

Housing New Mexico | MFA

Preserving Affordable Housing

Donna Maestas-De Vries

Chief Housing Officer

Troy Cucchiara

Green Initiatives Manager

Isaac Perez

Executive Director, San Felipe Housing Authority



Programs to Preserve and Improve Existing Affordable Housing and Catalyze Redevelopment

Programs to Preserve and Improve Existing Affordable Housing and Catalyze Redevelopment



- Emergency Housing Needs Program
- Home Improvement Program
- HOME Rehabilitation
- Housing Innovation Program
- NM EnergySmart Weatherization Program
- New Mexico Preservation Loan Fund
- Restoring Our Communities
- Veterans Home Rehabilitation and Modification Program

Preservation Programs

Emergency Housing Needs Program

A mechanism for Housing NM/ MFA to quickly deploy assistance to respond to emergency housing situations as they arise.

Home Improvement Program

A direct service program that provides home rehabilitation to New Mexicans that live in counties that are not served by existing providers as part of the HOME Rehabilitation program. This program provides home rehabilitation for health and safety issues, fall reduction items, accessibility and caregiver modifications, and code compliance upgrades at no cost to eligible homeowners.

HOME Rehabilitation

Provides home rehabilitation for health and safety issues, fall reduction items, accessibility and caregiver modifications, and code compliance upgrades at no cost to eligible homeowners.

Veterans Home Rehabilitation and Modification Program

Provides home rehabilitation for health and safety issues, fall reduction items, accessibility and caregiver modifications, and code compliance upgrades at no cost to eligible veterans.



Preservation Programs

Housing Innovation Program

A resource to spur innovative housing projects and create an opportunity to test novel housing solutions. The program addresses housing needs that are currently unmet by other Housing NM/ MFA programs.

New Mexico Preservation Loan Fund

Provides funding for projects to support the preservation of at-risk affordable multifamily housing in the state.

Restoring Our Communities

Provides funding for the acquisition, rehabilitation, and resale of vacant, abandoned or foreclosed single-family homes with a goal of increasing homeowner opportunities for low- and moderate- income households while assisting communities in reducing abandoned properties.



What is Weatherization?

NM Energy\$mart Weatherization Program

Housing NM/ MFA's NM Energy\$mart weatherization assistance program (WAP) provides energy-saving retrofits and home modifications at no charge to eligible homeowners and renters.

Department of Energy (DOE) Definition:

Reduces energy costs for low-income households by increasing the energy efficiency of their homes, while ensuring health and safety. It is the nation's single largest residential whole-house energy efficiency program. WAP has created an industry, producing new jobs and technologies, all while helping the most vulnerable families across the country.



How is Weatherization beneficial?

-  Reduces energy costs and usage
-  Improves health and safety conditions
-  Improves environment
-  Reduces reliance on foreign energy sources
-  Occupants have a sense of dignity and peace of mind for the home they reside in
-  Reduces utility bills to households in need

Client Testimonial

The letter to the right reads:

