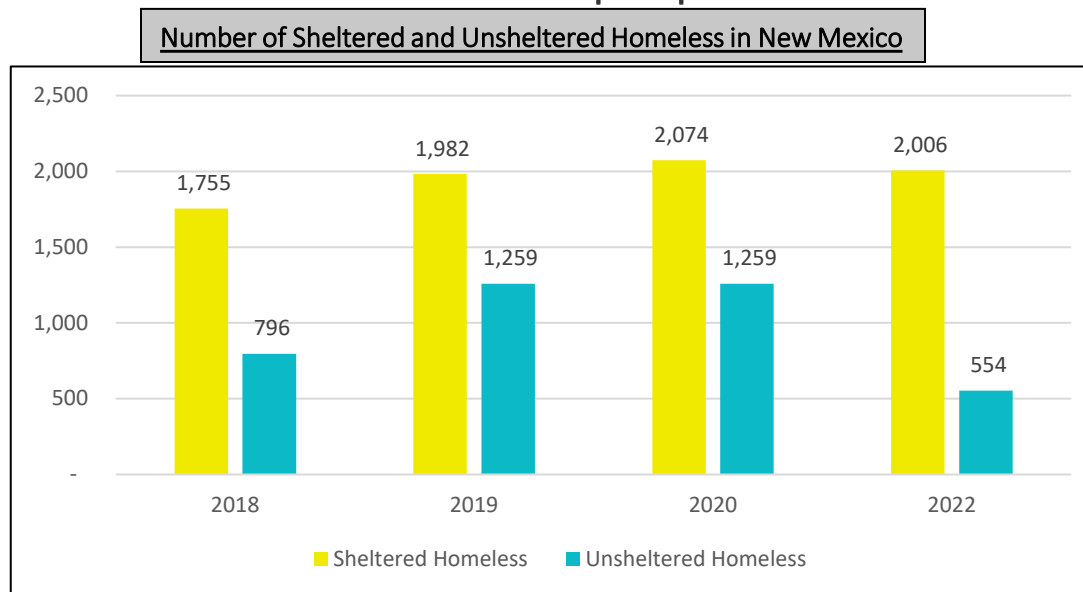


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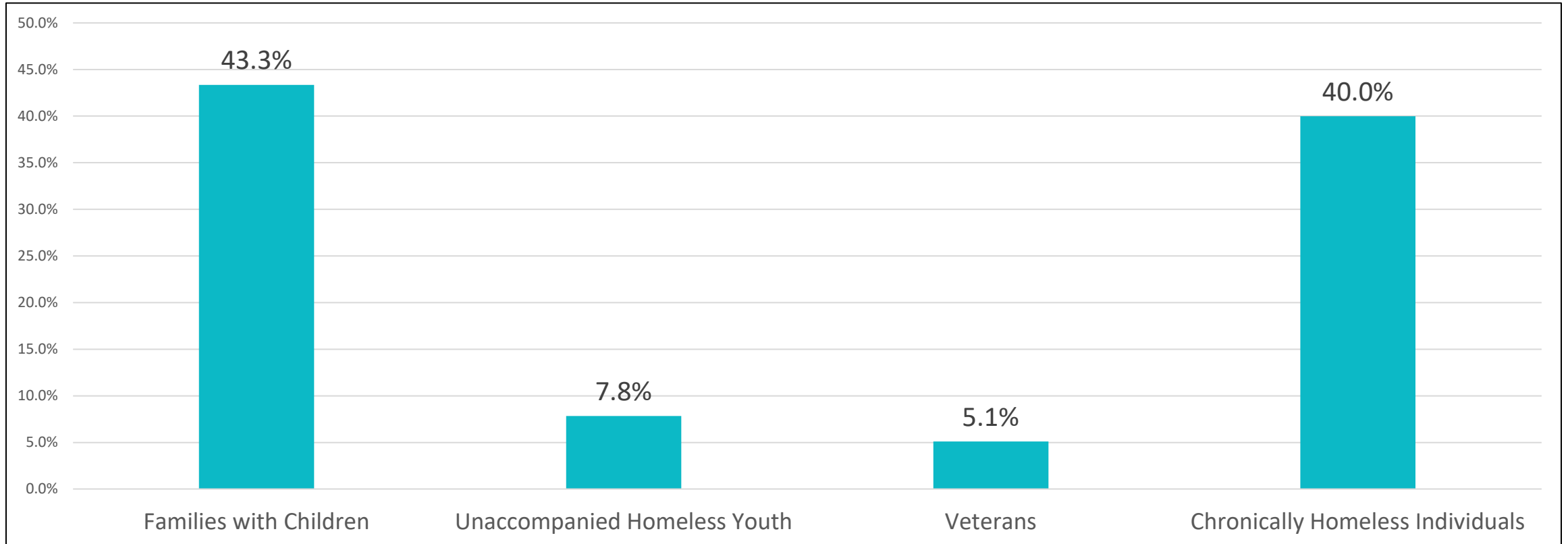
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Homelessness

- Estimated 19,000 – 20,000 homeless people throughout the year in the state according to the New Mexico Coalition to End Homelessness
- According to HUD's Annual Homeless Assessment Report Estimated 2,560 homeless people in New Mexico in 2022 on one night in January
 - Uses a point in time (PIT) count to determine this number
 - Likely undercounts the number of homeless people



