2025-2029 Consolidated Plan & 2025 Annual Action Plan

New Mexico Mortgage Finance Authority
&
New Mexico Department of Finance and Administration

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AP-90 Program Specific Requirements – 91.320(k)(1,2,3)

Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1.   Introduction

The State of New Mexico is designated as an entitlement state by the U.S. Department of Housing and Urban Development (HUD). It receives several federal formula grants annually to address the housing and community development needs of its residents. These grants include the Community Development Block Grant (CDBG), the HOME Investment Partnerships (HOME) program, the Emergency Solutions Grant (ESG), the Housing Opportunities for Persons with AIDS (HOPWA) grant, and the Housing Trust Fund (HTF). The New Mexico Mortgage Finance Authority (MFA) is responsible for administering the HOME, ESG, HOPWA, and HTF programs. Meanwhile, the New Mexico Department of Finance and Administration (DFA), Local Government Division, manages the CDBG program and ensures that communities comply with all CDBG citizen participation requirements.

Entitlement areas receiving funding not covered by the New Mexico Consolidated Plan are the City of Albuquerque, City of Las Cruces, City of Santa Fe, City of Farmington, and City of Rio Rancho. Furthermore, MFA is responsible for overseeing these citizen participation requirements, including those that accompany the Consolidated Plan and CDBG, HOME, HOPWA, ESG and HTF programs, as well as those that complement MFA planning processes already at work in the State.

The State strives to provide safe, decent, and affordable housing; a suitable living environment; and economic opportunities, especially for low- to moderate-income households and special needs communities. In order to receive these funds, the State's MFA is submitting its 2025-2029 Consolidated Plan and first-year PY 2025 Annual Action Plan (AAP) as required by HUD from all Participating Jurisdictions receiving annual entitlements of formula grants.

The Consolidated Plan serves as a planning document meeting the federal government statutory requirements in 24 CFR 91.200-91.230, for preparing a Consolidated Plan and guiding the use of CDBG, HOME, ESG, HOPWA, and HTF funding based on applications to HUD. The major sections of the Consolidated Plan include a Housing Market Analysis, Housing Needs Assessment, 5-Year Strategic Plan, an Annual Action Plan, and Consultation and Citizen Participation, with accompanying documentation relating to public comments. The Strategic Plan addresses specific needs that were identified in the data analysis and citizen participation process, with specific goals and program targets for each category designated for funding over a 5-year period.

The first year PY 2025 AAP is a subset of the Strategic Plan, addressing funding options for the program year. The AAP can be used by organizations in the community as an annual guide for identifying activities through which they can help the jurisdiction reach its housing and community development goals. The AAP also serves as the baseline for measuring program effectiveness, as reported in the Consolidated Annual Performance and Evaluation Report (CAPER) required by HUD for each fiscal year's funding allocation. PY 2025 begins on July 1, 2025, and ends on June 30, 2026.

2.   Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The State of New Mexico has developed its strategic plan based on an analysis of the data presented in the Needs Assessment, the Market Analysis of the Consolidated Plan, and the community participation and stakeholder consultation process. Through these efforts, the MFA has identified four (4) priority needs and associated goals to address these needs. Over the 5-Year plan period, the State will work to accomplish the following outcomes, which are listed by Priority Need.

Priority Need: Public Facilities and Infrastructure

1A Expand/Improve Public Infrastructure & Facilities

Enhance accessibility to public facilities by improving their condition, expanding their reach, and ensuring compliance with accessibility standards to better serve low- to moderate-income neighborhoods. Invest in critical infrastructure improvements, including streets, sidewalks, drainage systems, and utilities, to foster safer, more livable neighborhoods and enhance overall community resilience.

Priority Need: Preserve & Develop Affordable Housing

2A Rehabilitate Owner-Occupied Housing

Preserve and improve existing owner-occupied housing through rehabilitation efforts, addressing safety, health, and sustainability concerns. This ensures long-term affordability and enhances living conditions for low- to moderate-income households.

2B Increase Homeownership Opportunities

Facilitate homeownership by offering financial assistance and creating affordable housing units for low- to moderate-income families. These programs aim to reduce housing barriers and promote financial stability and community investment.

2C Develop Affordable Rental Housing

Increase the availability of affordable rental housing through new construction and rehabilitation projects. This initiative addresses housing shortages and supports individuals and families with limited incomes.

2D Develop Housing for Vulnerable Populations

Provide housing solutions tailored to the unique needs of vulnerable groups, including seniors, individuals with disabilities, and those experiencing homelessness. These efforts combine housing development with supportive services for long-term stability.

2E Address Unmet Needs 2022 Wildfires/Flooding

Funding from the CDBG-DR program will be used to address unmet needs from DR-4652-NM: New Mexico Wildfires, Flooding, Mudflow, and straight-line Winds.

Priority Need: Housing Assistance for Vulnerable Populations

3A Provide Assistance to Reduce Homelessness

Offer targeted interventions, including rapid rehousing and homelessness prevention services, to assist individuals and families in securing stable housing. This effort includes leveraging partnerships and funding to address root causes of homelessness.

3B Provide Assistance for Shelters
Expand and improve shelter capacity to meet the needs of individuals and families experiencing homelessness. These initiatives ensure the availability of temporary housing and connect clients to long-term housing solutions.

3C: Provide Housing Assistance to Persons with HIV/AIDS

Deliver specialized housing assistance to individuals and families affected by HIV/AIDS, including rental assistance and support services. These programs aim to enhance housing stability and improve health outcomes.

Priority Need: Effective Program Management

4A. Effective Program Management

Effective program management of HUD grant programs will ensure compliance with each respective grant and its regulations and that programs meet their established objectives.

3.   Evaluation of past performance

MFA's and DFA's evaluations of past performance on CDBG, HOME, ESG, HOPWA and HTF have been completed in annual Consolidated Annual Performance and Evaluation Reports (CAPERs); the most recent of which was the PY 2023 CAPER. Each CAPER states the objectives and outcomes identified in each Annual Action Plan and includes an evaluation of past performance through measurable goals and objectives compared to actual performance.

MFA analyzes housing, low-income areas, and community needs of NM citizens to determine project funding estimates for the upcoming years to include past performance and impediments. The CAPER reports MFA's and DFA's progress on meeting the outcomes and measures. The past CAPER shows targets on track to meet priority needs for the selected areas and projects based on need and study analytics.

The State of New Mexico utilized four entitlement grants from HUD during PY 2023 to address critical housing and community development priorities outlined in the 2023 Annual Action Plan (AAP). These accomplishments are detailed below by priority:

Affordable Housing: The State prioritized affordable housing through HOME and CDBG programs to address the needs of low- to moderate-income (LMI) households. HOME funds supported the development of affordable rental housing, including ongoing construction projects aimed at expanding access for seniors, families, and vulnerable populations. CDBG funding facilitated the rehabilitation of owner-occupied housing units, improving safety and habitability. Although progress was made toward these goals, the State continues to work toward achieving its five-year targets for renter-occupied housing rehabilitation and new construction.

Public Facilities & Infrastructure: The State invested CDBG funds in public facility and infrastructure improvements in underserved communities, focusing on enhancing accessibility and public safety. Reported activities included upgrades to community facilities and critical infrastructure projects serving LMI residents statewide. These projects contribute to the State's ongoing efforts to meet its five-year infrastructure improvement goals, with a focus on addressing community needs and improving quality of life.

Public Services: The State used CDBG funds to deliver essential public services to 331 LMI and special needs residents during PY 2023. Programs included mental health services, food distribution initiatives, and support for seniors, ensuring vulnerable populations could maintain or improve their quality of life. Despite significant progress, the State continues efforts to meet its ambitious five-year goal of serving over 11,000 residents with vital services.

Assisting Persons Living with HIV/AIDS: Through HOPWA funding, the State assisted 84 individuals and their families with Tenant-Based Rental Assistance (TBRA). Additionally, 46 individuals received short-term rent, mortgage, and utility assistance, while 21 individuals accessed facility-based housing and housing placement services to avoid homelessness. The State remains on track to meet its five-year HOPWA goals as reported in the PY 2023 CAPER.

Reducing Homelessness: Emergency Solutions Grant (ESG) funds supported emergency shelters and homelessness prevention programs, assisting 93 individuals in PY 2023. While progress toward five-year ESG goals has been limited, the State is reevaluating its targets and strategies to maximize program effectiveness. Further details on ESG activities can be found in the State's ESG Annual Sage Report.

CARES Act Activities:

CARES Act Activities: CARES Act funds, including CDBG-CV, ESG-CV, and HOPWA-CV, were used to prevent, prepare for, and respond to COVID-19. The State provided mental health services to 112 LMI individuals and food distribution assistance to 1,186 LMI residents through CDBG-CV funding. ESG-CV funds supported homelessness prevention and rapid rehousing for households affected by the pandemic, cumulatively assisting over 362 households since the program's inception. HOPWA-CV accomplishments, as outlined in the 2023 HOPWA CAPER, included rental and utility assistance to individuals and families disproportionately impacted by the pandemic. These efforts demonstrate the State's commitment to addressing the ongoing impacts of COVID-19.
A detailed summary of the State's progress toward addressing its goals and priorities has been provided in the State's 2023 CAPER.

4. Summary of citizen participation process and consultation process

The State of New Mexico has adopted its HUD approved Citizen Participation Plan (CPP) as per 24 CFR 91.105, which sets forth the State's policies and procedures for citizen participation in the Consolidated Plan and first year 2025 AAP. The CPP provides details for public notice for all meetings and the various stages of Consolidated Plan development, public hearings before the citizens of New Mexico, accommodations for persons with disabilities, and the conduct of public review of draft documents. Adhering closely to the CPP, the State held a public comment period and public hearing. Details of these outreach efforts are provided below:

PUBLIC COMMENT PERIOD:

A public comment period is scheduled to be held starting on May 26, 2025, to June 24, 2025. The draft 2025-2029 Consolidated Plan and 2025 AAP will be available on May 26, 2025, on MFA's website at:

https://housingnm.org/resources/plans-and-reports/nm-consolidated-plan

and at DFA's website at:

http://www.nmdfa.state.nm.us/Local_Government.aspx.

Printed copies are also available at no charge at MFA's office at 7425 Jefferson St. NE, Albuquerque, NM 87109 and at DFA's office at 407 Galisteo Street, Santa Fe, NM 87501. Written comments and/or questions may be directed to Shannon Tilseth by phone: (505) 843-6880 or toll free 1-800-444-6880; fax: (505) 243-3289; e-mail: stilseth@housingnm.org; or mail: New Mexico Mortgage Finance Authority, 7425 Jefferson St. NE, Albuquerque, NM 87109.

PUBLIC HEARING: A public hearing will be held to discuss the proposed 2025-2029 Consolidated Plan and PY 2025 AAP. The hearing will be held at the New Mexico Mortgage Finance Authority (MFA) 7425 Jefferson St. NE Albuquerque, NM 87109 on June 9, 2025, at 10:00 a.m. Members of the public are welcome to attend and provide comments.

PUBLIC MEETINGS: The State held a series of public meetings with citizens and community stakeholders to present background information on the grant programs, solicit feedback, give citizens an opportunity to take surveys, and provide answers to general questions about the program.

COMMUNITY & STAKEHOLDER SURVEYS:

Community Survey Link: https://www.research.net/r/NM-Community-Survey

Stakeholder Survey Link: https://www.research.net/r/NM-Stakeholder-Survey

Details of citizen participation outreach for the Consolidated Plan and first year 2025 AAP are also located in the PR-15.

5. Summary of public comments

PUBLIC COMMENT PERIOD: A summary of comments will be included after the comment period.

PUBLIC HEARING: A summary of comments will be included after the public hearing.

COMMUNITY & STAKEHOLDER SURVEYS: A summary of survey results will be included after the citizen participation process.

All comments and views will be accepted at the public hearing and public comment period review process. A summary of outreach efforts is located in the PR-15 Participation.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments or views were accepted at the public hearing and public comment period.

7. Summary

The Consolidated Plan is comprised of several sections, including an assessment of the current housing and community needs of the area, a section detailing the needs of homeless individuals, a description of the publicly supported housing needs, information on the citizen participation process, a Strategic Plan, and the PY 2025 Annual Action Plan (AAP). The Strategic Plan is an essential component of the Consolidated Plan, outlining the objectives and outcomes necessary to meet the identified needs. The PY 2025 AAP is the first of five annual action plans, which will detail how federal resources will be allocated each year to achieve the objectives identified in the Consolidated Plan. Additionally, each AAP will be evaluated to see the State's performance in meeting the Consolidated Plan's objectives. At the end of each program year, the State will complete a Consolidated Annual Performance and Evaluation Review (CAPER).

Not only are the priority needs in the State identified through the needs assessment and market analysis, but the State also determines these needs through a citizen participation process, which includes engagement with community nonprofit organizations and with members of the community.

Primary data sources for the Consolidated Plan include 2008-2012 & 2018-2022 American Community Survey (ACS) 5-Year Estimates, 2016-2020 Comprehensive Housing Affordability Strategy (CHAS) data, Longitudinal Employer-Household Dynamics (LEHD), US Bureau of Labor Statistics, Homeless Management Information System (HMIS), 2023 Point in Time Count and Housing Inventory Chart, Inventory Management System/PIH Information Center (PIC), HUD Income Limits, HUD Fair Market Rents and HOME Rent Limits and other local data sources. Data for map analysis came from the 2018-2022 ACS.

Analysis of Impediments to Fair Housing Choice

The State completed its most recent 2025 Analysis of Impediments to Fair Housing Choice (AI) in conjunction with this Consolidated Plan. The AI outlines identified impediments to fair housing choice and the strategies to address these impediments. The 2025 AI is an analysis of factors that may potentially be preventing access to fair housing choice in the community, and understanding the impediments to fair housing choice is an important step in addressing housing needs. The AI helps to provide information to decision makers in the community and assists in guiding the use of grant funds and other resources that target affordable housing. This plan has developed goals that will address the identified impediments over the next five years.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

    1.   **Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source**

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	NEW MEXICO	MFA Policy and Planning Department
CDBG Administrator	NEW MEXICO	DFA Community Development Bureau
HOPWA Administrator	NEW MEXICO	MFA Community Development Department
HOME Administrator	NEW MEXICO	MFA Housing Development/MFA Community Development
ESG Administrator	NEW MEXICO	MFA Community Development Department
HTF Administrator	NEW MEXICO	MFA Housing Development Department

Table 1 – Responsible Agencies

Narrative

The lead agency for preparing the 2025-2029 Consolidated Plan was the New Mexico Mortgage Finance Authority (MFA) Policy and Planning Department.

New Mexico will meet its responsibility to provide decent and affordable housing and aid in the development of viable communities with suitable living environments and expanded economic and community development opportunities. This will be done with the help and support of a network of public institutions, nonprofit organizations and private industries. For example, MFA partners with the Department of Finance and Administration (DFA), and DFA provides CDBG funding on projects involving housing. The State is fortunate to have a strong relationship with valuable service agencies.

MFA also works to instill capacity for strong housing and community development across the State through funding initiatives, outreach, training and other capacity building endeavors.

Consolidated Plan Public Contact Information

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PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1.   Introduction

As part of the process the New Mexico Mortgage Finance Authority (MFA) and Department of Finance and Administration (DFA) must consult with a wide variety of organizations in order to gain understanding of the housing and community development process. This Consolidated Plan and planning process represents a collective effort from a broad array of entities in New Mexico, ranging from governmental officials, advocacy groups, social service providers and economic development organizations. Private, non-profit and public organization representatives, including agencies that provide assistance and public housing; agencies with expertise regarding lead-based paint hazards; local governments; Continuum of Care organizations; public and private agencies addressing low-income, homeless or special needs populations; publicly funded institutions that may discharge persons into homelessness; agencies that bridge the digital divide for the State's most vulnerable residents; hazard mitigation and emergency management agencies and government departments; business and civic leaders were contacted through several means, such as e-mail correspondence, online surveys and face-to-face interactions. These stakeholders were solicited to discuss housing and community development needs in New Mexico, including the ranking of needs and activities that MFA and DFA might consider to better address needs throughout the State. Further, individuals were asked to provide additional insight into prospective barriers and constraints in addressing housing and community development needs in New Mexico.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

MFA and DFA actively enhance coordination between public and assisted housing providers, private entities, and governmental health, mental health, and service agencies. Ongoing relationships with housing providers are fostered through initiatives such as the Landlord Engagement Outreach activities, which support housing development efforts.

As part of the planning process, MFA and DFA consulted with social service organizations that provide assistance to individuals facing health and mental health challenges, including the New Mexico Coalition to End Homelessness (NMCEH) Continuum of Care (CoC). Three focus groups were held where affordable housing topics were highlighted, and feedback gathered from affordable housing industry participants. These discussions included considerations for coordinating both health and housing needs for vulnerable populations. Additionally, the New Mexico Department of Corrections Probation and Parole held a remote session that invited participation from individuals in State custody to identify housing needs upon release. Finally, through surveys and stakeholder interviews, a wide range of housing and health providers were consulted.

Through the NMCEH CoC, cities in New Mexico collaborate with mental health providers, homeless shelters, service providers, and governmental agencies to assist homeless individuals and families. Municipalities also engage in coalitions such as the New Mexico Interagency Council on Homelessness, working to address broader housing and service needs. Initiatives like integrated workforce development programs partner with organizations such as Heading Home, Roadrunner Food Bank, and faith-based

groups to address homelessness. These programs provide workforce opportunities, navigation services, and support through day relief centers offering hygiene services, meals, and respite.

To bridge the digital divide, municipalities in New Mexico work with high-speed internet providers to serve low- and moderate-income households. Ensuring affordable internet access aligns with statewide goals of enhancing the quality of life for underserved communities and expanding access to education and employment opportunities.

Cities in New Mexico collaborate with agencies focused on emergency preparedness, climate change, and hazard mitigation. In partnership with the New Mexico Department of Homeland Security and Emergency Management (NMDHSEM), municipalities support streamlined disaster response and recovery efforts. They also work with the New Mexico Environment Department (NMED) and the New Mexico Department of Health to monitor and improve air quality while addressing climate change impacts.

To manage flood risks and water resources exacerbated by climate change, municipalities partner with the New Mexico Office of the State Engineer and local water conservation districts. Hazard mitigation and emergency preparedness efforts are further supported through collaboration with the New Mexico Department of Homeland Security and Emergency Management and the New Mexico National Guard. These partnerships strengthen resilience to natural disasters and extreme weather events while supporting sustainable development and housing initiatives.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

New Mexico is served by two Continuums of Care (CoCs): Albuquerque CoC, which serves the City of Albuquerque, and the Balance of State CoC, which serves the rest of the State. The New Mexico Coalition to End Homelessness (NMCEH) coordinates both CoCs. MFA is a member of each CoCs governing board and works with the CoCs in planning, policies and procedures related to CoC activities.

MFA also works closely with NMCEH in the coordination of other efforts to address the needs of individuals and families who are experiencing homelessness or are at risk of homelessness. In addition to administering both CoCs in New Mexico, NMCEH offers training and technical assistance to nonprofit agencies and other groups in New Mexico, partners with other organizations to create supportive housing, manages New Mexico Homeless Management Information System (HMIS), the statewide coordinated entry system and is engaged in campaigns at the state and local levels to end homelessness. MFA provides support for activities undertaken by NMCEH through financial commitments, such as resources from general fund and in-kind contributions, such as meeting facilities and technical assistance to its members. Further, as part of the consolidated planning process, MFA worked with New Mexico Department of Corrections Probation and Parole to gather input from individuals in State custody regarding housing needs upon release.

NMCEH administers a Coordinated Entry System (CES), which is a process where people experiencing homelessness can access quick and streamlined services, and have their needs promptly assessed and connected to appropriate and situation-specific housing services. The CES system prioritized individuals and families experiencing homelessness based on their vulnerability, measured by a VI-SPDAT assessment in order to quickly and effectively provide assistance. CES can be reached in-person at many access points

across the State and through phone at 505-768-HELP or email at <u>768-help@nmceh.org</u>. For more information about CES and a list of access points, see link: https://www.nmceh.org/coordinated-entry-system

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

MFA is a member of the governing boards of both CoCs in New Mexico and receives input from CoC staff and member agencies regarding allocation priorities, performance standards and outcome measures for ESG funds.

MFA is a member of the HMIS Governing Committee, which includes representation from NMCEH and several HMIS user agencies. This committee meets quarterly to address all issues related to HMIS administration in the State and works with the CoCs to: (1) review, revise and approve a privacy plan, security plan and data quality plan for HMIS; (2) ensure consistent participation of recipients and sub-recipients in HMIS; and (3) ensure HMIS is administered in compliance with HUD requirements.

2.   Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	**Agency/Group/Organization**	New Mexico Coalition to End Homelessness
	Agency/Group/Organization Type	Services-homeless Civic Leaders
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Market Analysis HMIS Coordinator
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted by responding to online stakeholder survey which helped to shape priority needs and strategies.
2	**Agency/Group/Organization**	The Springer Housing Authority
	Agency/Group/Organization Type	Housing PHA Persons, low income living in CDGB purposed areas
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Housing and Social Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted by responding to online stakeholder survey which helped to shape priority needs and strategies.
3	**Agency/Group/Organization**	COPE
	Agency/Group/Organization Type	Services
	What section of the Plan was addressed by Consultation?	Services - Victims of Domestic Violence Services – Education Services – Victims Services – Elderly Persons
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted by responding to online stakeholder survey which helped to shape priority needs and strategies.
4	**Agency/Group/Organization**	ICAST
	Agency/Group/Organization Type	Other: Multifamily Weatherization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted by responding to online stakeholder survey which helped to shape priority needs and strategies.
5	**Agency/Group/Organization**	The Housing Trust
	Agency/Group/Organization Type	Housing Counseling Services- Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Housing and Social Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted by responding to online stakeholder survey which helped to shape priority needs and strategies.
6	**Agency/Group/Organization**	Santa Fe Community Housing Trust
	Agency/Group/Organization Type	Housing Counseling Community Agency/Organization Service - Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Housing and Social Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted by responding to online stakeholder survey which helped to shape priority needs and strategies.
7	**Agency/Group/Organization**	Haven House Inc.
	Agency/Group/Organization Type	Services – Children Services – Persons with Disabilities Services – Persons with HIV/AIDS Services – Victims of Domestic Violence Services - Homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Housing and Social Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted by responding to online stakeholder survey which helped to shape priority needs and strategies.
8	**Agency/Group/Organization**	Eddy County
	Agency/Group/Organization Type	Other government – County Services – Elderly Persons Services – Persons with Disabilities

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted by responding to online stakeholder survey which helped to shape priority needs and strategies.
9	Agency/Group/Organization	South Central Regional Transit District
	Agency/Group/Organization Type	Other: Transit
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted by responding to online stakeholder survey which helped to shape priority needs and strategies.
10	Agency/Group/Organization	City of Carlsbad
	Agency/Group/Organization Type	Other government – Local Services – Elderly Persons Services – Persons with Disabilities Services – Victims of Domestic Violence Services - Homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted by responding to online stakeholder survey which helped to shape priority needs and strategies.
11	Agency/Group/Organization	Habitat For Humanity of Espanola Valley & Los Alamos, Inc.
	Agency/Group/Organization Type	Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted by responding to online stakeholder survey which helped to shape priority needs and strategies.
12	Agency/Group/Organization	New Mexico Department of Finance and Administration
	Agency/Group/Organization Type	Other government - State Planning organization Business and Civic Leaders

	What section of the Plan was addressed by Consultation?	Economic Development Colonias Set-aside Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted by responding to online stakeholder survey which helped to shape priority needs and strategies.
13	**Agency/Group/Organization**	Assurance Home Inc
	Agency/Group/Organization Type	Services – Persons with Disabilities Services – Homeless Services – Health Services – Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted by responding to online stakeholder survey which helped to shape priority needs and strategies.
14	**Agency/Group/Organization**	Community Against Violence
	Agency/Group/Organization Type	Services – Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted by responding to online stakeholder survey which helped to shape priority needs and strategies.
15	**Agency/Group/Organization**	Enlace Comunitario
	Agency/Group/Organization Type	Services – Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted by responding to online stakeholder survey which helped to shape priority needs and strategies.
17	**Agency/Group/Organization**	JL Gray Company
	Agency/Group/Organization Type	Other: Multi-family Development Services – Elderly Services – Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted by responding to online stakeholder survey which helped to shape priority needs and strategies.
18	**Agency/Group/Organization**	San Juan County Partnership
	Agency/Group/Organization Type	Services – Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted by responding to online stakeholder survey which helped to shape priority needs and strategies.
19	**Agency/Group/Organization**	Mesilla Valley Community of Hope
	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	Supportive Service
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted by responding to online stakeholder survey which helped to shape priority needs and strategies.
20	**Agency/Group/Organization**	EASTERN REGIONAL HOUSING AUTHORITY
	Agency/Group/Organization Type	Housing PHA Regional organization Persons, low income living in CDBG purposed area
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis Housing and Social Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted by responding to online stakeholder survey which helped to shape priority needs and strategies.
21	**Agency/Group/Organization**	EL CAMINO REAL HOUSING AUTHORITY
	Agency/Group/Organization Type	Housing PHA Persons, low income living in CDBG purposed areas

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis Housing and Social Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted by responding to online stakeholder survey which helped to shape priority needs and strategies.
22	**Agency/Group/Organization**	PUEBLO OF ACOMA HOUSING AUTHORITY
	Agency/Group/Organization Type	Housing PHA Persons, low income living in CDGB purposed areas
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Housing and Social service
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted by responding to online stakeholder survey which helped to shape priority needs and strategies.
23	**Agency/Group/Organization**	New Mexico Department of Health
	Agency/Group/Organization Type	Services-Health Health Agency Child Welfare Agency Other government - State
	What section of the Plan was addressed by Consultation?	Lead-based Paint Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted by responding to online stakeholder survey which helped to shape priority needs and strategies.

Identify any Agency Types not consulted and provide rationale for not consulting

No organizations were intentionally left out of the public participation process. All comments and views were accepted and welcomed.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care		This plan incorporates COC's goals and strategies to reduce homelessness.
2023 New Mexico Affordable Housing Needs Assessment	Mortgage Finance Company (MFA)	This report investigates housing needs in New Mexico.
New Mexico Housing Strategy	Mortgage Finance Company (MFA)	This report is the first step in bringing together leaders from across the housing continuum to look at challenges and propose actionable strategies.
New Mexico Fair Housing Action Plan	Mortgage Finance Company (MFA)	This Plan recommends actions to build on existing public policies and programs and offer new or expanded actions to stimulate residential investments and increase the supply of affordable housing in the state.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

In developing the 2025-2029 Consolidated Plan and Program Year 2025 AAP, the State of New Mexico engaged with various departments, stakeholders, and neighboring jurisdictions to solicit input and strengthen partnerships. MFA provided information throughout the year to a number of external advisory and oversight committees comprising of representatives from various housing related industries and geographic areas of the state to advise and comment on activities undertaken with federal dollars. These committees include Mortgage Finance Authority Act Legislative Oversight Committee, New Mexico Housing Trust Fund Advisory Committee and Allocation Review Committee. MFA will continue to work with and consult with these committees regarding activities in the Action Plan. MFA also meets annually with focus groups organized according to Action Plan activities such as housing development, rehabilitation and homelessness prevention. MFA initiated a Housing New Mexico Advisory Committee fostering collaboration for a data driven approach.

MFA and DFA recognize that many times, the difference between success and failure in a partnership is in the ability to operate with an effective communication system. In an effort to help organizations develop capacity, MFA and DFA will continue outreach to a variety of agencies and entities involved with housing and community development activities in New Mexico.

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

1.   Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal setting

New Mexico Mortgage Finance Authority (MFA) and the Department of Finance and Administration, Local Government Division (DFA) held a public comment period on the 2025-2029 Consolidated Plan DRAFT 2025 Annual Action Plan. A thirty-day public comment period began on May 26, 2025, and ended on June 24, 2025, with public hearing held on June 9, 2025, at 10:00 a.m. The 2025 Annual Action Plan is the first annual implementation plan under the State of New Mexico 2025-2029 Consolidated Plan for Housing and Community Development.

The notice was published in different newspapers throughout the state to cover Northern, Central, Southern, Western, and Eastern areas of the state to include metro and rural areas in English and Spanish. In addition, the notice and draft document was posted on MFA and DFA websites and available for download in a variety of formats to enhance public outreach and encourage participation. The virtual and in-person public hearing is to allow for enhanced participation for those who can attend based on proximity location or those throughout the state can log in virtually. To further enhance participation MFA accepted written comments by email or mail for those who do not have access to virtual platforms for verbal comments or prefer alternative communication methods.

In attendance were MFA and DFA employees. There were no public participants for the hearing thus no verbal public comments. There was one written comment received during the comment period seeking homeless prevention assistance. MFA would accept any further comments.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
1	Public Meeting	Non-targeted/broad community	A community meeting was held in person on March 11, 2024, in Albuquerque to gather feedback on community development and public services in New Mexico. The meeting was held at New Mexico Mortgage Finance Authority, 344 Fourth Street Albuquerque, NM 87102.	There were five comments made: - Voucher programs highly needed - AI - slow approval process with federal funds and local government - Interest rates affect homeownership affordability - Homeless prevention needed - Demographics disproportionately affected by homelessness	All comments were accepted.	
2	Public Meeting	Non-targeted/broad community	A community meeting was held in person on March 12, 2024, in Santa Fe to gather feedback on community development and public services in New Mexico. The meeting was held at Santa Fe Community College Room #212 West Wing, 6401 Richards Ave Santa Fe, NM 87508.	There were two comments made: - Eviction prevention and diversion program - Question about stakeholder survey	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
3	Public Meeting	Non-targeted/broad community	A community meeting was held in person on March 14, 2024, in Las Cruces to gather feedback on community development and public services in New Mexico. The meeting was held at Dona Ana Community College, Conference/Classroom #273 3400 Espina St., Las Cruces, NM 88001.	There were no comments.	All comments were accepted.	
4	Stakeholder Meeting	Non-targeted/broad community	A stakeholder meeting was held in person and virtually on March 11, 2024, to gather feedback on community development and public services in New Mexico. Only State staff are in attendance.	There were no comments.	All comments were accepted.	
5	Stakeholder Meeting	Non-targeted/broad community	A stakeholder meeting was held in person and virtually on March 12, 2024, to gather feedback on community development and public services in New Mexico. There were no attendees.	There were no comments.	All comments were accepted.	
6	Stakeholder Meeting	Non-targeted/broad community	A stakeholder meeting was held in person and virtually on March 14, 2024, to gather feedback on community development and public services in New Mexico. There were no attendees.	There were no comments.	All comments were accepted.	
7	Community Survey	Non-targeted/broad community	The State offered an online community survey to gather input on the housing, fair housing, community development and homeless needs in New Mexico. See below the link to the survey. https://www.research.net/r/NM-Community-Survey	Full survey results will be provided after the citizen participation process.	All comments were accepted.	
8	Stakeholder Survey	Non-targeted/broad community Nonprofits	The State offered an online stakeholder survey to gather input on the housing, fair housing, community development and homeless needs in New Mexico. See below the link to the survey. https://www.research.net/r/NM-Stakeholder-Survey	Full survey results will be provided after the citizen participation process.	All comments were accepted.	

Consolidated Plan

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
9	Public Hearing	Non-targeted/broad community	A public hearing will be held to discuss the proposed 2025-2029 Consolidated Plan and PY 2025 AAP. The hearing will be held at the New Mexico Mortgage Finance Authority (MFA) 7425 Jefferson St. NE, Albuquerque, NM 87109 on June 9 27, 2025. Members of the public are welcome to attend and provide comments.	A summary of comments will be included after the public hearing.	All comments are accepted.	
10	Public Comment Period	Non-targeted/broad community	A public comment period is scheduled to be held starting on May 26, 2025, to June 24, 2025. The draft 2025-2029 Consolidated Plan and 2025 AAP will be available on May 26, 2025, at MFA's website at: https://housingnm.org/resources/plans-and-reports/nm-consolidated-plan and at DFA's website at: http://www.nmdfa.state.nm.us/Local_Government.aspx. Printed copies are also available at no charge at MFA's office at 7425 Jefferson St. NE, Albuquerque, NM 87109 and at DFA's office at 407 Galisteo Street, Santa Fe, NM 87501. Written comments and/or questions may be directed to Shannon Tilseth by phone: (505) 843-6880 or toll free 1-800-444-6880; fax: (505) 243-3289; e-mail: stilseth@housingnm.org; or mail: New Mexico Mortgage Finance Authority, 7425 Jefferson St. NE, Albuquerque, NM 87109.	A summary of comments will be included after the public comment period.	All comments are accepted.	

Needs Assessment

NA-05 Overview

Needs Assessment Overview

This section assesses the housing needs within New Mexico by analyzing various demographic and economic indicators. The data analyzed in this section is primarily for non-entitlement areas of the state, which excludes entitlement jurisdictions Albuquerque, Farmington, Las Cruces, Rio Rancho, Santa Fe. The Needs Assessment is made up of various subsections, each dedicated to a different aspect of housing needs. They cover a wide range of topics including current demographics and demographic changes, disproportionately greater needs, public housing, and others.

While the Consolidated Plan is meant to be reviewed as a complete document, each section is also accessible to look at key subjects. Many sections in the Needs Assessment match up with similar sections in the Market Analysis to allow for a more holistic analysis. Data for the housing needs below were taken from the 2018-2022 American Community Survey 5-Year Estimates.

Overview of Statewide Housing Needs include:

- New Mexico faces a significant shortage of affordable housing, with 41% of renter households paying more than 30% of their income on rent.

- The poverty rate in New Mexico is 18.3% and is 5.8 percentage points higher than the national rate.

- The median household income for non-entitlement households is $55,303, which is over 20% lower than the national median household income.

- The state's population growth is slow, with a high birth rate offsetting the death rate and negative net migration.

- There are significant challenges faced by the state's housing market, particularly for minority populations, including low-income and extremely low-income Asian households, low-income Black or African American households, and senior households.

Regional Housing Needs:

- The Albuquerque Metropolitan Statistical Area (MSA) is the most populous area of New Mexico, with 44% of the state's residents living in this area.

- The Eastern New Mexico region has a high poverty rate, with 22.1% of the population living below the poverty line.

Senior Housing Needs:

- Many New Mexico senior households (households with one or more people 65 years or older) are low- or moderate-income with 41.8% earning less than $40,000 annually, compared to the national rate of 37.7%.

- Senior households face significant challenges in accessing affordable housing, with 34% of senior renter households paying more than 30% of their income on rent.

- There is a growing need for age-restricted housing and supportive services for senior households.

Consolidated Plan Helpful Definitions:

Affordable Housing: Housing affordable at 30 percent or less of a household's monthly income.

Median Household Income: Midpoint of a specific jurisdiction's income distribution, calculated annually by U.S. Census survey. Data is typically one or two years lagging. This measure is used to assess economic trends and living standards within different geographic areas.

Area Median Income (AMI): Annual household income for regional metro areas, generally published on an annual basis by HUD.

HUD Area Median Family Income (HAMFI): This is the median family income calculated by HUD to determine Fair Market Rents (FMRs) and Income Limits for HUD programs.

Extremely low-income household: Households earning 30 percent of AMI or less for their household size. In 2024, a four-person household in New Mexico with an income at 30 percent AMI earned $23,650 or less.

Very Low-income households: Households earning 31 percent to 50 percent AMI for their household size. In 2024 a four-person household in the state with an income at 50 percent AMI earned a maximum of $39,450 per year.

Low-income households: Households earning 51 to 80 percent AMI for their household size. In 2024, a four-person household in the state) with an income at 60 percent AMI earned a maximum of $47,340.

Moderate-income households: Households earning 81 to 120 percent AMI for their household size. In 2024, a four-person household in New Mexico with an income at 80 percent AMI earned a maximum of $63,100.

NA-10 Housing Needs Assessment - 24 CFR 91.305 (a,b,c)

Summary of Housing Needs

Assessing the housing needs of a community involves understanding the balance of supply and demand, while also accounting for key factors that drive changes in both. Population trends, household size, income levels, and housing availability all contribute to shaping the local housing market and the affordability of housing for residents.

In the state of New Mexico, recent demographic and economic trends provide valuable insights into the evolving housing landscape. Between 2012 and 2022, New Mexico's population saw minimal change, remaining relatively stable with a slight decline of about 0.97% from 1,211,987 to 1,200,214 residents. However, despite this stable population, the number of households in the state grew by 2.25%, rising from 424,842 in 2012 to 434,386 in 2022. This suggests a shift toward smaller households, potentially reflecting changes in family structure, more single-person households, or evolving lifestyles.

