Programs for Individuals and Families

Housing Assistance

Affordable Rental Properties (Below Market Rate)

Apartment homes and rental properties are considered "affordable" when residents are required to meet certain income limits in order to live at the property and when rental rates are set at or below the average rate for similar properties in the area. Income limits and rental rate guidelines are updated each year by the federal government for each county in New Mexico.

Scan the QR code to search for affordable rental properties by city or visit:
housingnm.org/individuals-and-families/find-housing/rentals/affordable

Subsidized Rental Properties (Section 8)

Apartment homes and rental properties are considered "subsidized" when the property owner receives government assistance to help pay a portion of the rent charged for each unit. This assistance allows the owner to reduce the amount of rent charged for each unit so that it does not exceed 30 percent of the household's income after any qualifying adjustment to reduce total income.

New Mexico's subsidized properties include rental homes for families, the elderly and individuals with a mental or physical disability. Each property can give you information that explains how each of these categories are defined.

Scan the QR code to search for subsidized rental properties by city or visit:
housingnm.org/individuals-and-families/find-housing/rentals/subsidized

Note: Properties listed on Housing New Mexico's website are owned and managed by housing authorities, nonprofit organizations, for-profit companies, and private owners. Housing New Mexico does not own or manage these properties.

Preventing Homelessness & Creating Stable Housing Environments

Emergency Homeless Assistance Program

Housing New Mexico is awarded state homeless and federal Emergency Solutions Grant (ESG) funds annually for this program. Funding supports emergency shelter operations, essential services, and data collection.

Rapid Rehousing and Homeless Prevention

Housing New Mexico is awarded state homeless and federal ESG funds annually for this program to assist individuals with short- and medium-term rental assistance that are homeless or at risk of homelessness. HOME American Rescue Plan funds are also used for the same purpose.

Recovery Housing Program

Provides funding to develop housing or maintain housing and recovery services for individuals affected by substance use disorder; provides stable housing for up to two years, with the goal of each participant transitioning to independent living.

Housing Opportunities for Persons With AIDS

Provides housing assistance, in the form of rent, mortgage or utility payments, to people who have a documented HIV/AIDS diagnosis and are living at or below 80% of Area Median Income (AMI).

Linkages

A state-funded permanent supportive housing program that provides long-term rental subsidies, utility assistance, and supportive services to people experiencing homelessness, prioritizing individuals with a diagnosed serious mental illness, including Native Americans living off a reservation.

Homebuyers

First*Home*

An affordable fixed-rate mortgage loan option for first-time homebuyers.

First*Down*

A second mortgage that provides up to 4% of the home's purchase price to assist with down payment and closing costs. May only be combined with First*Home*.

First*Down* Plus

An optional third mortgage loan that provides $10,000 in down payment assistance when combined with First*Down*. May only be combined with First*Home* and First*Down*.

Home*Forward*

A first mortgage loan option for first-time and repeat homebuyers.

Home*Forward* DPA

Down payment assistance of up to 3% of the home's sales price as a fixed-rate second mortgage. May only be used with the Home*Forward* first mortgage program.

New*Home* Rate Advantage

A permanent mortgage interest rate reduction for the purchase of newly constructed homes under the Home*Forward* program.

New Homes for New Mexico

A down payment assistance program for the purchase of newly constructed homes that can be accessed through eligible builders.

Manufactured Home Financing

Manufactured homes that are on a permanent foundation, taxed as real property and meet U.S. Department of Housing and Urban Development (HUD) and agency guidelines qualify for the same affordable mortgage rates and terms as site-built homes. Single and multi-section homes are allowed.

Tribal Home Financing

Housing New Mexico provides government-backed and conventional home financing options for eligible enrolled members of federally recognized Tribes. Programs are available for first-time and repeat homebuyers purchasing homes on or off Tribal land in New Mexico.

Preserving Existing Housing for Homeowners

Emergency Housing Needs Program

Provides rapid assistance to very low-income households (at or below 50% AMI) in response to unexpected events occurring within the previous 90 days that have displaced or threaten to displace individuals or families from their homes. Services are limited to the structure of the home, which includes electrical and plumbing issues, roof repair or replacement, water heater replacement, and furnace replacement.

HOME Rehabilitation

Provides federal funding for the rehabilitation and essential improvements of homes occupied by income-qualified households. Rehabilitation work focuses on critical repairs needed to bring the home into compliance with program property standards and mitigate health and safety issues.

Home Improvement Program

An extension of the HOME Rehabilitation Program, HIP provides direct rehabilitation assistance to income-qualified homeowners in underserved New Mexico counties. Funding is available for essential home improvements that address health, safety, accessibility, and structural deficiencies to help preserve safe, decent housing.

NM Energy$mart Weatherization Program

Provides energy-saving retrofits and home modifications at no charge to eligible homeowners and renters.

Additional Resources

Housing Resources

Learn about specialized housing, emergency shelters, homelessness assistance, the Renter's Guide, and Fair Housing.

Scan the QR code or visit:
housingnm.org/individuals-and-families/find-housing

Housing Directory

Search affordable and subsidized rental properties by city.

Scan the QR Code or visit:
housingnm.org/about-us/housing-directory

Foreclosure Prevention Resources

If you're having trouble making your mortgage payments, don't wait. Early action can help you avoid foreclosure and connect you with free, trusted resources, housing counselors, and guidance tailored to your situation.

To learn more, scan the QR code or visit:
housingnm.org/external-resources/foreclosure-prevention-resources

EQUAL HOUSING OPPORTUNITY

HOUSING NEW MEXICO | MFA

Housing New Mexico | New Mexico Mortgage Finance Authority (MFA)
7425 Jefferson Street NE, Albuquerque, NM 87109
505-843-6880 | 800-444-6880 | ***housingnm.org***

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