Homelessness

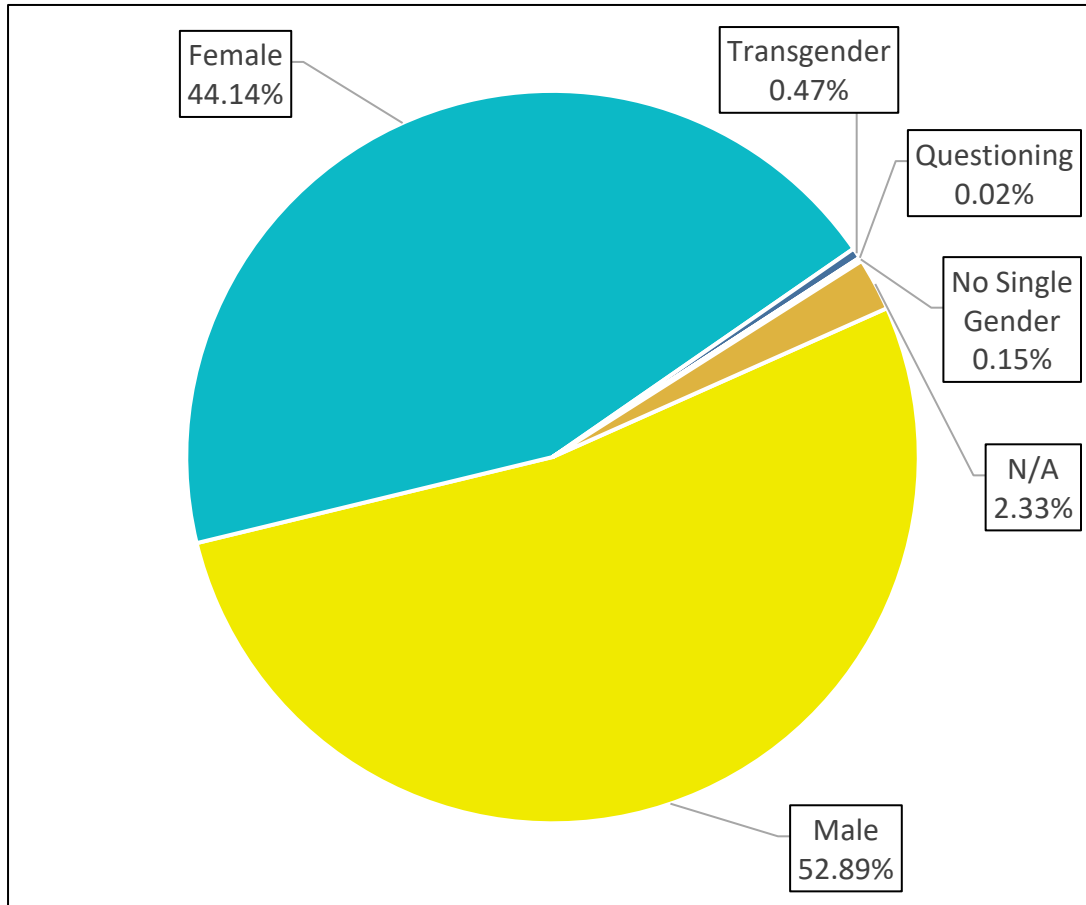


Percentage of New Mexico's Homeless Population by Category

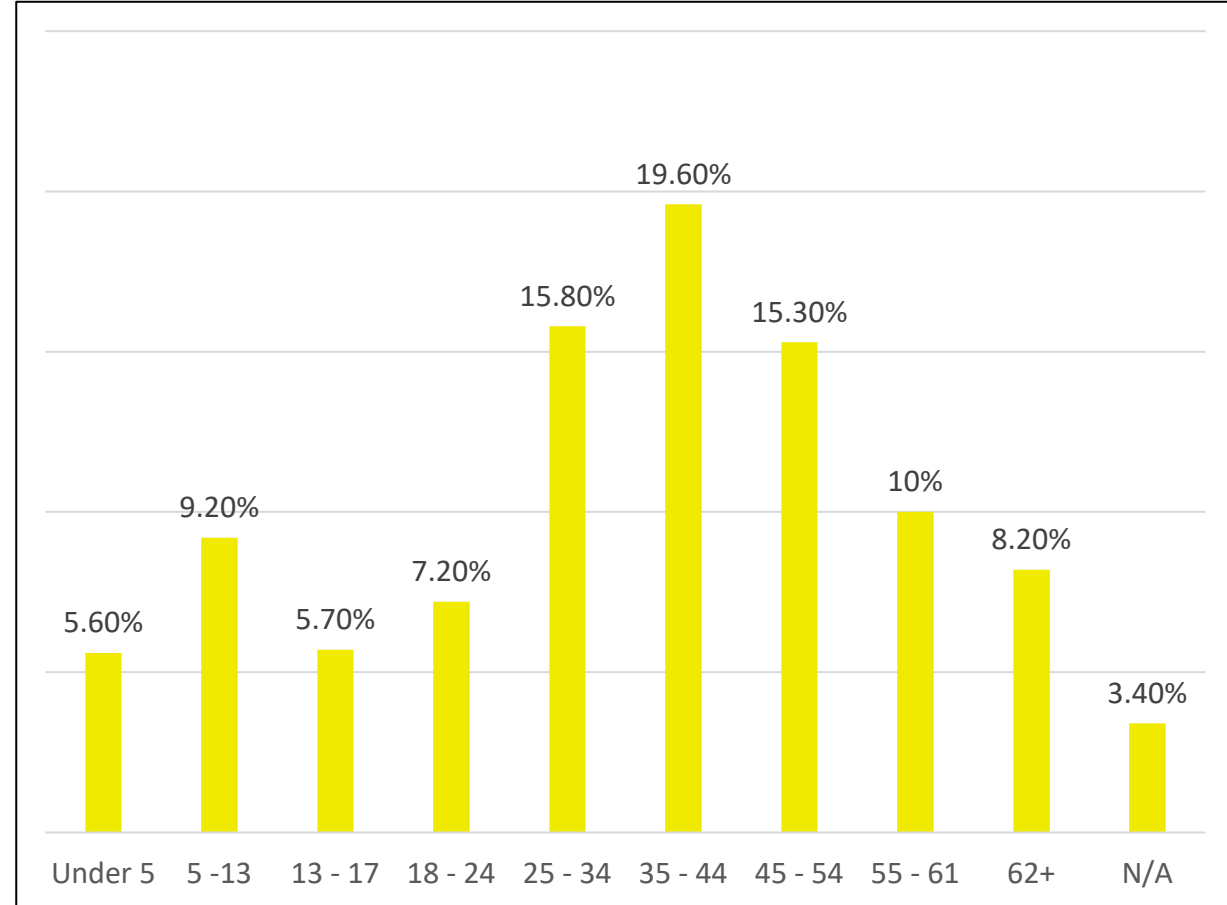
Sheltered Homelessness in New Mexico

January – May 2022

Homelessness by Gender



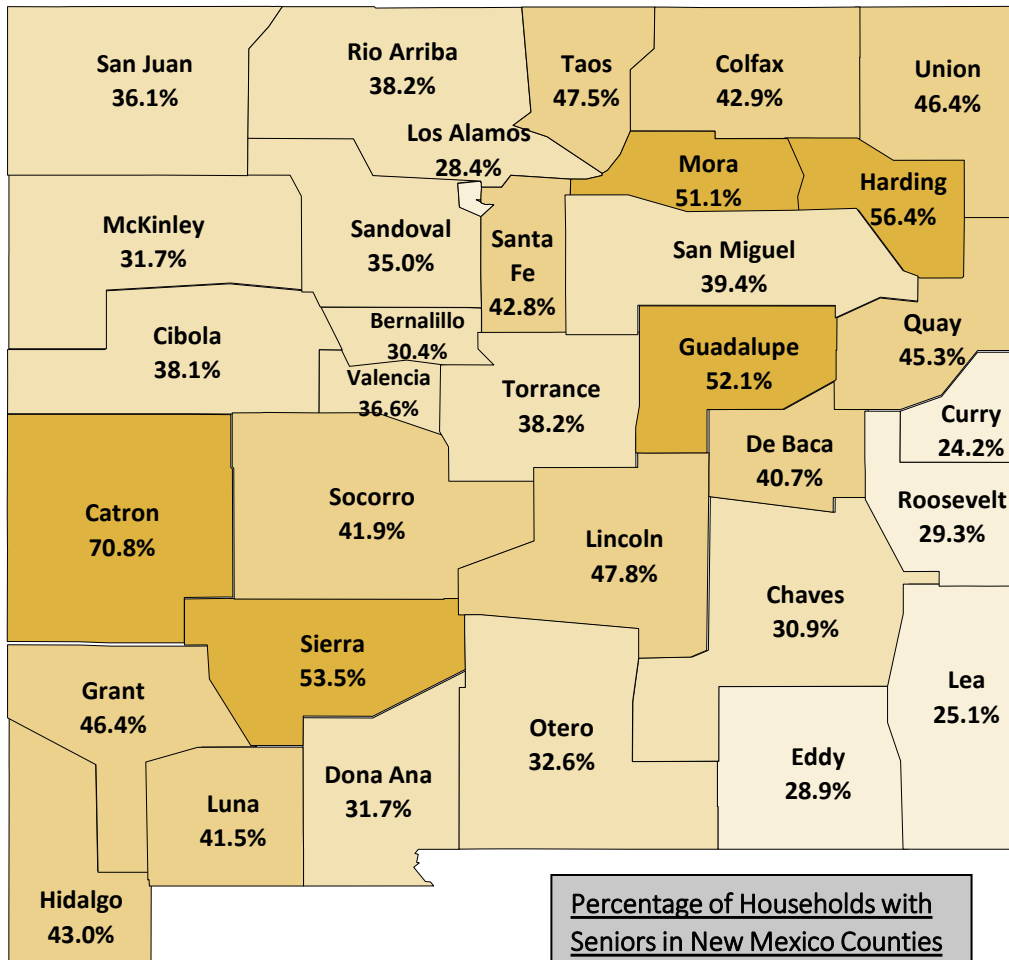
Homelessness by Age



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Special Needs – Senior Households



Percentage of Households with Seniors in New Mexico Counties