Along with these demographic changes, New Mexico has experienced significant economic shifts. The median household income rose notably from $46,571 in 2012 to $62,247 in 2022—a nominal growth of about 33.66%. However, understanding the real impact of this income growth requires accounting for inflation. When adjusted for inflation, the 2012 median income would have had a purchasing power equivalent to $57,765 today. This adjustment shows that while the nominal income increase appears substantial, the real increase in purchasing power is approximately 7.76%. This distinction is crucial to understanding how much more (or less) residents can actually afford today compared to a decade ago, despite the income growth.

Despite the rise in household income, challenges remain in ensuring housing affordability, particularly for low- to moderate-income families. As seen in other regions, the cost of housing—including both home prices and rental rates—may outpace income growth, leading to increased housing cost burdens for many residents. As the state continues to navigate these demographic and economic shifts, understanding the nuances of housing affordability and supply will be critical for developing strategies that promote stability and affordability across all income levels.

In summary, New Mexico's housing market is shaped by a combination of stable population levels, a slight increase in households, and significant income growth. However, the continued pressure on housing affordability, especially for low- and moderate-income residents, requires focused attention and policy responses to ensure that all residents have access to safe and affordable housing.

Demographics	Base Year: 2012	Most Recent Year: 2022	% Change
Population	1,211,987	1,200,214	-0.97%
Households	424,842	434,386	2.25%
Median Income	$46,571	$62,247	33.66%

Table 1 - Housing Needs Assessment Demographics

Data Source: 2008-2012 Census (Base Year), 2018-2022 ACS (Most Recent Year)

The following maps display the geographic distribution of demographic trends in the State across a few key indicators including population density, median household income and poverty.

Population Density

This map displays the estimated population density across the state from 2018 to 2022, with darker blue shades representing higher density areas. Census tract data highlights that the population is concentrated in urban centers, particularly around Albuquerque, while rural regions remain sparsely populated.
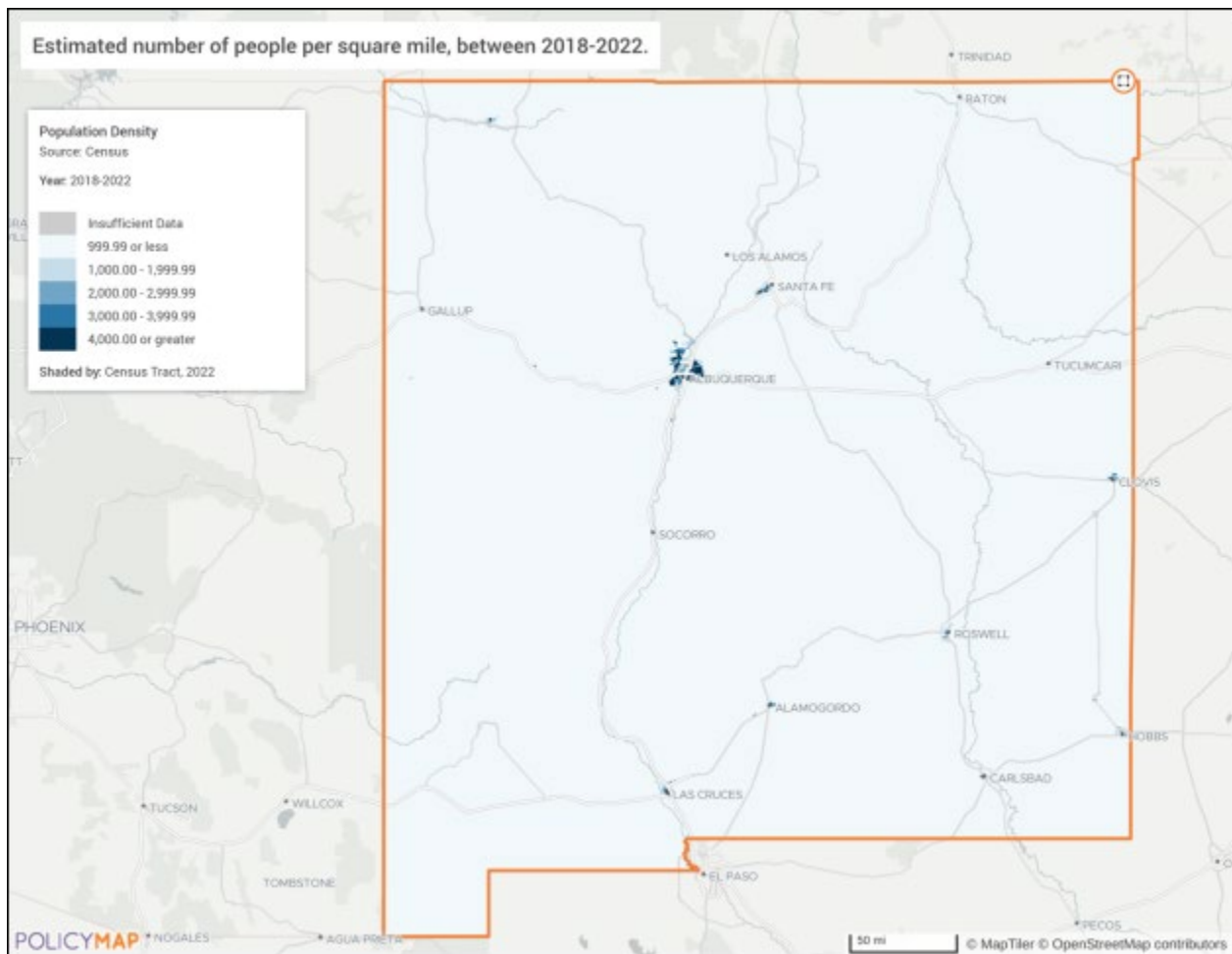
Map: Population Density

Median Household Income

The map illustrates median household income by census tract across the state in 2022, with the statewide median being $62,247. However, there is significant variation in income levels throughout the state. Generally, census tracts near urban centers and in the southeastern regions report higher median incomes compared to more rural areas.
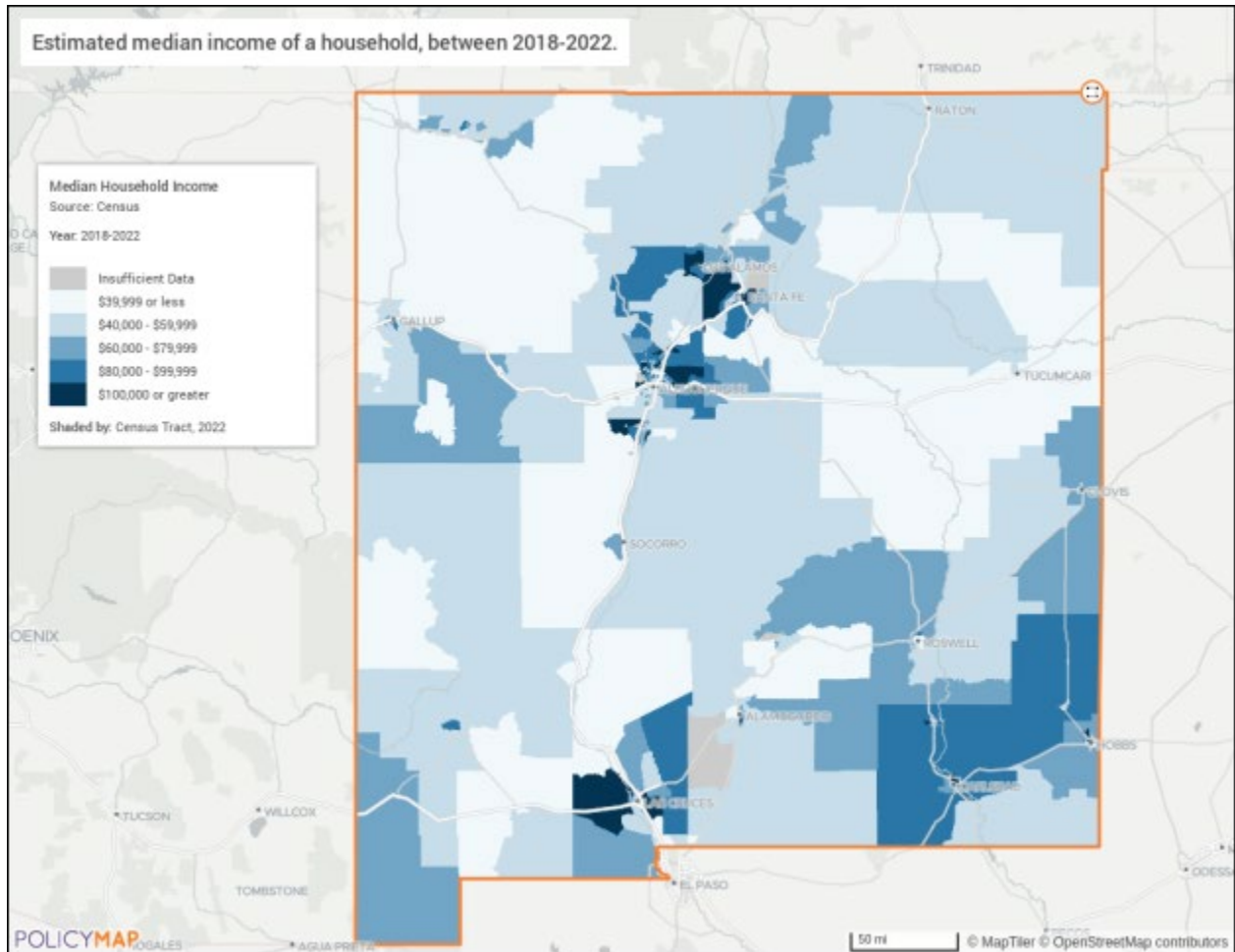
Map: Median Household Income

Poverty

The map shows the percentage of residents living below the poverty level by census tract. As expected, areas with higher median incomes tend to have lower poverty rates. In many urban census tracts, poverty rates are below 10%, while in several rural areas, over 25% of the population lives below the poverty line
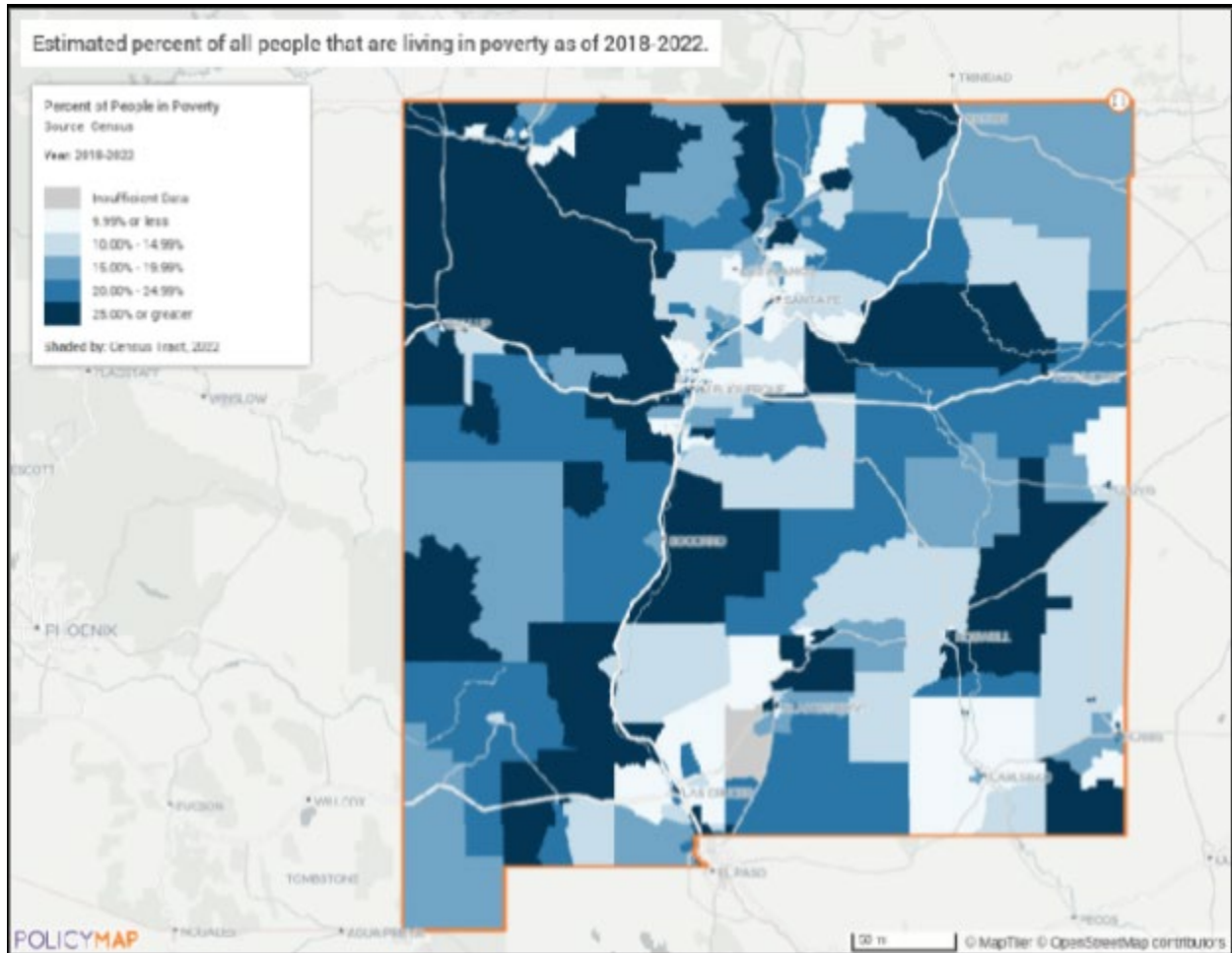
Map: Poverty Rate

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	64,340	58,705	72,540	40,100	198,410
Small Family Households	18,555	18,445	26,485	15,235	89,010
Large Family Households	5,035	4,825	7,450	4,380	17,670
Household contains at least one person 62-74 years of age	16,641	15,925	19,995	10,811	59,256
Household contains at least one-person age 75 or older	9,115	12,715	11,920	5,905	20,560
Households with one or more children 6 years old or younger	10,095	9,511	12,765	6,672	25,435

Table 2 - Total Households Table

Data Source: 2016-2020 CHAS

Number of Households

The table provides a detailed breakdown of households by income categories (HAMFI) and household composition, based on data from the 2016-2020 Comprehensive Housing Affordability Strategy (CHAS). Several key trends emerge. Many households earn more than 100% of HAMFI (198,410), while 64,340 households fall into the lowest income bracket (0-30% HAMFI), underscoring the critical need for affordable housing solutions for the most vulnerable populations. Small family households make up a substantial portion of all households across income levels. This aligns with the data showing an increase in the number of households despite a declining population, indicating that the average household size is decreasing.

In contrast, large family households are much less common, particularly at higher income levels. This suggests that larger families may face greater economic challenges, especially in the lower income brackets. Among households with someone aged 75 or older, a substantial portion, 21,830, reside in the lower income brackets (0-50% HAMFI), highlighting the growing need to ensure affordable and accessible housing options for the aging population, particularly those with limited incomes. Additionally, there is a notable presence of young children (under age 6) in higher-income households, especially in the >100% HAMFI bracket, which contains 25,435 such households.

Overall, the diverse range of household compositions and income levels emphasizes the need for targeted housing policies that address the specific challenges faced by different demographic groups, particularly low-income families, aging residents, and those in higher-income brackets who may still encounter housing-related pressures.

In summary, this data highlights the community's varied household compositions and income levels, underscoring the importance of developing housing policies that are responsive to the unique needs of low-income families, elderly residents, and other demographic groups.

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	1,030	590	635	131	2,386	2,560	1,025	940	351	4,876
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	655	400	405	240	1,700	595	425	797	326	2,143
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	1,065	830	1,180	320	3,395	755	1,025	1,375	540	3,695
Housing cost burden greater than 50% of income (and none of the above problems)	12,120	5,095	965	20	18,200	13,630	5,940	3,125	595	23,290
Housing cost burden greater than 30% of income (and none of the above problems)	3,410	7,435	6,580	1,375	18,800	5,585	7,135	8,130	3,270	24,120

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	2,965	0	0	0	2,965	4,520	0	0	0	4,520

Table 3 – Housing Problems Table

Housing cost burden remains the most widespread housing issue across New Mexico, significantly affecting both renters and homeowners, particularly those with the lowest incomes. According to 2016-2020 CHAS data, 12,120 renters and 13,630 homeowners earning below 30% of the Area Median Income (AMI) are severely burdened, spending more than 50% of their income on housing. This issue extends across income brackets, though the number of affected households decreases as income increases. In the 30-50% AMI range, 5,095 renters and 5,940 homeowners face severe cost burdens, highlighting the persistent affordability challenges in the state.

Substandard housing conditions, such as the lack of complete plumbing or kitchen facilities, are less prevalent but still impact 2,386 renter households and 4,876 homeowner households. Many of these homeowners, particularly those in lower-income brackets, may struggle to maintain their homes due to financial constraints, leading to worsening conditions over time. These households often need home rehabilitation or repair programs to address critical issues, ensuring that their homes remain safe and habitable.

Overcrowding is another housing issue in New Mexico, affecting 3,395 renter households and 3,695 homeowner households who live with 1.01-1.5 people per room. Severe overcrowding, with more than 1.51 people per room, is also notable, impacting 1,700 renter households and 2,143 homeowner households.

In this data, homeowners face more severe housing issues in certain categories. While renters experience higher levels of overcrowding and cost burden at the lowest income levels, a larger number of homeowners face severe issues such as housing cost burden and substandard housing. This data underscores the critical need for housing solutions that address the specific challenges of both renters and homeowners, especially those earning below 50% of AMI.

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or

complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	18,280	14,335	9,765	2,080	44,460	23,125	15,545	14,375	5,075	58,120
Having none of four housing problems	7,180	6,910	12,835	8,865	35,790	8,260	21,905	35,570	24,080	89,815
Household has negative income, but none of the other housing problems	2,965	0	0	0	2,965	4,520	0	0	0	4,520

Table 4 – Housing Problems 2

Data Source: 2016-2020 CHAS

Severe Housing Problems

Severe housing problems, such as the lack of a complete kitchen or plumbing, severe overcrowding, or severe cost burden, are less common than standard housing issues, but they still affect a significant portion of households across New Mexico. According to 2016-2020 CHAS data, 44,460 renter households and 58,120 homeowner households experience at least one severe housing problem. These problems are most concentrated among households with the lowest incomes (0-30% AMI), where 18,280 renter households and 23,125 homeowner households are affected.

The data reveals that as income increases, the number of households facing severe housing problems decreases, suggesting a strong correlation between low income and housing difficulties. In the 50-80% AMI income range, for example, only 9,765 renter households and 14,375 homeowner households experience severe issues. Households with negative income, despite not experiencing any of the other severe housing problems, account for 2,965 renter households and 4,520 homeowner households, underscoring their financial vulnerability.

Homeowners, particularly in lower income brackets, face a greater prevalence of severe housing problems, with 58,120 total affected compared to 44,460 renters. Low- to moderate-income (LMI) homeowners, in particular, may struggle to maintain their homes, leading to worsening conditions and a greater need for rehabilitation or repair. The data suggests that while severe housing issues are a widespread problem for both renters and owners, they disproportionately affect those with the least financial resources, pointing to a critical need for targeted interventions that address these severe housing needs across income levels.

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	2,530	2,205	6,305	11,040	2,245	6,025	12,395	20,665
Large Related	585	755	1,790	3,130	925	1,906	3,895	6,726
Elderly	2,160	2,275	1,740	6,175	4,095	8,460	8,610	21,165
Other	2,365	2,250	3,915	8,530	1,710	2,350	4,330	8,390
Total need by income	7,640	7,485	13,750	28,875	8,975	18,741	29,230	56,946

Table 5 – Cost Burden > 30%

Data Source: 2016-2020 CHAS

Cost Burden

The table above illustrates data from the 2016-2020 CHAS on households in New Mexico that are cost-burdened, meaning they spend more than 30% of their income on housing. The data covers both renters and homeowners with incomes ranging from 0% to 80% AMI. Cost burden affects a significant portion of households, particularly in lower income brackets. Among LMI renters, 28,875 households are cost-burdened, with small, related families making up the largest group (11,040 households), followed by elderly households (6,175). Similarly, 56,946 LMI homeowner households experience cost burden, with elderly homeowners comprising 21,165 of those affected.

While small, related families and elderly households are the largest affected groups, large, related families also face substantial cost burdens, especially homeowners. In total, large, related renter households make up 3,130 households, while for homeowners, the number rises to 6,726. This data underscores that cost

burden is a widespread issue affecting both renter and owner households across various family types and income levels.

The accompanying maps provide a visual representation of cost burden among both homeowners and renters by census tract in New Mexico. The darker shades of blue on the maps indicate areas where a higher percentage of households are spending more than 30% of their income on housing. Despite higher median household incomes in some regions of the state, many urban census tracts still experience cost burden rates exceeding 25%. This highlights that even in areas with relatively higher incomes, the cost of housing remains a significant challenge. The data and maps together reveal that both renters and homeowners across New Mexico, continue to face substantial financial strain from housing costs, which impacts their overall economic stability.

Map: Cost Burden Homeowners
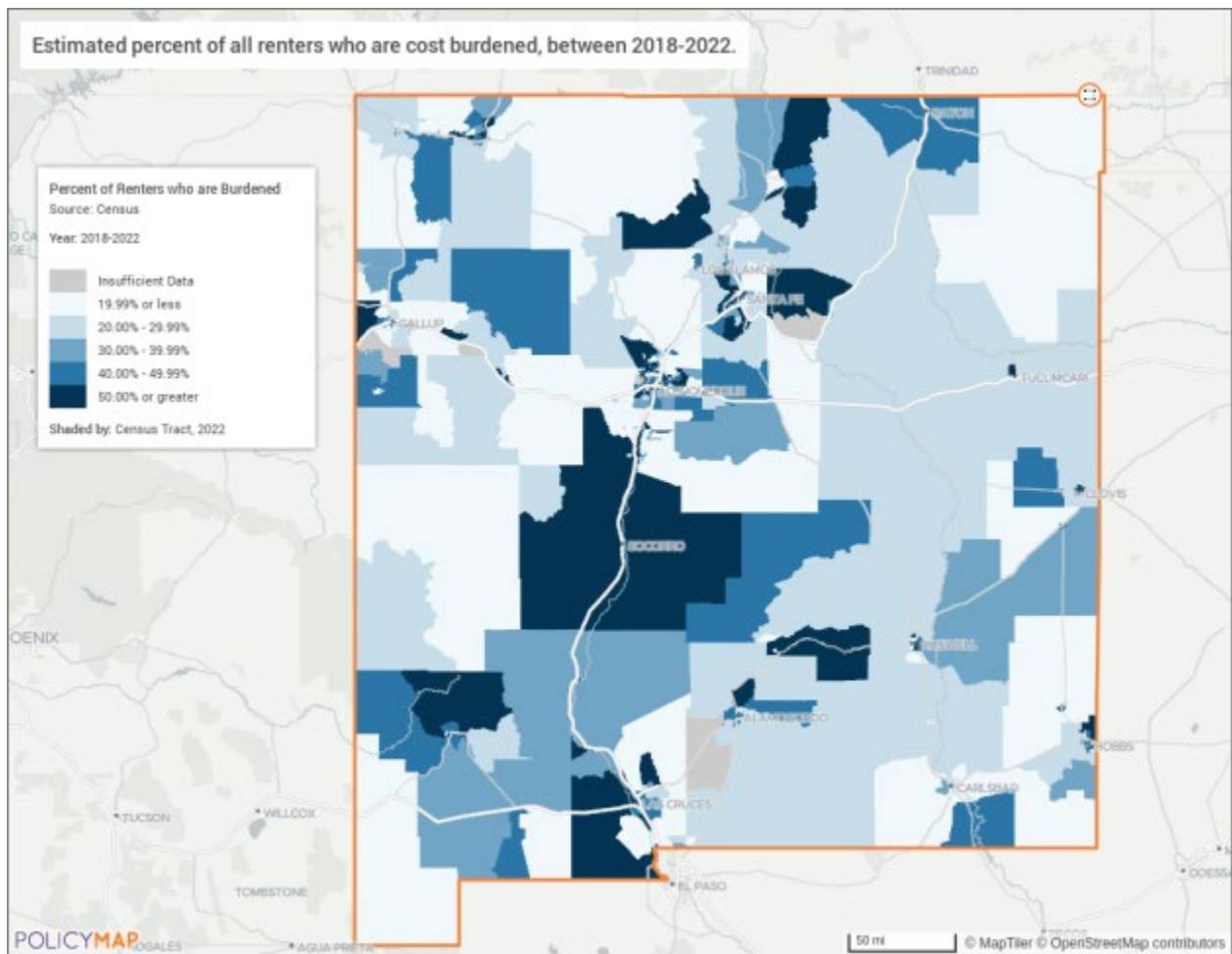
Map: Cost Burden Renters

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	5,620	2,225	400	8,245	3,610	2,405	1,270	7,285
Large Related	1,515	755	30	2,300	990	275	100	1,365
Elderly	1,965	2,275	180	4,420	4,925	1,550	700	7,175
Other	3,910	1,660	360	5,930	3,235	756	516	4,507
Total need by income	13,010	6,915	970	20,895	12,760	4,986	2,586	20,332

Table 6 – Cost Burden > 50%

Data Source: 2016-2020 CHAS

Severe Cost Burden

Severe cost burden, defined as spending more than 50% of household income on housing, disproportionately affects low-income households, making it a critical housing issue in New Mexico. According to the 2016-2020 CHAS data, a total of 20,895 LMI renter households and 20,332 LMI homeowner households experience severe cost burdens. The majority of these households fall within the lowest income category (0-30% AMI), underscoring the vulnerability of extremely low-income families. The prevalence of severe cost burden among both renters and homeowners, particularly those in the 0-30% AMI range, often leads to difficult financial decisions. These households may face trade-offs between housing costs and other essential needs, such as food, transportation, or healthcare. This data highlights the urgent need for targeted housing assistance and affordable housing solutions, especially for the lowest-income populations, to prevent further financial instability and potential homelessness.

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	1,475	1,040	1,405	415	4,335	1,205	1,135	1,242	603	4,185
Multiple, unrelated family households	216	170	135	45	566	405	551	1,037	376	2,369
Other, non-family households	95	40	81	105	321	169	15	10	4	198
Total need by income	1,786	1,250	1,621	565	5,222	1,779	1,701	2,289	983	6,752

Table 7 – Crowding Information – 1/2

Data Source: 2016-2020 CHAS

Overcrowding

HUD defines an overcrowded household as one with between 1.01 to 1.50 occupants per room, and a severely overcrowded household as one with more than 1.50 occupants per room. This issue affects both renter and homeowner households, though it is more prevalent among homeowners. According to the 2016-2020 CHAS data, 5,222 LMI renter households in New Mexico experience overcrowding, compared to 6,752 LMI homeowner households.

The following table shows the number of households with children present by income level.

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	6,910	4,625	5,435	16,970	3,185	4,886	7,330	15,401

Table 8 – Crowding Information – 2/2

Data Source: 2016-2020 CHAS

Describe the number and type of single-person households in need of housing assistance.

According to the 2018-2022 American Community Survey 5-Year Estimates, 29.4% of all occupied housing units in New Mexico, equating to approximately 127,690 households, are single-person households. Of these, 67% are homeowners, and 33% are renters. While single-person households are more likely to own their homes, renters still represent a significant portion of this population.

A key concern is the significant number of elderly individuals who live alone. In New Mexico, 45.7% of single-person households (approximately 58,336 households) consist of individuals aged 65 or older. This demographic is especially vulnerable, as many elderly residents live on fixed incomes, which limits their ability to manage rising housing costs, home maintenance, and unexpected expenses. In addition, elderly individuals living alone may have reduced access to transportation, healthcare, and other essential resources, further exacerbating their housing challenges.

Seniors living alone, particularly those who rent, are at a higher risk of poverty and housing instability. Many elderly renters face severe cost burdens, meaning they spend more than 30% of their income on housing, leaving less for other necessities like healthcare and food. As a result, these individuals are more likely to require housing assistance to ensure they can continue to live independently with stability and dignity. Addressing the housing needs of elderly single-person households is essential, especially as the elderly population continues to grow.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Persons with Disabilities

The U.S. Census Bureau defines a disability as a long-lasting physical, mental, or emotional condition that makes it difficult for a person to perform everyday activities, go outside the home independently, or maintain employment. By this definition, 338,512 New Mexico residents, or 16.3% of the population, were considered to be living with some form of disability in 2022. Of this disabled population, 38.0% are between the ages of 35 and 64, while 42.8% are aged 65 and older.

The most common type of disability in New Mexico is ambulatory difficulty. According to the Census Bureau, ambulatory difficulty refers to serious difficulty walking or climbing stairs. The second most common disability is cognitive difficulty, which is defined as having trouble remembering, concentrating, or making decisions due to a physical, mental, or emotional condition.

Residents with disabilities, along with families with children who have disabilities, face significant barriers to securing affordable housing. Many homes require expensive modifications, such as ramps, widened doorways, or specialized equipment, to accommodate those with mobility challenges. While it is difficult to determine the exact number of residents in need of housing assistance, it is likely that a majority of individuals with disabilities either require financial support for housing or need access to housing that is designed to accommodate their specific needs. Addressing these barriers is essential to ensuring that all residents have safe, accessible, and affordable housing options.

Victims of Domestic Violence

Accurately determining the number of domestic violence victims remains difficult, as many cases go unreported. However, the *Incidence and Nature of Domestic Violence in New Mexico XX: An Analysis of 2021 Data from the New Mexico Interpersonal Violence Data Central Repository* reports that in 2021, 20,776 incidents of domestic violence were reported statewide, involving 16,935 identified victims. Of these victims, 48% were Hispanic, 29% White (non-Hispanic), 18% Native American, 5% Black, and 1% Asian. A significant portion of victims (36%) were between the ages of 36 and 45.

In 2021, there was also a 53% increase in calls to crisis hotlines managed by domestic violence service providers. Despite this substantial rise in hotline activity, the increase in adult victims receiving direct services was more modest, growing by only 6%. During this period, 30 domestic violence service providers submitted data to the Central Repository, serving 9,524 new clients, including adult victims, children victim-witnesses, and offenders.

Additionally, the *Sex Crimes in New Mexico XIX: An Analysis of 2021 Data from The New Mexico Interpersonal Violence Data Central Repository* indicated a total of 3,183 sex crimes were reported in 2021, representing a 20% increase over the 2,654 incidents reported in 2020. Rape crisis centers and mental health centers assisted 1,587 victims of sexual assault, marking a 2.6% increase from the previous year.

What are the most common housing problems?

Like many communities across the nation, affordability is the most pressing housing issue in the State. High rates of housing cost burden—defined as spending more than 30% of household income on rent or mortgage—and severe cost burden, where housing expenses exceed 50% of income, are alarmingly prevalent. This issue is primarily driven by the large proportion of households with extremely low and low incomes. Both homeowners and renters are affected, spanning all low and moderate-income levels, and impacting a variety of family types.

According to 2016-2020 Comprehensive Housing Affordability Strategy (CHAS) data, more than 84,400 households in the 0-100% AMI range in New Mexico are experiencing housing cost burdens, with a significant number facing severe cost burdens. Nearly 40.1% of low- to moderate-income (LMI) households are spending more than 30% of their income on housing expenses, making them particularly vulnerable to financial instability.

The financial strain caused by high housing costs places immense pressure on households, increasing the risk of homelessness and forcing many families into substandard or overcrowded living conditions. This widespread issue underscores the urgent need for targeted interventions and supportive programs aimed

at reducing housing cost burdens for New Mexico residents, ensuring access to more stable and affordable housing options.

Are any populations/household types more affected than others by these problems?

Yes, certain populations and household types are more affected by housing problems in New Mexico. Overall, household income is closely linked to the likelihood of experiencing housing issues. Lower-income residents face higher rates of cost burden, substandard living conditions, and overcrowding. With a limited supply of affordable housing and generally low household incomes, many families across different income levels struggle to meet their housing needs. This creates additional challenges for individuals with special needs, who often find it difficult to secure appropriate housing options within the larger affordable housing market.

Residents with disabilities and those experiencing homelessness are especially vulnerable to these housing problems, as they require both affordability and accessibility, which are often lacking. Additionally, racial and ethnic disparities further exacerbate housing issues. A discussion of these disparities is covered in sections NA-15 to NA-30, where it is noted that certain racial and ethnic groups experience higher rates of housing problems compared to others. The combination of low household incomes and the scarcity of affordable housing increases the challenges faced by these populations, making them more susceptible to housing instability, cost burdens, and inadequate living conditions.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Extremely low-income households (those earning 30% or less of the area median income) are particularly vulnerable to housing instability, especially those spending more than 50% of their income on rent and utilities. These households are at constant risk of homelessness due to their limited financial cushion. Single-parent households with children are among the most at-risk due to their heightened need for affordable housing, accessible childcare, healthcare, and other essential services. Their lower incomes, combined with the higher costs of raising children, make it extremely difficult to cover basic living expenses, placing them at an imminent risk of homelessness. The primary needs of these households include financial support for housing, access to affordable childcare, job training, and other supportive services such as healthcare and financial education.

The data from the Housing Needs Summary Tables paints a concerning picture for many extremely low-income households in the State. Over 25,000 households in New Mexico—12,760 homeowners and 13,010 renters—are extremely low-income and face severe housing cost burdens, spending more than 50% of their income on housing. These households are at significant risk of becoming homeless, particularly if faced with unexpected financial or personal crises.

Formerly homeless families and individuals receiving rapid re-housing assistance also face significant challenges, particularly as their temporary assistance nears its end. These households must be reassessed well in advance of service termination to ensure they have the means to sustain housing independently. This reassessment should include evaluating their access to permanent affordable housing options, as well as their need for ongoing support in the form of job training, employment opportunities, and

childcare for families. Without these interventions, many of these households are at risk of returning to homelessness.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

The at-risk population is defined as extremely low-income households—those earning at or below 30% of the area median income (AMI)—who are also severely cost-burdened, meaning they spend more than 50% of their income on housing. These households are particularly vulnerable to housing instability and homelessness due to their limited financial resources. The estimates provided above were generated using 2016-2020 CHAS Comprehensive Housing Affordability Strategy (CHAS) data, which analyzes housing needs and affordability by income level to identify populations most at risk.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Housing instability and the risk of homelessness are often linked to a combination of housing characteristics and external factors. According to 2016-2020 CHAS data, there are 64,340 households in New Mexico with incomes at or below 30% of the Area Median Income (AMI). These households are particularly vulnerable due to their limited financial resources, which are often insufficient to cover unexpected expenses such as medical bills or emergency repairs. For these families, the primary cause of housing instability is financial insecurity, which is exacerbated by precarious living situations, such as temporarily staying with others, facing imminent eviction, or residing in motels.

Unexpected life events—such as the death of a family member, significant medical costs, or emergency expenses like vehicle repairs—can rapidly destabilize low-income households, leaving them unable to afford housing expenses. This is particularly true for families with little to no savings, who have no financial safety net. Additionally, the lack of affordable housing forces many low-income families to live in substandard or overcrowded conditions, further increasing their vulnerability to housing instability and homelessness.

Several specific factors often overlap and contribute to housing instability and homelessness, including:

- Extremely low-income households
- Persons with disabilities
- Individuals fleeing domestic violence
- Persons recently discharged from crisis units, hospitals, or jails
- LGBTQIA+ youth
- Youth aging out of foster care
- Individuals experiencing sudden crises such as unemployment or illness
- Persons experiencing behavioral health challenges

These households face increased risk due to a combination of economic, social, and health-related factors, all of which compound the difficulty of maintaining stable housing.

Discussion

Needs Assessment by Housing Type

Using the CHAS data provided in this section, data from the ACS 5-Year estimates, as well as other local data, New Mexico is able to identify the number of vulnerable household types that are at-risk of housing instability or may be in need of immediate housing assistance. As funding limitations are a barrier to addressing all needs, the state may not be able to assist all household types but may use the data collected to prioritize assistance. See below estimates of households by type that may be in need of housing assistance:

Extremely Low-Income Households (0-30% AMI): The CHAS data indicates that there are 64,640 extremely low-income households in the state. Extremely low-income households make up 33% of LMI households in the state.

Low-income Households (30-50% AMI): The CHAS data indicates that there are 58,705 low-income households in the state, which is 30% of all LMI households in the state.

Moderate-Income Households (50-80% AMI): The CHAS data indicates that there are 72,540 moderate-income households in the state, which is 37% of all LMI households in the state.

Low-Income Small Families (no more than 4 person): The CHAS data indicates that there are 63,485 LMI small family households in the state. LMI includes extremely low-, low- and moderate income.

Low-Income Large Families (5 or more persons): The CHAS data indicates that there are 17,310 LMI large family households in the state. LMI includes extremely low-, low- and moderate income.

Cost Burdened Renters: Renters with an imminent risk of homelessness are those that are extremely low-income (0-30% AMI) and cost burdened. HUD defines cost-burden as paying more than 30% monthly income on housing costs. According to CHAS data, there are 20,650 renter households that meet these criteria.