"Central N.M. Housing Corp.,

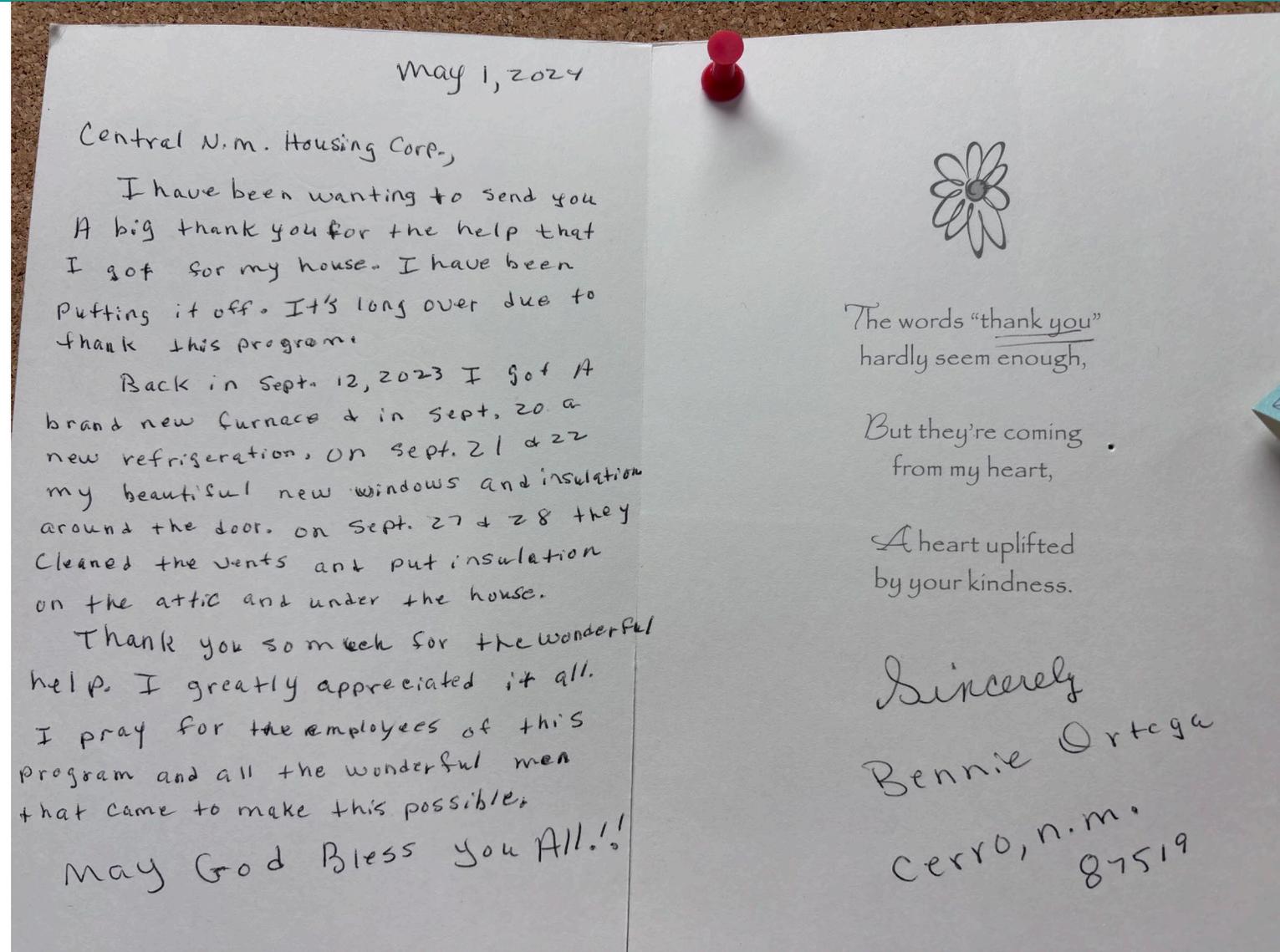
I have been wanting to send you a big thank you for the help that I got for my house. I have been putting it off. It's long over due to thank this program.

Back in Sept. 12, 2023, I got a brand new furnace and in Sept, 20 a new refrigerator. On Sept, 21 and 22 my beautiful new windows and insulation around the door. On Sept. 27 and 28 they cleaned the vents and put insulation on the attic and under the house.

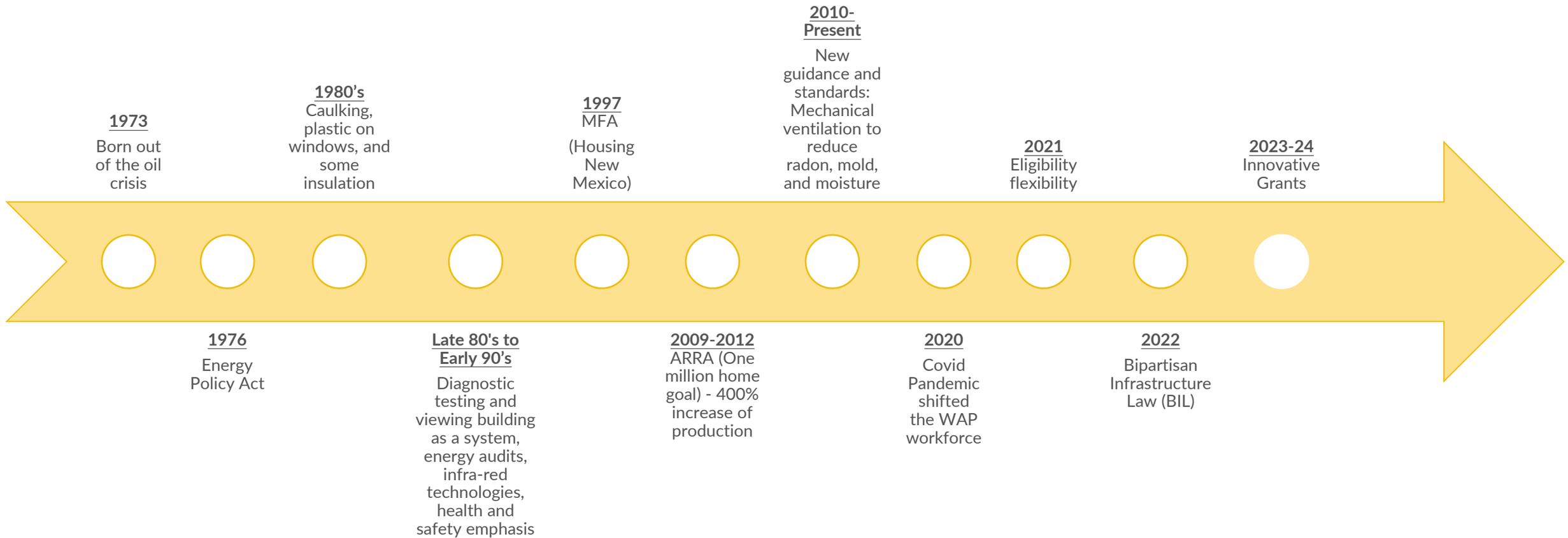
Thank you so much for the wonderful help. I greatly appreciate it all.