- Senior household: a household with one or more members aged 65 years or older.
- Counties with greater economic opportunities attract working-age adults, have proportionally fewer senior households
 - In Santa Fe County, a known retirement destination.
- Rural counties tend to have more senior households



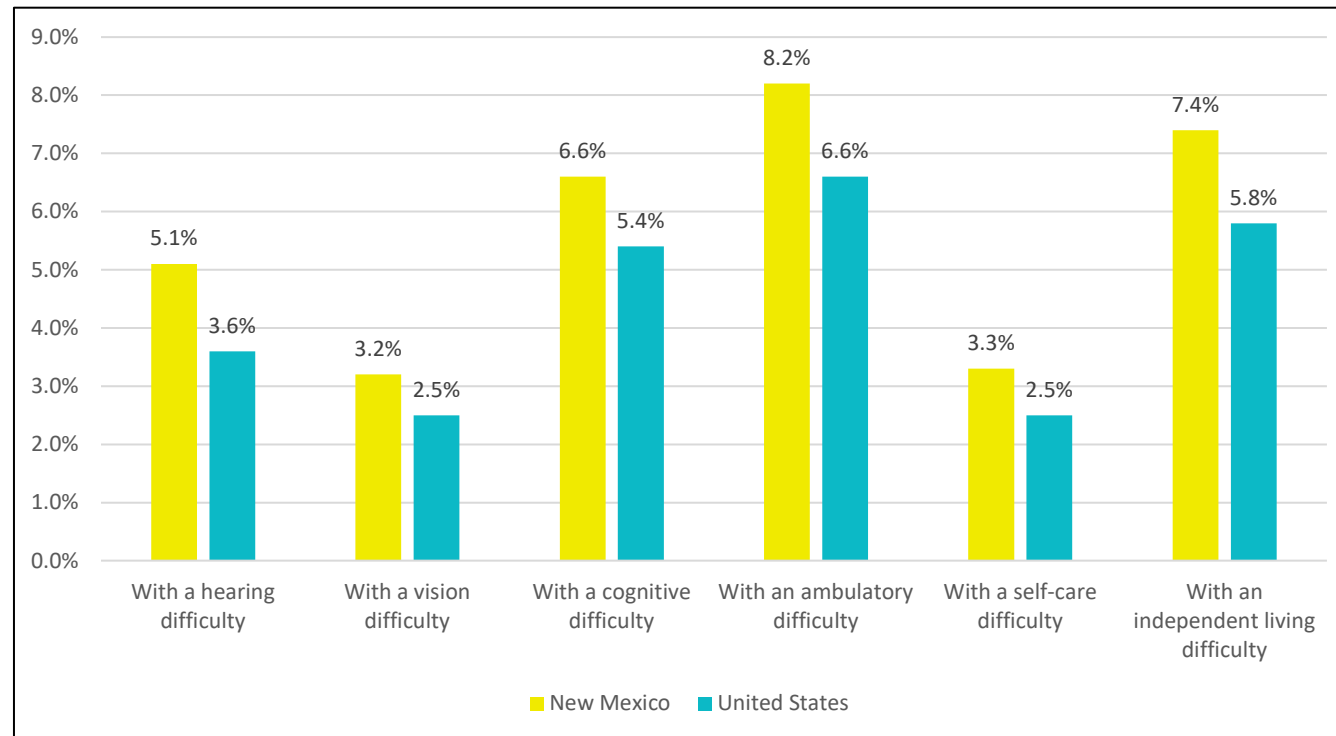
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Special Needs – Disabled Households