Cost Burdened Owners: Homeowners facing homelessness are those that are extremely low-income (0-30% AMI) and cost burdened. According to CHAS data, there are 21,735 LMI homeowners that are cost burdened.

Single-Parent Households: According to the 2018-2022 American Community Survey (DP02) there are 127,576 one-parent households with at-least one child living in the state An estimated 93% of these are single-female parent households.

Persons with HIV/AIDS: According to the New Mexico Department of Health, as of 2019, 3,954 individuals were living with HIV in New Mexico, with 148 new cases reported.

Victims of Domestic Violence: The *Incidence and Nature of Domestic Violence in New Mexico XX: An Analysis of 2021 Data from the New Mexico Interpersonal Violence Data Central Repository* reports that 20,776 domestic violence incidents were reported statewide in 2021. During this time, 30 domestic violence service providers submitted data to the Central Repository, serving a total of 9,524 new clients. These clients included adult victims, children who were victim-witnesses, and offenders.

Persons with a Disability: In New Mexico, 338,512 residents, or 16.3% of the population, have a disability, according to the 2018-2022 American Community Survey (ACS) data (S1810). Unsurprisingly, disability is strongly correlated with age, with older residents being more likely than younger individuals to have one or more disabilities. The most common type of disability is ambulatory difficulty, which refers to serious challenges with walking or climbing stairs, followed by cognitive difficulty, which involves challenges with remembering, concentrating, or making decisions.

Elderly Ages 62-74 years (LMI): According to the CHAS data, the total number of elderly LMI households that contain at least one person in this age group statewide is 52,561 households.

Elderly Ages 75 years or older (LMI): According to the CHAS data, the total number of elderly LMI households that contain at least one person in this age group in the state is 33,750 households.

CDBG-DR

Beginning in April 2022, several fires spread across the state rapidly in a devastating wildfire season. This quickly became the worst in New Mexico history, burning over 450 acres which drastically transformed the landscape. President Biden issued a Major Disaster Declaration (DR-4652-NM) for multiple counties affected, and this declaration was later expanded to include flooding and mudflows as communities were subsequently impacted by the flash flooding from the burn scar during monsoon season.

FEMA's response included funding obligations towards public assistance of $170,405,644 for areas affected by the disaster and individual assistance applications approved for an estimated $7,654,361. As of the time of this amendment, the last day for individuals and families to apply for assistance has passed and no new applications can be made for new claims. (Source: https://www.fema.gov/disaster/4652#funding-obligations)

While FEMA's response was vital in addressing the immediate needs of communities in New Mexico in the aftermath of the disaster, long-term unmet needs have been identified. As detailed in the State's CDBG-DR Action Plan, the state Department of Homeland Security and Emergency Management and the Hermit's Peak/Calf Canyon (HPCC) Claims Office, which is responsible for administering funding authorized under the Fire Assistance Act has identified total estimated unmet needs at $249,029,381. Using the best available information, the State estimates the total housing damage to be $64,305,733, infrastructure at $118,000,412, economic revitalization at $39,312,805 and the balance of $39,312,805 for planning and capacity building needs.

Housing Unmet Needs for Owners and Renters

Housing was already limited in the counties impacted by DR-4652-NM, and this was exacerbated as units within the wildfire perimeter were destroyed. Subsequently, housing outside the original perimeter was destroyed by the flash floods that occurred during monsoon season that followed that year. As of April 16, 2024, FEMA provided individual assistance awards for the recovery of 4,245 housing units, however unmet needs remain. The counties with the highest levels of impact were Mora, San Miguel and Lincoln counties, and there is a significant shortage in the number of homeowner housing units needed in the area. Under the HPCC Fire Assistance Act, housing unmet needs which require funding are reported at 625 housing units in Mora and San Miguel counties, and another 70 housing units in Lincoln County. There is another estimated 2,115 rental units needed in the area.

A more detailed analysis of the impact and unmet needs assessment from DR-4652-NM is available in the State CDBG-DR Action Plan at section 2.2 Housing Unmet Need.

NA-15 Disproportionately Greater Need: Housing Problems - 91.305 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

A review of Housing Assessment data provided by HUD provides information that can be analyzed and used to determine any racial or ethnic groups that may have a proportionally higher housing need than other ethnic groups in the community. HUD has determined that a proportionally higher need exists when the percentage of persons in each category is at least 10 percentage points higher than the percentage of persons in the category. Identifying and understanding any disproportionately greater needs due to housing problems is vital to the analysis of past programs and should help guide future programs to address disparities between different groups.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	41,405	22,920	0
White	12,380	5,515	0
Black / African American	640	286	0
Asian	125	66	0
American Indian, Alaska Native	6,336	4,170	0
Pacific Islander	0	0	0
Hispanic	21,425	12,625	0

Table 9 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	29,880	28,815	0
White	10,900	10,010	0
Black / African American	585	217	0
Asian	115	42	0
American Indian, Alaska Native	2,700	3,416	0
Pacific Islander	75	0	0
Hispanic	15,045	14,915	0

Table 10 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	24,140	48,405	0
White	10,215	17,670	0
Black / African American	385	356	0
Asian	105	341	0
American Indian, Alaska Native	2,010	5,290	0
Pacific Islander	0	15	0
Hispanic	11,090	24,095	0

Table 11 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	7,155	32,945	0
White	3,625	13,435	0
Black / African American	66	626	0
Asian	136	257	0
American Indian, Alaska Native	746	2,816	0
Pacific Islander	10	10	0
Hispanic	4,765	15,420	0

Table 12 - Disproportionally Greater Need 80 - 100% AMI

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

Extremely Low-Income (0-30% AMI)
Jurisdiction as a whole: 64.4%

In the extremely low-income group, there are no groups that disproportionately report housing problems.

Very Low-Income (30-50% AMI)
Jurisdiction as a whole: 50.9%

Among very low-income households there are three groups that are disproportionately impacted by housing problems. Black or African American (72.9%), Asian (73.2%), and Pacific Islander (100%) households all report a relatively high rate of housing problems.

Low-Income (50-80% AMI)
Jurisdiction as a whole: 33.3%

For low-income households there is one group that is disproportionately impacted. Approximately 52% of Black or African American households have a housing problem.

Moderate Income (80-100% AMI)
Jurisdiction as a whole: 17.8%

Moderate income households have a relatively low rate of housing problems overall. However, there are two groups that are disproportionately impacted. Approximately 35% of Asian households and 50% of Pacific Islander households have a housing problem.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.305(b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

A review of Housing Assessment data provided by HUD provides information that can be analyzed and used to determine any racial or ethnic groups that may have a proportionally higher housing need than other ethnic groups in the community. HUD has determined that a proportionally higher need exists when the percentage of persons in each category is at least 10 percentage points higher than the percentage of persons in the category. Identifying and understanding any disproportionately greater needs due to severe housing problems is vital to the analysis of past programs and should help guide future programs to address disparities between groups in the community.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	33,935	14,615	0
White	14,110	5,330	0
Black / African American	1,365	438	0
Asian	485	4	0
American Indian, Alaska Native	1,575	504	0
Pacific Islander	0	15	0
Hispanic	15,325	7,950	0

Table 13 – Severe Housing Problems 0 - 30% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	15,980	24,025	0
White	5,950	9,290	0
Black / African American	390	718	0
Asian	350	543	0
American Indian, Alaska Native	805	839	0
Pacific Islander	0	20	0
Hispanic	7,990	12,185	0

Table 14 – Severe Housing Problems 30 - 50% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	7,470	51,765	0
White	3,580	21,160	0
Black / African American	295	1,915	0
Asian	149	805	0
American Indian, Alaska Native	439	1,785	0
Pacific Islander	0	0	0
Hispanic	2,920	24,610	0

Table 15 – Severe Housing Problems 50 - 80% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,425	32,835	0
White	1,030	14,305	0
Black / African American	0	529	0
Asian	40	482	0
American Indian, Alaska Native	160	1,238	0
Pacific Islander	0	60	0
Hispanic	0	15,570	0

Table 16 – Severe Housing Problems 80 - 100% AMI

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

Extremely Low-Income (0-30% AMI)
Jurisdiction as a whole: 69.9%

In the extremely low-income group, there is one racial or ethnic group that has a disproportionate rate of severe housing problems. Approximately 99% of extremely low-income Asian households have a severe housing problem.

Very Low-Income (30-50% AMI)
Jurisdiction as a whole: 39.9%

The overall rate of severe housing problems for very low-income households is approximately 30 percentage points lower than for extremely low-income households. There are no groups disproportionately impacted.

Low-Income (50-80% AMI)
Jurisdiction as a whole: 12.6%

The rate of severe housing problems drops by more than 27 percentage points for low-income households when compared to very low-income. There are no groups disproportionately impacted.

Moderate Income (80-100% AMI)
Jurisdiction as a whole: 6.9%

Severe housing problems are less common for moderate income households. There are no groups disproportionately impacted.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.305 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

The following section analyzes the prevalence of a specific housing problem, cost burden. A household is considered to have a cost burden when they pay more than 30% of their income on housing costs. HUD has determined that a proportionally higher need exists when the percentage of persons in each category is at least 10 percentage points higher than the percentage of persons in the category. Identifying and understanding any disproportionately greater needs due to severe housing problems is vital to the analysis of past programs and should help guide future programs to address disparities between groups in the community.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	328,470	52,065	45,031	8,457
White	147,565	22,530	17,390	2,235
Black / African American	3,895	776	986	115
Asian	2,660	287	235	60
American Indian, Alaska Native	32,280	2,950	3,310	1,926
Pacific Islander	95	10	15	0
Hispanic	137,755	24,820	22,320	4,105

Table 17 – Greater Need: Housing Cost Burdens AMI

Data Source: 2016-2020 CHAS

Discussion

For the purposes of this discussion, "Cost Burden" is broken into three separate categories. Households that spend between 30% and 50% have a *Standard Cost Burden,* households that spend more than 50% of their income on housing costs have *Severe Cost Burden,* and these two groups combined is the *Total Cost Burden.* By separating the data into these groups, it is possible to identify the degree of need of any groups that are disproportionately impacted by cost burden.

Standard Cost Burden
Jurisdiction as a whole: 12.0%

Throughout the jurisdiction there are over 52,000 households with a standard cost burden. There are no groups disproportionately impacted by the standard cost burden.

Severe Cost Burden
Jurisdiction as a whole: 10.4%

Severely cost-burdened households are at a high risk of insecurity and experiencing homelessness. A minor financial problem could lead to default and/or eviction. There are currently approximately 45,000 households with a severe cost burden. There are no groups disproportionately impacted.

Total Cost Burden
Jurisdiction as a whole: 22.4%

In total, nearly 100,000 households are cost burdened in the state. There are no groups disproportionately impacted.

NA-30 Disproportionately Greater Need: Discussion – 91.305 (b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

The available data identified two groups that were disproportionately impacted by multiple issues. Extremely low income and moderate income Native American or Alaska Native households were disproportionately impacted by both housing problems and severe housing problems, and very low-income and moderate-income Asian households were disproportionately impacted by severe housing problems.

Disproportionate Housing Problems:
- Extremely Low Income: None
- Very Low Income: Black or African American, Asian, Pacific Islander
- Low Income: Black or African American
- Moderate Income: Asian, Pacific Islander

Disproportionate Severe Housing Problems:
- Extremely Low Income: Asian
- Very Low Income: None
- Low Income: None
- Moderate Income: None

Standard Cost Burden: None
Extreme Cost Burden: None
Total Cost Burden: None

If they have needs not identified above, what are those needs?

No additional needs were identified that disproportionately impact households based on race or ethnicity. Household income is the primary indicator for both housing and non-housing problems. Additional information can be found throughout the document, including public and assisted housing needs by race or ethnicity in NA-35 and disparities in housing locations and income in MA-50.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

There are some areas that have a concentration of racial or ethnic groups. American Indian and Alaska Native, non-Hispanic communities are mainly found on tribal lands and pueblos, particularly in the northwest within the Navajo Nation and the Jicarilla Apache Indian Reservation. Black or African American populations are less concentrated, with the largest group located between Las Cruces and Alamogordo. Hispanic communities are widely spread throughout the state and have significant populations in many different areas. A more detailed analysis of the geographic distribution of different racial and ethnic groups and income levels can be found in MA-50.

NA-35 Public Housing – (Optional)

Introduction

Public housing was established to provide decent and safe rental housing for eligible low- and moderate-income families, the elderly, and persons with disabilities. Public housing includes federally subsidized, affordable housing that is owned and operated by the local public housing authorities. While public and assisted housing units also comprise a portion of the housing stock located throughout New Mexico, MFA and DFA do not operate public housing and therefore, have not developed a plan related to public housing or public housing initiatives. MFA does provide funding for emergency housing and shelters, domestic violence refuge, rent and utility assistance, homelessness prevention assistance, transitional housing and construction or rehabilitation of affordable rental housing, including specialized housing for individuals with physical and mental disabilities.

New Mexico has 28 public housing authorities (PHAs), and 25 of these PHAs are non-entitlement, and thus within the jurisdiction of the State Consolidated Plan. The exceptions are the City of Albuquerque Housing Authority, Mesilla Valley Housing Authority, and the Santa Fe Civic Housing Authority, which each are entitlement PHAs. Since neither DFA nor MFA operate public housing, the agencies do not directly plan resident initiatives. Efforts to collaborate more extensively with PHAs are underway through the State's three Regional Housing Authorities (RHAs), which MFA oversees on behalf of the State. In addition, PHAs and tribal housing authorities are eligible to apply for HOME and HTF funds for rehabilitation or new construction of affordable rental units, and, in the case of HTF, they are given preference over for-profit applicants. Tribal housing authorities are not among the PHAs analyzed in this section and are not included in the State's housing strategy. The 21 tribal housing authorities operate independently within their sovereign nations.

Public housing data analyzed for this section is a compilation of the 28 PHAs and is based on information submitted by the PHAs to HUD. The analysis below is only a snapshot of public housing capacity in the State and is not intended to be comprehensive.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Table 18 - Public Housing by Program Type
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# Homeless at admission	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
# of Elderly Program Participants (>62)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
# of Disabled Families	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
# of Families requesting accessibility features	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
# of HIV/AIDS program participants	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
# of DV victims	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Table 19 - Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

	Program Type								
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Black/African American	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Asian	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
American Indian/Alaska Native	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Pacific Islander	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Other	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 20 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Not Hispanic	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 21 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Since the State of New Mexico does not own or manage public housing programs itself, this question is not applicable.

According to the Fair Housing Act and Section 504 of the Rehabilitation Act, HUD requires PHAs to provide reasonable accommodations for individuals with disabilities. Section 504 prohibits discrimination based on disability and mandates that policies and practices be adjusted to ensure equal access to housing for people with disabilities. This includes making reasonable modifications to housing units when requested by a resident with a disability.

 As is common with most PHAs, a significant portion of public housing and voucher tenants are elderly individuals, disabled families, and families that request accessibility features. The high demand for accessibility features among these groups indicates a critical need for housing units with modifications such as wider doorways, roll-in showers, and ground-floor access. Additionally, supportive services like healthcare, mental health support, and daily living assistance are essential to help these tenants maintain stable and comfortable living conditions.

What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?

Since the State of New Mexico does not administer voucher programs itself, this question is not applicable.

Broadly speaking, the most immediate needs of public housing residents and Housing Choice voucher holders in New Mexico include a substantial increase in accessible housing units. This need is driven by a high demand from elderly and disabled families, who require modifications such as ramps, roll-in showers, and other accessibility features to live safely and comfortably. In addition, there is a critical need for supportive services, including healthcare, mental health support, and assistance with daily activities, especially for those who were homeless at admission or are dealing with significant health challenges. Addressing these needs promptly is essential to improving the living conditions and overall well-being of these vulnerable populations.

There is a need for more affordable housing units that occur naturally, with rents set at fair market rates. This would allow Housing Choice Voucher holders to lease more easily and reduce the risk of losing their vouchers due to a shortage of available units. Additionally, there is a necessity for Project-Based Vouchers (PBV) to make the development of Permanent Supportive Housing (PSH) feasible.

How do these needs compare to the housing needs of the population at large

In general, the population at large is wealthier and has access to greater housing opportunities than those who use publicly supported housing. Tenants of public housing and those with housing choice vouchers tend to have lower incomes than the rest of the population. The average income for public housing residents in New Mexico is approximately $15,741. Compared to the median household income for the state at $62,247, the average income of public housing residents is significantly lower than most of the

population of New Mexico. This highlights a critical need for affordable housing options in the state that are affordable to extremely low-income households.

NA-40 Homeless Needs Assessment – 91.305(c)

Introduction:

Homelessness is a multifaceted issue that affects communities across the United States, including New Mexico. While the root of homelessness is a lack of affordable housing, addressing homelessness is challenging due to additional complexities.

From an economic perspective, homelessness can result from unemployment or poverty. From a health perspective, homelessness often coincides with struggles related to mental illness, physical disabilities, HIV/AIDS, substance abuse, or a combination of these health issues. From a social perspective, factors such as domestic violence, educational attainment, and race also contribute to homelessness. These factors are often intertwined, making the issue more complex. As a result, addressing homelessness effectively requires a collaborative, community-based approach with a variety of programmatic solutions tailored to individual needs.

The Stewart B. McKinney Homeless Assistance Act defines the term "homeless", "homeless individual", and "homeless person" as:

(1) an individual or family who lacks a fixed, regular, and adequate nighttime residence;
(2) an individual or family with a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings, including a car, park, abandoned building, bus or train station, airport, or camping ground;
(3) an individual or family living in a supervised publicly or privately-operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill);
(4) an individual or family who resided in a shelter or place not meant for human habitation and who is exiting an institution that provides a temporary residence;
(5) an individual or family who:
    (A) who will imminently lose their housing, including housing they own, rent, or live in without paying rent, are sharing with others, and rooms in hotels or motels not paid for by Federal, State, or local government programs for low-income individuals or by charitable organizations;
    (B) has no subsequent residence identified; and
    (C) lacks the resources or support networks needed to obtain other permanent housing; and
(6) unaccompanied youth and homeless families with children and youth defined as homeless under other Federal statues who:
    (A) have experienced a long-term period without living independently in permanent housing;

The data for this section comes from the 2024 Point in Time Count. The Point-In-Time (PIT) count is the annual process of identifying and counting individuals and families experiencing sheltered and unsheltered homelessness within a community on a single night in January. The New Mexico Coalition to End Homelessness (NMCEH) conducts the count annually in coordination with the state's two Continuums of Care (CoCs): the Albuquerque CoC and the Balance of State CoC. While the majority of the state's population is covered by the Balance of State CoC, the Albuquerque CoC serves a significant portion, with over a quarter of New Mexico's residents living within the city limits of Albuquerque. The PIT Count provides communities with a snapshot of homelessness on any given night. It is important to note that

the PIT Count is designed to provide a one-night snapshot of homelessness and does not reflect the total number of persons experiencing homelessness over the course of a year.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	777	110	10,573		1,810	N/A
Persons in Households with Only Children	41	2	465		62	N/A
Persons in Households with Only Adults	1571	2130	17,510		1,051	N/A
Chronically Homeless Individuals	354	1346	4,091		144	N/A
Chronically Homeless Families	110	61	1,270		117	N/A
Veterans	119	179	1,599		289	N/A
Unaccompanied Child	144	63	1,424		97	N/A
Persons with HIV	19	21	449		94	N/A

Alternate Data Source Name:

2024 PIT Count

Data Source Comments: 2024 HUD Point in Time Count conducted across the state January 2024.

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Chronically Homeless Individuals and Families: Individuals and families are considered chronically homeless if they have a disabling condition and have been consecutively experiencing homelessness for one year or more or had four separate episodes of homelessness in the last three years, totaling twelve months. In 2024, 1,871 total persons were identified as chronically homeless in New Mexico, with 464 in shelters and 1,407 unsheltered. These individuals and families are among the most vulnerable in the state, facing significant barriers to obtaining and maintaining permanent housing due to their complex needs.

Families with Children: Families with children include households with at least one adult and one child under the age of 18. In 2024, 887 persons in families with children were experiencing homelessness in New Mexico, with 777 sheltered and 110 unsheltered. Children in these situations are particularly vulnerable, and their experience of homelessness can lead to long-term housing instability and other challenges as they grow into adulthood.

Veterans: In 2024, New Mexico reported 298 veterans experiencing homelessness, with 119 in shelters and 179 unsheltered. Supporting veterans in securing stable housing is a priority, given their unique challenges, including mental health issues and physical disabilities related to their service.

Unaccompanied Youth: Unaccompanied youth, defined as individuals between the ages of 18 and 24 who lack a fixed, regular, nighttime residence, made up a notable portion of the homeless population in New Mexico. The 2024 data reported 207 unaccompanied youth experiencing homelessness, with 144 sheltered and 63 unsheltered. This group is particularly at risk for ongoing homelessness and other adverse outcomes due to their lack of support networks.

Persons with HIV: Individuals experiencing homelessness who also live with HIV face additional health challenges that make stable housing even more critical. In 2024, New Mexico reported 40 such individuals, with 19 sheltered and 21 unsheltered.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	1012	698
Black or African American	200	142
Asian	17	10
American Indian or Alaska Native	496	404
Pacific Islander	20	12
Multiple Races	138	55
Ethnicity:	**Sheltered:**	**Unsheltered (optional)**
Hispanic	990	645
Not Hispanic	1399	1212

Alternate Data Source Name:

2024 PIT Count

Data Source Comments: 2024 HUD Point in Time Count conducted across the state January 2024.

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

The 2024 Point-in-Time (PIT) Count identified a total of 887 individuals in families experiencing homelessness across New Mexico. This includes 777 persons in families experiencing sheltered homelessness and 110 persons in families experiencing unsheltered homelessness on the night of the count. Among those experiencing sheltered homelessness, 309 were adults (18+) and 468 were children (under 18). In the unsheltered category, there were 48 adults (18+) and 62 children (under 18). These figures underscore the significant need for housing assistance among families, particularly those experiencing unsheltered homelessness.

Unfortunately, the data from the 2024 PIT Count does not provide specific information regarding families of veterans experiencing homelessness. However, the PIT Count remains a crucial tool in identifying gaps in services and understanding the broader scope of homelessness within the state.

The CoCs in New Mexico continue to address these needs by analyzing the PIT data to inform policy and programmatic decisions. The PIT Count, while offering only a snapshot, provides critical information that helps shape the state's response to homelessness, ensuring that resources are allocated effectively to meet the needs of the most vulnerable populations.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Unsheltered Population:

- White: The most prevalent racial group among the unsheltered population, accounting for 962 persons, which is approximately 60.1% of the unsheltered homeless population.
- American Indian or Alaska Native: This group represents a significant portion of the unsheltered population, with 382 persons, or 23.9%.
- Black or African American: There are 157 unsheltered individuals from this group, making up about 9.8% of the unsheltered population.
- Hispanic: Hispanic individuals constitute a large portion of the unsheltered population, totaling 834 persons, or 52.1%.

Sheltered Population:

- White: Among the sheltered population, White residents are the most common, with 1,494 persons, accounting for 66.3% of the sheltered homeless population.
- American Indian or Alaska Native: This group represents 337 persons in the sheltered population, which is about 15.0%.
- Black or African American: The sheltered population includes 243 Black or African American individuals, representing 10.8% of the population.
- Hispanic: There are 1,140 Hispanic individuals in the sheltered population, making up 50.8% of the sheltered homeless population.

These statistics illustrate that while White and Hispanic residents are the most common racial groups among both sheltered and unsheltered homeless populations, American Indian or Alaska Native and Black or African American residents over-represented in the homeless population in New Mexico, compared to the groups' share of the population generally. The data highlights the need for targeted interventions that consider the racial and ethnic disparities within the homeless community.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

In New Mexico, many people experiencing homelessness are sheltered, though a significant number remain unsheltered. According to the 2023 Point-in-Time (PIT) Count, there were a total of 2,242 sheltered individuals and 1,600 unsheltered individuals experiencing homelessness on any given night across the state.

Households with children represent a notable portion of the sheltered population, with 932 individuals in this category, making up approximately 41.6% of the sheltered population. In contrast, only 99 individuals in households with children were identified as unsheltered, representing about 6.2% of the unsheltered population.

The unsheltered homeless population is often more difficult to accurately count due to their transient nature and the remote or hidden locations where they may reside. In New Mexico, the expansive rural areas and open spaces can make it challenging to locate and count all unsheltered individuals, suggesting that the actual number of unsheltered homeless individuals may be higher than reported.

Sheltered homeless individuals or families typically live in temporary accommodations such as emergency shelters and transitional housing where they have access to various programs and assistance aimed at helping them transition out of homelessness. Conversely, unsheltered homeless individuals or families reside in locations not meant for human habitation, such as cars, streets, or abandoned buildings. These individuals often face greater barriers to accessing services and are at a higher risk of prolonged homelessness.

The 2023 data underscore the ongoing challenges in addressing homelessness in New Mexico, particularly for the unsheltered population, which constitutes a significant portion of the state's homeless individuals. Efforts to accurately count and support this population are essential for developing effective interventions and ensuring that resources are allocated where they are most needed. Compiling accurate homeless counts is complex, as the most common method, the Point-in-Time (PIT) count, only provides a snapshot of homelessness on a specific day. While PIT counts are designed to be statistically reliable, they may not capture the full extent of homelessness, as many individuals may find temporary shelter on the day of the count or reside in locations that are difficult to survey. Therefore, the actual number of people experiencing homelessness in New Mexico is likely higher than reported.

Discussion:

CDBG-DR

Homeless residents are particularly vulnerable to damage from natural disasters such as DR-4652-NM. Unfortunately, data captured related to the disaster is limited, in particular as these areas covered large rural areas. However, reports indicated that those who lost homes would not have entered the homeless service system if it were not for the disaster. Data collected by the New Mexico Coalition to End Homelessness for the 2023 Joint Albuquerque/Balance of State Report indicated that there was a total of 1,075 homeless persons across the CoC, with 565 as unsheltered.

It is difficult to address long-term homelessness goals without more affordable housing, and therefore the State will continue to coordinate affordable housing efforts through the New Mexico Coalition to End Homelessness and the New Mexico Mortgage Finance Authority. The State is also prioritizing immediate needs of individuals and families experiencing homelessness through the Housing Recovery Line of Effort. The Housing Recovery Line of Effort is made up of multiple federal, state and local agencies, utilizing resources such as ESG and HOME to support residents in returning to their previous residences and work towards stable housing outcomes. In particular for residents affected by DR-4652-NM, this initiative will provide resources and support including a pathway to housing stabilization through various short and long-term solutions.

A more detailed analysis of the impact and unmet homeless needs from DR-4652-NM is available in the State CDBG-DR Action Plan at section 2.2.2 Impacts on Homelessness and 4.3.2 Housing Recovery Line of Effort.

NA-45 Non-Homeless Special Needs Assessment – 91.305 (b,d)

Special needs populations, though not homeless, often require supportive housing due to challenges related to age, disabilities (mental, physical, or developmental), substance abuse, or living with HIV/AIDS. This group includes the elderly, frail elderly, individuals with disabilities, those dealing with addiction, and others identified by the state. Given their unique vulnerabilities and risk of housing instability, various supportive services are essential. This section will discuss the size, characteristics, and unmet needs for each of these groups.

HOPWA

Current HOPWA formula use:	
Cumulative cases of AIDS reported	2,093
Area incidence of AIDS	N/A
Rate per population	118.7
Number of new cases prior year (3 years of data)	130
Rate per population (3 years of data)	2.4

Current HIV surveillance data:	
Number of Persons living with HIV (PLWH)	3,954
Area Prevalence (PLWH per population)	224.2
Number of new HIV cases reported last year	148

Table 28 – HOPWA Data

Data Source: Data from the New Mexico Department of Health, HIV Surveillance & Epidemiology Program, 2019 Annual Report. Cumulative cases of AIDS reported is total AIDS Stage 3 cases (not HIV infection). Rate per population is for 2019 and per 100,000 people. Number of new cases prior year (3 years of data) is number of new AIDS cases for 2017-2019 (HIV not included). Rate per population (3 years of data) is rate of new AIDS cases for 2017-2019. Number of persons living with HIV (PLWH) is the total diagnosed with HIV (not AIDS Stage 3). Area prevalence (PLWH per population) is the HIV rate.

HIV Housing Need (HOPWA Grantees Only)

Type of HOPWA Assistance	Estimates of Unmet Need
Tenant-based rental assistance	206
Short-term Rent, Mortgage, and Utility	117
Facility Based Housing (Permanent, short-term or transitional)	0

Table 29 – HIV Housing Need

Data Source: HOPWA CAPER and HOPWA Beneficiary Verification Worksheet

Describe the characteristics of special needs populations in your community:

Elderly: Recent data shows that approximately 527,739 individuals aged 60 and over reside in the state, representing 25.6% of the population. This is a notable increase from 2012, when this group made up only 19.3% of the population.

Among this elderly population, 34.6% live with a disability, and about 13.7% live below the poverty line. Additionally, 42.1% of the elderly population live alone. Social isolation is a growing concern among older adults, as it is linked to health risks like depression and cognitive decline. Yet, 26.2% remain active in the labor force, highlighting that a significant portion of the elderly are either financially motivated to work or choose to stay engaged professionally.

Most elderly residents (81.9%) own their homes, while 18.1% are renters. However, housing affordability remains a widespread issue, with 51.8% of elderly renters and 22.8% of elderly homeowners burdened by high housing costs. This reflects broader national trends of rising housing expenses, which disproportionately impact those on fixed incomes, such as the elderly.

Source: American Community Survey 5-Year Estimates 2018-2022 (S0102)

HIV/AIDS: See discussion below in this section.

Alcohol and Drug Addiction: Gathering accurate data on alcohol and drug addiction is a challenge, as many cases go unnoticed until a person experiences an overdose, faces legal trouble, or seeks treatment. In New Mexico, the Department of Health tracks substance abuse and its impact through annual community profiles. According to the 2024 profile, alcohol, tobacco, and other drugs play a role in all ten of the state's leading causes of death. New Mexico continues to have the highest alcohol-related death rate in the U.S. Alcohol-related deaths also increase with age, but one in five deaths among working-age adults (20-64) is directly linked to alcohol. Males, especially American Indian men, are disproportionately affected by alcohol-related deaths in the state.

Drug addiction is also a severe issue in New Mexico. In 2021, the state ranked sixth in the nation for drug overdose death rates, with men being more at risk than women. Black males faced the highest overdose death rates, particularly from fentanyl, which has become an increasing threat. Fentanyl was involved in nearly one-third of all overdose deaths in 2021. This rise in fentanyl-related fatalities has brought additional attention to its devastating impact, with men more than twice as likely to die from a fentanyl overdose compared to women. Those aged 25-64, regardless of gender, were the most at risk during the reporting period from 2017 to 2021.

Source: New Mexico Department of Health

People with Disabilities: In New Mexico, approximately 338,512 individuals, or 16.3% of the population, live with a disability. Disabilities are closely linked with age, as over half (52%) of residents aged 74 and older experience some form of disability. Among different demographic groups, Native Hawaiian and Other Pacific Islander non-Hispanic residents have the highest disability rate at 19.4%, while Asian residents have the lowest rate at 7.4%. The most common type of disability in the state is related to mobility, followed by challenges with independent living.

Source: 2018-2012 American Community Survey 5-Year Estimates (S1810)

Victims of Domestic Violence: According to the *Incidence and Nature of Domestic Violence in New Mexico* report, 2021 saw a 3% increase in domestic violence incidents reported to law enforcement compared to 2020. Statewide, 20,776 incidents were reported, with 16,935 victims identified. Among these victims, 48% were Hispanic, 29% White (non-Hispanic), 18% Native American, 5% Black, and 1% Asian. A significant portion of victims (36%) were aged 36-45.

There was also a 53% rise in crisis hotline calls to domestic violence service providers in 2021. However, despite the surge in calls, the increase in adult victims receiving services was modest, growing by only 6%.

Sources: New Mexico Interpersonal Violence Data Central Repository, Incidence and Nature of Domestic Violence In New Mexico XVII Report.

Veterans: Although veterans are not classified as a HUD-defined special needs population, the State acknowledges the unique challenges faced by many veterans. New Mexico is home to 136,662 veterans, representing 8.4% of the population. Of these, 33.2% (44,917 individuals) are living with a disability.

Source: 2018-2022 American Community Survey 5-Year Estimates

What are the housing and supportive service needs of these populations and how are these needs determined?

Elderly: Providing secure, affordable, and stable housing is critical for New Mexico's aging population. Elderly residents often require homes that are near essential services like healthcare, shopping, and social networks, which promote both physical and mental well-being. Public transportation plays a crucial role in maintaining their independence and preventing social isolation. Many elderly individuals may also require home modifications to accommodate mobility issues or other disabilities associated with aging. The New Mexico Aging and Long-Term Services Department projects that by 2030, New Mexico's percentage of population over age 65 will move from 29th to fourth largest in the nation. This growth will significantly increase the demand for services such as in-home healthcare, meal delivery, and assisted living facilities. Additionally, the rising elderly population will create a need for more specialized healthcare providers, such as geriatricians and home health aides, to address the complex needs of this demographic.

HIV/AIDS: See discussion below in this section.

Alcohol and Drug Addiction: Individuals with substance use disorders require a comprehensive network of support to achieve and maintain sobriety. Beyond housing, this population often needs access to employment programs, mental health counseling, healthcare, and community support systems. Sober living environments, where residents are encouraged to maintain sobriety while having access to peer support, can play a key role in their recovery. Moreover, detoxification centers and crisis intervention services are critical for those in immediate need. Recognizing that recovery is a long-term process, it is essential that housing options include transitional housing or permanent supportive housing with case management services that focus on relapse prevention.

People with Disabilities: Individuals with disabilities face unique challenges in accessing affordable, accessible housing. While many rely on fixed incomes like SSDI (Social Security Disability Insurance), finding housing that meets both their financial and physical needs is often difficult. Those with disabilities may also require homes that are equipped with accessible features such as ramps, grab bars, and wider doorways to accommodate mobility devices. Additionally, these individuals often need ongoing support services, ranging from personal care attendants to specialized medical services. There is also a growing

need for integrated housing models that allow individuals with disabilities to live independently while still being part of a supportive community. The availability of adaptive technology and smart home systems, which can enhance autonomy for people with disabilities, should also be considered when planning housing solutions.

Victims of Domestic Violence: Survivors of domestic violence often face complex barriers to housing, including financial instability, safety concerns, and the trauma of their experience. Safe housing, including emergency shelters and transitional housing, is critical in helping them escape abusive environments. Long-term solutions may involve access to permanent supportive housing, legal services to secure restraining orders or child custody, and job training programs to improve economic independence. Additionally, trauma-informed care and counseling services are essential in addressing the emotional and psychological needs of survivors. Housing solutions should prioritize safety features, such as secured entries, confidential addresses, and proximity to support networks like law enforcement or social services. Establishing partnerships with community organizations can also provide holistic support for survivors as they rebuild their lives.

Veterans: In addition to the challenges of aging, many veterans face mental health issues, including PTSD (Post-Traumatic Stress Disorder), which can impact their housing stability. Programs that provide not only housing but also access to mental health services, peer support groups, and job training are essential in ensuring veterans can reintegrate into civilian life. Homeless veterans are particularly vulnerable and require specialized outreach and housing programs like HUD-VASH (Veterans Affairs Supportive Housing), which combines housing vouchers with case management and clinical services. For the aging veteran population, home modifications and access to in-home care services are critical to maintaining independence. Additionally, veteran-specific housing developments that offer communal living and shared resources can provide much-needed social support.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

According to the New Mexico Department of Health, as of 2019, 3,954 individuals were living with HIV in New Mexico, with 86.7% being male. The racial/ethnic breakdown shows that 46.2% were Hispanic, followed by 35.9% White. The 55+ age group represented the largest portion of people living with HIV/AIDS at 37.4%. Regionally, 50.5% of PWH resided in the Metro Region, with the Northeast and Southwest Regions accounting for 17.3% and 15.7%, respectively.

Among new diagnoses in 2019, 85.1% were male, with 52% being Hispanic and 22.3% White. The largest age group for new diagnoses was the 25-34-year-old demographic (40.5%), with the 55+ age group being the smallest (7.4%).

A 2022 CDC report titled *"Needs for Shelter or Housing Assistance among People with Diagnosed HIV by Jurisdiction: United States, 2015–2020"* revealed that 27.7% of PWH required housing assistance, but 40.4% did not receive the necessary services. Barriers included a lack of information about housing programs (51%), eligibility issues (40%), and personal challenges such as fear or embarrassment (21%). Younger populations and non-Hispanic Black and Hispanic PWH faced the greatest housing challenges, with unmet housing needs particularly high among those aged 13-24 (48.2%) and 25-44 (43.2%).