I pray for the employees of this program and all the wonderful men that came to make this possible. May God Bless you all!!"

-Bennie Ortega, Cerro, NM 87519



Program History



Weatherization Measures



MECHANICAL MEASURES

- Clean, tune, repair, or replace heating and/or cooling systems.
- Install duct and heating pipe insulation.
- Install programmable thermostats and other HVAC controls.
- Repair/replace water heaters.
- Install water heater tank insulation.
- Insulate water heating pipes.
- Install solar water heating systems.
- Install waste heat recovery devices.



HEALTH & SAFETY MEASURES

- Complete combustion appliance safety testing.
- Repair/replace vent systems to ensure combustion gas draft safely outside.
- Install mechanical ventilation to ensure adequate indoor air quality.
- Assess fire hazards. Install smoke and carbon monoxide alarms when needed.
- Evaluate mold/moisture hazards.
- Perform incidental safety repairs when needed.



BUILDING SHELL MEASURES

- Install wall, floor, ceiling, attic, and/or foundation insulation.
- Complete Blower Door Testing.
- Perform air sealing.
- Repair/replace primary windows/doors.
- Install storm windows/doors.
- Install window film/solar screens/window louvers and awnings.
- Repair minor roof and wall leaks prior to attic or wall insulation.



ELECTRIC BASELOAD MEASURES

- Install motor controls.
- Install efficient light sources.
- Replace refrigerators and freezers with energy efficient models.



National Program Changes

1970s

- Blindly sealing air drafts
- Plastic on windows
- Sometimes insulation
- No appliance replacement
- Little to no client education
- Few limited funding sources

Currently

- Test driven weatherization
- Air sealing specific to infiltration needs
- Window replacements (never plastic)
- As much insulation as possible
- Health and safety appliance replacement
- High emphasis on client education
- Multiple leveraging funding sources
- Electrification opportunities

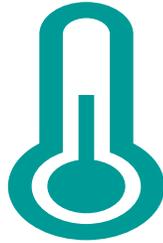


How the Local Program is Changing

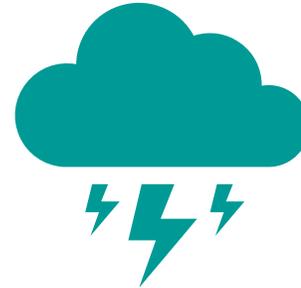


Ability to repair structural issues

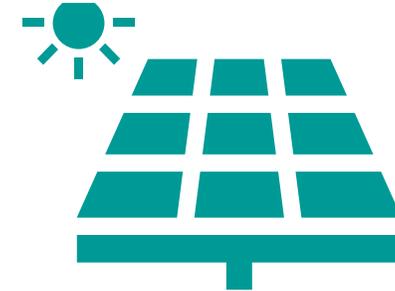
- DOE allowance with "Weatherization Readiness Funds"
- WAP FRF to address massive need



Cooling replacements for health and safety



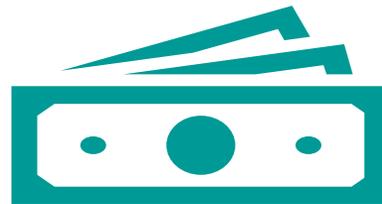
Electrification



Solar options being explored



Strong Multifamily Program



Working with more funders



Energy burden takes on more value for priorities

Eligibility Requirements

Income

- Household income must be below 200% of the Federal Poverty Level or
- HUD tested program at 80% AMI or
- Receives SSI, TANF, or is a recipient of LIHEAP services

Structure

- Applicant must own or rent a home in New Mexico
- Multifamily, site built, and mobile homes are all eligible
- Home must not be for sale or scheduled for demolition

A list of income qualifications is on the Housing NM/ MFA website and available through the NM Service Providers in each area.