- ~335,000 New Mexicans have at least one disability
 - 15.9% of New Mexicans have at least one disability, compared to 13.0% of the nation as a whole

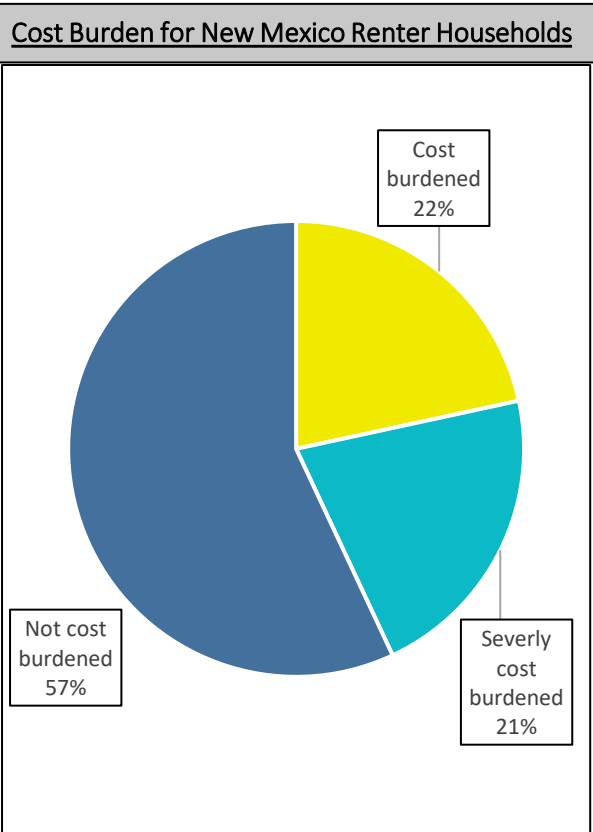
Percentage of Population with a Disability in New Mexico and the United States



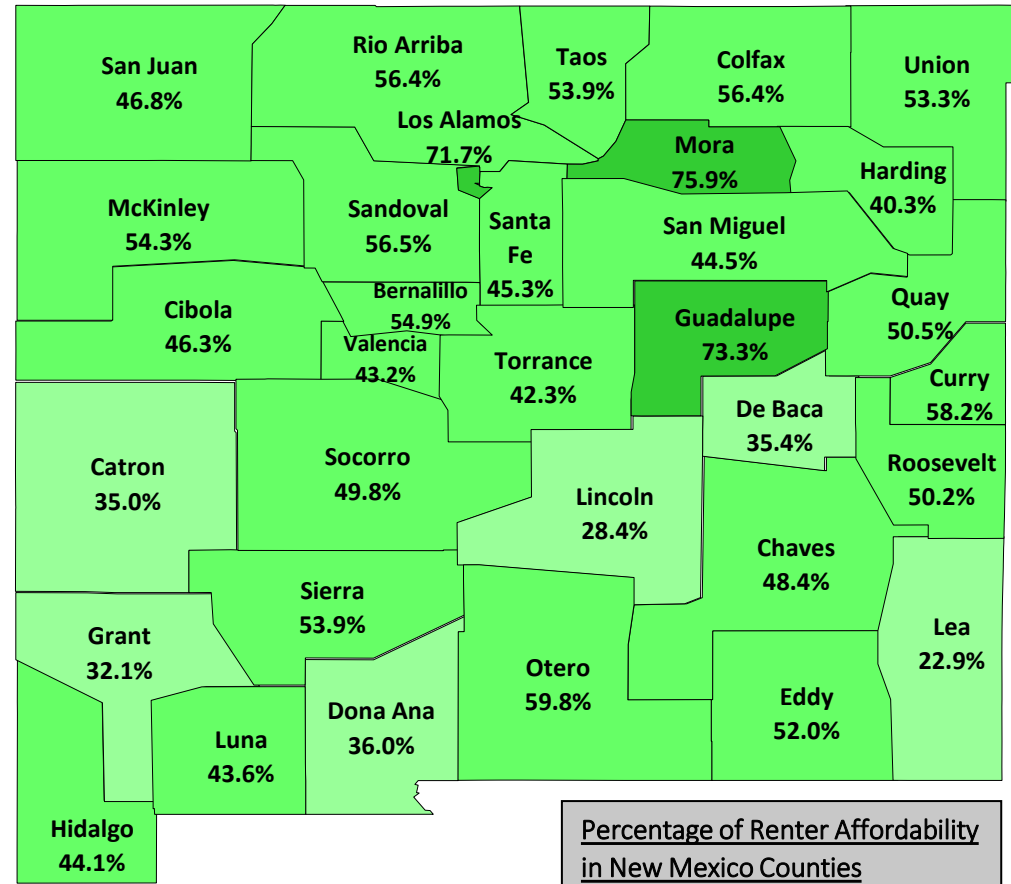
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Renters - Affordability