As highlighted in the 2023 HOPWA CAPER, New Mexico had one-year goals of assisting 117 individuals with short-term rent, mortgage, and utility payments, and 206 individuals with tenant-based rental

assistance (TBRA). However, data from the New Mexico Department of Health indicates that the actual need may be higher, given that 3,954 individuals were living with HIV in 2019, surpassing the estimates in the HIV Housing Need table. With 148 new HIV diagnoses in 2019, there is a growing need for housing and supportive services to help PWH remain stable and independent. Expanding access to housing assistance programs, such as rent and utility support, is essential to alleviating the financial burden of HIV care and improving the quality of life for those affected.

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

N/A. MFA does not utilize HOME funds for Tenant Based Rental Assistance.

NA-50 Non-Housing Community Development Needs - 91.315 (f)

Describe the jurisdiction's need for Public Facilities:

The State of New Mexico has a significant need for public facilities, particularly in rural and underserved areas. These include community centers, health clinics, senior centers, emergency shelters, and facilities for emergency services.

How were these needs determined?

The Public Facility needs were identified through a combination of community surveys, public hearings, and consultations with local governments and stakeholders. A summary of this process can be found in the Consultation section at the beginning of the Consolidated Plan.

Describe the jurisdiction's need for Public Improvements:

New Mexico requires substantial public improvements, including upgrades to water and sewer systems, roads, sidewalks, and drainage systems. These improvements are crucial for ensuring safe and sustainable living conditions, particularly in areas prone to flooding or drought and areas with outdated infrastructure. These improvements will help the state conserve water. Street improvements will help improve accessibility for residents and public safety officials.

How were these needs determined?

The Public Improvement needs were identified through a combination of community surveys, public hearings, and consultations with local governments and stakeholders. A summary of this process can be found in the Consultation section at the beginning of the Consolidated Plan.

Describe the jurisdiction's need for Public Services:

There is a strong need for public services in New Mexico, including healthcare, education, transportation, and services for vulnerable populations like the elderly and low-income families. Mental health support and programs that address addiction were also highlighted as an important need. Public services are essential to support the state's diverse population, particularly in rural and underserved areas where access is limited.

How were these needs determined?

The Public Service needs were identified through a combination of community surveys, public hearings, and consultations with local governments and stakeholders. A summary of this process can be found in the Consultation section at the beginning of the Consolidated Plan.

Based on the needs analysis above, describe the State's needs in Colonias

All the needs identified above are applicable in the Colonias, and often these needs are amplified in these rural areas. Most of these communities lack funding and administrative capacity to provide these necessary services to the community. New Mexico's colonias face significant challenges related to infrastructure, housing, and access to basic services. These areas often lack potable water, sewer systems, and safe housing, making public improvements and services a critical need. Additionally, there is a need to support colonias communities with immigrant and migratory populations.

CDBG-DR - Impact on Public Infrastructure

Infrastructure impacted by the prolonged DR-4652-NM disaster includes damage to roadways, bridges, culverts, drinking water treatment systems/facilities, wastewater treatment systems, acequias, and public facilities. The lack of preparedness, such as resilient infrastructure and buildings, for the significant flooding that occurred in the burn scar resulted in especially devastating impacts across all affected disaster areas.

The following table illustrates the damage assessment of infrastructure in the affected areas based on FEMA Public Assistance Categories. Nearly $165 million in damages were assessed and over 50% of that damage is related to roads/bridges, water control facilities and utilities.

Category	Public Assistance Categories	Approx. Cost
A	Debris Removal	$37,128,882
B	Emergency Protective Measures	$50,124,424
C	Roads and Bridges	$61,072,761
D	Water Control Facilities	$6,932,643
E	Buildings and Equipment	$621,168
F	Public Utilities	$19,130,853
G	Parks, Recreational, and Other Items	$117,916
Z	Admin Costs	$22,539
	Total	$165,033,270

Table 4 - Assessed Infrastructure Costs

CDBG-DR - Impact on Economic Development

New Mexico's disaster area businesses were severely impacted by the wildfires and subsequent flash floods and mudflows. Data from the Economic Development Department's preliminary survey of business losses reflects multiple businesses experiencing a 76-100% reduction in revenue. More than 160 businesses requested assistance through the State's Wildfire Business Assistance grant program (which made $1 million available), with requests for the program totaling more than $2.5 million, meaning that the grant funding was $1.5 million short in its ability to meet the needs of affected businesses.

The disaster also had a major impact on the agricultural sector, with Mora and San Miguel counties particularly affected. The local tourism sector was impacted through the loss of activities such as camping, fishing and hunting as large recreational areas across the National Forest and Wilderness were destroyed. After the wildfire, the Small Business Administration approved 12 disaster assistance awards totaling more than $1.3 million. These loans help distressed communities leverage economic recovery post-disaster and assist with critical landscaping, forestry, timber, real estate and textile businesses.

CDBG-DR - Unmet Needs

As a result of the wildfires and flash flooding of 2022, there continues to be Unmet Infrastructure and Economic Development Needs throughout the affected areas of the DR-4652-NM disaster. These needs have not been addressed by other public or private sources.

Public Infrastructure: According to the State CDBG-DR Action Plan, there remains $118,000,412 in unmet infrastructure needs in affected areas of the disaster. These costs include mitigation projects that incorporate the Watershed Restoration Plan, the Resiliency Program coordinated through Highlands University for long-term coordination and mitigation across the state, and FEMA-PA state and local cost share that were not covered.

Economic Development: As indicated earlier, more than 160 businesses requested assistance through the State's Wildfire Business Assistance grant program (which made $1 million available), with requests for the program totaling more than $2.5 million, meaning that the grant funding was $1.5 million short in its ability to reach businesses in need. SBA also awarded 12 SBA business awards, for over $1.3 million, however it also reported that unmet needs for businesses were estimated at $2,355,288 from 166 applications.

 A more detailed analysis of the unmet needs related to infrastructure and economic development is available in the State CDBG-DR Action Plan, sections 2.3 Infrastructure Unmet Need and 2.4 Economic Revitalization Unmet Need.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The Market Analysis is made up twelve subsections that cover a variety of topics that impact the supply of housing in the State of New Mexico. These sections provide insight into what types of housing are needed and who needs them. The information gathered and analyzed here helps set the priorities for both the Action Plan and Strategic Plan. It is necessary to understand how things have changed and how they stand now to make wise decisions about how to use resources in the future.

The current housing stock in New Mexico inadequately satisfies the state's population demands. A significant number of residents are experiencing cost burdens, particularly renters, who struggle to afford housing within their financial means. This widespread affordability issue highlights a critical and urgent need for affordable housing solutions throughout the state.

New Mexico exhibits a marked shortage of owner-occupied housing units with fewer than two bedrooms. These smaller units are typically more affordable and are highly sought after by new homeowners and retired individuals aiming to downsize. The absence of such units compels residents to either relocate out of state or reside in substandard housing conditions. Additionally, there is a limited availability of smaller rental units, posing challenges for single young adults and small young families. This scarcity further intensifies the necessity for diverse and affordable housing options to accommodate varying demographic needs.

Data from the 2018-2022 American Community Survey 5-Year estimates shows the shortage of affordable housing in New Mexico.

Over the past decade, New Mexico has experienced significant increases in housing expenses, with median home values up by 38% and median rents rising by 33%. These escalating costs have exacerbated affordability issues statewide, making it challenging for renters to save for homeownership and pushing many residents out of the housing market. Consequently, the heightened demand for rental units is driving further rent inflation, intensifying financial pressures on households.

The rental market in New Mexico has undergone notable shifts, with the largest segment of renters (48%) now paying between $500 and $999 per month, a decrease from 55% five years ago. Conversely, the proportion of renters spending $1,000 or more monthly has increased from 29% to 37%. This trend highlights the growing financial strain on renters, as more households allocate a larger portion of their income to housing, leaving less for essential needs such as healthcare, education, and savings. The report will further analyze rental costs as a percentage of household income to evaluate overall affordability.

New Mexico is grappling with a critical shortage of affordable housing that fails to meet the diverse needs of its population across all income levels. Widespread housing cost burdens are prevalent, particularly among low and moderate-income households, who are disproportionately impacted by the rapid escalation of housing expenses. With median home values increasing by 38% and median rents rising by 33% over the past decade, household income growth of 31.4% has been insufficient to bridge the gap, exacerbating financial strain and pushing many residents towards housing insecurity and homelessness.

The imbalance between stagnant wages and soaring housing costs forces numerous households to allocate a larger portion of their income to housing, diminishing their ability to afford essential necessities such as healthcare, education, and transportation. This financial pressure not only limits opportunities for homeownership but also compels many to remain in unstable rental situations, further intensifying the risk of homelessness.

Access to housing authority resources remains inadequate, hindering the ability of vulnerable populations to secure safe and affordable housing. The scarcity of affordable units, coupled with limited support services, leaves many residents without viable options, perpetuating cycles of economic hardship and social instability.

Looking ahead, the affordability crisis in New Mexico shows little sign of improvement without significant policy interventions and increased investment in affordable housing initiatives. The continued rise in home prices and rents is likely to worsen housing affordability, making it increasingly difficult for households to achieve and maintain stable housing. To mitigate these challenges, comprehensive strategies aimed at expanding the affordable housing stock, stabilizing rental markets, and enhancing access to housing assistance are imperative.

Addressing these issues is crucial for ensuring that all residents of New Mexico have access to safe, affordable, and stable housing, thereby fostering a more equitable and resilient community.

MA-10 Number of Housing Units – 91.310(a)

Introduction

The following section looks at the size of the state's housing stock. In addition to the number of units present, it looks at the type of housing units and where they are located. There is also a comparison of renters and owner-occupied households.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	351,292	65.4%
1-unit, attached structure	11,420	2.1%
2-4 units	21,217	3.9%
5-19 units	13,292	2.5%
20 or more units	7,570	1.4%
Mobile Home, boat, RV, van, etc.	132,464	24.7%
Total	537,255	100%

Table 1 – Residential Properties by Unit Number

Data Source: 2018-2022 ACS

Property Type

The table above breaks down the state's housing stock by the number of units in each structure and by structure type. Traditional single-family, detached homes are most prominent, accounting for more than 65% of all housing units. Miscellaneous housing types, including mobile homes, boats, RVs, and vans, account for more than 24% of all housing units, which is the second most common housing type.

Multifamily Developments 3-19 Units

The maps below display the distribution of small, medium and large multifamily developments across the state. Small multifamily units have between 3 and 19 units in each development. These developments are scattered throughout the state, with the highest concentrations near Los Alamos, Santa Fe, and Albuquerque.

Estimated percent of housing units in buildings with 3-19 units, between 2018-2022.
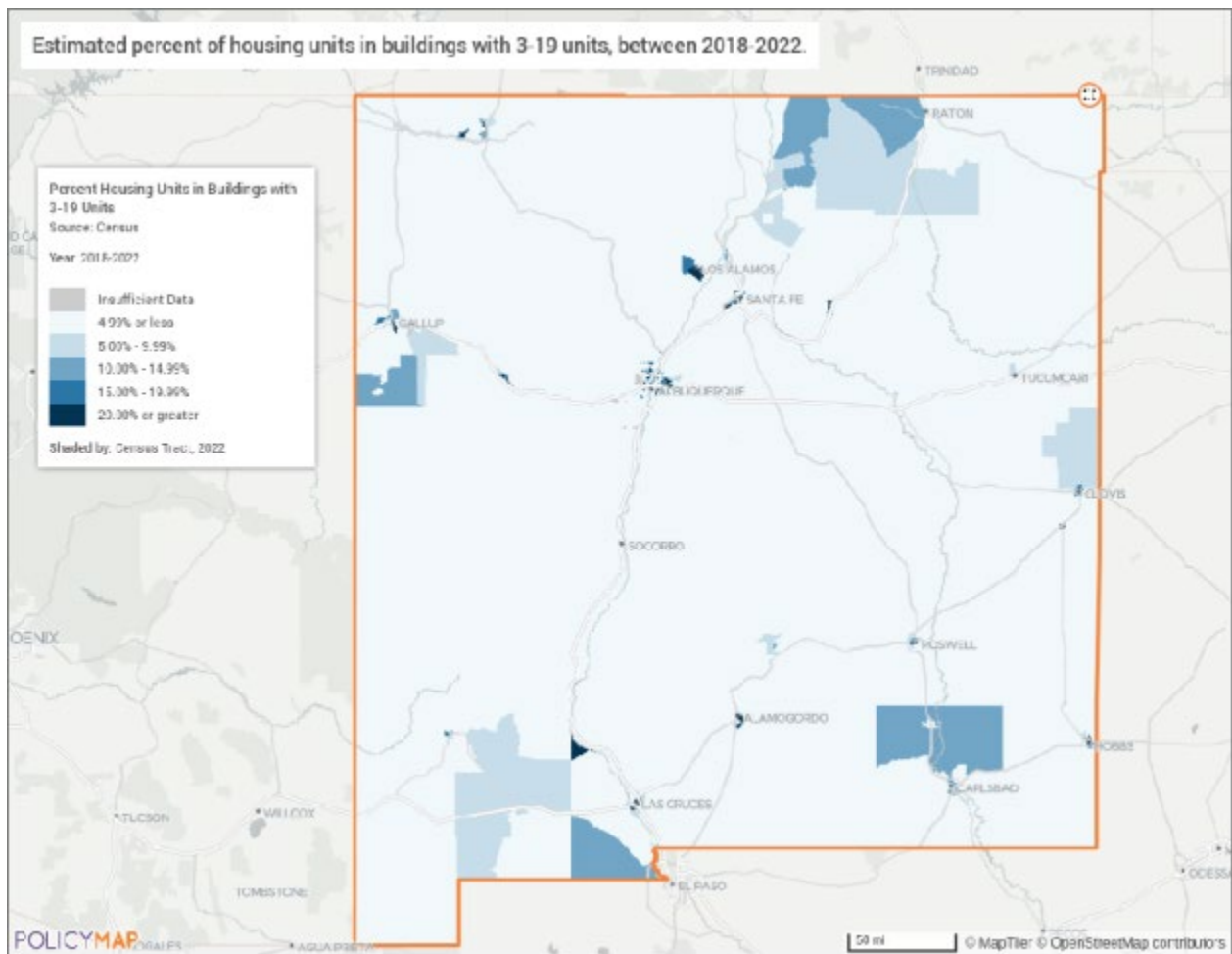
Map: Multifamily Developments 3-19 Units

Multifamily Developments 20-49 Units

Medium multifamily developments have between 20 and 49 units per development. There are very few medium developments across the state, with a minor concentration near Los Alamos.
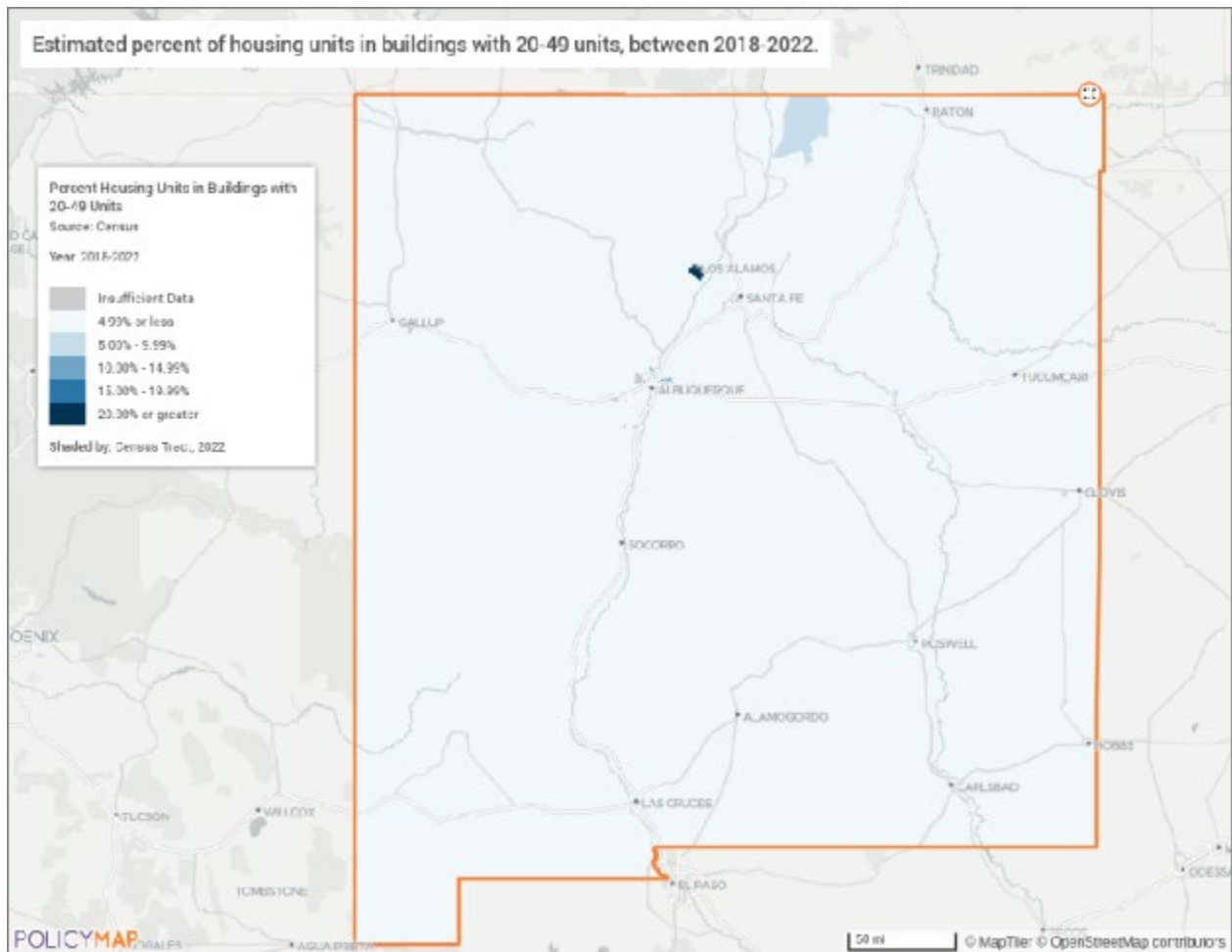
Map: Multifamily Developments 20-49 Units

Multifamily Developments 50+ Units

Large multifamily developments are buildings with 50 or more units. Large developments are found near the major cities of Los Alamos, Santa Fe, and Albuquerque as well as a minor concentration in the central eastern side of the state. However, even those tracts with the highest concentration of large multifamily developments make up just 5% or more of housing units in that tract.
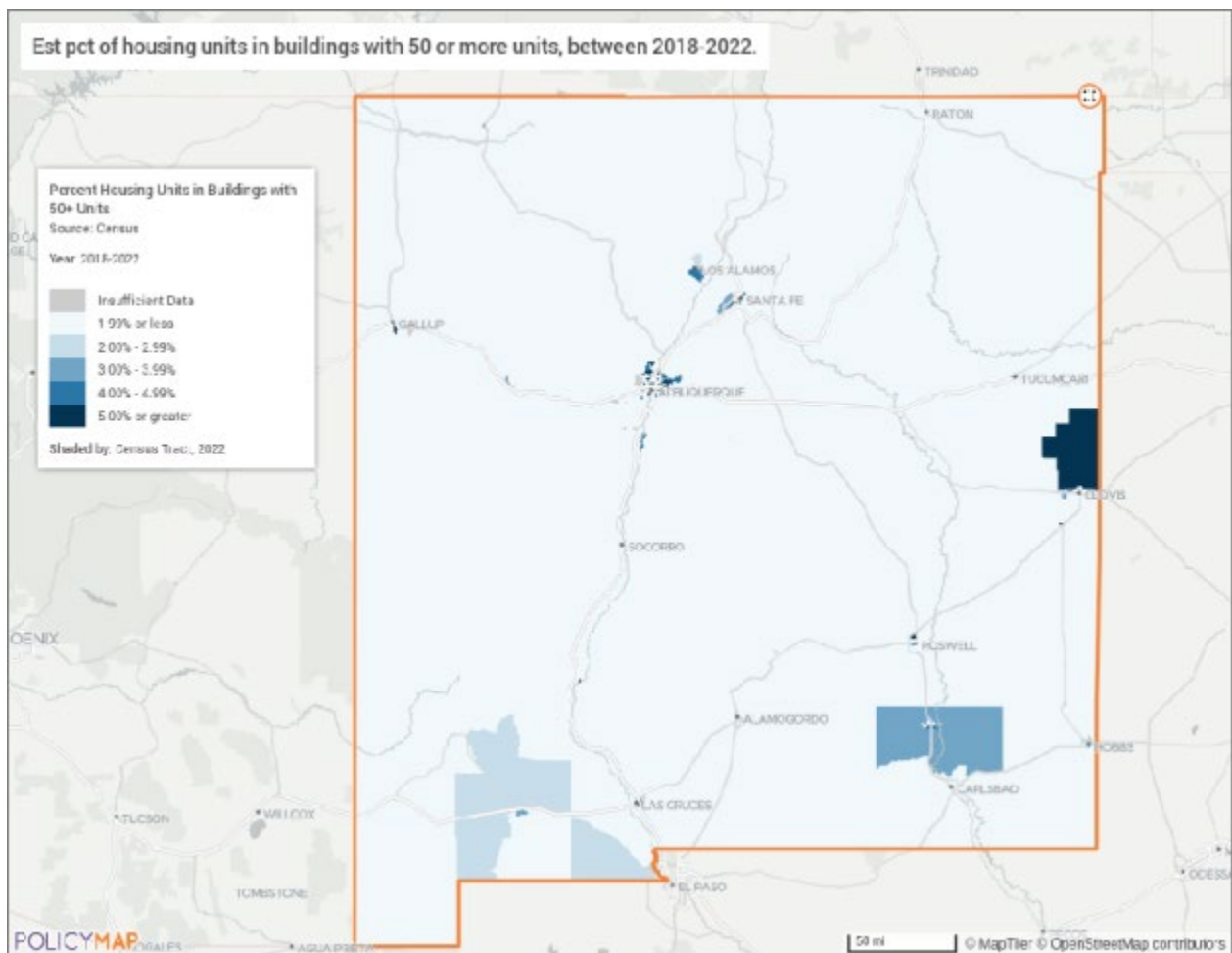
Map: Multifamily Developments 50+ Units

Unit Size by Tenure

	Owners		Renters	
	Number	**%**	**Number**	**%**
No bedroom	3,748	1.2%	4,632	4.1%
1 bedroom	10,566	3.3%	15,160	13.5%
2 bedrooms	60,999	18.9%	39,779	35.4%
3 or more bedrooms	246,664	76.6%	52,838	47.0%
Total	321,977	100%	112,409	100%

Table 2 – Unit Size by Tenure

Data Source: 2018-2022 ACS

Unit Size by Tenure

The size of housing units is generally linked to whether they are owner-occupied, or renter occupied. Owner-occupied units tend to be larger than rental units. More than 76% of owner-occupied units in the state have three or more bedrooms, while only 47% of renter-occupied units are similarly large. Conversely, just 4.5% of owner-occupied units have one bedroom or less while 17.6% of renter units have one bedroom or less.

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The state has identified extremely low-income households as being in particular need of support. The housing rehabilitation program is limited to residents who are extremely low income and have the goal of ensuring safe and secure housing for all extremely low-income families. Additional information can be found in the Strategic Plan.

In addition to local programs, the state also has an Emergency Rental Assistance Program that is overseen by the New Mexico Department of Finance and Administration. This program specifically targets low-income households that are at risk of eviction. Additionally, the New Mexico Mortgage Finance Authority (MFA) targets low-income households through the development of affordable housing rental housing, using HOME and National Housing Trust Fund. Additional MFA works to support low-income households through homelessness prevention and rapid re-housing using Emergency Solutions Grant funding. Finally, MFA supports low-income people living with HIV/AIDS through Housing Opportunities for Persons With AIDS (HOPWA) through housing assistance and other housing services.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

According to the HUD Multifamily Assistance and Section 8 Database, there are 135 developments across the State that have contracts for multifamily assistance and/or Section 8 funding. Of these developments, 18 have expiring contracts during this Consolidated Plan period (July 1, 2025, through June 30, 2030).

These developments with expiring contracts account for 605 units of affordable housing expected to be lost from the state's affordable housing inventory. A total of 595 of these units are one-bedroom units.

Additionally, there are a total of 101 USDA Rural Housing Developments in the state of New Mexico. Out of the 101 developments, 15 are expected to exit USDA assistance and therefore be lost from the affordable housing inventory between 2026 and 2030.

Does the availability of housing units meet the needs of the population?

No, the available housing units do not meet the needs of the population. As mentioned in the Needs Assessment, there are a significant number of residents across the state who are cost burdened. This means that they cannot find housing units for a price that meets their needs. Renters are particularly likely to be cost burdened. Overall, there is a significant need for affordable housing across the state.

Describe the need for specific types of housing:

The State of New Mexico has a very limited supply of owner-occupied units with fewer than two bedrooms. Smaller units tend to be more affordable and attractive to new homeowners or retired residents who are looking to downsize. There is also a limited supply of smaller rental units, which is a challenge for single young persons and small young families.

Discussion

CDBG-DR

The amount of housing damage from the 2022 wildfires and flooding was significant. The total need for owner-occupied households is estimated 695 housing units across Mora, San Miguel and Lincoln County for an estimated total cost of $119,412,510 and 2,115 rental housing units at an estimated $77,256,720. Needs may include housing repair and replacement. These estimated were provided by the NMDHSEM and Long-Term Recovery Group. Acknowledging that some of these immediate unmet housing needs will be covered through the HPCC Fire Assistance Act, the total value of additional affordable housing investments requiring additional appropriations stands at a minimum of $64,305,733.

A more detailed analysis of the housing damage cost due to the 2022 wildfires and flooding is available in the State CDBG-DR Action Plan, sections 2.2.3 Unmet Housing Needs.

MA-15 Cost of Housing – 91.310(a)

Introduction

Housing costs play a pivotal role in shaping housing demand, as affordability is key to meeting a community's needs. The ability to secure affordable housing not only impacts individual residents but also influences broader economic stability, quality of life, and community growth. High housing costs often place significant financial pressure on households, restricting their capacity to spend on essential services such as healthcare, education, and transportation.

This section offers a comprehensive analysis of housing costs for both homeowners and renters throughout New Mexico. It delves into current market trends for home values and rental prices, highlighting notable changes. Additionally, it assesses the affordability of the existing housing stock, providing a clearer understanding of the financial accessibility of housing for residents across the state.

Cost of Housing

	Base Year: 2012	Most Recent Year: 2022	% Change
Median Home Value	$153,953	$212,404	38.0%
Median Contract Rent	$587	$779	32.7%

Table 3 – Cost of Housing

Data Source: 2012 Census (Base Year), 2018-2022 ACS (Most Recent Year)

Housing Costs

Over the past decade, housing costs in New Mexico have surged, with the median home value increasing by 38.0% and the median rent rising by 32.7%. These rising costs have intensified affordability challenges across the state, making it more difficult for renters to save for homeownership due to growing rental expenses. As home prices continue to escalate, many residents are being priced out of the market, driving up demand for rental units and further inflating rent prices.

Rent Paid	Number	%
Less than $500	13,973	14.7%
$500-999	45,634	47.9%
$1,000-1,499	25,286	26.5%
$1,500-1,999	7,936	8.3%
$2,000 or more	2,466	2.6%
Total	95,295	100%

Table 4 - Rent Paid

Data Source: 2018-2022 ACS

Rental Housing Costs

The distribution of rent prices has shifted in the last five years, indicating that renters are increasingly paying more for housing. Currently, the largest group of renters (47.9%) pays between $500 and $999 per month. This marks a decline from 55.3% five years ago, signaling a reduction in the availability of lower-cost rental units. Meanwhile, the proportion of renters paying $1,000 or more has surged from 29.1% to 37.4%, reflecting the growing presence of higher-priced rentals.

This trend underscores the increasing financial strain on renters, many of whom are struggling to cope with rising housing costs. As rent continues to rise, a greater number of households are becoming cost-burdened, dedicating a larger share of their income to housing and leaving less for essential expenses like healthcare, education, and savings. Later in this section, the report will explore rental rates as a percentage of household income to assess the overall affordability of rental housing.

Home Values

The map below illustrates the distribution of median home values by census tract across the state. Home values tend to be significantly higher in urban centers, with some tracts showing median values above $400,000. In contrast, rural areas typically have much lower home values, with some tracts reporting medians below $100,000. Rural areas in New Mexico frequently have a high proportion of manufactured housing, such as mobile homes, often comprising more than 25% of all housing types in each tract (Source: 2018-2022 ACS).
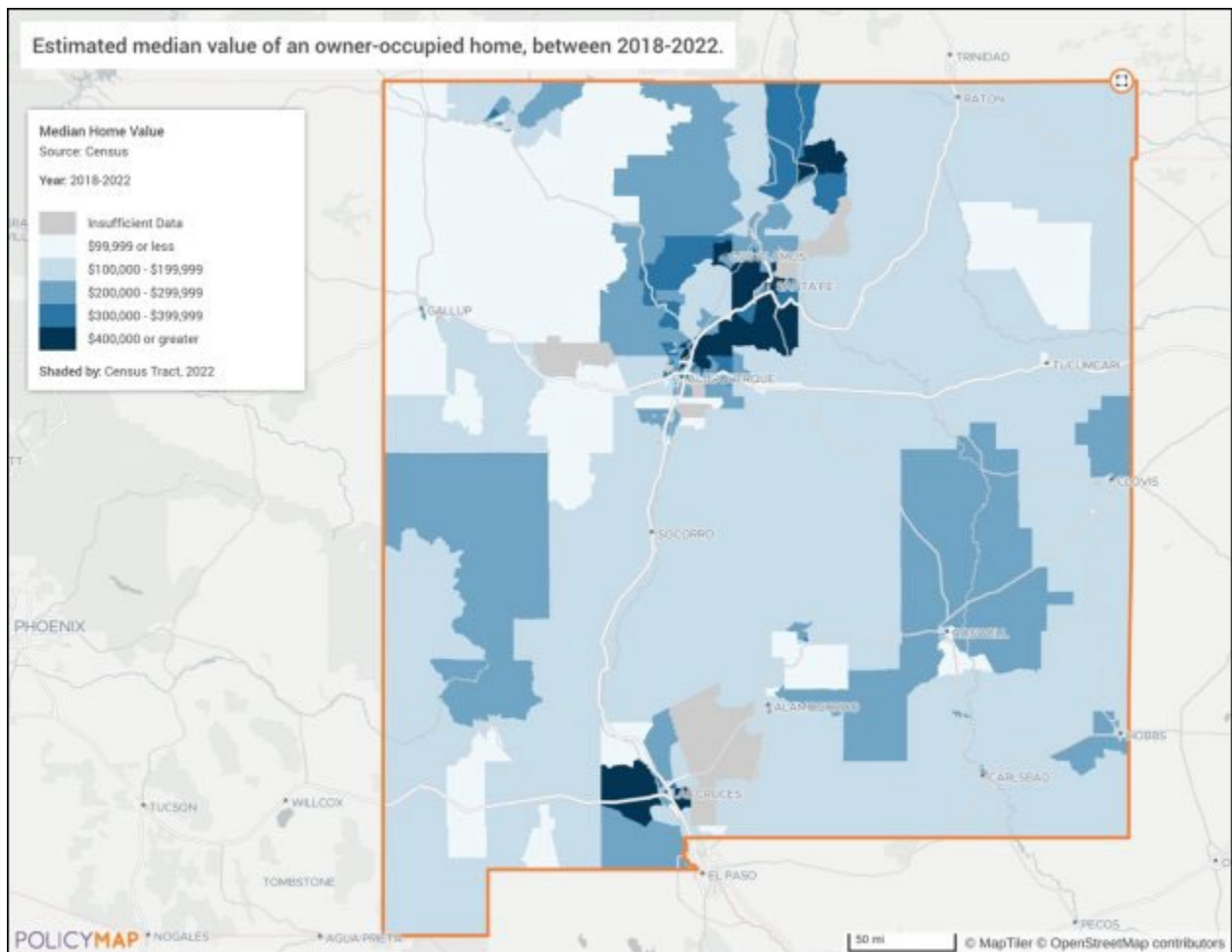
Map: Median Housing Value

Median Rent

The map below illustrates the distribution of median rent across census tracts. Similar to the trends seen in home values, urban areas tend to have significantly higher median rents, reflecting greater demand and limited housing supply in these regions. In contrast, rural areas generally have lower median rents
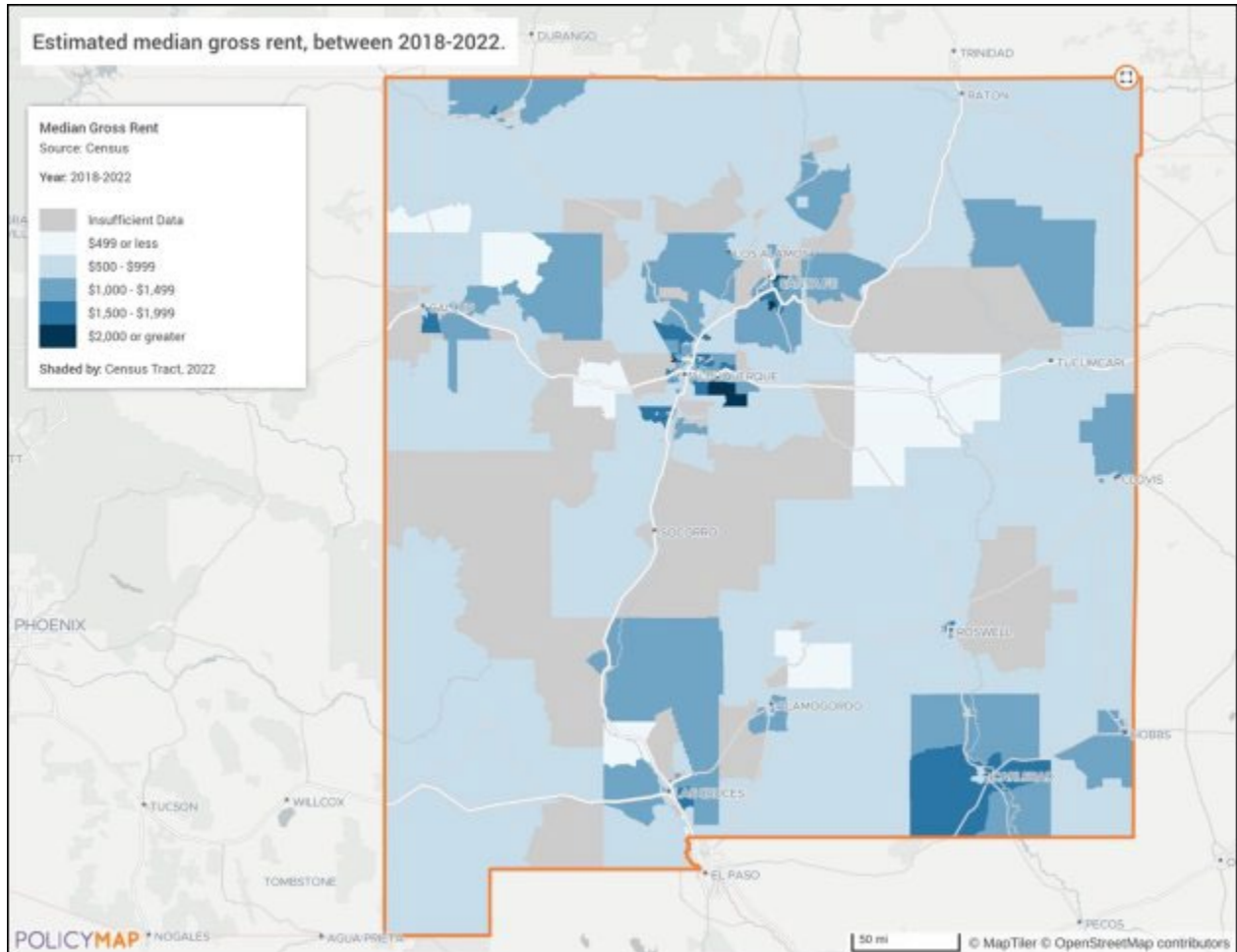
Map: Median Rent

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	16,860	No Data
50% HAMFI	57,070	45,790
80% HAMFI	150,180	122,395
100% HAMFI	No Data	178,690
Total	*224,110*	*346,875*

Table 5 – Housing Affordability

Data Source: 2013-2017 CHAS

Data Source Comments: The most recent data for the Housing Affordability table above is from the 2013-2017 CHAS. HUD does not provide updated data through the Consolidated Planning/CHAS Data website, and this information was generated from HUD's Integrated Disbursement and Information System (IDIS).

Housing Affordability

The table illustrates the number of housing units affordable to households earning 30%, 50%, 80%, and 100% of the HUD Area Median Family Income (HAMFI). Unsurprisingly, the availability of affordable units decreases as the income level decreases.