Priority and Client Ranking Requirements for Service Using Existing Waiting List

The most vulnerable households receive services first when federal dollars are used.

Order of service depends on client ranking
– Federal regulations determine the criteria used to rank household need:

- **Disabilities:** one point for each member with a disability
- **Children:** one to five points for each member based on age
- **Elderly:** one to five points for each member based on age
- **High Energy Burden:** computed by dividing the home's energy consumption by its household usage. This is three to twelve points based on percentage of energy burden.

Federal

- U.S. Department of Energy (DOE) funds BIL and innovative grants
- Sustainable Energy Resources for Consumers (SERC)
- Enhancement and Innovation (E&I)

Federal but passes through state

- Low Income Home Energy Assistance Program (LIHEAP)
- Coronavirus State and Local Fiscal Recovery Funds (WAP FRF)

State Funding

- Capital Outlay and other New Mexico Housing Trust Funds (NMHTF)
- Community Energy Efficiency Development Block Grant (CEED)

Utilities

- New Mexico Gas Company
- Public Service Company of NM (PNM)- Funding can increase upon request
- El Paso Electric
- Otero Electric



Five Simple Steps of Electrification for Low-Income Clients

1. Find the Client

- Income, fuel source, energy burden, vulnerability

2. Rehabilitate and Repair

- What does the home need for repairs?
- Roof leaks or major structural problems will cause work to be ineffective.

3. Full Energy Efficiency Measures

- Insulate entire building shell, seal air leaks and duct leakage, baseload measures such as appliances and light bulbs, health and safety.

4. Heat Pumps with dual fuel back-up

- Electrification Readiness, upgrade panels
- Dual fuel heat pumps will use the less expensive fuel.

5. Solar

- When switching the main fuel source of NG to electricity, always include solar, or find a way for them to obtain community solar.
- NEVER LEAVE A LOW- INCOME CLIENT WITH HIGHER UTILITY BILLS THAN BEFORE IMPLEMENTATION
- Do No Harm



Funding Levels

Program Year 2024/2025 Awards	
Source	Award
DOE	\$ 4,760,200
LIHEAP	\$ 2,500,000
BIL-DOE (09/2022-06/2027)	\$14,703,400
State Funding, NMHTF- Weatherization	\$ 350,000
State Funding, NMHTF- Solar and Electrification	\$ 3,500,000
State Veterans Funding	\$ 60,000
WAP FRF (09/2022-06/2025)	\$ 1,631,600
NM Gas	\$ 1,715,000
PNM	\$ 300,000
EPE	\$ 726,000
CEED	\$ 1,700,000
Total	\$29,976,200

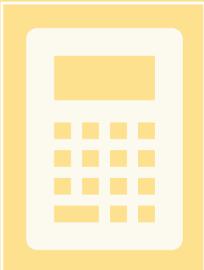
Funding Grants In Process For Electrification

Potential Grants

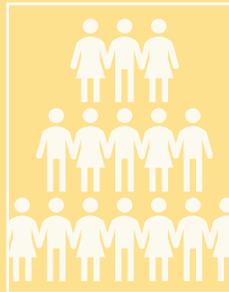
- DOE Enhancement and Innovation (E&I)
- DOE Sustainable Energy Resources for Consumers (SERC)
- Electrification Rebates- IRA
- Otero Electric
- Solar for All



Available Units by County



Dependent on funding levels and allocation formulas



Allocation formulas take into consideration many factors including levels of poverty, disabled, elderly, children, climate, and total population in each county.



A per unit average of \$8,287 has been used for the formulas

Central New Mexico Housing Corporation

- Cyndi Hazzard, Executive Director
- Serves the Northern Counties of the State
- Weatherization Office is in Albuquerque, NM

Southwestern Regional Housing and Community Development Corporation

- Veronika Molina, Executive Director
- Serves the Southern Counties of the State
- Weatherization Office is in Las Cruces NM and Main Office is in Deming, NM

International Center for Appropriate & Sustainable Technology (ICAST)