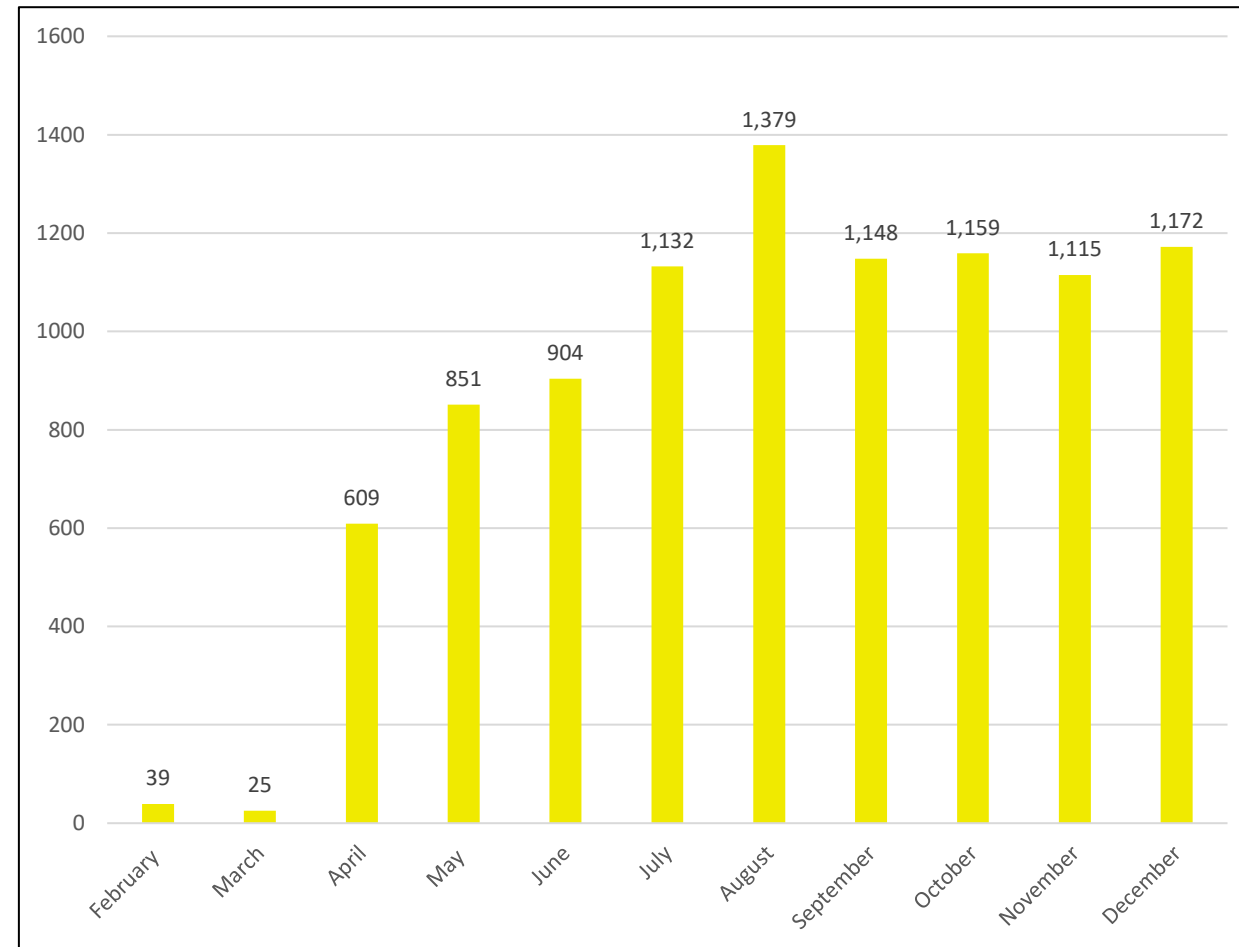
- 22% of NM renters are cost burdened
 - Pay >30% but <50% of their income towards housing
- 21% are of NM renters severely cost burdened
 - Pay >50% of their income towards housing
- 57% of New Mexico renters can afford average rent, though this varies depending on the county they call home



Renters - Evictions

- Eviction case numbers in this figure are from the New Mexico Eviction Prevention & Diversion Program.
 - New program administered by the New Mexico State Courts starting in February 2022.
 - Program went in effect statewide in July 2022.
- Eviction case rates are likely higher than the last few years, given that most pandemic-era eviction protection measures have now expired.

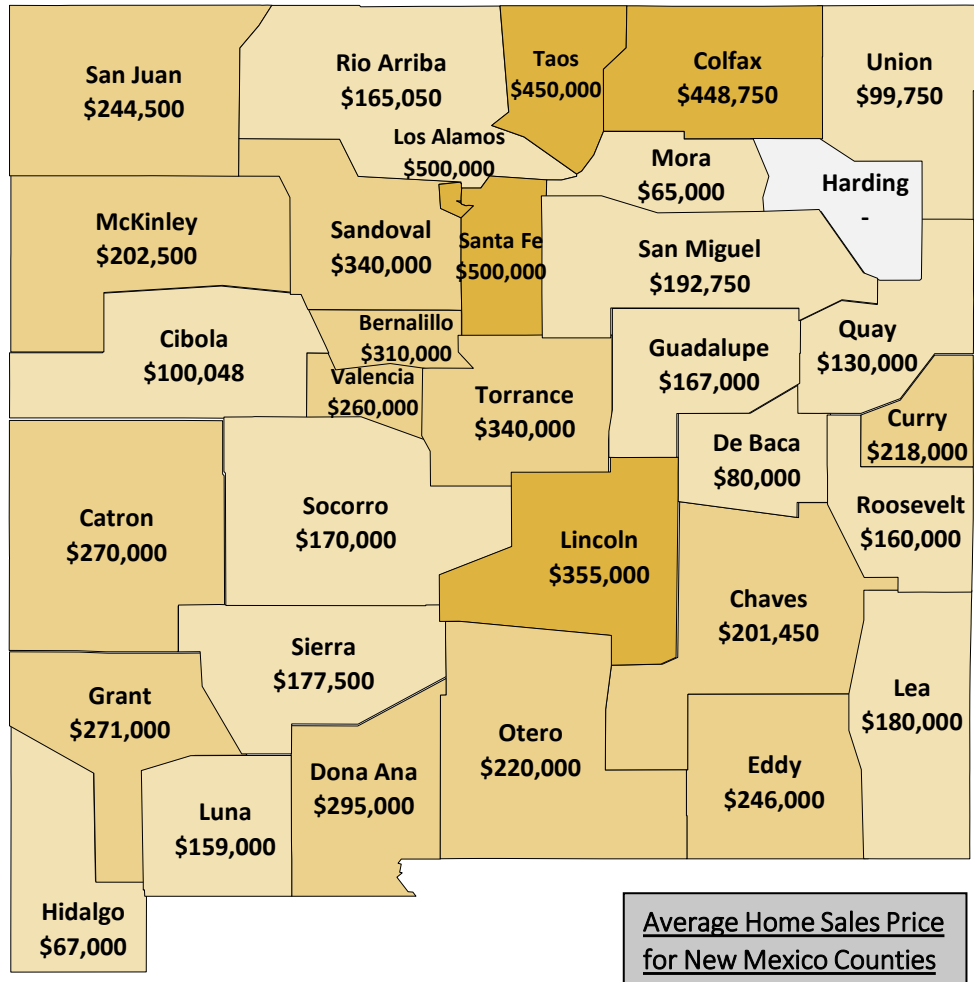
Number of Eviction Cases in New Mexico, 2022