Overall, the total number of affordable units is 342,635 for renters and 94,685 for owners. However, the data shows a critical shortage of units for the lowest income households. Specifically, there are approximately 75,575 units affordable to households earning 30% HAMFI, while approximately 2,430 renter households fall into this income bracket, highlighting a significant gap in affordable housing. There is no available data for extremely low-income owner-occupied households or 100% HAMFI renter-occupied households.

The table above represents the number of units that are affordable to Households earning 30%, 50%, 80%, and 100% of the HUD Area Median Family Income (HAMFI). Not surprisingly, there are less units affordable to households with lower HAMFI. No data is available for extremely low-income owner-occupied households or 100% HAMFI renter occupied households. However, there are less than 1,000 units affordable to 30% HAMFI households, but according to 2017 CHAS data, there are approximately 2,430 renter households in this income bracket.

Monthly Rent

As shown in Table 30, Fair Market Rents (FMRs) and HOME rents are not provided at the state level. However, the chart below Table 35 displays the FMR information at the county level. Rents can vary significantly by region. For efficiency units, the lowest rents are $594 in Luna and Sierra Counties, while Santa Fe's FMR is notably higher at $1,171.The highest rents are in Los Alamos County with $2,313 High

HOME rent for four-bedroom units.

Monthly Rent ($)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	NA	NA	NA	NA	NA
High HOME Rent	NA	NA	NA	NA	NA
Low HOME Rent	NA	NA	NA	NA	NA

Table 6 – Monthly Rent

Data Source: 2024 HUD FMR and HOME Rents

Data Source Comments: Fair Market Rent and High/Low HOME Rent Limits are not available at the state level. See the following table of FMR and HOME Rent Limits at the County and Metro Statistical Area Level.

Fair Market Rent and High/Low HOME Rent Limits

Locality Name	Metropolitan Area Name	Monthly Rent	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Bernalillo County	Albuquerque, NM MSA	FMR	$828	$1,005	$1,222	$1,722	$2,064
		High HOME Rent	$828	$1,005	$1,222	$1,426	$1,571
		Low HOME Rent	$756	$810	$972	$1,123	$1,253
Catron County	Catron County, NM	FMR	$627	$707	$877	$1,120	$1,488
		High HOME Rent	$627	$707	$877	$1,120	$1,274
		Low HOME Rent	$618	$662	$795	$918	$1,023
Chaves County	Chaves County, NM	FMR	$692	$737	$969	$1,239	$1,358
		High HOME Rent	$692	$737	$969	$1,160	$1,274
		Low HOME Rent	$618	$662	$795	$918	$1,023
Cibola County	Cibola County, NM	FMR	$629	$700	$880	$1,065	$1,172
		High HOME Rent	$629	$700	$880	$1,065	$1,172
		Low HOME Rent	$618	$662	$795	$918	$1,023
Colfax County	Colfax County, NM	FMR	$760	$781	$877	$1,158	$1,372
		High HOME Rent	$760	$781	$877	$1,158	$1,274
		Low HOME Rent	$618	$662	$795	$918	$1,023
Curry County	Curry County, NM	FMR	$674	$800	$995	$1,266	$1,689
		High HOME Rent	$674	$800	$995	$1,160	$1,274
		Low HOME Rent	$618	$662	$795	$918	$1,023
De Baca County	De Baca County, NM	FMR	$627	$667	$877	$1,236	$1,488
		High HOME Rent	$627	$667	$877	$1,234	$1,356
		Low HOME Rent	$627	$667	$843	$975	$1,087
Dona Ana County	Las Cruces, NM MSA	FMR	$739	$881	$989	$1,383	$1,562
		High HOME Rent	$739	$841	$989	$1,160	$1,274
		Low HOME Rent	$618	$662	$795	$918	$1,023
		FMR	$791	$968	$1,087	$1,532	$1,648

Eddy County	Eddy County, NM	High HOME Rent	$791	$968	$1,087	$1,532	$1,648
		Low HOME Rent	$791	$890	$1,067	$1,233	$1,376
Grant County	Grant County, NM	FMR	$728	$733	$877	$1,209	$1,303
		High HOME Rent	$728	$733	$877	$1,178	$1,295
		Low HOME Rent	$627	$672	$806	$932	$1,040
Guadalupe County	Guadalupe County, NM	FMR	$627	$767	$877	$1,236	$1,488
		High HOME Rent	$627	$767	$877	$1,160	$1,274
		Low HOME Rent	$618	$662	$795	$918	$1,023
Harding County	Harding County, NM	FMR	$627	$707	$877	$1,236	$1,488
		High HOME Rent	$627	$707	$877	$1,166	$1,281
		Low HOME Rent	$621	$665	$798	$923	$1,030
Hidalgo County	Hidalgo County, NM	FMR	$627	$707	$877	$1,236	$1,488
		High HOME Rent	$627	$707	$877	$1,160	$1,274
		Low HOME Rent	$618	$662	$795	$918	$1,023
Lea County	Lea County, NM	FMR	$801	$889	$1,168	$1,487	$1,642
		High HOME Rent	$801	$880	$1,058	$1,213	$1,334
		Low HOME Rent	$646	$691	$830	$959	$1,070
Lincoln County	Lincoln County, NM	FMR	$627	$667	$877	$1,156	$1,488
		High HOME Rent	$627	$667	$877	$1,156	$1,274
		Low HOME Rent	$618	$662	$795	$918	$1,023
Los Alamos County	Los Alamos County, NM	FMR	$995	$1,037	$1,363	$1,722	$2,313
		High HOME Rent	$995	$1,037	$1,363	$1,722	$2,313
		Low HOME Rent	$995	$1,037	$1,363	$1,722	$2,270
Luna County	Luna County, NM	FMR	$594	$691	$877	$1,181	$1,488
		High HOME Rent	$594	$691	$877	$1,160	$1,274
		Low HOME Rent	$594	$662	$795	$918	$1,023
McKinley County	McKinley County, NM	FMR	$663	$739	$877	$1,127	$1,168
		High HOME Rent	$663	$739	$877	$1,127	$1,168
		Low HOME Rent	$618	$662	$795	$918	$1,023
Mora County	Mora County, NM	FMR	$627	$707	$877	$1,184	$1,488
		High HOME Rent	$627	$707	$877	$1,160	$1,274
		Low HOME Rent	$618	$662	$795	$918	$1,023
Otero County	Otero County, NM	FMR	$609	$722	$877	$1,236	$1,488
		High HOME Rent	$609	$722	$877	$1,166	$1,281
		Low HOME Rent	$609	$665	$798	$923	$1,030
Quay County	Quay County, NM	FMR	$627	$781	$877	$1,092	$1,488
		High HOME Rent	$627	$781	$877	$1,092	$1,274
		Low HOME Rent	$618	$662	$795	$918	$1,023
Rio Arriba County	Rio Arriba County, NM	FMR	$666	$670	$877	$1,060	$1,168
		High HOME Rent	$666	$670	$877	$1,060	$1,168
		Low HOME Rent	$618	$662	$795	$918	$1,023
Roosevelt County	Roosevelt County, NM	FMR	$660	$703	$924	$1,267	$1,568
		High HOME Rent	$660	$703	$924	$1,183	$1,300

		Low HOME Rent	$630	$675	$810	$936	$1,045
San Juan County	Farmington, NM MSA	FMR	$843	$847	$1,012	$1,426	$1,526
		High HOME Rent	$784	$841	$1,012	$1,160	$1,274
		Low HOME Rent	$618	$662	$795	$918	$1,023
San Miguel County	San Miguel County, NM	FMR	$703	$781	$877	$1,186	$1,384
		High HOME Rent	$703	$781	$877	$1,160	$1,274
		Low HOME Rent	$618	$662	$795	$918	$1,023
Sandoval County	Albuquerque, NM MSA	FMR	$828	$1,005	$1,222	$1,722	$2,064
		High HOME Rent	$828	$1,005	$1,222	$1,426	$1,571
		Low HOME Rent	$756	$810	$972	$1,123	$1,253
Santa Fe County	Santa Fe, NM MSA	FMR	$1,171	$1,317	$1,535	$1,960	$2,044
		High HOME Rent	$1,021	$1,096	$1,317	$1,514	$1,669
		Low HOME Rent	$801	$858	$1,030	$1,190	$1,327
Sierra County	Sierra County, NM	FMR	$594	$667	$877	$1,236	$1,488
		High HOME Rent	$594	$667	$877	$1,160	$1,274
		Low HOME Rent	$594	$662	$795	$918	$1,023
Socorro County	Socorro County, NM	FMR	$627	$707	$877	$1,236	$1,488
		High HOME Rent	$627	$707	$877	$1,160	$1,274
		Low HOME Rent	$618	$662	$795	$918	$1,023
Taos County	Taos County, NM	FMR	$845	$921	$1,050	$1,375	$1,782
		High HOME Rent	$789	$846	$1,017	$1,166	$1,281
		Low HOME Rent	$621	$665	$798	$923	$1,030
Torrance County	Albuquerque, NM MSA	FMR	$828	$1,005	$1,222	$1,722	$2,064
		High HOME Rent	$828	$1,005	$1,222	$1,426	$1,571
		Low HOME Rent	$756	$810	$972	$1,123	$1,253
Union County	Union County, NM	FMR	$627	$732	$877	$1,114	$1,488
		High HOME Rent	$627	$732	$877	$1,114	$1,274
		Low HOME Rent	$618	$662	$795	$918	$1,023
Valencia County	Albuquerque, NM MSA	FMR	$828	$1,005	$1,222	$1,722	$2,064
		High HOME Rent	$828	$1,005	$1,222	$1,426	$1,571
		Low HOME Rent	$756	$810	$972	$1,123	$1,253

Is there sufficient housing for households at all income levels?

No, there is not sufficient affordable housing to meet the diverse needs of households at all income levels. As detailed earlier in this document, housing cost burdens remain a widespread issue across New Mexico. A large segment of the population struggles to secure affordable housing, particularly households with extremely low incomes who are disproportionately affected by the rapid rise in housing costs. These households face an increasing gap between their stagnant wages and the escalating costs of housing, making it harder to find and maintain stable housing. This imbalance between income growth and housing expenses leaves many at risk of housing insecurity or even homelessness.

How is affordability of housing likely to change considering changes to home values and/or rents?

While it is difficult to predict the precise path of housing affordability, current trends suggest that any significant improvements in affordability are unlikely in the foreseeable future. Over the past decade, New Mexico has seen sharp increases in housing costs, with median home values rising by 38.0% and median contract rents increasing by 32.7%. Although median household incomes have grown by 31.4% during the same period, this growth has not been sufficient to keep pace with escalating housing costs. Furthermore, the benefits of income growth have been unevenly distributed, leaving many low- and moderate-income households behind.

Households with limited incomes are disproportionately impacted by the widening gap between housing expenses and earnings. As rents and home prices continue to surge, these households are increasingly vulnerable to housing instability. Many are now forced to dedicate a greater share of their income to housing costs, reducing their ability to afford other basic needs such as healthcare, education, and transportation. This situation deepens economic challenges for already vulnerable populations, making it more difficult to break free from the cycle of financial hardship.

Looking forward, this growing affordability crisis may exacerbate the challenges households face in transitioning from renting to homeownership. As home values climb and rental costs rise, accumulating savings for down payments or managing homeownership costs will become even more challenging. Additionally, rising costs may force more households to remain in unstable rental situations, leading to increased housing insecurity.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Fair Market Rents (FMRs) are not standardized at the state level but are instead determined on a county-by-county basis, reflecting local housing demand and economic conditions. The chart above illustrates the significant variations in FMR across different regions. For efficiency units, FMRs range from as low as $594 in Luna and Sierra Counties to as high as $1,171 in Santa Fe County. This considerable disparity highlights the diverse housing markets across New Mexico, where more expensive regions have higher demand and more limited housing supply.

In developing a strategy to produce or preserve affordable housing, it is crucial to take into account these FMR disparities and focus on region-specific approaches. For example, in areas where FMRs are significantly below the Area Median Rent (AMR), such as in high-cost urban regions like Santa Fe, a key strategy could involve prioritizing the acquisition and rehabilitation of existing rental units. By preserving older, yet habitable housing stock, communities can prevent these units from being upgraded into more expensive market-rate housing. This preservation strategy could leverage HOME funds to ensure existing affordable units remain available and prevent displacement of lower-income renters.

Finally, partnerships with local housing authorities, non-profits, and private developers are essential to ensure that housing projects are aligned with both community needs and market realities. Such collaboration can ensure that developments remain affordable over the long term, while also securing additional funding sources such as tax credits or local grants.

Discussion:

CDBG-DR

There is a shortage of accessible affordable housing across the state of New Mexico, however this shortage is particularly pronounced in disaster affected areas. In two of the most hard-hit areas, Mora and San Miguel counties, the number of housing units available for sale remain very low. Just before the fire in March of 2022, there were a total of 90 active listings in these two counties, and as of February 2024 the number of listings is 45 – showing little availability of housing options for homebuyers in these affected areas. Without affordable housing in the area, individuals and families that were displaced by the fire may not return.

Less housing units for purchase on the market also pushes rental vacancy rates lower, and subsequently the prices in the rental market continue to grow. Consequently, rental units affordable to low-income households are often occupied by households with higher incomes, making affordable rental units less accessible for low-income renters.

A more detailed analysis of housing affordability in relation to the 2022 wildfires and flooding is available in the State CDBG-DR Action Plan, section 2.2.1 Post-Disaster Housing Affordability.

MA-20 Condition of Housing – 91.310(a)

Introduction:

The tables and maps in this section provide details on the condition of housing units throughout the state by looking at factors such as age, vacancy, and the prevalence of housing problems.

As defined by HUD, the four housing problems are:
1. a home which lacks complete or adequate kitchen facilities
2. a home which lacks complete or adequate plumbing facilities
3. a home which is overcrowded (having more than one person per room)
4. a household that is cost burdened (paying 30% or more of their income towards housing costs)

Definitions

For the purposes of this plan, units are in "standard condition" when the unit is in compliance with the local building codes, which are based on the International Building Code.

The definition of substandard housing is a housing unit with one or more serious code violations. For the purposes of this analysis the lack of complete plumbing or a complete kitchen will also serve as an indicator of substandard housing.

Units are in "substandard condition but suitable for rehabilitation" when the unit is out of compliance with one or more code violations, and it is both financially and structurally feasible to rehabilitate the unit.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	**%**	**Number**	**%**
With one selected Condition	66,767	20.7%	41,868	37.2%
With two selected Conditions	4,279	1.3%	3,123	2.8%
With three selected Conditions	800	0.2%	271	0.2%
With four selected Conditions	42	0.0%	0	0.0%
No selected Conditions	250,089	77.7%	67,147	59.7%
Total	321,977	100%	112,409	100%

Table 7 - Condition of Units

Data Source: 2018-2022 ACS

Condition of Units

The table above details the number of owner and renter households that have at least one housing condition. Twenty-two percent of all owner-occupied housing units face at least one housing condition while 40% of all renters have at least one housing condition. There are relatively few households with multiple housing problems and when compared to the affordability statistics provided earlier in this section, it is likely that most housing problems are housing cost burden.

Year Unit Built

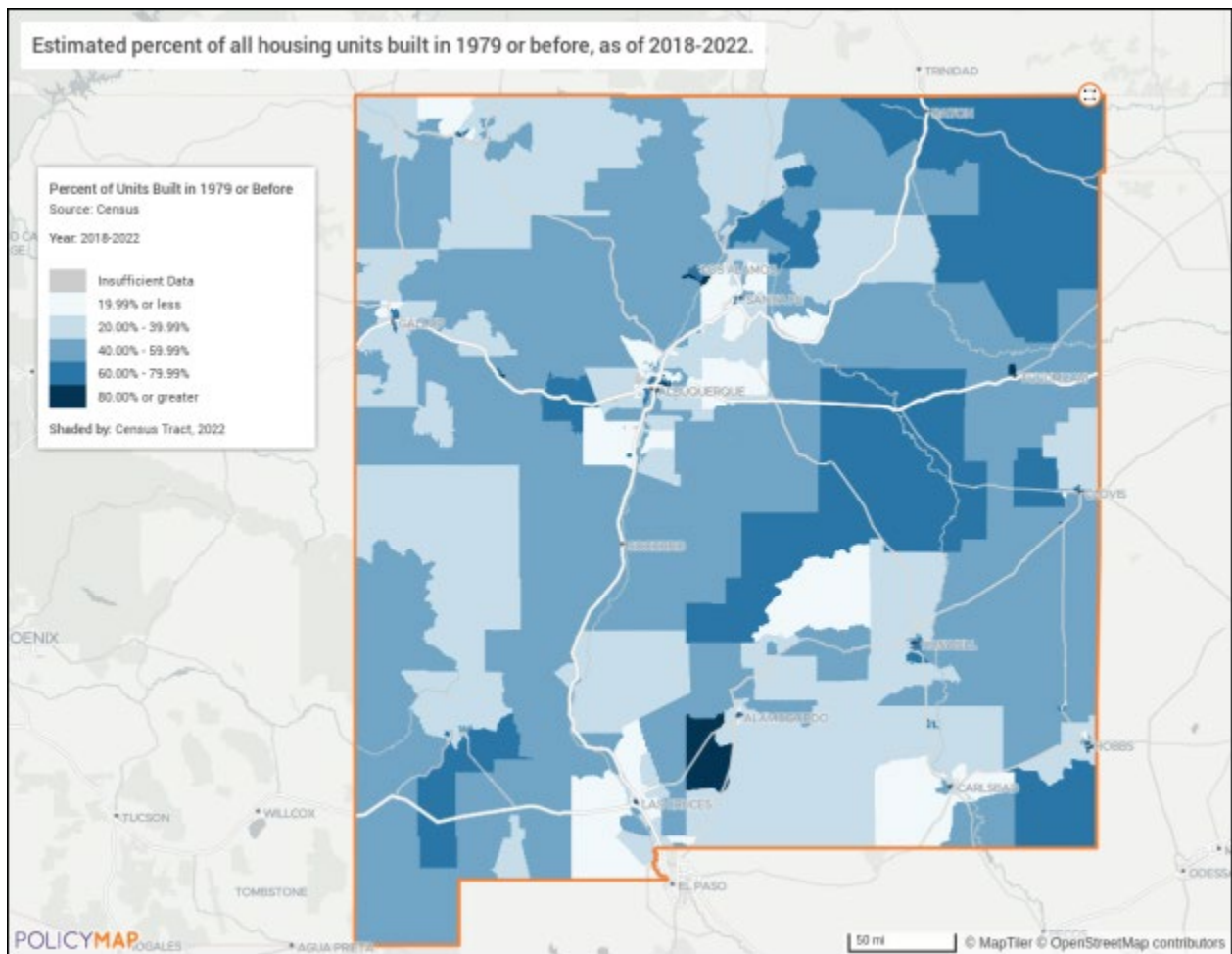| Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	68,149	21.2%	19,106	17.0%
1980-1999	117,972	36.6%	36,739	32.7%
1950-1979	108,216	33.6%	45,662	40.6%
Before 1950	27,640	8.6%	10,902	9.7%
Total	321,977	100%	112,409	100%

Table 8 - Year Unit Built

Data Source: 2018-2022 ACS

Year Unit Built

Approximately 42% of owner-occupied units and 50% of rental units were built prior to 1980. These homes have a risk of lead-based paint and may require additional support to ensure a safe living environment, particularly for children. This amounts to over 192,000 units total, a majority of which are owner-occupied.

Age of Housing

The map below depicts the prevalence of older housing units in the state. The map identifies the percentage of units built prior to 1980. Older housing units are more common in a few tracts scattered throughout the state roughly along a line from southwest to northeast. The age of housing units is more uniform when looking at which ones were built prior to 1980 throughout the state.

Estimated percent of all housing units built in 1979 or before, as of 2018-2022.

Map: Housing Age

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	227,914	44%	122,987	50%
Housing Units build before 1980 with children present	70,880	14%	41,665	17%

Table 9 – Risk of Lead-Based Paint

Data Source: 2013-2017 ACS (Total Units) 2013-2017 CHAS (Units with Children present)

Data Source Comments: LBPH data for units with children is only available through the IDIS system. The most recent data was from the 2013-2017 CHAS.

Lead-Based Paint Hazards

As mentioned previously, any housing unit built prior to 1980 may contain lead-based paint in portions of the home. The most common locations are window and door frames, walls, and ceilings, and in some cases throughout the entire home. Thus, it is generally accepted that these homes at least have a risk of

lead-based paint hazards and should be tested in accordance with HUD standards. The greatest potential for lead-based paint and other environmental and safety hazards is in homes built before 1980. Within the State there are over 112,000 housing units built before 1980.

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	130,297	0	130,297
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 10 - Vacant Units

Alternate Data Source Name:

2018-2022 ACS

Data Source Comments: The number of vacant units is provided by the ACS. The State does not keep data on Abandoned Vacant Units or REO properties. Note that this table is not required to complete.

Vacancy Rate

The map below shows the average housing vacancy rates throughout the state. The darker shaded areas have higher vacancy rates, while the lighter shaded areas have lower vacancy rates. In most census tracts throughout the state vacancy rate is less than 30% but several areas have a vacancy rate over 40%

A housing unit is vacant if no one is living in it at the time of the survey unless its occupants are only temporarily absent. The Census counts year-round units, which are those intended for occupancy at any time of the year. Year-round vacant units are classified in the following categories:

Vacant units for rent. Units offered for rent and those offered both for rent and sale.

Vacant units for sale only. Units for sale only; it excludes units both for rent and sale. If a unit was located in a multi-unit structure which was for sale as an entire structure and if the unit was not for rent, it was reported as "held off market." However, if the individual unit was intended to be occupied by the new owner, it was reported as "for sale."

Vacant units rented or sold. This group consists of year-round vacant units which have been rented or sold but the new renters or owners have not moved in as of the day of interview.

Vacant units held off the market. Included in this category are units held for occasional use, temporarily occupied by persons with usual residence elsewhere, and vacant for other reasons.
   - **For occasional use.** If the vacant unit is not for-rent or for-sale-only but is held for weekends or occasional use throughout the year, the unit is included in this category. Time-shared units are

classified in this category if the vacant unit is not for-rent or for-sale-only but held for use for an individual during the time of interview.
- **Units Occupied by Persons With Usual Residence Elsewhere.** A housing unit which is occupied temporarily by persons who usually live elsewhere is interviewed as a vacant unit provided that a usual place of residence is held for the household which is not offered for rent or for sale.
- **Other vacant.** Included in this category are year-round units which were vacant for reasons other than those mentioned above: For example, foreclosure, personal reasons, legal proceedings, preparing to rent or sell, use of storage for furniture, needs repairs, specific use housing, abandoned and extended absence etc.

Seasonal Vacant Units. Seasonal housing units are those intended for occupancy only during certain seasons of the year and are found primarily in resort areas.
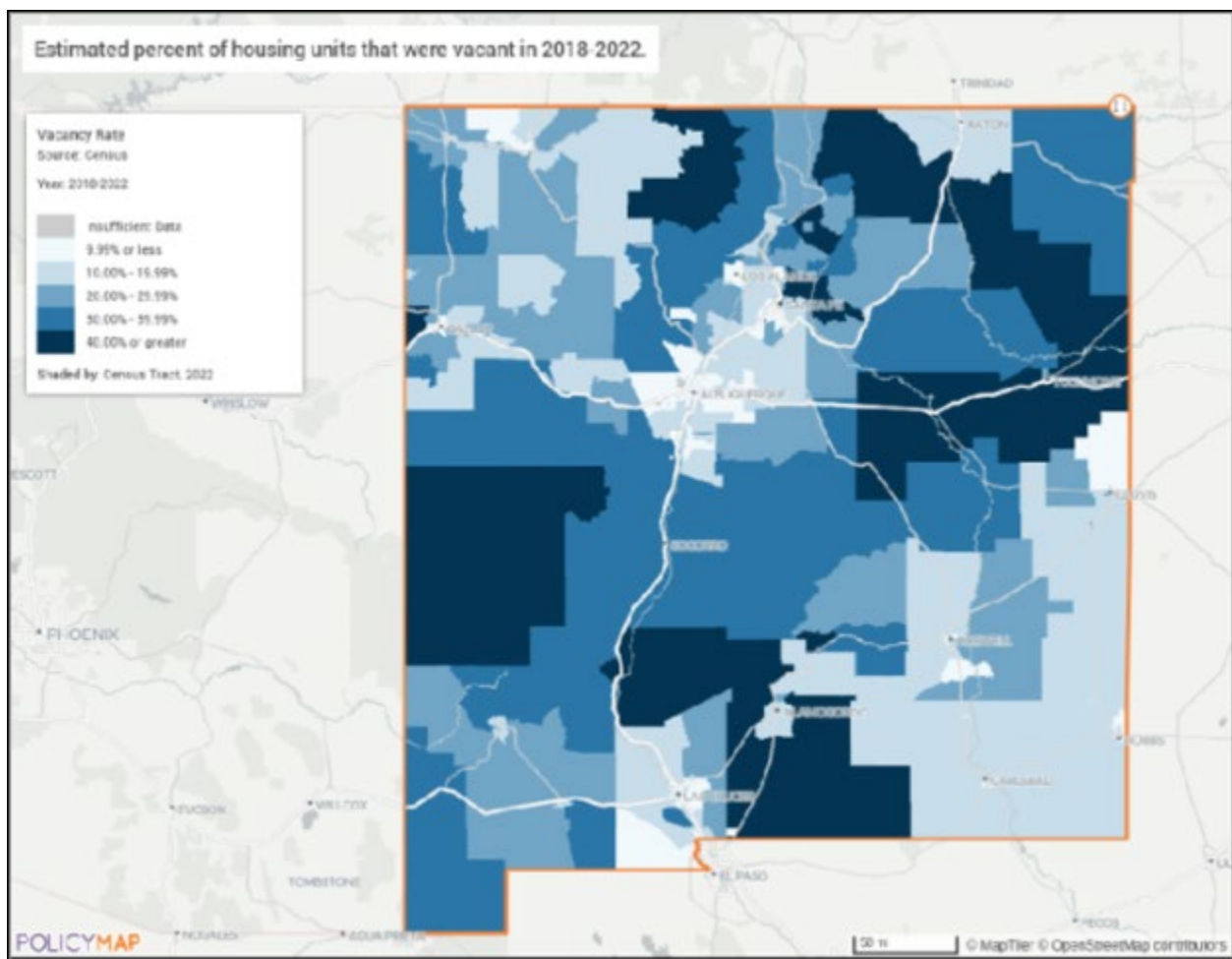
Map: Vacancy Rate

Need for Owner and Rental Rehabilitation

Within the state there is a continued need for rehabilitation for both homeowners and renters. There is a considerable number of homes built prior to 1980 that have a potential lead-based paint hazard. This is a particular concern for any low-income households that may lack the resources to properly rehabilitate their homes to address the presence of lead-based paint. Additional information about how the state will address this need can be found in the Strategic Plan.

Estimated Number of Housing Units Occupied by Low- or Moderate-Income Families with LBP Hazards

To estimate the number of housing units in the state by low- or moderate-income families that may contain lead-based paint hazards, this report assumes that homes by year built are distributed evenly across income categories, as no local data exists to describe otherwise. It is estimated that there are approximately 192,000 units built prior to 1980 and approximately 53% of the population earns less than 100% HAMFI (CHAS 2020). That means an estimated 101,760 LMI households are in units that have a lead-based hazard risk.

Discussion:

CDBG-DR

As documented in the State CDBG-DR Action Plan, the 2022 wildfires resulted in widespread devastation to housing across the impacted areas, with homes either destroyed in the fires or severely damaged in the burn scar flooding that occurred afterward. Data from FEMA indicated a total of 4,192 applicants through the Individual and Housing Programs that were made to address the housing needs such as major repairs and replacement after the disaster. Of this total 3,040 were homeowners and 1,152 were renters. Mora and San Miguel counties were the most impacted areas with over 86% of the applicants from these two counties alone. FEMA's total verified loss from the disaster was $24,521,193, however total awards granted by the agency were only $7,449,913 resulting in $17,071,281 in unmet needs.

A more detailed analysis of housing impacted by the 2022 wildfires and flooding is available in the State CDBG-DR Action Plan, section 2.2.5 Available Disaster Housing Resources.

MA-25 Public and Assisted Housing – (Optional)

Introduction:

Public housing aims to offer decent, safe, and affordable housing to eligible low- and moderate-income families, the elderly, and individuals with disabilities. These properties are federally subsidized and managed by public housing authorities. While public and assisted housing units form part of New Mexico's housing inventory, the New Mexico Mortgage Finance Authority (MFA) and the Department of Finance and Administration (DFA) do not operate public housing. Consequently, they have not developed plans specifically for public housing or related initiatives.

New Mexico has 28 public housing authorities (PHAs), 25 of which fall under the jurisdiction of the State Consolidated Plan as non-entitlement PHAs. The City of Albuquerque Housing Authority, Mesilla Valley Housing Authority, and Santa Fe Civic Housing Authority are entitlement PHAs. Since neither DFA nor MFA manage public housing, they do not directly plan resident initiatives. However, efforts to enhance collaboration with PHAs are ongoing through the state's three Regional Housing Authorities (RHAs), which are overseen by MFA. Tribal housing authorities, operating independently within their sovereign nations, are not included in the state's public housing strategy. The public housing data presented here compiles information from the 28 PHAs, based on submissions to HUD.

Totals Number of Units

				Program Type					
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available									
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 11 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

According to data presented by the Public and Indian Housing Information Center (PIC), there are currently over 2,674 public housing units available across the state. The state's 28 PHAs also oversee approximately 8,497 housing choice vouchers, including 244 veterans' affairs supportive housing vouchers, 229 family unification vouchers, and 797 disabled special purpose vouchers. The PHAs continue to see high demand for these resources as evidenced by lengthy waiting lists.

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

There are approximately 2,647 public housing units across the state, operated by the 28 different public housing authorities. Non-entitlement PHAs operate the majority of these units. HUD's physical inspection scores indicate that 27 out of the 42 public housing developments across the state earned a score of 70 or higher, meaning they are in good or excellent condition. The remaining 15 developments scored lower than 70 and therefore are considered to be in poor condition.

Describe the Restoration and Revitalization Needs of public housing units in the jurisdiction:

This section is not applicable to the State. The State does not own or operate public housing units, so it does not maintain detailed information regarding the revitalization needs.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

Not applicable. The state does not operate a public housing program.

MA-30 Homeless Facilities – 91.310(b)

Introduction

This section outlines the key facilities and services available in New Mexico for individuals and families experiencing homelessness. The 2024 HUD Housing Inventory Count (HIC) provides data on the availability of emergency shelters, transitional housing, and permanent supportive housing beds. This report also highlights essential services provided by organizations that include healthcare, employment assistance, and long-term housing solutions. These services aim to provide immediate shelter and support pathways to stability.

Addressing homelessness in New Mexico requires robust collaboration between public and private organizations. A network of agencies operates statewide to support individuals experiencing homelessness and to prevent homelessness through a variety of support services. Despite the existence of seasonal and overflow beds, there remains a significant need for more emergency and transitional housing across the state. According to the 2024 HIC, New Mexico has approximately 2,748 emergency shelter beds and 717 transitional housing beds available year-round. Furthermore, the 2024 Point-In-Time (PIT) count reported that 4,631 individuals were experiencing homelessness, with 2,242 of them being unsheltered. The following data, compiled by HUD and MFA, provides a detailed overview of the housing inventory available for homeless individuals in New Mexico.

Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	803	234	311	1,246	
Households with Only Adults	1,492	88	316	2,500	
Chronically Homeless Households					
Veterans	32	7	48	804	
Unaccompanied Youth	92	0	42	8	

Table 12 - Facilities Targeted to Homeless Persons

Data Source Comments: HUD 2024 HIC Report for State of New Mexico

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

The two Continuums of Care (CoC) in New Mexico—Balance of State and Albuquerque—have developed integrated policies to ensure that individuals experiencing homelessness can access critical mainstream services. These services, such as Medicare, Medicaid, and Veterans Affairs (VA) benefits, are essential for providing access to healthcare and other support systems. By facilitating enrollment into these programs, the CoCs complement the homeless-specific services already in place, ensuring a holistic approach to care.

The New Mexico Healthcare Authority (HCA) administers a variety of mainstream programs that directly support homeless individuals, addressing their financial and healthcare needs. These include:

- Behavioral Health Services
- Community Services Block Grants (CSBG)
- General Assistance (providing cash assistance for low-income individuals with disabilities)
- Low-Income Home Energy Assistance Program (LIHEAP)
- Low Income Household Water Assistance Program (LIHWAP)
- Medicaid and Children's Health Insurance Program (CHIP)
- Refugee Resettlement Program (RRP)
- School Commodity Foods Program
- Supplemental Nutrition Assistance Program (SNAP)
- Temporary Assistance for Needy Families (TANF)
- The Emergency Food Assistance Program (TEFAP)

These services act as a safety net for homeless individuals, helping reduce the social and financial pressures they face. The **New Mexico Mortgage Finance Authority (MFA)** also partners with HCA through the Behavioral Health Collaborative, a state-level initiative that aims to develop an efficient behavioral healthcare system. This system prioritizes mental health, early intervention, and recovery while ensuring culturally and regionally appropriate services, including those for Native American communities.

In terms of employment services, New Mexico Workforce Connection and the New Mexico Division of Vocational Rehabilitation (NM DVR) play key roles. With 24 Workforce Connection centers and over 25 NM DVR offices statewide, they offer essential job training, career placement, internships, apprenticeships, and services for veterans. These services are critical in helping individuals experiencing homelessness develop skills and secure supportive employment. Referrals come from a variety of sources, including healthcare providers, case managers, and homeless service providers, ensuring a well-coordinated approach.

The New Mexico Center on Law and Poverty (NMCLP) also contributes to supporting homeless individuals by addressing systemic legal and policy issues. NMCLP focuses on housing rights, advocating for eviction prevention and expanding access to affordable housing. They also work to ensure healthcare access for all New Mexicans, including Medicaid coverage, support in managing medical debt, and advocating for immigrant rights in healthcare.

Finally, the New Mexico Department of Health (NMDOH) provides a variety of public health services that greatly benefit homeless populations. These include immunizations (such as flu shots and hepatitis screenings) and infectious disease prevention efforts targeting conditions like tuberculosis and sexually

transmitted infections (STIs). The NMDOH also operates mobile health units, bringing essential healthcare services directly to homeless individuals, thus overcoming common access barriers like transportation. In addition, the department offers behavioral health services to address mental health and substance abuse challenges, with a focus on harm reduction, opioid safety, and overdose prevention.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

New Mexico offers a wide range of services and facilities to address the diverse needs of individuals and families experiencing homelessness, particularly chronically homeless individuals and families, veterans, unaccompanied youth, and families with children. These services, detailed in SP-40, Table 55, function through collaborations between various organizations and agencies, with a special focus on street outreach to improve access to these resources.

1. New Mexico Coalition to End Homelessness (NMCEH)
NMCEH plays a central role in coordinating services across 80 partner agencies to address homelessness throughout the state. Its programs include the Homeless Management Information System (HMIS) to track individual progress and the New Mexico Coordinated Entry System (NMCES), which prioritizes housing for the most vulnerable. NMCEH also supports agencies with technical assistance and the development of permanent supportive housing to ensure long-term stability. Their statewide helpline, referrals, and advocacy provide crucial support to individuals in immediate need.

2. HopeWorks
As one of New Mexico's largest homeless service providers, HopeWorks offers comprehensive support, including behavioral health services, housing solutions, and access to its Susan B. Sager Day Shelter, which serves more than 5,000 individuals annually. The organization also operates Hope Village, the state's first single-site permanent supportive housing facility, providing housing and wrap-around care for chronically homeless individuals with mental or behavioral health challenges. HopeWorks further aids clients with employment support through the "There's a Better Way" initiative and several housing programs, including transitional and rapid re-housing options.

3. Interfaith Community Shelter at Pete's Place (Santa Fe)
This year-round, minimal-barrier shelter welcomes men, women, and children, providing overnight shelter, meals, and access to essential services like showers and secure storage. The shelter collaborates with partners to offer medical care, employment assistance, and case management to aid guests in transitioning out of homelessness. Its Summer Safe Haven ensures continued support during the warmer months, and the shelter relies heavily on community volunteers to provide meals and other critical services.

4. S.A.F.E. House
S.A.F.E. House operates an emergency shelter for domestic violence survivors, offering 90 days of free lodging, case management, therapy, and children's programming. The organization focuses on providing a safe environment where families can recover and access the support they need to move forward.

5. Family Promise of Albuquerque

Family Promise of Albuquerque provides a holistic approach to preventing and addressing family homelessness. Through rental assistance, case management, and emergency shelter services, the organization helps families achieve long-term stability. They also offer financial literacy programs and skills development to help families maintain housing independence.