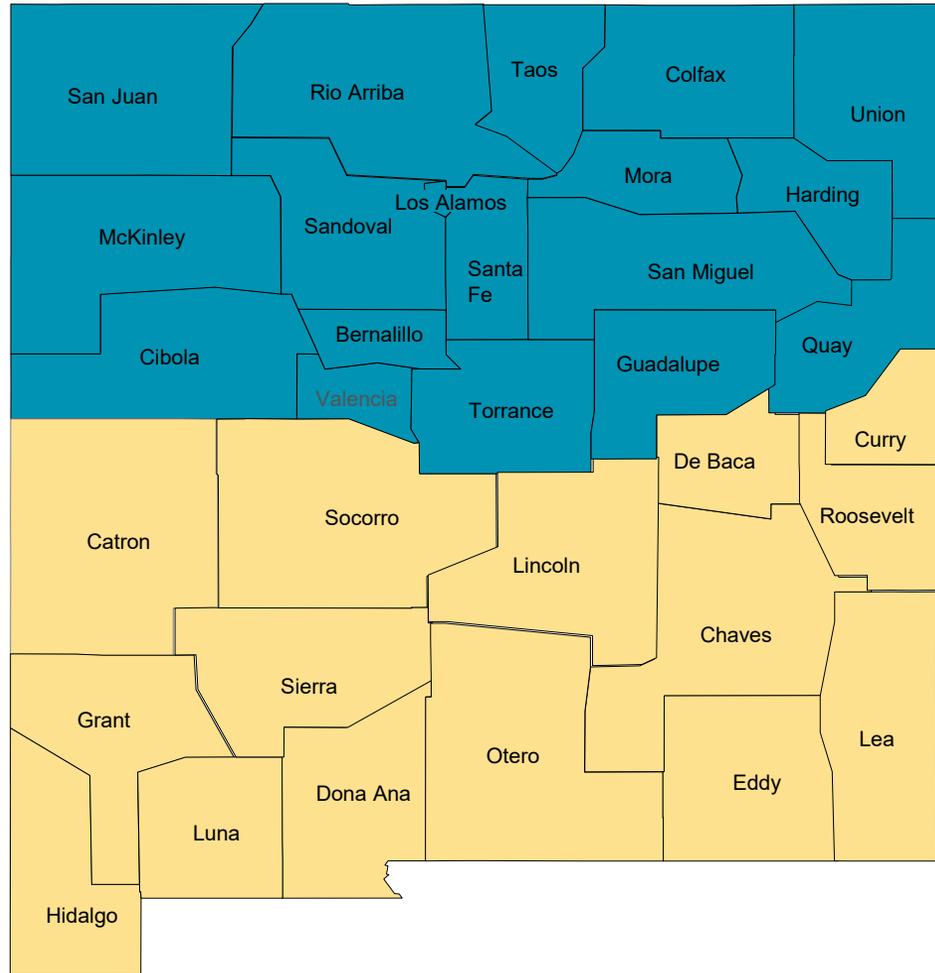
- Ravi Malhotra, Founder and President
- Serves Statewide Multifamily Weatherization
- Weatherization Office is in Denver, CO

Red Feather Development Group

- Joe Seidenberg, Executive Director
- Serves the Navajo Nation within the State and started July 1, 2024
- Weatherization Office is in Flagstaff, AZ



Service Providers Map Coverage



Red Feather Development
Group- Navajo Nation

Central New Mexico
Housing Corporation

Southwest Regional Housing
& Community Development
Corporation

ICAST

- Serves whole state with multifamily building weatherization

Funding is used for emergencies and full weatherization.

Emergency is defined as: Repairs that if not made immediately are very likely to pose a material or imminent risk of injury to persons or substantial damage to property.

- Enables the program to take care of the segment with the highest needs.

This has been a huge need of the program since it's inception.

- There are over 100 clients in our database in need of structural repairs and emergencies.
- Historically, these homes have been deferred.

Once a home qualifies for emergency service, full weatherization is triggered.

Preserving Affordable Housing – Production Statistics – Q3 FY2024

Program	YTD Assisted	YTD Expended
Homeowner Assistance Fund	1,721	\$14,996,304
Home Improvement Program (units)	2	\$103,638
Home Rehabilitation (units)	12	\$484,913
Veteran Rehabilitation (units)	4	\$210,648
Weatherization	461	\$7,686,662
Restoring Our Communities	0	\$143,302
Housing Innovation	68	\$824,572
Total	2,268	\$24,450,039

Questions?

Donna Maestas-De Vries

Chief Housing Officer

Troy Cucchiara

Green Initiatives Manager

Isaac Perez

Executive Director, San Felipe Housing Authority

344 Fourth St. SW, Albuquerque, NM 87102

Tel: 505-843-6880

www.housingnm.org



We Are Housing New Mexico