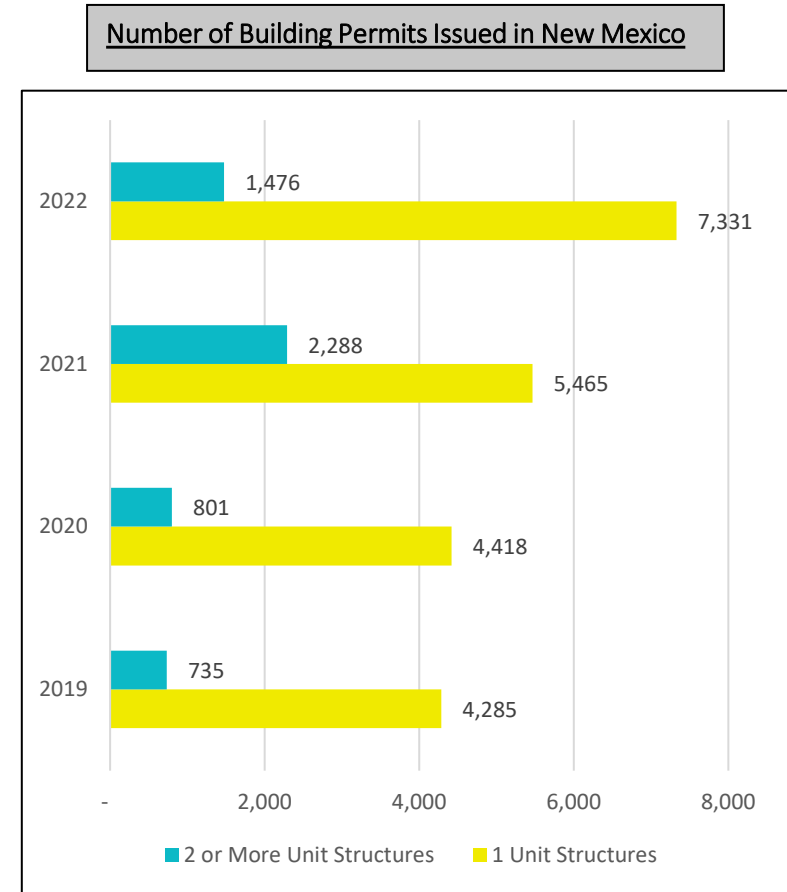
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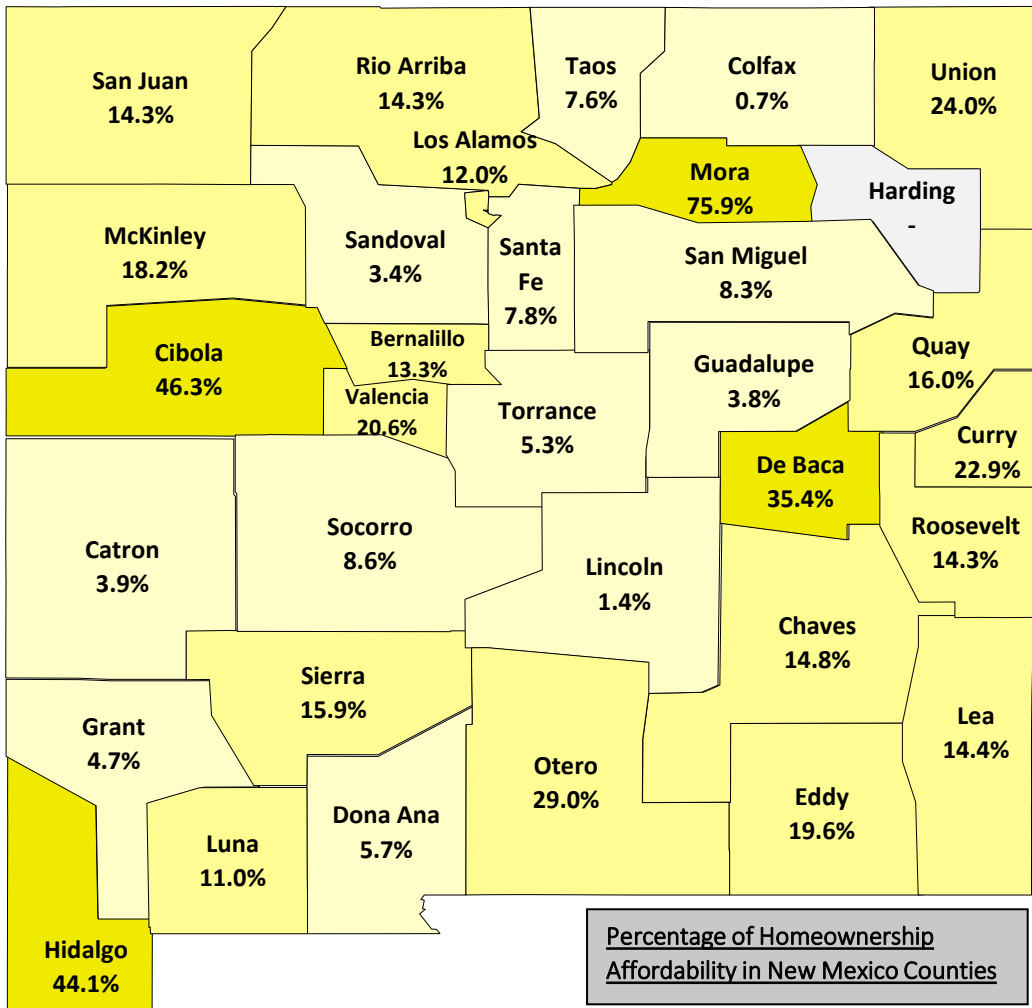
First-time Homebuyers – Home Prices and Building



- Areas of NM with highest sale prices are those with many secondary homes or higher standard of living
- Lowest sale price areas of NM are generally rural counties
- The number of building permits issued in NM has increased by an average of 31% annually