6. Veterans Integration Centers (VIC)

VIC provides vital support for homeless veterans and their families, offering Rapid Rehousing, case management, financial assistance, and access to food pantries and childcare services. These services extend to utility payments and other forms of housing support to help veterans achieve stability.

7. New Mexico VA Health Care System

The Health Care for Homeless Veterans (HCHV) program offers a comprehensive range of services, including medical, psychiatric, and case management support. The program facilitates access to transitional housing and employment services for veterans while conducting rural outreach to assist those in more remote areas.

8. New Day Youth & Family Services

New Day provides emergency shelter and long-term support for youth in crisis. The organization offers life skills development, focusing on helping youth transition from homelessness to self-sufficiency.

9. DreamTree Project (Taos)

The DreamTree Project provides emergency shelter and transitional apartments for young adults aged 16 to 24. Case managers assist with setting and achieving personal goals, while the organization offers life skills training and supportive services to empower youth.

10. Youth Development, Inc. (YDI)

YDI offers crisis shelter and transitional living programs for homeless or at-risk youth, providing long-term housing solutions and educational support to help young people build better futures.

11. Crossroads for Women

Crossroads serves formerly incarcerated women, particularly those with co-occurring mental health and substance use disorders. Their continuum of care includes transitional and permanent housing, case management, and vocational training to promote recovery and independence.

12. Supportive Housing Coalition of New Mexico (SHC-NM)

SHC-NM employs a Housing First model to prioritize housing for chronically homeless individuals and families. The organization offers tenant-based rental assistance, crisis housing, and eviction prevention services, focusing on long-term stability for those most in need.

MA-35 Special Needs Facilities and Services – 91.310(c)

Introduction

The State of New Mexico identifies six key non-homeless special needs groups: the elderly, individuals with HIV/AIDS and their families, those struggling with alcohol or drug addiction, people with mental or physical disabilities, victims of domestic violence, and veterans. While veterans are not categorized as a special needs population by HUD's standards, the state recognizes their unique circumstances and provides targeted assistance. This section outlines the programs and services available across New Mexico to address the housing and supportive service needs of these populations.

HOPWA funding serves as a critical source for addressing the housing needs of individuals living with HIV/AIDS and their families in New Mexico. These funds are used to provide essential housing assistance and related supportive services. The table provided below outlines the baseline figures for HOPWA assistance distributed within the state, highlighting the scope of support given to eligible recipients through various housing initiatives.

HOPWA Assistance Baseline Table

Type of HOPWA Assistance	Number of Units Designated or Available for People with HIV/AIDS and their families
TBRA	76 / 66
PH in Facilities	0
STRMU	306 / 271
ST or TH Facilities	0
PH Placement	22 / 22

Table 13 – HOPWA Assistance Baseline

To the extent information is available, describe the facilities and services that assist persons who are not homeless but who require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Elderly: The supportive housing needs of New Mexico's elderly population vary widely, often requiring access to healthcare professionals and housing modifications to accommodate health and mobility challenges. The **New Mexico Aging and Long-Term Services Department (ALTSD)** aims to help seniors maintain their independence and dignity by providing services that enable them to stay in their homes. Partnering with **Area Agencies on Aging (AAAs),** ALTSD ensures that essential services like caregiver support, health promotion, nutrition, and elder rights advocacy are locally administered. These efforts help seniors access personalized services tailored to their needs, supporting them in remaining in familiar surroundings while receiving necessary care.

People with HIV/AIDS and Their Families: Individuals living with HIV/AIDS in New Mexico require comprehensive support that addresses both medical and social needs. The **New Mexico Department of Health** manages the **HIV/AIDS Prevention Program,** which plays a vital role in reducing HIV transmission while ensuring that those affected receive the necessary medical care and housing assistance. In addition to healthcare services, the program fosters a stable, supportive environment by connecting individuals to resources that promote physical and emotional well-being. This includes linking them to nearby medical facilities, affordable housing, and social support networks such as family and friends. The program also emphasizes the importance of long-term care and housing stability to help individuals lead healthier, more independent lives. By combining medical treatment with robust social support, the program helps to improve overall quality of life for individuals and their families, ensuring they can maintain their health and dignity in a compassionate community.

Alcohol and/or Other Drug Addiction: Individuals recovering from alcohol and drug addiction often require stable housing that provides a safe and sober environment to support their recovery. Access to health services, support groups, employment assistance, and social networks such as family and friends is crucial to maintaining sobriety. Additionally, detoxification facilities are vital in the early stages of recovery. In New Mexico, the **Human Services Department's Division of Behavioral Health Services** operates the **Office of Substance Abuse Prevention (OSAP)**, which supports prevention, treatment, and recovery programs. These publicly funded services are available through 27 organizations across 22 counties, ensuring access to detox facilities, healthcare, and support for housing and employment. MFA is a member agency of the New Mexico Behavioral Health Collaborative which allows state agencies and resources involved in behavioral health prevention, treatment, and recovery to work as one in an effort to improve mental health and substance abuse services in New Mexico.

People with Disabilities: Individuals with disabilities face a wide range of housing challenges, as their needs vary depending on their abilities. Many individuals with disabilities live on fixed incomes and have limited housing options. While those with more independence may benefit from subsidized housing, others requiring specialized care have fewer choices, often relying on family, which can create financial strain. Continuous support services are crucial for maintaining independence. The **Aging and Disability Resource Center (ADRC),** under the **New Mexico Aging and Long-Term Services Department**, provides vital information and referrals to organizations statewide that support persons with disabilities, elders, and caregivers. The ADRC helps individuals find resources that promote independent living, well-being, and self-sufficiency. Additionally, the **Developmental Disabilities Support Division** offers comprehensive services, including case management, day programs, therapy, employment assistance, nutritional care,

and accessibility adaptations, ensuring that people with disabilities receive the necessary support to engage fully in their communities.

Victims of Domestic Violence: Victims of domestic violence in New Mexico face unique challenges, and there are numerous resources available to help them regain safety and stability. The **New Mexico Coalition Against Domestic Violence** coordinates a statewide response through its network of over 30 member organizations. The Coalition advocates for social change, offers training, and develops public policy to address domestic violence. Through nonprofit and faith-based organizations, survivors have access to 24-hour crisis lines, temporary housing, advocacy, counseling, and transportation, providing a vital support system for those in need. These services ensure that survivors receive the help and resources necessary to rebuild their lives in a safe and supportive environment. The Coalition's work is essential in fostering community awareness and building alliances to drive long-term solutions to domestic violence across the state.

Veterans: The need for housing rehabilitation and modification for veterans in New Mexico is critical, with demand far exceeding available funding. While adaptive housing grants from the **U.S. Department of Veterans Affairs** provide some assistance, these nationally competitive funds are limited and have specific eligibility requirements based on disabilities. New Mexico offers additional benefits to veterans, such as tax exemptions and veteran-owned business preferences for state contracts. However, the **MFA** is the only agency that specifically focuses on veterans' housing rehabilitation through its **Veterans Home Rehabilitation and Modification pilot program,** which provides targeted assistance to help veterans improve or modify their homes to meet their needs. Despite these efforts, the demand for housing assistance continues to grow, highlighting the need for more resources and funding to adequately support New Mexico's veteran population.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Several coordinated programs ensure that individuals returning from mental and physical health institutions receive appropriate supportive housing. The two Continuums of Care (CoCs) in the state play a critical role in identifying housing opportunities for these individuals, working closely with hospitals and local service providers to assess needs and provide necessary services. This collaboration helps ensure that individuals can transition into stable housing with the support they require for successful recovery and reintegration into the community.

The Supportive Housing Coalition of New Mexico (SHCNM) is one of the primary organizations managing these efforts. It administers over 300 permanent supportive housing vouchers targeted at low-income individuals and families, many of whom have experienced chronic homelessness. Programs like the Chuska Permanent Supportive Housing Program and Casita Bonita offer not only long-term housing but also essential services such as mental health care and medical support, helping individuals stabilize their lives.

Another key initiative is the Linkages Program, which focuses on individuals with serious mental illness. This tenant-based rental assistance program provides affordable housing while connecting participants to crucial services like case management and healthcare. Linkages is particularly effective in helping people with mental health challenges maintain stable housing and work toward greater independence, partnering with local organizations to ensure ongoing support.

New Mexico's 1115 Turquoise Care Demonstration Waiver includes two crucial programs aimed at integrating healthcare and housing support to address significant social and health-related challenges. The Reentry Demonstration Initiative offers healthcare services and supportive housing for individuals transitioning from incarceration, with the aim of reducing homelessness and enhancing health outcomes by providing essential services up to 90 days prior to release. Meanwhile, the Health-Related Social Needs (HRSN) Services Program tackles broader social needs by providing housing support, food assistance, and transportation, helping to improve the overall health and stability of vulnerable populations. These initiatives demonstrate New Mexico's commitment to combining healthcare and housing solutions to support individuals facing complex social challenges.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

To address the housing and supportive service needs of individuals with special needs who are not homeless, the state will continue to prioritize several funding sources and initiatives in the coming year. The state plans to further incentivize the use of **National Housing Trust Fund (HTF)** for the development of rental housing specifically targeted at special needs populations, including individuals with disabilities and those facing other challenges. **HOME rental development funds** will also support the creation of affordable rental units for these groups, ensuring that vulnerable populations have access to stable, long-term housing.

For individuals living with HIV/AIDS, the state will utilize **Housing Opportunities for Persons with AIDS (HOPWA)** funding to implement a comprehensive range of supportive services. This includes **Short-Term Rent, Mortgage, and Utility Assistance (STRMU),** designed to provide temporary financial relief to prevent homelessness. The state will also provide **tenant-based rental assistance (TBRA),** offering long-term rental subsidies to ensure housing stability, and **Permanent Housing Placement (PHP)** assistance, which helps individuals with HIV/AIDS secure permanent, affordable housing by covering move-in costs such as security deposits and first month's rent.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

N/A. See above.

MA-40 Barriers to Affordable Housing – 91.310(d)

Describe any negative effects of public policies on affordable housing and residential investment.

Public policies are intended to address the overall needs of all residents across the State of New Mexico. The MFA has an outstanding record of policies and programs that promote affordable housing, including excellent public outreach, financial assistance to first time home, state tax credits for affordable housing development, home buying counseling services, weatherization grants program, home rehabilitation to income eligible homeowners, and others. Despite these efforts, there are still barriers to affordable housing. A few of the identified challenges include:

- **Urban-Rural Housing Disparities:** Population growth varies significantly between urban/semi-urban and rural/semi-rural counties in New Mexico. Urban and semi-urban areas are experiencing rapid growth, attracting more housing and employment investments, while rural and semi-rural counties face population declines and struggle to attract similar investments. This imbalance necessitates tailored housing policies to address the differing needs across regions.

- **Elevated Poverty Levels:** New Mexico's median household income ($53,992) is substantially lower than the national average ($69,717), resulting in a higher state poverty rate of 18.4% compared to the national average of 12.8%.

- **Insufficient Funding for Affordable Housing**: New Mexico faces a significant shortfall in affordable housing, with an estimated deficit of 32,000 rental units for very low-income households. In fiscal year 2024, only 940 units were financed. This lack of investment hampers necessary housing and infrastructure developments, contributing to economic and social decline in many communities.

- **Scarcity of Multifamily Housing:** New Mexico has a notably lower percentage of multifamily housing units (15.1%) compared to the national average (55%). This shortage limits housing options for renter households unable to purchase homes, restricting their ability to find suitable and affordable housing alternatives.

- **Uneven Housing Development Across Regions:** Housing development in New Mexico is predominantly concentrated in urban areas, leaving rural counties with aging housing stock and a high prevalence of mobile homes (15.2% vs. 5.2% nationally). Nearly 40% of mobile home residents report their homes as fair or poor. Additionally, new housing tends to target high-end markets, making it unaffordable for low and moderate-income residents, especially in Santa Fe, Taos, and Lincoln Counties where vacation homes exacerbate local housing shortages.

- **High-Cost Burden Among Renters:** While only 21% of New Mexico homeowners are cost-burdened, a significant 43% of renters face cost burdens, with 22% severely burdened. Furthermore, 78% of renters aspire to become homeowners within the next five years but are hindered by financial barriers such as insufficient down payments, poor credit, and high debt levels.

MA-45 Non-Housing Community Development Assets -91.315(f)

Introduction

This section provides insight into the non-housing assets of the state. In particular, economic activity and education levels are addressed. These are used to identify any areas of concern or sectors to reinforce support.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	29,134	24,467	6.3%	7.1%	0.8%
Arts, Entertainment, Accommodations	49,626	36,854	10.7%	10.7%	-0.1%
Construction	37,682	27,995	8.2%	8.1%	-0.1%
Education and Health Care Services	111,564	87,718	24.2%	25.4%	1.2%
Finance, Insurance, and Real Estate	19,047	9,582	4.1%	2.8%	-1.3%
Information	4,795	2,224	1.0%	0.6%	-0.4%
Manufacturing	19,822	12,134	4.3%	3.5%	-0.8%
Other Services	24,425	7,481	5.3%	2.2%	-3.1%
Professional, Scientific, Management Services	48,500	55,517	10.5%	16.1%	5.6%
Public Administration	36,428	21,829	7.9%	6.3%	-1.6%
Retail Trade	48,495	35,537	10.5%	10.3%	-0.2%
Transportation & Warehousing	24,189	15,775	5.2%	4.6%	-0.7%
Wholesale Trade	8,006	8,121	1.7%	2.4%	0.6%
Grand Total	461,713	345,234	100.0%	100.0%	

Table 14 - Business Activity

Data Source: 2017-2021 ACS (Workers), 2021 Longitudinal Employer-Household Dynamics (Jobs)

Data Source Comments: The most current LEHD data was from 2021. The ACS data for the same year has been generated for comparison.

Share of Workers

In the above table the prevalence of both workers and jobs by sector is presented. There are over 116,000 more workers than jobs. The largest gap is in the Education and Health Services sector where there are nearly 24,000 more workers than jobs. There are only two sectors that have more jobs than workers. The Professional, Scientific and Management Services sector has approximately 7,000 more jobs than workers and the Wholesale Trade sector has approximately 115 more jobs than workers.

Labor Force

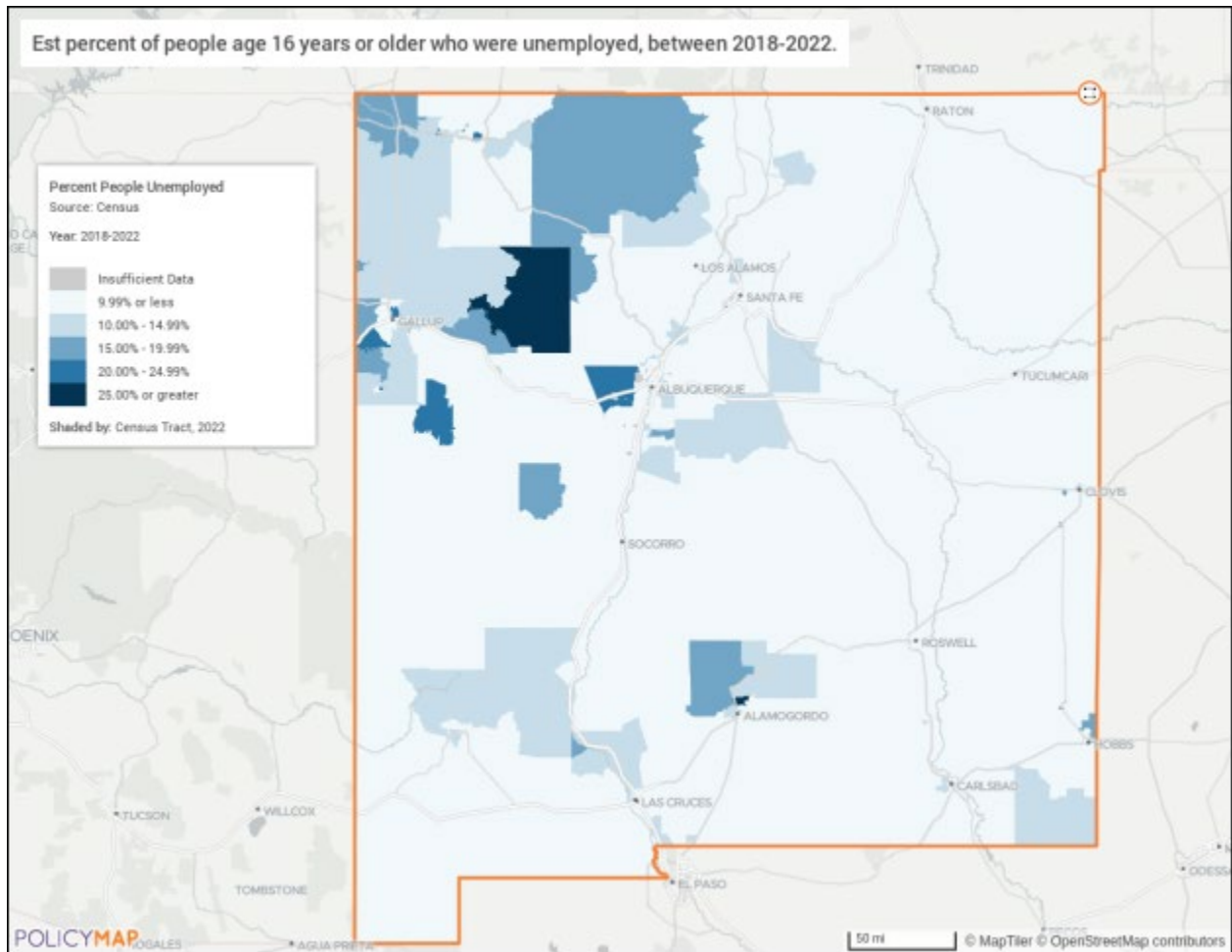|	
Total Population in the Civilian Labor Force	501,898
Civilian Employed Population 16 years and over	468,501
Unemployment Rate	6.2%
Unemployment Rate for Ages 16-24	12.4%
Unemployment Rate for Ages 25-65	5.3%

Table 15 - Labor Force

Data Source: 2018-2022 ACS

Labor Force

There are two primary sources used to analyze the unemployment rate in the state for this report. They each have pros and cons, but when taken together they can provide a clearer view of unemployment in the city. The first source is the US Census Bureau's American Community Survey 5-Estimates. In the ACS unemployment data is only taken annually and the most recent data is from 2022. It is also an average for the five years included, which does not necessarily provide an accurate view of recent employment trends. However, the ACS data is available at a census tract level and can help identify any areas that have disproportionately high unemployment.

The second source is the Bureau of Labor Statistics. This measure of unemployment is updated monthly and provides insight into any trends at the state level. It is not available at the census tract level and therefore provides a look at employment as it relates to time, while the ACS looks at employment as it relates to space.

In New Mexico, there is a wide variance in employment rates among different tracts, but with the northwestern portion of the state accounting for the majority of high unemployment tracts. This area has a high concentration of Native American or Alaska Native households and the unemployment rate is over double the rate in most other tracts.

Est percent of people age 16 years or older who were unemployed, between 2018-2022.

Percent People Unemployed
Source: Census
Year: 2018-2022

Insufficient Data
9.99% or less
10.00% - 14.99%
15.00% - 19.99%
20.00% - 24.99%
25.00% or greater

Shaded by: Census Tract, 2022

Map: Unemployment Rate

2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
6.9	6.6	6.6	6.7	6.1	4.9	5.0	7.9	7.1	4.1	3.8

Unemployment Rate from 2013 to 2022 (Annual), Not Seasonally Adjusted (BLS)

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
3.8	3.9	3.1	3.1	3.4	4.5	4.8	4.2	3.5	3.6	3.7	3.6

Unemployment Rate from Jan 2023 to Dec 2023, Not Seasonally Adjusted (BLS)

According to the Bureau of Labor Statistics, between 2013 and 2016 the statewide unemployment rate remained relatively steady. After 2016 the rate decreased until 2020, when the COVID-19 pandemic greatly impacted the economics of the state. In 2022, the state began to recover, and unemployment reached a new low in 2023.

Occupations by Sector	Number of People
Management, business and financial	161,532
Farming, fisheries and forestry occupations	6,882
Service	93,297
Sales and office	92,668
Construction, extraction, maintenance and repair	56,157
Production, transportation and material moving	57,965

Table 16 – Occupations by Sector

Data Source: 2018-2022 ACS

Occupations by Sector

In the above table the occupation by sector is analyzed. Instead of showing which sectors are most common, as the table at the beginning of this section did, this shows what type of jobs are available in each sector. For example, this table would include a manager of a fast-food restaurant and the manager of a logging company in the same category (Management, Business, and Financial) while in the earlier table those positions would be in separate categories.

Within the state, the most prominent occupation sector is the Management, Business, and financial sector. Over 161,000 people are employed in that sector. The second and third largest sectors are Service and Sales and Office, both with approximately 93,000 people in it.

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	582,061	71.3%
30-59 Minutes	181,792	22.3%
60 or More Minutes	52,989	6.5%
Total	816,842	100%

Table 17 - Travel Time

Data Source: 2017-2022 ACS

Commute Time

All other factors being equal, residents would rather live in the same area as their job. Relative to short commutes, long commute times are associated with lower life satisfaction, increased stress, obesity, anxiety, depression, and increased exposure to pollutants. This is particularly true when compared to

commuters who use bicycles or walk to work. In New Mexico, a large majority of residents commute less than 30 minutes each day to work, leaving only 29% commuting more than 30 minutes each day.

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	41,680	8,541	38,917
High school graduate (includes equivalency)	101,309	12,592	65,801
Some college or associate's degree	130,371	9,989	55,904
Bachelor's degree or higher	96,344	3,560	24,591

Table 18 - Educational Attainment by Employment Status

Data Source: 2018-2022 ACS

Educational Attainment by Employment Status

Educational attainment is one of the best indicators of economic success, both in attaining a job and receiving a higher wage. In New Mexico, the unemployment rate for a person without a high school diploma is about 17% while the rate for a resident with a bachelor's degree or higher is only about 3.5%. The labor participation rate is also higher for those with higher educational attainment. Approximately 44% of residents without a high school diploma are not in the workforce, which is significantly higher than the 20% for those with bachelor's degrees.

Educational Attainment by Age

	Age				
	18–24 yrs	**25–34 yrs**	**35–44 yrs**	**45–65 yrs**	**65+ yrs**
Less than 9th grade	2,079	3,869	7,238	18,403	23,783
9th to 12th grade, no diploma	17,093	14,416	15,440	25,947	17,320
High school graduate, GED, or alternative	45,645	45,569	41,285	88,707	60,529
Some college, no degree	36,968	42,422	32,853	66,434	50,413
Associate's degree	6,047	14,466	14,162	26,362	14,269
Bachelor's degree	5,532	19,282	18,572	36,233	30,350
Graduate or professional degree	516	8,327	13,425	29,966	30,135

Table 19 - Educational Attainment by Age

Data Source: 2018-2022 ACS

Educational Attainment by Age

There are over 55,000 residents that have less than a 9th grade education, the majority of whom are over the age of 45. There are also approximately 90,000 residents with a 9th grade education, but without a high school diploma. As noted above, education is closely related to employment and without a high school diploma or equivalent these residents may struggle to find stable employment.

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	$31,942
High school graduate (includes equivalency)	$32,317
Some college or associate's degree	$36,512
Bachelor's degree	$51,764
Graduate or professional degree	$72,230

Table 20 – Median Earnings in the Past 12 Months

Data Source: 2018-2022 ACS

Educational Attainment - Median Earnings in the Past 12 Months

As mentioned previously, educational attainment and earnings are linked. The annual wage difference based on education can lead to substantial wealth differences over time. A person who graduates high school and works from the age of 18 to 65 will earn approximately $1,518,899 during their working life. A person with a bachelor's degree who works from age 23 to 65 will earn $2,174,088. The added wages are only part of what can lead to an increase in wealth. Higher income earners are also more likely to have access to retirement opportunities and the ability to purchase instead of renting, both of which can lead to multi-generational wealth.

Based on the Business Activity table above, what are the major employment sectors within the state?

According to the Business Activity table, the Education and Health Care Services sector provides the highest percentage of all jobs in the state with 25% of all jobs coming from the sector. This sector is also the largest employer with 24% of all workers.

Describe the workforce and infrastructure needs of business in the state.

New Mexico's business landscape is currently facing significant workforce and infrastructure challenges that are impacting economic growth across the state. On the workforce front, the state is facing a substantial shortage, needing approximately 40,000 workers between ages 20-54 to reach the national average workforce participation rate. This shortage is particularly acute given that over 200,000 working-age people in New Mexico are not employed, representing more than a quarter of those able to work. The healthcare sector is experiencing critical shortages, with 28 out of 33 counties reporting healthcare workers as their top occupational need in 2023. Statewide, there is an estimated shortage of 5,000 healthcare workers, including a deficit of about 334 primary care providers needed to meet national benchmarks.

In terms of infrastructure, New Mexico requires substantial improvements to support economic growth and business operations. The state is investing billions in federal and state funds to modernize various

systems, including transportation, telecommunications, water, and energy. There is a pressing need for climate-resilient infrastructure, particularly in areas affected by natural disasters like fires and floods. Broadband access remains a significant challenge, especially in rural areas, impacting both healthcare delivery and business operations. Additionally, the state is grappling with a housing shortage of approximately 32,000 rental units, which further complicates efforts to attract and retain workers. These infrastructure needs are critical for creating an environment conducive to business growth and addressing the workforce challenges faced by the state.

Describe any major changes that may have an economic impact, such as planned public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

New Mexico is actively addressing its workforce development, business support, and infrastructure needs through a series of strategic initiatives and investments. The state is focusing on developing a climate-ready workforce, with Governor Michelle Lujan Grisham's executive order aiming to prepare workers for modernizing critical systems. This effort is supported by billions in federal and state funds, including allocations from the American Rescue Plan, Bipartisan Infrastructure Law, and Inflation Reduction Act. Infrastructure development is a key priority, particularly in areas affected by natural disasters, with projects ranging from sustainable forest management to flood-resistant bridge construction. The state is also tackling its housing shortage of approximately 32,000 rental units.

To address workforce needs, New Mexico has launched several training programs, including the Industry Credential Pipeline Program for the transportation sector and a $30 million investment in registered apprenticeship programs. The healthcare sector, facing significant shortages, is receiving targeted support, with federal funding allocated to address the nursing gap, especially in rural areas. Economic development efforts are ongoing, with the Job Training Incentive Program supporting new jobs across various companies. Additionally, major projects like the SunZia wind power and transmission project are expected to create substantial employment opportunities. Transportation infrastructure is also receiving a boost, with nearly $39 million in federal funding allocated for various projects across the state. These initiatives collectively aim to modernize infrastructure, transition to clean energy, and develop a skilled workforce to meet the evolving needs of New Mexico's businesses and communities.

How do the skills and education of the current workforce correspond to employment opportunities in the state?

As discussed earlier in this section, there are approximately 116,000 more workers than jobs. The largest disconnect is in the Education and Health Care Services sector with a need for nearly 24,000 jobs. There is an opportunity to work with local educators to help match the workforce with employers' needs and to provide incentives for businesses and institutions in this sector to bring additional jobs into the state.

Describe current workforce training initiatives supported by the state. Describe how these efforts will support the state's Consolidated Plan.

New Mexico has launched multiple initiatives to address its workforce needs across various sectors. These include the Industry Credential Pipeline Program targeting transportation worker shortages, a $30 million Workforce Training & Apprenticeship Fund for registered apprenticeships, and a $20 million annual investment in higher education programs for non-credit certifications and industry-recognized

credentials. Additionally, the state received a $5.9 million State Apprenticeship Expansion Grant from the U.S. Department of Labor to support workforce development in infrastructure and clean energy sectors. These programs collectively aim to build a skilled workforce capable of meeting the state's evolving economic demands.

The workforce training initiatives in New Mexico can support the state's consolidated plan by increasing the skilled labor force needed for affordable housing construction and infrastructure development, while also promoting economic growth that could indirectly improve housing affordability. These programs align with the plan's goals of addressing housing shortages, enhancing community infrastructure, and fostering sustainable economic development across the state.

Describe any other state efforts to support economic growth.

The State of New Mexico recognizes the need to improve the economic landscape of the state. A more detailed review of the proposed economic development activities can be found in the Strategic Plan.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

HUD identifies four specific data points that constitute housing problems: cost burden, overcrowding, lack of complete plumbing facilities, and lack of complete kitchen facilities. Areas of concentration are census tracts that have two or more housing problems that are substantially higher than the state average. For this analysis, "substantially higher" is based on the HUD provided standards set in the Needs Assessment. A tract with a housing problem rate of 10% higher than the state average is considered substantially higher. To provide a more nuanced analysis, "cost burden" has been split into renter cost burden and homeowner cost burden.

Statewide Rate
- Overcrowding: 3.8%
- Lack of Complete Plumbing Facilities: 1.6%
- Lack of Complete Kitchen Facilities: 1.4%
- Renter Cost Burden: 37.1%
- Homeowners Cost Burden: 18.6%

Substantial Rate:
- Overcrowding: 13.8%
- Lack of Complete Plumbing Facilities: 11.6%
- Lack of Complete Kitchen Facilities: 11.4%
- Renter Cost Burden: 47.1%
- Homeowner Cost Burden: 28.6%

Overcrowding

No areas have a concentration of overcrowding

Lack of Complete Plumbing Facilities

Several areas across New Mexico show concentrations of housing units lacking complete plumbing facilities. The highest rates are observed in the northwestern part of the state, particularly in Census Tract 9457.02, where 52.3% of housing units lack complete plumbing. Much of this region encompasses tribal lands, which highlights the infrastructure challenges in these areas.
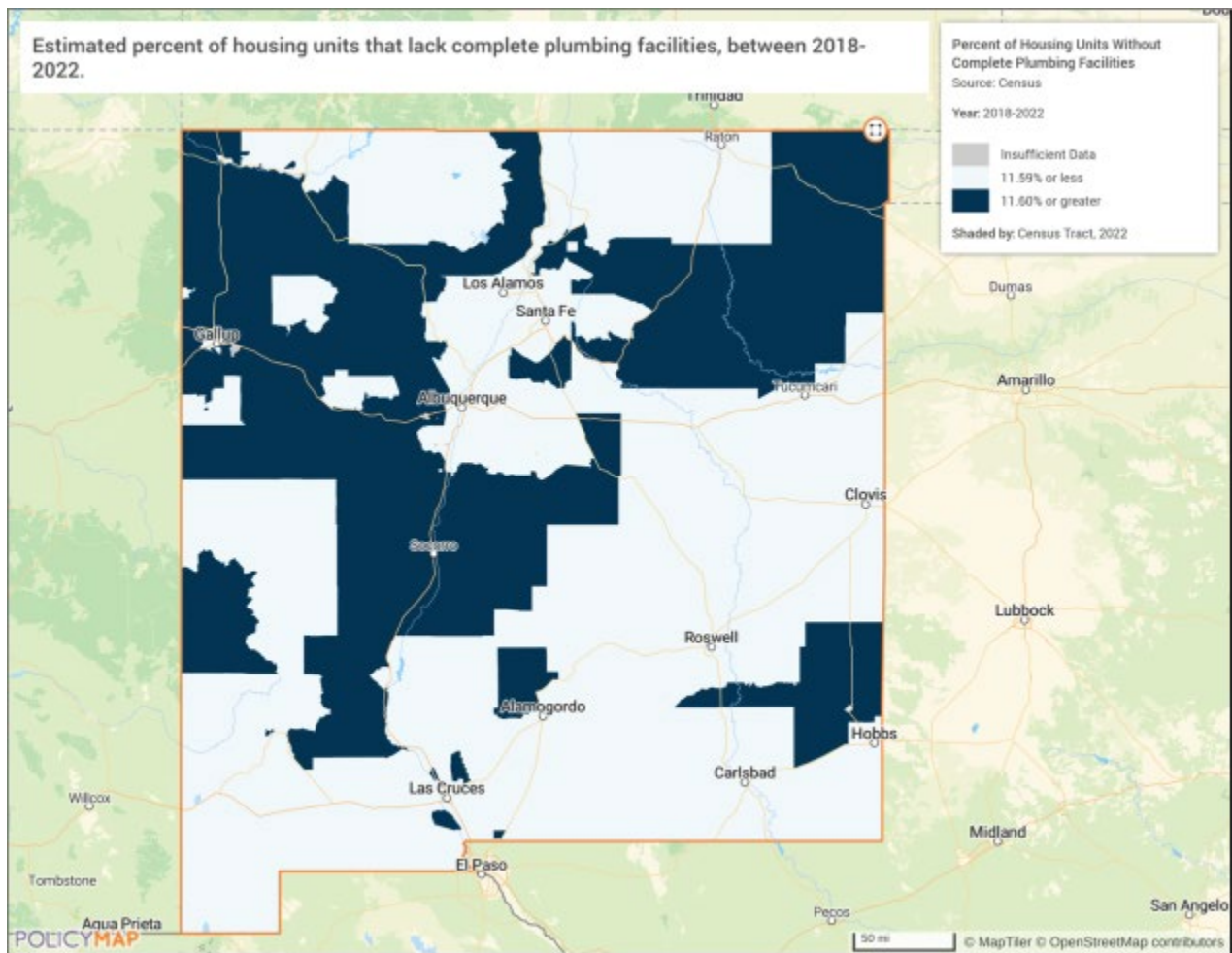
Lack of Complete Kitchen Facilities

The concentrations of housing units lacking complete kitchen facilities closely align with the areas lacking complete plumbing facilities. These areas, primarily in rural and tribal regions, face significant infrastructure challenges, leaving many households without basic amenities such as running water or fully equipped kitchens. This overlap suggests that homes with inadequate plumbing often face other infrastructure deficiencies, such as the absence of kitchen facilities necessary for food preparation and sanitation.
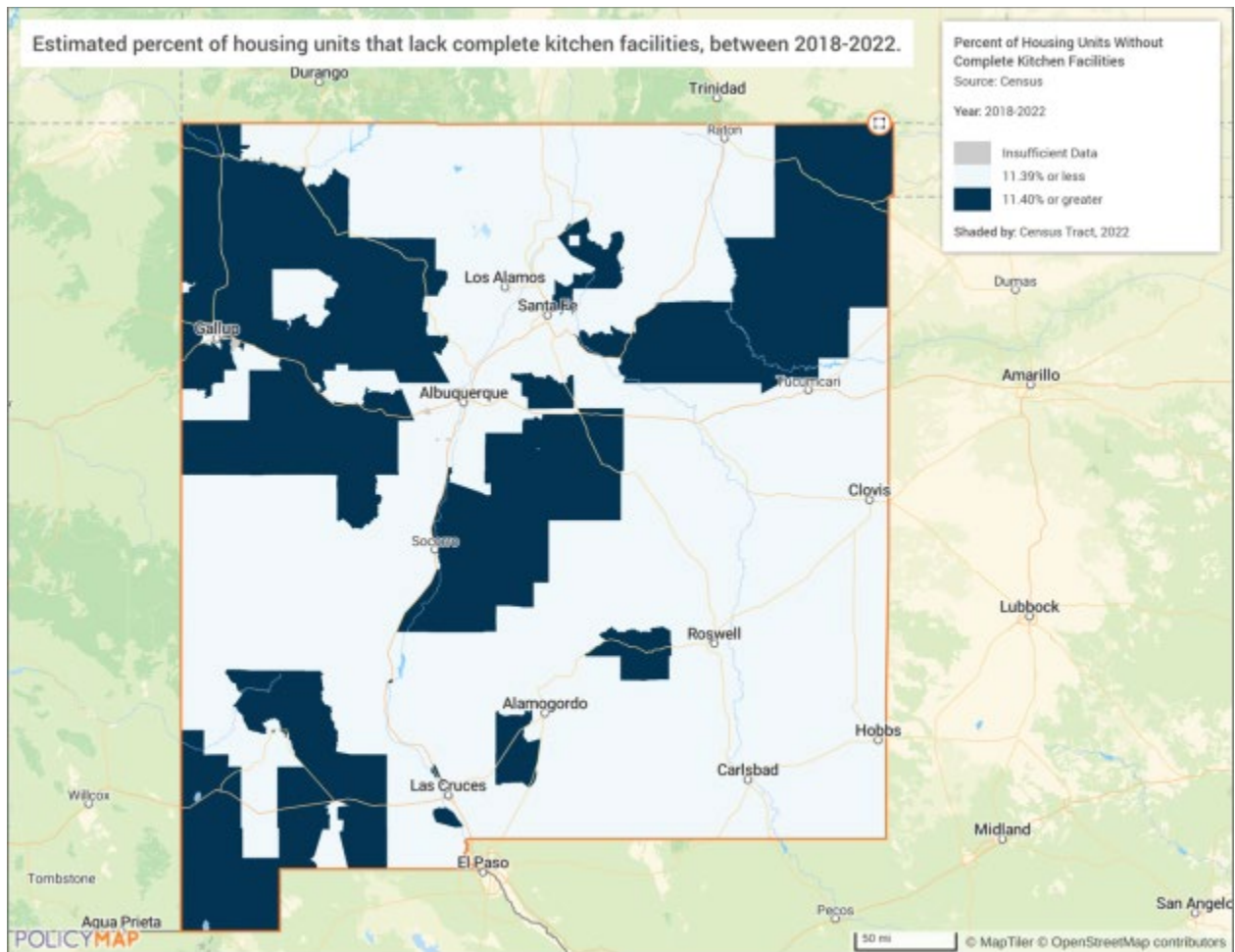
Renter Cost Burden