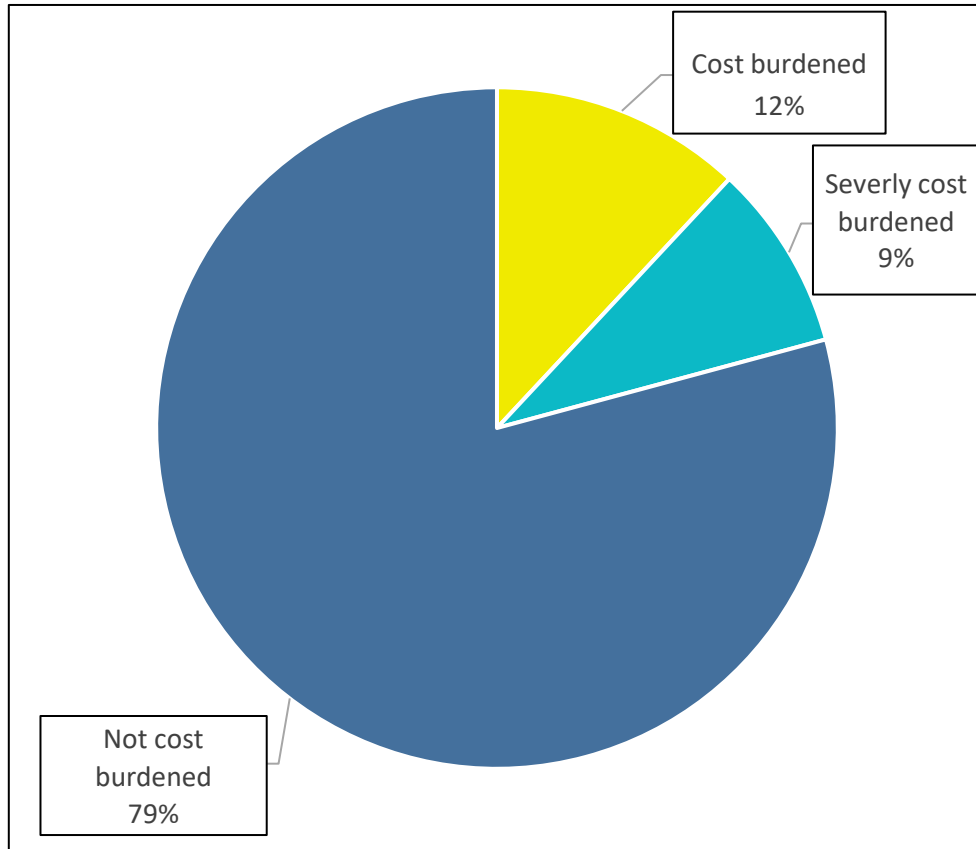


First-time Homebuyers - Affordability



- Figure shows the percentage of renter households in each county that can afford the median home price
- Homeownership affordability has dramatically declined over the last year due to
 - the more than doubling of interest rates for mortgages in the past year
 - home prices remaining relatively high in NM
- Acute problem across the entire state

Homeowners - Affordability



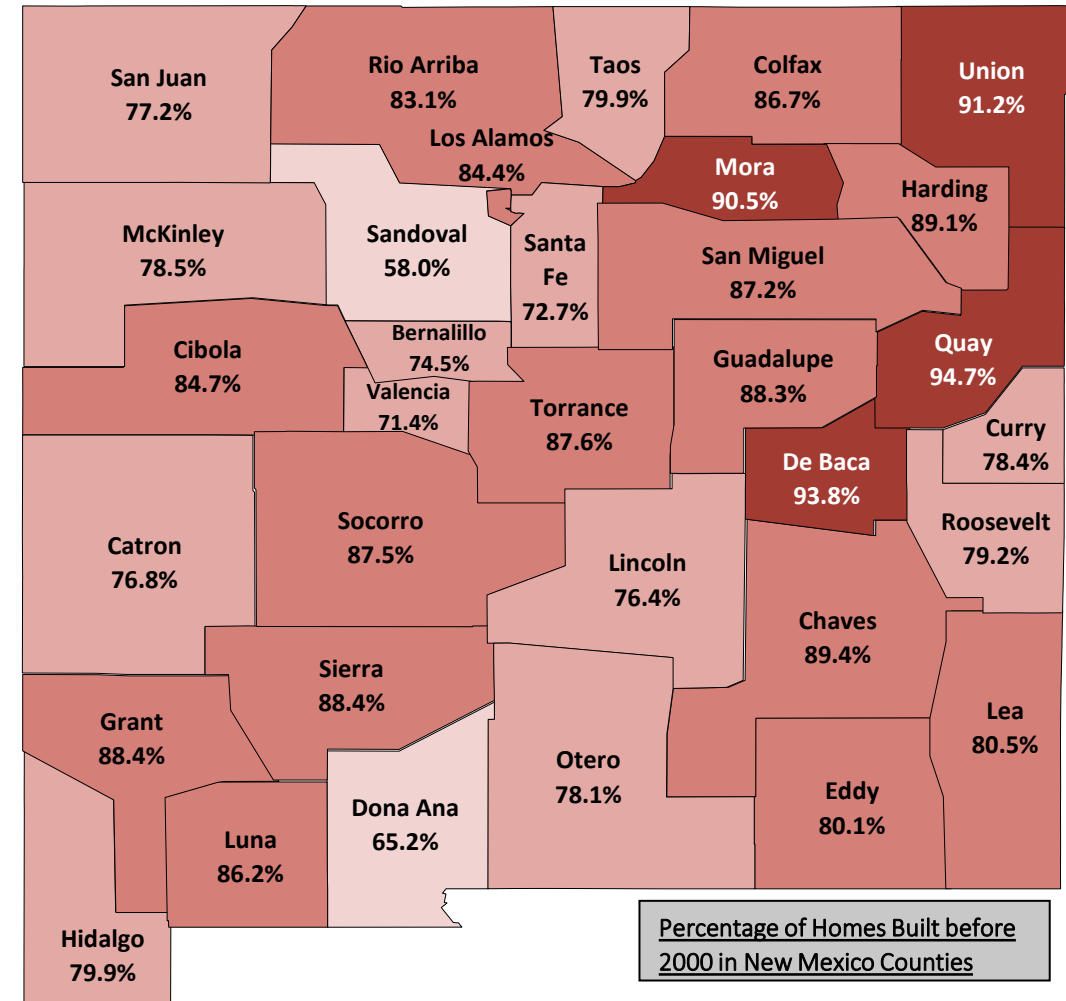
Cost Burden for New Mexico Homeowner Households