Several areas throughout New Mexico have high concentrations of renters who are cost burdened. These concentrations are found in both rural and urban parts of the state.
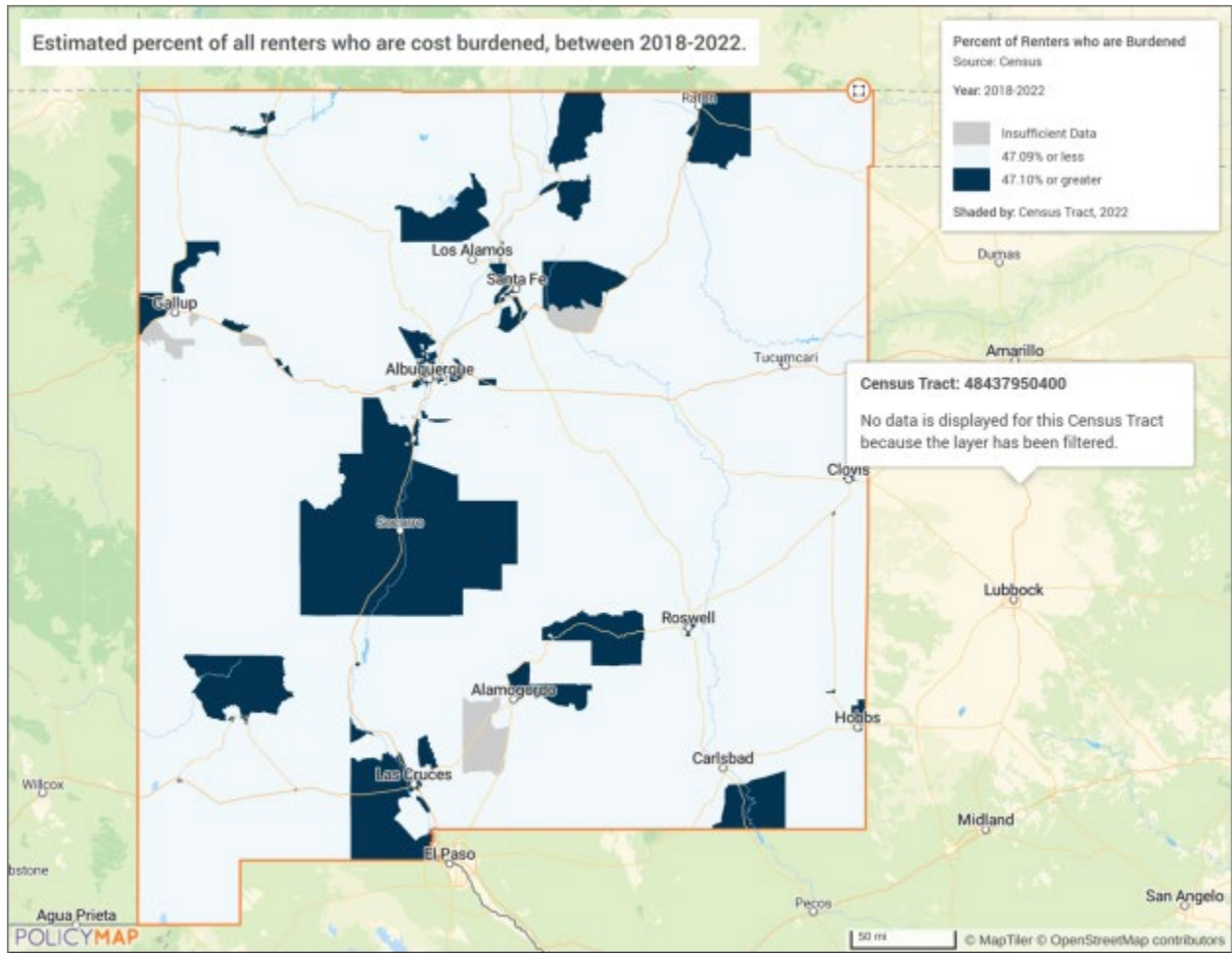
Homeowner Cost Burden

Several areas across New Mexico show concentrations of cost-burdened homeowners, though fewer census tracts are affected compared to renter cost burdens.
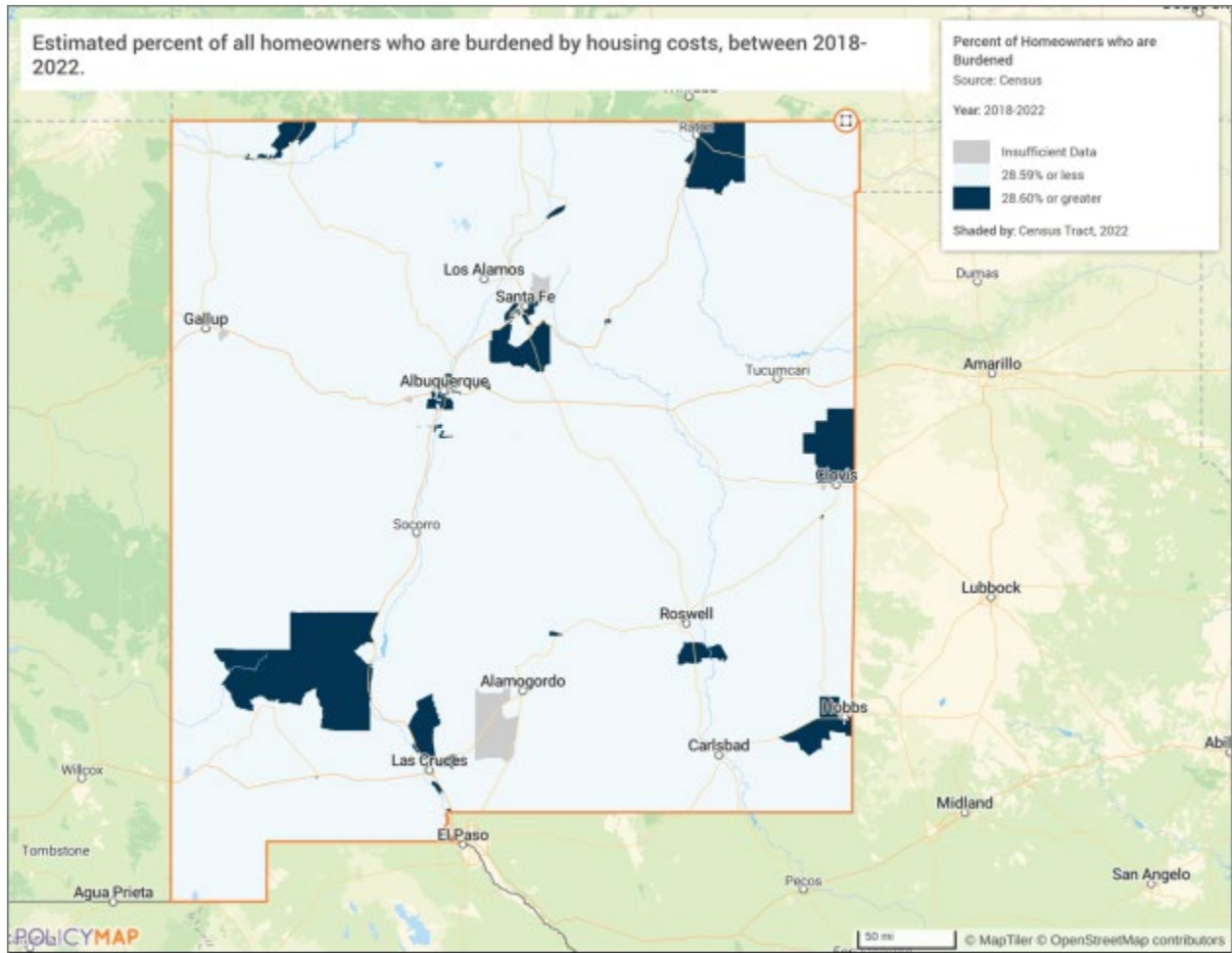
Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Race/Ethnicity

For the purposes of this analysis, a concentration is any census tract where the racial or ethnic minority group makes up 10% more than the state average.

Statewide Rate
- American Indian and Alaska Native, non-Hispanic: 11.7%
- Black or African American, non-Hispanic: 1.4%
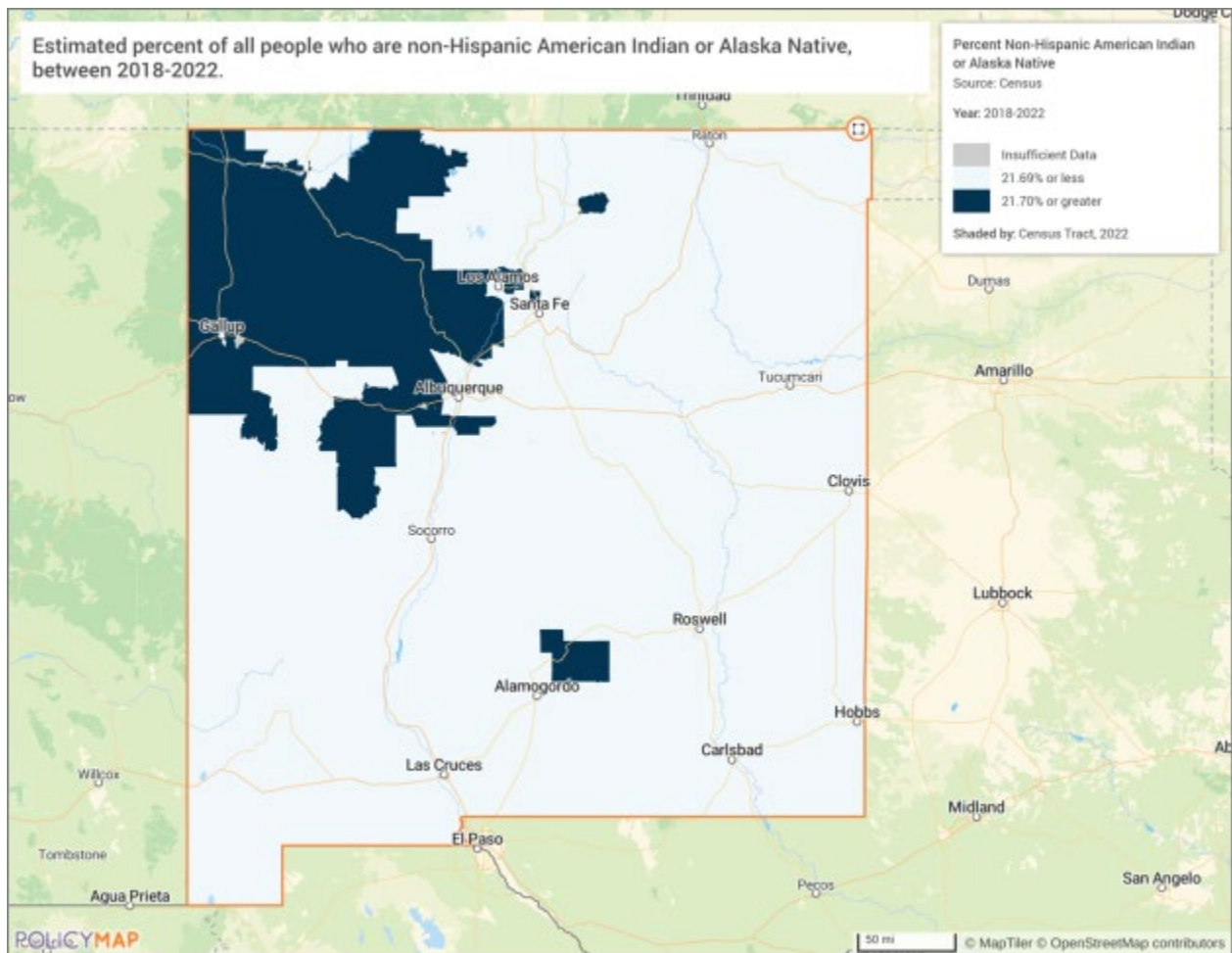- Multiracial, non-Hispanic: 2.0%
- Hispanic, all races: 49.9%

Concentration Rate
- American Indian and Alaska Native, non-Hispanic: 21.7%
- Black or African American, non-Hispanic: 11.4%
- Multiracial, non-Hispanic: 12.0%
- Hispanic, all races: 59.9%

Due to the small size of other racial groups a comparison could not be conducted. Each group had a total population of less than 1%.

American Indian and Alaska Native, non-Hispanic:

Concentrations of American Indian and Alaska Native, non-Hispanic populations in New Mexico align closely with the locations of tribal lands and pueblos across the state. Many of these concentrations are found in the northwestern portion of New Mexico, particularly within the Navajo Nation and the Jicarilla Apache Indian Reservation. Additionally, a concentration exists in the southern part of the state on the Mescalero Apache Indian Reservation. Native American communities have historically resided and continue to maintain cultural and social ties.

Estimated percent of all people who are non-Hispanic American Indian or Alaska Native, between 2018-2022.
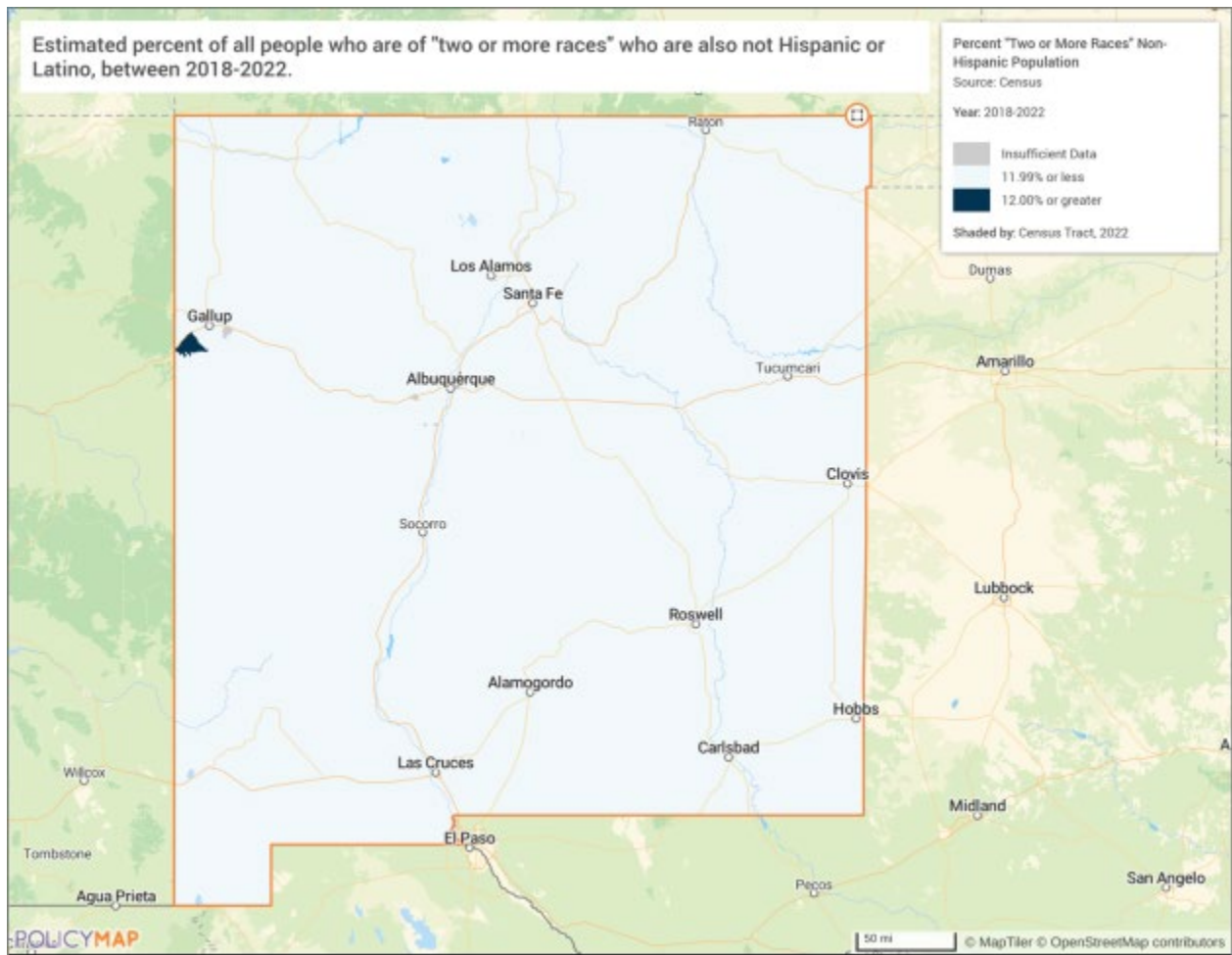
Black or African American, non-Hispanic:

There are relatively few areas of concentrated Black or African American populations in New Mexico. The largest concentration is between Las Cruces and Alamogordo.
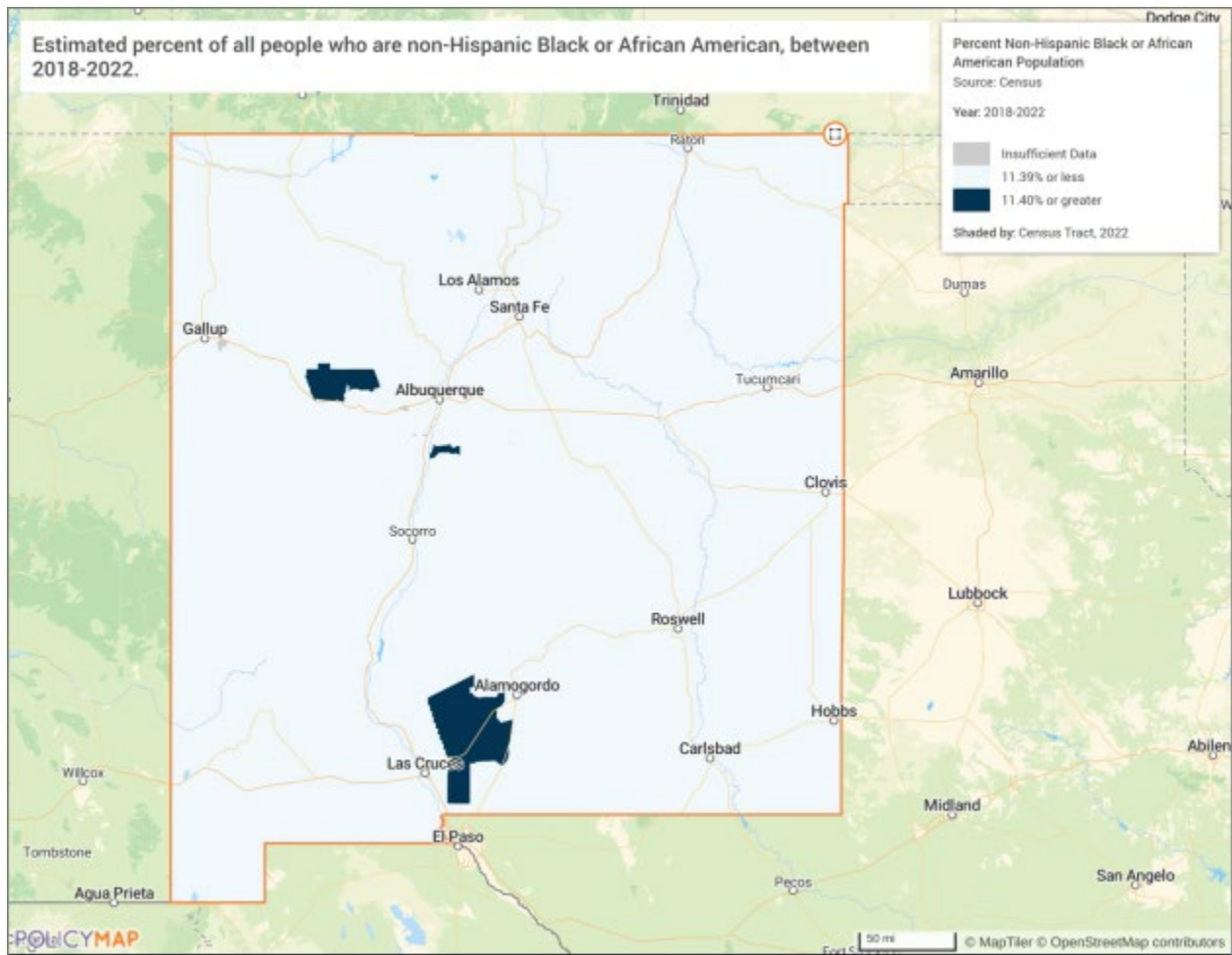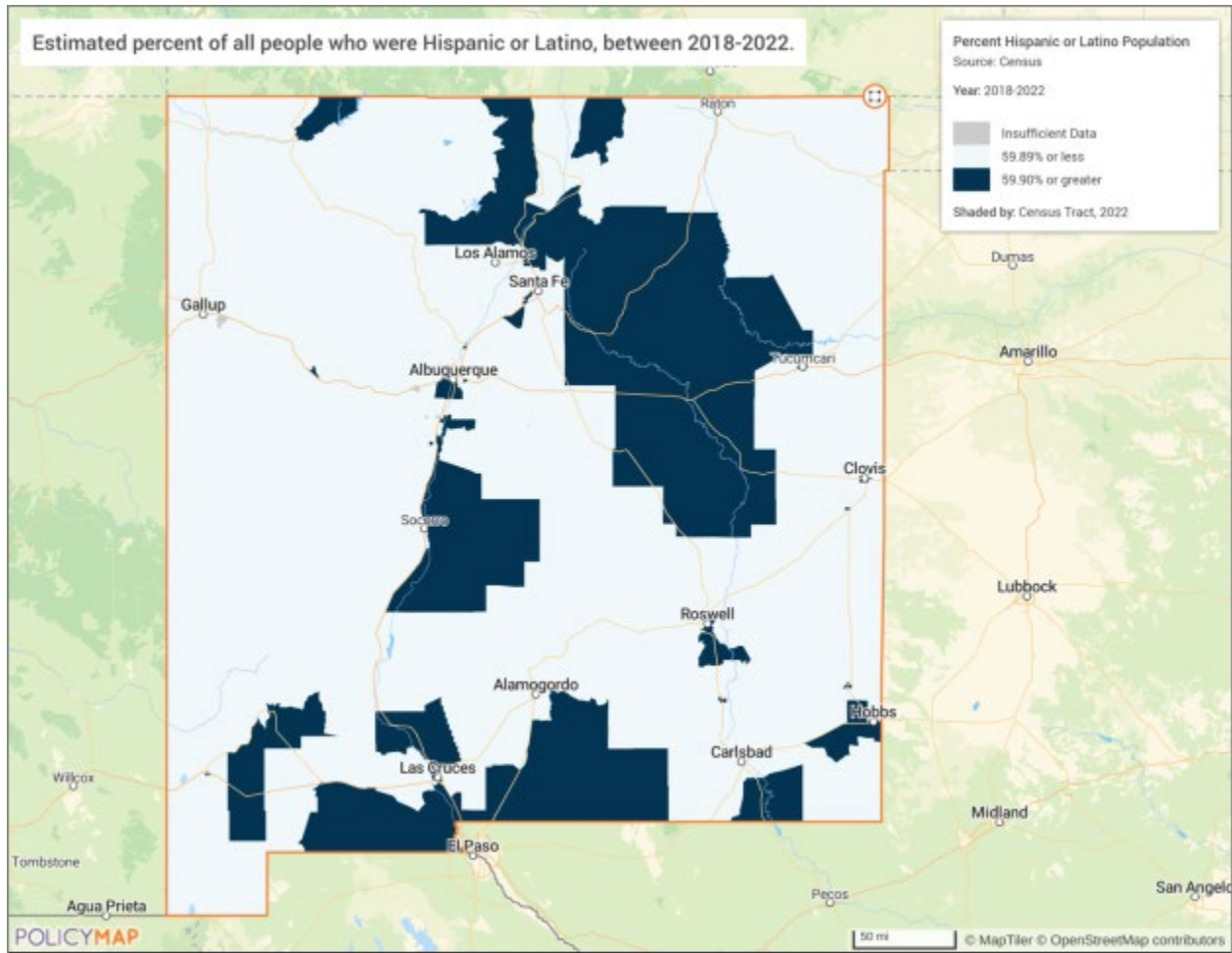
Multiracial, non-Hispanic

There is one concentration of multiracial, non-Hispanic individuals in the western part of New Mexico, near Gallup.

Hispanic, all races:

Concentrations of the Hispanic population are widespread throughout New Mexico, with significant representation in many areas of the state.

Low-Income Families

A family is classified as low-income if its earnings are less than 80% of the area median income (AMI). For the purposes of this report, a census tract is considered to have a concentration of low-income families if the median household income in that tract is less than 80% of the state's median income. However, it is important to note that median income varies across New Mexico. The state median family income is $62,247, which places the low-income threshold at $49,798. Based on this definition, several census tracts in the northwestern region of the state exhibit concentrations of low-income families, particularly in areas with significant populations of American Indian and Alaska Native households. Additionally, there are concentrations of low-income families in areas south of Albuquerque, which also have a high concentration of Hispanic households.
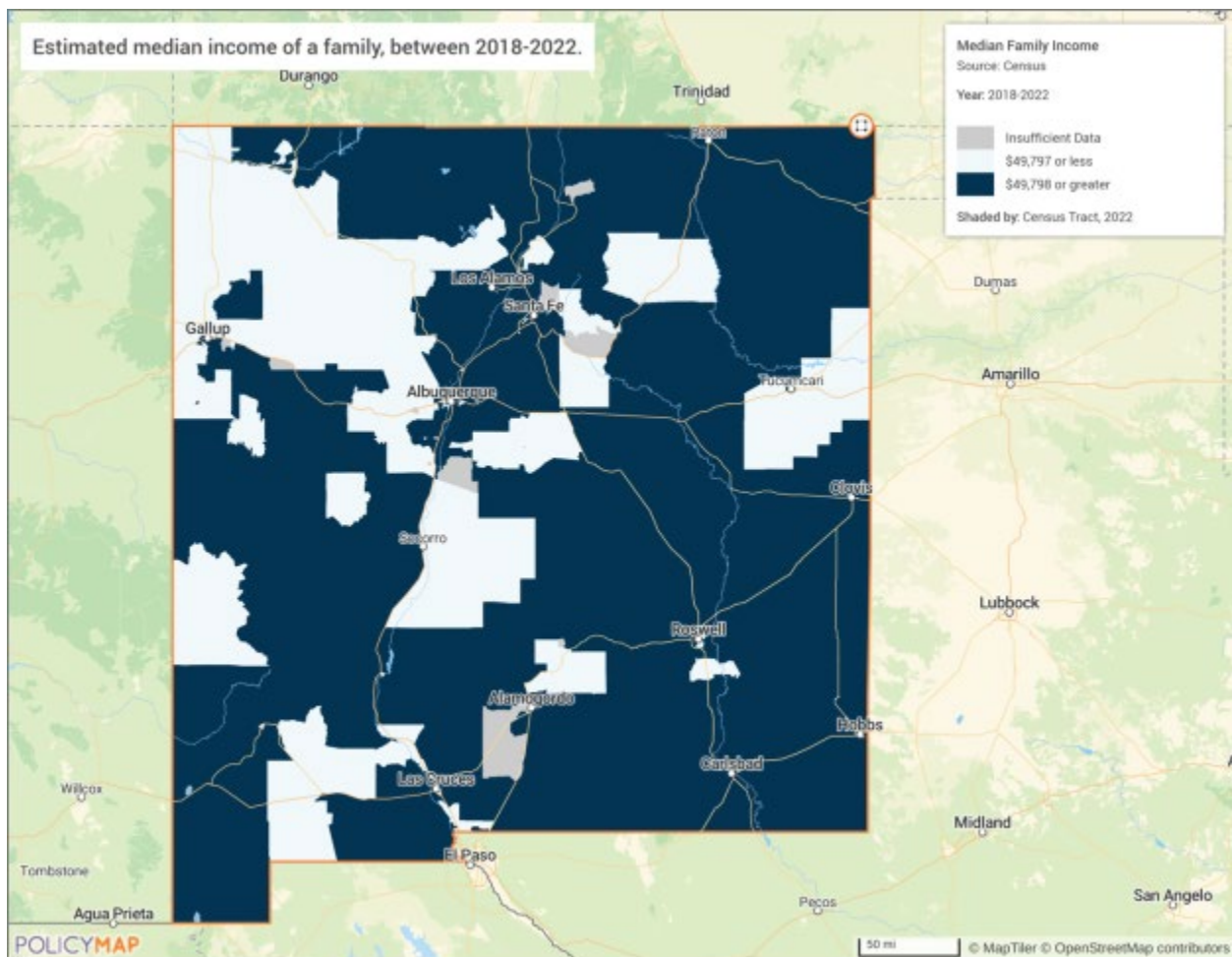
What are the characteristics of the market in these areas/neighborhoods?

Areas in New Mexico with high concentrations of racial or ethnic minorities, low-income families, and housing problems are often located near the border with Mexico or in the northwest region, which includes significant Native American populations. These neighborhoods frequently face economic challenges, limited access to infrastructure, and housing issues such as overcrowding, cost burdens, and inadequate plumbing or kitchen facilities. In addition, housing markets in these areas may experience lower property values, fewer affordable housing options, and a lack of investment in infrastructure and services. These conditions can create a cycle of poverty and contribute to persistent disparities in access to quality housing, education, and employment opportunities.

Are there any community assets in these areas/neighborhoods?

Many of these areas are located in the northwest region of New Mexico and overlap with tribal lands, including the Navajo Nation and various Pueblos. These regions consist primarily of rural Native American populations and contain numerous community assets that serve residents. These include physical spaces such as tribal chapter houses, historic landmarks, national parks, recreational sites, locally owned trading posts, and public schools. Additionally, the region's natural resources, including land, wildlife, water, and cultural or religious sites, play a significant role in promoting cultural knowledge and preserving heritage. Other important assets include natural resources such as coal, livestock, and single-family homes that contribute to the community's economic stability and cultural preservation.

**Are there other strategic opportunities in any of these areas?**

The northwest region of New Mexico offers several strategic opportunities for growth and development. Key priorities include improving and expanding transportation infrastructure to better serve local communities, as well as the creation of affordable housing options that meet the needs of both traditional and modern lifestyles. The development of clean energy projects, particularly solar and wind farms, presents significant potential for fostering sustainable economic growth in the area.

In addition, enhancing public infrastructure, such as broadband and telecommunications, would provide greater connectivity to underserved communities, allowing for more economic development opportunities. Cultural and community-driven events, like local markets, fairs, and festivals, are also important for fostering social cohesion and economic activity, presenting further avenues for investment and community engagement.

Based on the needs analysis above, describe the State's needs in Colonias

The Colonias in New Mexico, located along the U.S.-Mexico border, face significant challenges, including high concentrations of low-income households and housing problems. To address these issues, the state requires a significant increase in the supply of affordable housing tailored to the needs of low-income families in the Colonias. This housing must not only be affordable but also meet safety and quality standards to ensure that residents have access to secure living conditions. Additionally, substantial investment in infrastructure is necessary to improve access to clean water, functional sanitation systems, reliable electricity, and transportation networks. Investments in these areas can enhance the quality of life for residents, enabling them to achieve greater stability and access to essential services, such as education and healthcare.

CDBG-DR

On May 4, 2022, President Biden issued a Major Disaster Declaration (DR-4652-NM) for the counties of Colfax, Mora, and San Miguel in response to the wildfires, and was later expanded to include flooding and mudflows, as communities were subsequently subjected to extensive flash flooding in the burn scar during monsoon season. Lincoln, Los Alamos, Sandoval, and Valencia counties were also later added to the Major Disaster Declaration. FEMA Region 6 established a Joint Field Office to administer Stafford Act assistance. The following map is the disaster declaration area:
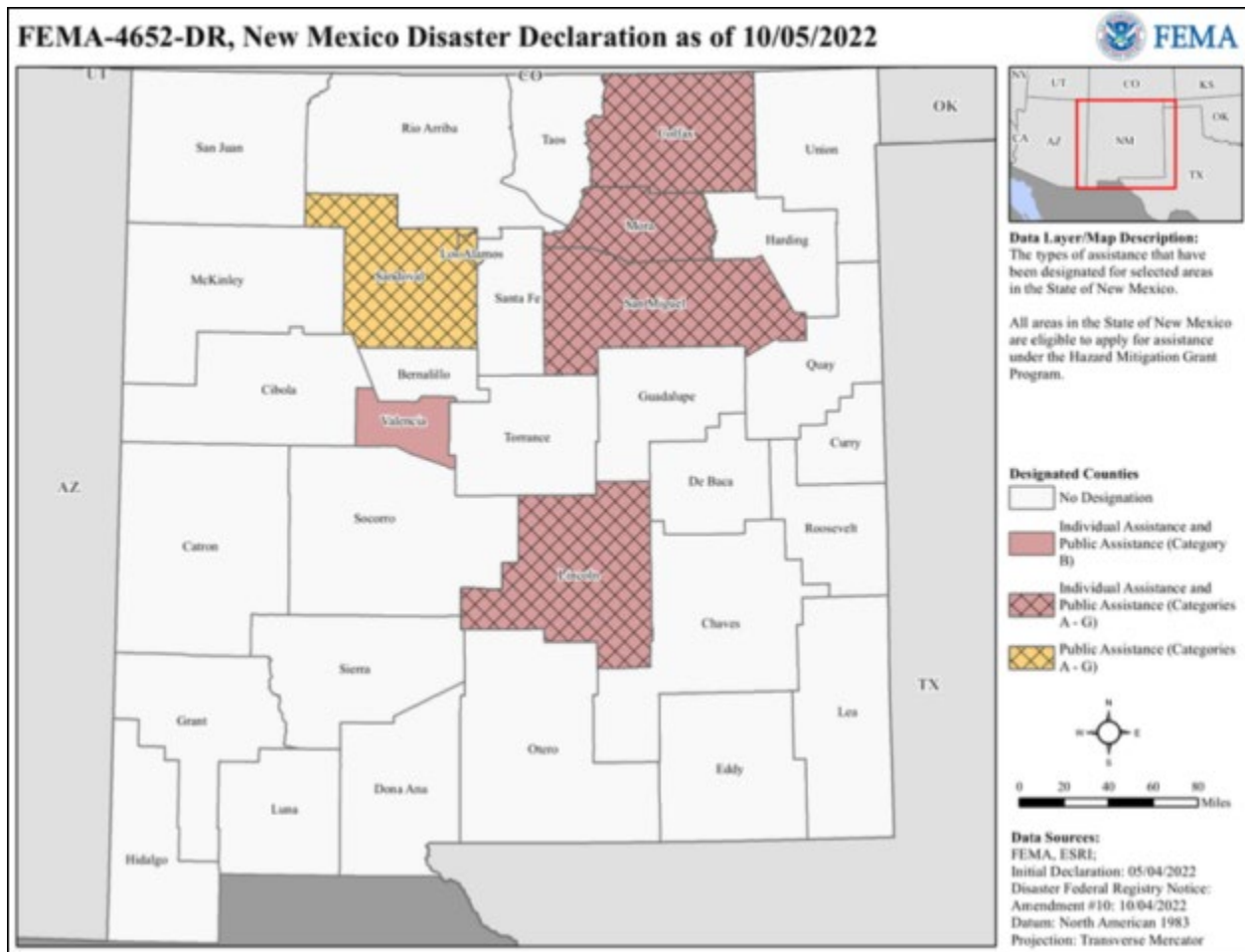
FEMA Public Assistance (PA) reported significant public infrastructure damage in Mora and San Miguel counties with over $150 million in estimated damage costs. Lincoln County also saw significant damage reported at $2,617,177. Valencia County experienced significant infrastructure damage, however recorded $0 damage due to having retracted their request for public assistance.

For housing needs, data from FEMA indicated a total of 4,192 applicants through the Individual and Housing Programs that were made to address the housing needs such as major repairs and replacement after the disaster. Mora and San Miguel counties were by far the most impacted areas with over 86% of the applicants from these two counties alone. FEMA's total verified loss from the disaster was $24,521,193, however total awards granted by the agency were only $7,449,913 resulting in $17,071,281 in unmet needs.

There is a clear trend in Individual Assistance data and total infrastructure damage towards three of the counties as having the highest impact. Due to this, the State has identified Mora, San Miguel, and Lincoln counties as its State-identified MID areas.