- 78% of NM homeowners are not cost burdened, significantly higher than this slice of renters
 - Pay <30% of their income towards housing
- 12% of NM homeowners are cost burdened
 - Pay >30% but <50% of their income towards housing
- 9% of NM homeowners are severely cost burdened
 - Pay >50% of their income towards housing
- NM homeowners generally have higher incomes compared to renters, so cost burdened homeowners are less likely to be cutting back on other expenses versus cost burdened renters



Homeowners – Age of Housing

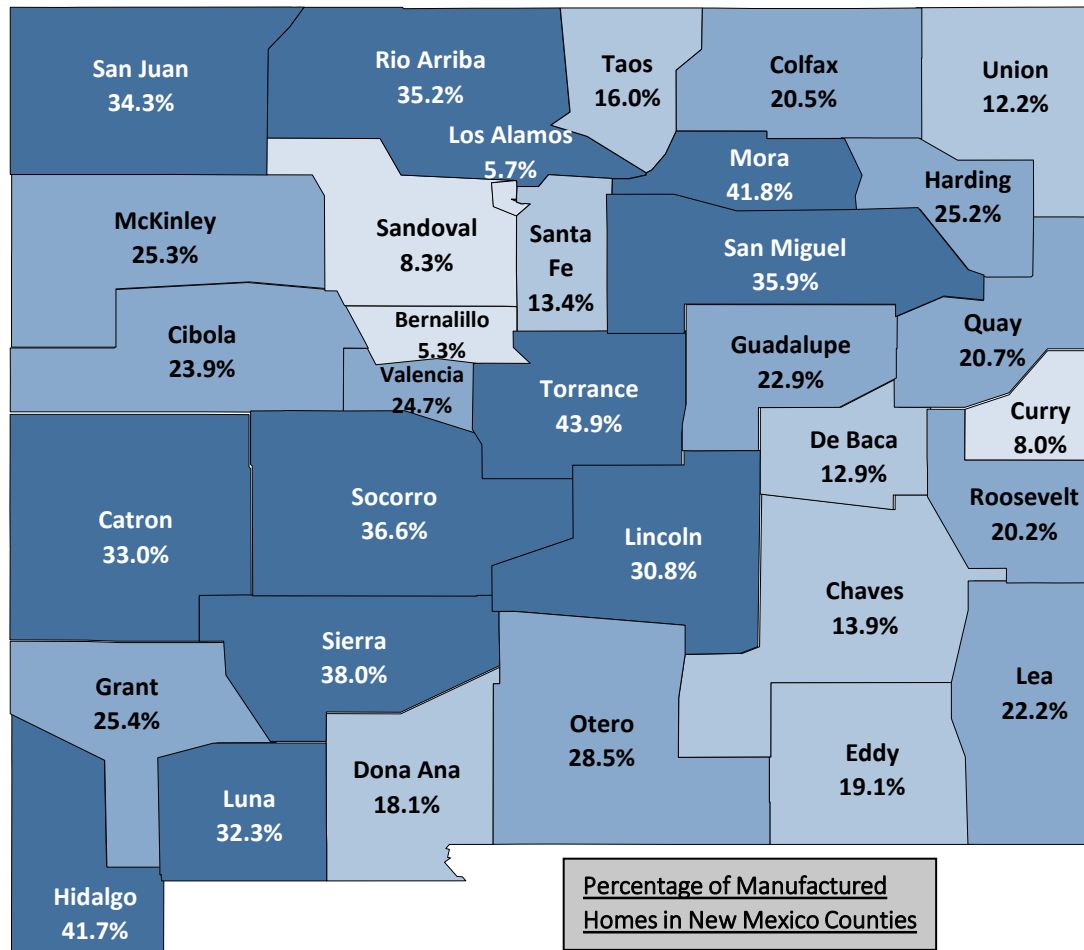
- 74.5% of NM's homes were built before 2000, which is slightly lower than the national average of 75.6%
- Generally, urban counties have more recently constructed homes, while rural counties have older homes
 - Rio Rancho (in Sandoval County) and Las Cruces (in Dona Ana County) have been building new homes at the fastest pace across NM
- Older homes, particularly homes over 30 years old, are significantly more likely to need rehabilitation to remain habitable



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Homeowners – Manufactured Housing



- Like in many western states, a significant portion of homes in NM are manufactured or mobile homes
- Rural counties are generally have more manufactured housing due to its convenience and affordability



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Conclusion - Recap

- The number of homeless people in New Mexico has declined from its 2020 peak based on the point in time count.
- New Mexico is home to a significant number of senior and disabled households who could benefit from new housing developments equipped to meet their unique needs.
- While rental evictions are low in New Mexico, nearly half of New Mexican renters are cost-burdened meaning, that affordable rental housing development is needed.
- Most renters are unable to afford to buy a median priced home due to both higher interest rates and not enough new single-family housing development.
- The overwhelming majority of homeowners can afford the home they live in, with many of those homes being older or manufactured homes.



Conclusion – MFA Program & Results (2022)

Homelessness – Over 2,000 persons were sheltered & housed across the year and nearly 850 households had homelessness prevented with around \$2.7 million in shelter and rapid rehousing assistance.

Special Needs – Over 500 special needs households were assisted with \$3.7 million in housing vouchers and services.

Renters – Approximately 5,200 low-income renters were assisted with project-based rental assistance totaling \$32.5 million; Around 1,400 rental units were built and preserved with \$136 million in MFA financing.

First-time homebuyers – Nearly 4,000 New Mexico families became homeowners with \$430 million in MFA mortgage loans and nearly \$14.7 million in down payment assistance.

Homeowners – 715 homes were rehabilitated or weatherized with \$8.2 million in MFA funding; 664 homeowner households provided with \$5 million in homeowner assistance funds to help those experiencing financial hardship.

Homelessness



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**We'd be happy to
answer any questions
now. Thank You.**

*The full New Mexico Affordable Housing Needs
Assessment report is available at:
[https://housingnm.org/resources/housing-needs-
assessment](https://housingnm.org/resources/housing-needs-assessment)*