The following table breaks down the disaster impact for each county:

County	FEMA-PA Reported Infrastructure Damage	FEMA Individual and Housing Assistance	Total FEMA Reported Damage
Colfax	$698,383.15	$370.90	$698,754.05
Lincoln	$2,617,177.00	$4,608,905.26	$7,226,082.26
Los Alamos	$115,600.00	$0.00	$115,600.00
Mora	$111,876,960.79	$6,765,764.26	$118,642,725.05
San Miguel	$46,321,123.48	$13,136,149.94	$59,457,273.42
Sandoval	$17,664.75	$0.00	$17,664.75
Valencia	$0.00	$10,373.84	$10,373.84

A more detailed analysis of the disaster impact by counties from the 2022 wildfires and flooding is available in the State CDBG-DR Action Plan, section 2.1.2 Most-Impacted and Distressed Areas.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

In New Mexico, the need for improved broadband wiring and connections is substantial, particularly among low- and moderate-income households who face significant barriers to accessing high-speed internet. For low- and moderate-income households, the lack of broadband connectivity exacerbates existing inequalities, limiting educational opportunities for children, access to healthcare services such as telemedicine, and the ability to engage with employment opportunities that increasingly require internet access. As technology continues to advance, a lack of reliable broadband infrastructure leaves many families in New Mexico at a disadvantage. According to **BroadbandNow**, the state ranks 39th in the nation for broadband accessibility, with around 89% of the population having access to internet speeds of at least 25 Mbps, while only 19.4% have access to fiber-optic service. This digital divide disproportionately impacts rural and low-income neighborhoods, where service is either limited or nonexistent. Los Alamos has the highest broadband coverage with 99.6%, however several cities remain without any broadband access, including Brimhall, Cochiti Lake, Cochiti Pueblo, Mexican Springs, Shiprock, Vanderwagen, and Tohatchi.

Ensuring that these communities are connected through improved broadband wiring and infrastructure is vital for social equity and economic mobility. Without adequate broadband services, these families risk falling further behind in a society that is becoming more dependent on digital access. Investment in broadband infrastructure is essential to closing this gap and providing equal opportunities for all residents.

The following maps, published by the NM Department of Information Technology, show broadband availability for fiber, fixed wireless, and DSL, across the state:

Broadband Availability - Fiber Coverage　　　　**New Mexico**

Legend:
- Fiber
- NM County
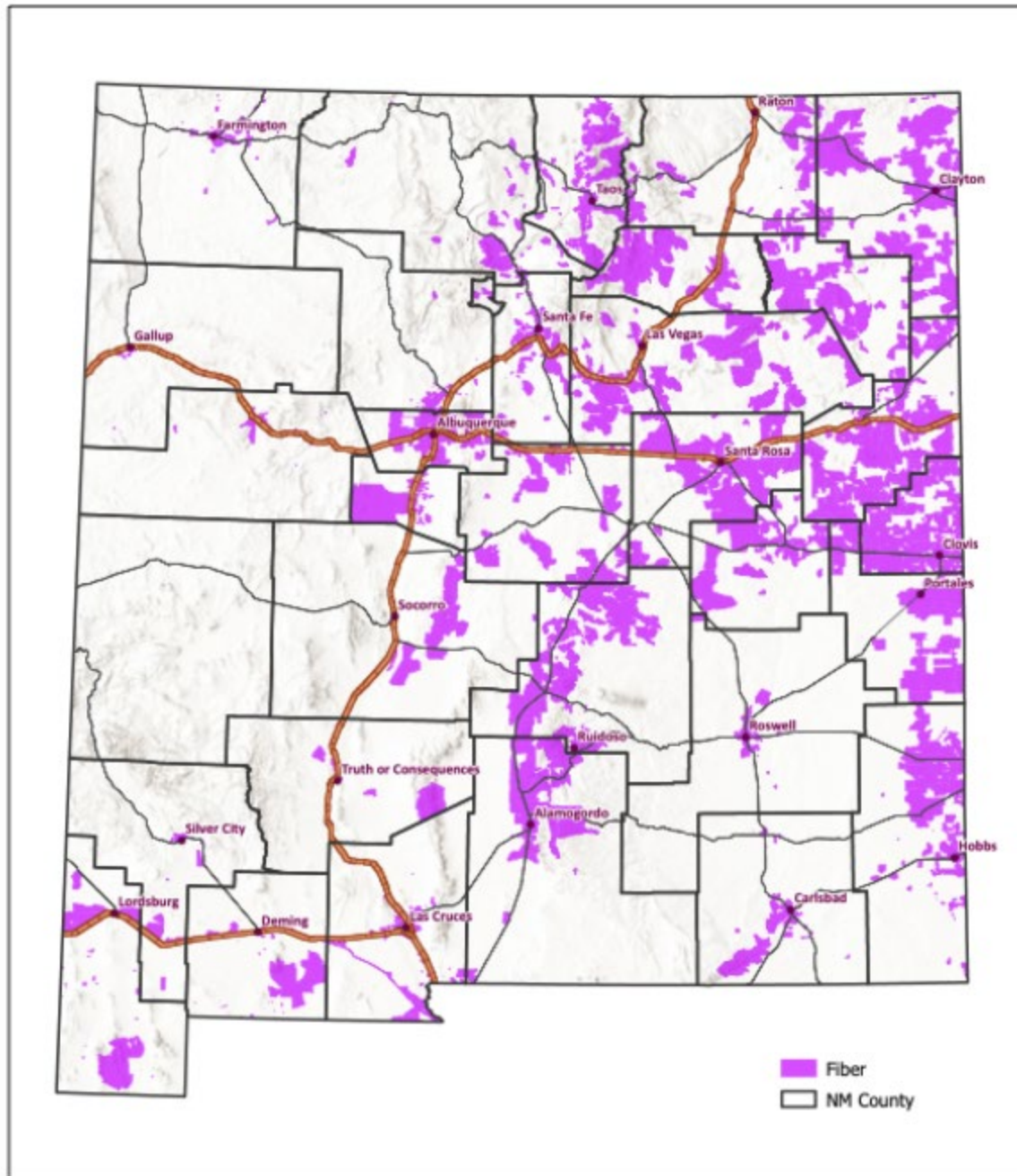
Map Produced By:
Earth Data Analysis Center, The University of New Mexico (December 2021)
Data Sources: New Mexico Broadband Program (NMBBP), Census Bureau, Resource Geographic Information System (RGIS); Basemap: Esri, USGS

NMBBP Web Map: https://nmbbmapping.org/mapping/
Disclaimer: The data in this map is believed to be accurate and current. The map is provided "as-is", without warranties of any kind, either expressed or implied. EDAC, UNM assumes no legal liability or responsibility for the accuracy, completeness, or usefulness of the map, or for consequential and indirect damages arising from its use.

Broadband Availability - Fixed Wireless Coverage — New Mexico

See map: Broadband Access

The map below illustrates broadband availability throughout the state, defined as advertised internet speeds of 768 kilobits per second or higher.
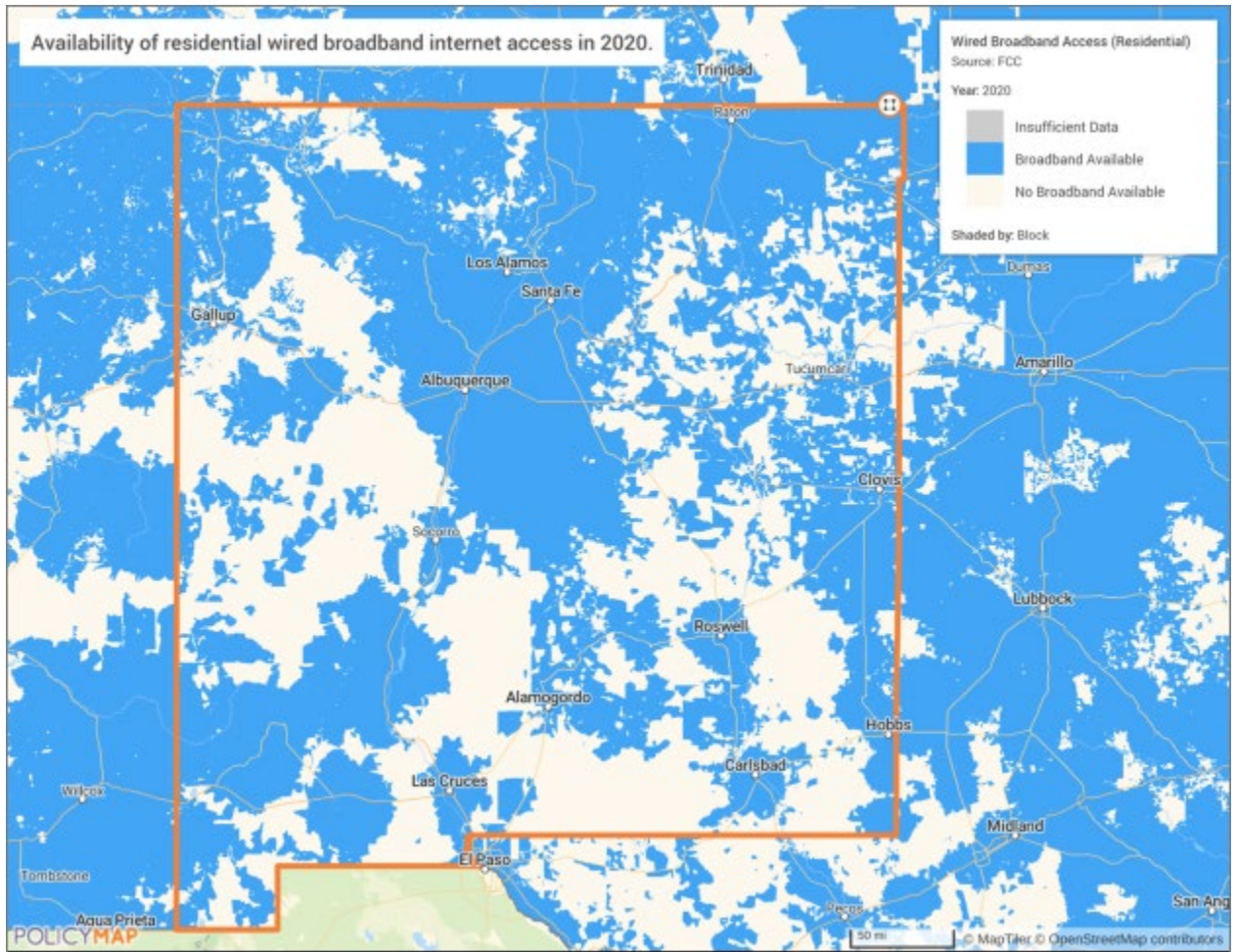
Map: Broadband Access

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

New Mexico faces a significant challenge in terms of broadband competition, with many areas of the state being served by only a single internet service provider (ISP). This lack of competition leads to higher costs, lower service quality, and fewer choices for consumers, particularly in rural and low-income communities. When households have limited options for broadband providers, they often face inflated prices for inadequate service, which disproportionately affects low- and moderate-income households that may struggle to afford basic internet access.

Increased competition among ISPs would help improve service across the state. When more providers are available, consumers benefit from lower costs, faster speeds, and more reliable service as companies compete for customers. This is particularly important for rural and underserved areas, where a lack of competition has resulted in limited or outdated infrastructure. Encouraging additional broadband providers to enter the market and serve these areas spurs investment in better infrastructure and leads to improved connectivity for households that currently have few or no options. Expanding broadband competition in New Mexico is essential to ensuring that residents have access to affordable and high-quality internet service.

The map below shows that most of the state currently has access to only one broadband provider:
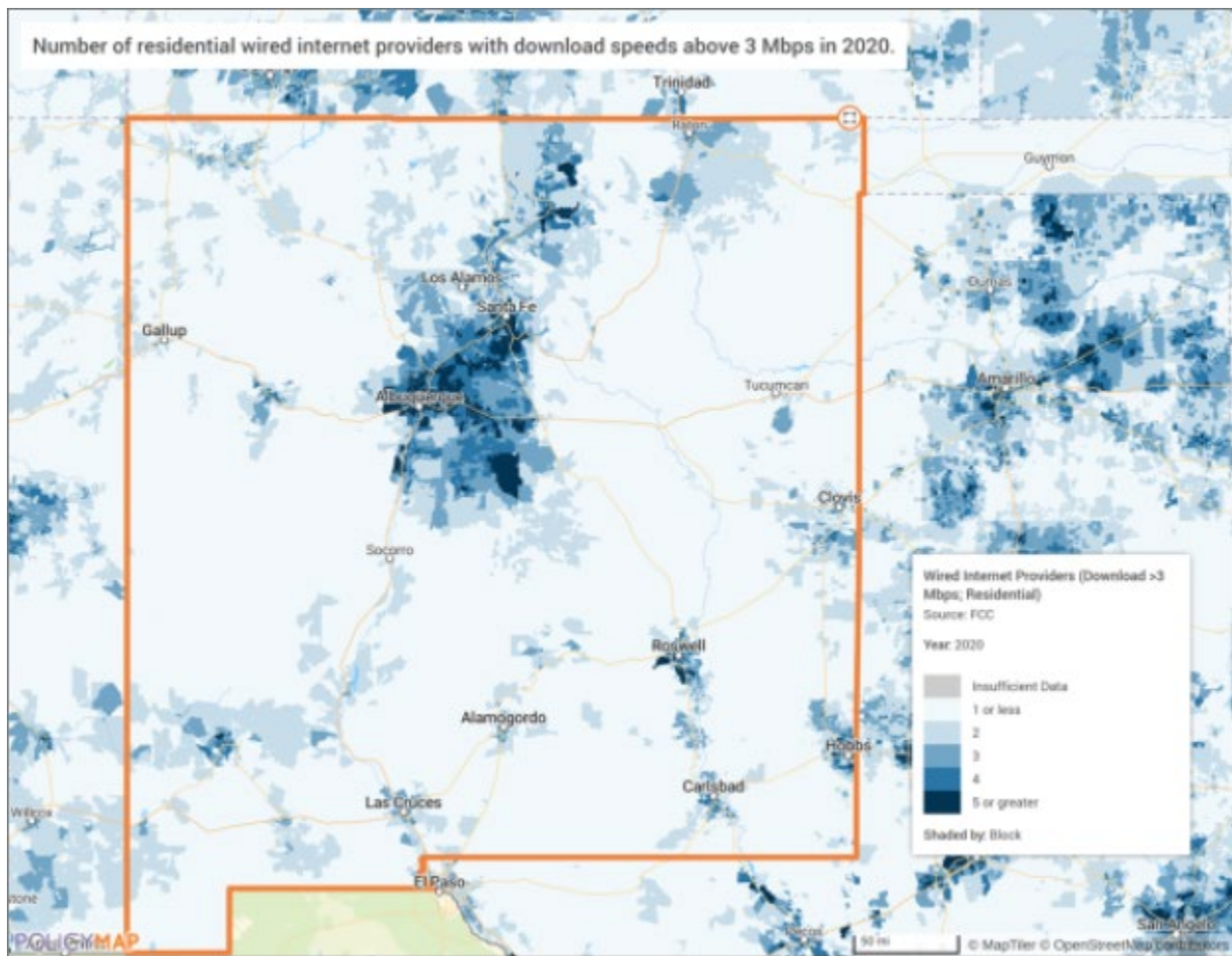
Map: Highspeed Internet Providers

New Mexico has several broadband programs through its Connect NM initiative designed to improve digital access across the state, particularly in underserved and rural areas. Key initiatives include:

1. **Broadband Equity Access and Deployment (BEAD) Program** – Aimed at expanding infrastructure and increasing high-speed internet availability in underserved communities.
2. **Digital Equity Program** – Focused on addressing the digital divide and ensuring all residents, including low-income households, have access to digital resources.
3. **Statewide Education Network (SEN)** – A program dedicated to enhancing broadband connectivity for educational institutions across New Mexico.

These initiatives are critical for expanding competition and improving broadband access, particularly in underserved and rural areas.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

The State of New Mexico has historically been prone to various natural hazard events including wildfires, flooding, thunderstorms, drought, and others. The potential impacts of climate change—including an increase in prolonged periods of excessively high temperatures, more heavy precipitation, more severe storms, or droughts—are often most significant for vulnerable communities.

New Mexico's 2023 State Hazard Mitigation Plan identified high risk for wildfires, floods, thunderstorms, and drought. Medium risks identified were winter storms, high winds, extreme heat, dam failure, and tornadoes. According to the FEMA National Risk Index, New Mexico is particularly vulnerable to wildfire and drought hazard types, though counties across the state are rated as "Relatively Moderate," "Relatively Low," or "Very Low" risk for all natural hazard types. According to the Intergovernmental Panel on Climate Change (IPCC), by the middle of the century the average summer temperature is expected to rise four degrees. This rise in temperature could lead to altered weather and precipitation patterns, a rise in severe storms, an increased risk of catastrophic floods, increased electricity costs, and ruined crops. The state's reliance on agriculture could be a crucial challenge, as shifts in temperature and precipitation impact crop yields, potentially leading to economic challenges for farmers and the local economy. Additionally, as climate-based hazards threaten coastal areas most imminently, stable inland communities like New Mexico could see an influx of climate migrants from more vulnerable regions. This influx could put a strain on the state's infrastructure, drive up housing costs, reduce the availability of jobs, and tax resources. Hotter temperatures may increase electricity usage and costs. The State must continue to address geographic challenges by anticipating, planning, and adapting to hazard risks associated with climate change as well as the potential demographic changes to vulnerable communities. See map: Risk to All Natural Hazards

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Low- and moderate-income residents of owner-occupied and renter households in New Mexico are particularly vulnerable due to limited resources to address the impacts of natural disasters. A dramatic increase in electricity or housing costs could imminently threaten them with homelessness or force them to live in substandard conditions. The 2024 America's Rental Housing Study by the Joint Center of Housing Studies at Harvard University highlights a growing challenge for property owners and renters in obtaining and affording insurance to cover potential weather- and climate-related hazard losses. This challenge is exacerbated by rising insurance premiums and providers declining coverage in high-risk markets. The study also points out the increasing difficulty for property owners investing in climate change mitigation measures due to slower growth in operating incomes.

In New Mexico, these issues are particularly pronounced due to the state's specific climate challenges. The 2021 EPA study on Climate Change and Social Vulnerability in the United States indicates that low-income individuals are more likely to reside in areas experiencing the highest increases in mortality rates from climate-driven changes in extreme temperatures. Additionally, New Mexico has high rates of labor hour losses for weather-exposed workers, further impacting the economic stability of its low-income population.
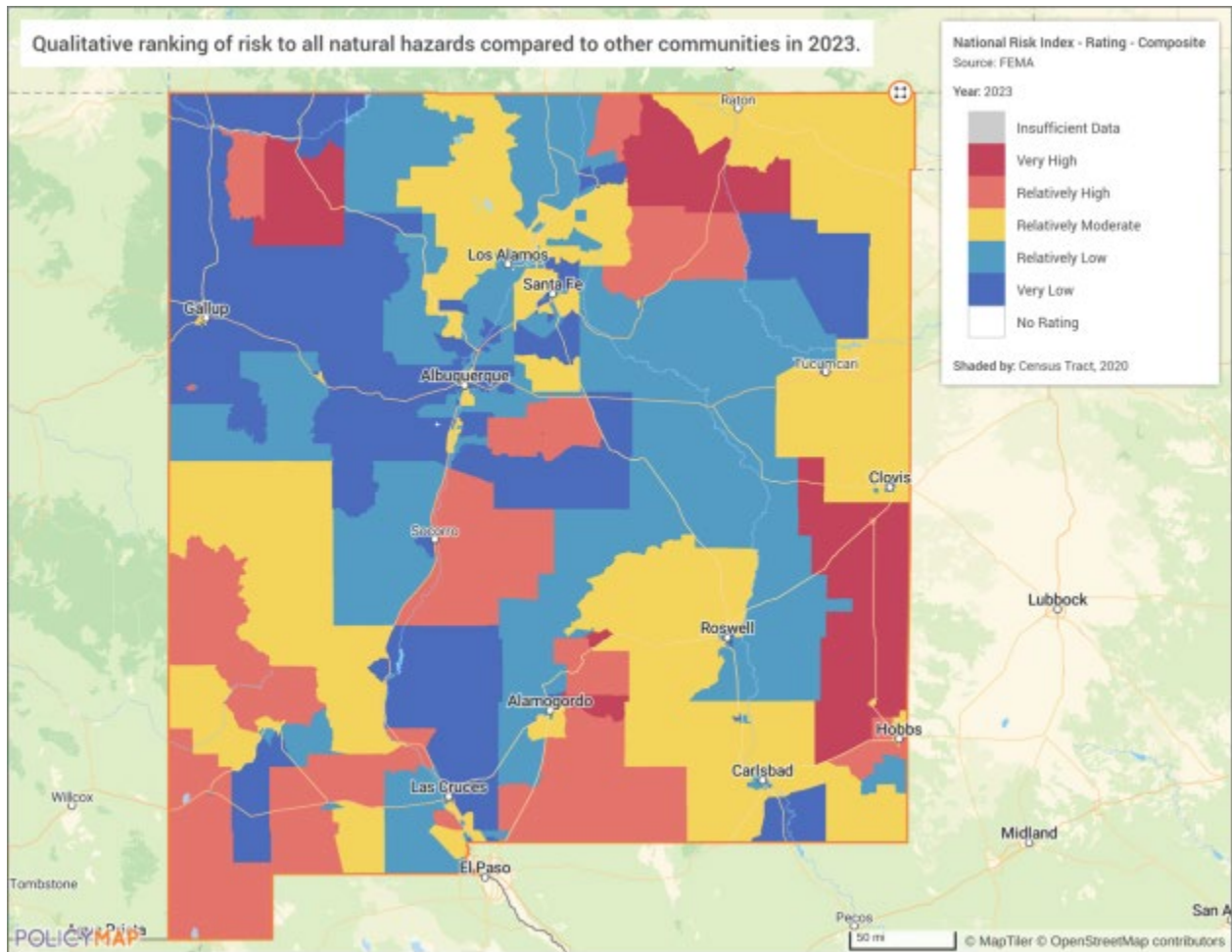
Map: Risk to All Natural Hazards

Strategic Plan

SP-05 Overview
Strategic Plan Overview

The Strategic Plan is the State of New Mexico's housing and community development plan over the next five years of the 2025-2029 Consolidated Plan. The plan outlines how the State intends to use CDBG, HOME, ESG and HTF funds toward HUD's statutory goals of providing a suitable living environment and safe, decent and affordable housing for low- to moderate-income (LMI) households and special need groups in New Mexico.

Through data analysis in the Needs Assessment and Market Analysis and a comprehensive citizen participation process that involved input from community residents and local stakeholder organizations state-wide; the State was able to identify the priority needs that exist in New Mexico. The goals developed in the Strategic Plan address these needs over the next five-year period.

While the State of New Mexico does not target funding based solely on geographic requirements, certain activities within the CDBG program will target low/mod block group tracts in its five-year plan. Low/mod block group tracts are defined by HUD as tracts where the residents are at least 51% low- to moderate-income households. These tracts are eligible for activities such as public improvements to neighborhood facilities, parks and community centers or public infrastructure like streets and sidewalks. Direct services such as supportive services for special needs persons are not necessarily targeted to areas; however, they must meet income qualifications in order to be eligible. HOME program funds are available to eligible LMI households state-wide, and ESG funds are targeted by need to help those at-risk of homelessness or already experiencing homelessness in Non-Entitlement City areas within New Mexico. The State will also set aside funding towards Colonias Neighborhoods. HUD defines Colonias as rural communities in close proximity to the U.S-Mexico border, lacking access to basic services such as water, sewer, or housing. Communities must be designated Colonias and be within 150 miles of the U.S./Mexico border.

The following are the four (4) priority needs and associated goals identified in the Strategic Plan. More details of the priority needs are given in the SP-25 and the goals are detailed in the SP-45.

Priority Need: Public Infrastructure & Facilities

1A. Expand/Improve Public Infrastructure/Facilities

Priority Need: Preserve & Develop Affordable Housing

2A. Rehabilitate Owner-Occupied Housing

2B. Increase Homeownership Opportunities

2C. Develop Affordable Rental Housing

2D. Develop Housing for Vulnerable Populations

2E. Address Unmet Needs 2022 Wildfires/Flooding

Priority Need: Housing Assistance for Vulnerable Populations

3A. Provide Assistance to Reduce Homelessness

3B. Provide Assistance for Shelters

3C. Provide Housing Assistance Persons w/ HIV/AIDS

Priority Need: Effective Program Management

5A. Effective Program Management

SP-10 Geographic Priorities – 91.315(a)(1)
Geographic Area

1		
	Area Name:	Low/Mod Block Group Tracts
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Other
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	Low/Mod Block Group Tracts located within the boundaries of the State of New Mexico (excluding Entitlement Cities). A low/mod block group tract is defined by HUD as an area that is primarily residential and where at least 51 percent of the residents are low- and moderate-income persons.
	Include specific housing and commercial characteristics of this target area.	A large portion of the housing stock is old in Non-Entitlement City areas as approximately 43% of all owner-occupied units and 51% of renter-occupied were built before 1980 (Source: 2018-2022 ACS). These housing units will naturally have higher concentrations of deferred maintenance, deteriorating conditions and a greater risk of lead-based paint hazards.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The State consulted with a wide variety of agencies, organizations, and service providers to identify local housing and community development needs. Needs were determined through meetings with various stakeholder organizations and citizens throughout the State, as well as a public survey that was made available online. A public hearing and public comment period were given to allow citizens an opportunity to review and comment on the plan.

	Identify the needs in this target area.	Housing, public improvements, supportive services for special needs and addressing homelessness. There is a need to expand and improve public infrastructure as well as improve access to public facilities in the State Non-Entitlement City areas. Public infrastructure expansion and improvements in low/mod areas will revitalize areas that are underserved and invite other investments into the area. ADA improvements to public infrastructure will create access to special needs populations such as the elderly and persons with a disability. Public facilities are necessary in order to create a safer and more suitable living environment, particularly for low and moderate-income persons.
		Affordable housing development and preservation are one of the highest needs in the State. As reported in the NA-10, cost burden is one biggest housing issue in New Mexico. As the housing is very old, maintaining the affordable housing stock is also a priority.
		Homeless prevention and services for the homeless are a priority in New Mexico. According to the most recent 2023 PIT count, the Balance of State reports that there are 1,075 homeless households in the CoC area, and 565 are unsheltered. Within these households, there are 561 persons that are chronically homeless.
	What are the opportunities for improvement in this target area?	Investment towards Low/Mod Block Group Tracts and low and moderate-income persons will improve the quality of life for citizens in Non-Entitlement City Areas within the State of New Mexico.
	Are there barriers to improvement in this target area?	Lack of administrative capacity and financial resources serve as common barriers to improving low/mod tracts. Due to the size of the service area, investments must be prioritized annually.
2	Area Name:	Colonias Neighborhoods
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Other
	Other Revital Description:	Infrastructure improvements, economic development, housing and planning.

Identify the neighborhood boundaries for this target area.	The U.S. Department of Housing and Urban Development (HUD) defines Colonias as rural communities in close proximity to the U.S-Mexico border, lacking access to basic services such as water, sewer, or housing. Communities must be designated Colonias and be within 150 miles of the U.S./Mexico border.	
	A goal of at least ten percent of regular CDBG funds will be set aside for the Colonias communities.	
Include specific housing and commercial characteristics of this target area.	Housing and commercial activities in these communities are generally underserved. Fluctuations in transitory residents are due to the volatility of the oil and gas industry and other economic factors.	
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Although the need for housing and infrastructure is commonplace in Colonias, consultations and citizen participation confirmed these needs. A public hearing and public comment period were given to allow citizens an opportunity to review and comment on the plan.	
Identify the needs in this target area.	Housing, public improvements, supportive services for special needs and addressing homelessness. There is a need to expand and improve public infrastructure as well as improve access to public facilities in the State Non-Entitlement City areas. Public infrastructure expansion and improvements in low/mod areas will revitalize areas that are underserved and invite other investments into the area. ADA improvements to public infrastructure will create access to special needs populations such as the elderly and persons with a disability. Public facilities are necessary in order to create a safer and more suitable living environment, particularly for low and moderate-income persons.	
	Affordable housing development and preservation are one of the highest needs in the State. As reported in the NA-10, cost burden is one biggest housing issue in New Mexico. As the housing is very old, maintaining the affordable housing stock is also a priority.	
	Homeless prevention and services for the homeless are a priority in New Mexico. According to the most recent 2023 PIT count, the Balance of State reports that there are 1,075 homeless households in the CoC area, and 565 are unsheltered. Within these households, there are 561 persons that are chronically homeless.	
What are the opportunities for improvement in this target area?	Combining local, state and federal funding to create more impactful and meaningful projects.	

	Are there barriers to improvement in this target area?	Lack of administrative capacity and financial resources serve as common barriers to improving this target area.

Table 5 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

CDBG: A set-aside of ten percent of regular CDBG funds will be allocated for the Colonias communities. Regular State CDBG funds are not used on state tribal reservations, otherwise, all other funds are available statewide to eligible entities. The State does not necessarily prioritize CDBG funds geographically. Direct services such as public service activities must target eligible low-to moderate-income households rather than area benefit. However, improvements to public facilities and infrastructure have an areawide low/mod income benefit and the distribution of funds is targeted to low/mod block group tracts. To determine LMI tracts the State utilizes HUD's CDBG Low Mod Income Summary Data (LMISD) from the HUD Exchange website, which has defined the eligible block group tracts within the jurisdiction. The tracts can be at: https://www.hudexchange.info/programs/acs-low-mod-summary-data/.

HOME: All HOME funds are available statewide. HOME funds expended by a Participating Jurisdiction (PJ) must be invested in affordable housing for low- to moderate-income families, as defined at 24 CFR 92.2. Generally, this means families with incomes of 80 percent or less of the area median, as adjusted for family size. Benefits are based on income eligibility rather than area benefits.

ESG: All ESG funds are available statewide. For minimum eligibility criteria for ESG beneficiaries for services related to street outreach, see paragraph (1)(i) of the "homeless" definition under 24 CFR § 576.2. For emergency shelter, see definition in 24 CFR 576.2. Beneficiaries must be "homeless" and staying in an emergency shelter. For homelessness prevention assistance, see 24 CFR 576.103par. For rapid rehousing assistance, see 24 CFR 576.104. Further eligibility criteria may be established at the local level in accordance with 24 CFR 576.400(e). For more information on ESG program eligibility see: https://www.hudexchange.info/programs/esg/esg-requirements/

HOPWA: MFA and the City of Albuquerque have signed a Memorandum of Understanding that allows for MFA to manage the City of Albuquerque funding received for the HOPWA program. These HOPWA funds will be used within the City of Albuquerque.

HTF: All HTF funds are available statewide. HTF funds are intended to produce and preserve affordable housing for extremely low- and very low-income households.

SP-25 Priority Needs – 91.315(a)(2)
Priority Needs
Table 6 – Priority Needs Summary

1	Priority Need Name	Public Infrastructure & Facilities
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	Low/Mod Block Group Tracts Colonias Neighborhoods
	Associated Goals	1A. Expand/Improve Public Infrastructure/Facilities
	Description	There is a need to expand and improve public infrastructure in low/mod areas of Non-Entitlement City areas of the State. As noted in the NA-50, some of these needed activities include ADA compliance for curb ramps and sidewalks as well as improvements to streets and roads. There is also a need to improve access to public facilities that will benefit low/mod areas. Specific needs include improvements to facilities such as parks and community centers throughout the State.
	Basis for Relative Priority	Through community participation and consultation of local stakeholders the need for Public Facilities & Infrastructure Improvements was identified. The basis is to improve accessibility for all residents and create a suitable living environment.
2	Priority Need Name	Preserve & Develop Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Families with Children Elderly
	Geographic Areas Affected	Low/Mod Block Group Tracts Colonias Neighborhoods
	Associated Goals	2A. Rehabilitate Owner-Occupied Housing 2B. Increase Homeownership Opportunities 2C. Develop Affordable Rental Housing 2D. Develop Housing for Vulnerable Populations 2E. Address Unmet Needs 2022 Wildfires/Flooding

	Description	Affordable housing is a priority need for low- to-moderate income (LMI) households in New Mexico. As reported in the NA-10, housing cost burden is the biggest housing problem in the State, and to compound the issue, LMI households risk losing their homes as they age and become more difficult to maintain. Due to this, there is a need for owner-occupied housing rehabilitation; an increase in homeownership opportunities; and an increase in affordable rental housing opportunities through rental units being constructed and rehabilitated.
	Basis for Relative Priority	Through community participation and consultation of local stakeholders the need to Preserve & Develop Affordable Housing was identified. The basis is to create or maintain affordable housing for LMI residents in Non-Entitlement City areas of New Mexico.
3	**Priority Need Name**	Housing Assistance for Vulnerable Populations
	Priority Level	High
	Population	Extremely Low Low Moderate Chronic Substance Abuse Veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Non-housing Community Development
	Geographic Areas Affected	Low/Mod Block Group Tracts Colonias Neighborhoods
	Associated Goals	3A. Provide Assistance to Reduce Homelessness 3B. Provide Assistance for Shelters 3C. Provide Housing Assistance Persons w/ HIV/AIDS
	Description	Homeless prevention and services for the homeless are a priority in New Mexico. According to the most recent 2023 PIT count, the Balance of State reports that there are 1,075 homeless households in the CoC area, and 565 are unsheltered. Within these households, there are 561 persons that are chronically homeless. There is a need to address homelessness through homelessness prevention services and rental assistance for persons who are at risk of homelessness. rapid rehousing rental assistance activities are needed to help homeless individuals and families return to homelessness. Street outreach services and overnight emergency shelter programs are needed for emergency assistance. The HOPWA Program is the only Federal program dedicated to the housing needs of people living with HIV/AIDS. Under the HOPWA Program, funding will benefit low-income persons living with HIV/AIDS and their families. The needs of HOPWA clients are identified in the NA-45 and MA-35. These

		include housing subsidy programs and supportive services for the needs of individuals and their families living with the HIV/AIDS.
	Basis for Relative Priority	Through community participation and consultation of local stakeholder organizations the need for Housing Assistance for Vulnerable Populations such as the homeless and individuals and their families living with the HIV/AIDS was identified. The basis for this need is to provide accessibility and sustainability for persons experiencing homelessness and those with special needs.
4	**Priority Need Name**	Effective Program Management
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	Low/Mod Block Group Tracts Colonias Neighborhoods
	Associated Goals	4A. Effective Program Management
	Description	Effective program management will include general administration of the CPD grant programs, monitoring subrecipients, and keeping strict grant-based accounting. Comprehensive planning requirements will include the development of AAPs, an evaluation of the performance of the programs through annual reports, and meeting citizen participation requirements.
	Basis for Relative Priority	There is a need to provide effective program management of HUD grant programs that will ensure compliance with each respective grant and their regulations and that programs meet their established objectives.

SP-30 Influence of Market Conditions – 91.315(b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Due to limited HOME funding, the State does not utilize HOME funds for Tenant Based Rental Assistance. All of MFA's rental assistance programs are funded with ESG, HOPWA or State funding.
TBRA for Non-Homeless Special Needs	Due to limited HOME funding, the State does not utilize HOME funds for Tenant Based Rental Assistance. All of MFA's rental assistance programs are funded with ESG, HOPWA or State funding.
New Unit Production	New Unit Production is influenced by the needs of LMI households as identified below: - There is a limited supply of affordable housing for LMI households as housing cost burden is the biggest housing problem in New Mexico. - High housing development costs limit the construction of affordable housing. - The cost of rent has increased dramatically in the past decade. Median contract rent has increased 33% from 2012 to 2022 in Non-Entitlement City areas of New Mexico. - As reported in the MA-15, there is a shortage of affordable homeowner and rental units for lower income households. - Long-term disaster recovery in communities impacted by DR-4652-NM.
Rehabilitation	Housing Rehabilitation activities are influenced by the needs of LMI households as identified below: - The housing stock is aging, and a significant number of units may be in need of repairs. As reported in the MA-20, approximately 43% of all owner-occupied housing and 51% of renter-occupied housing were built before 1980 (Source: 2018-2022 ACS). LMI households often reside in older and aging housing units, and without assistance may lack the finances to maintain their homes. - The cost of new construction and/or housing replacement is prohibitive for lower income households. - The condition of older housing units is also likely to require higher maintenance costs. - There is a higher risk of lead-based paint hazards for older housing built before 1978. - Long-term disaster recovery in communities impacted by DR-4652-NM.
Acquisition, including preservation	Acquisition, for the purpose of rehabilitation is influenced by the needs of LMI households as identified below: - Acquisition for the purpose of preserving and maintaining affordable housing. - The cost of acquiring properties for development. - Long-term disaster recovery in communities impacted by DR-4652-NM. - See above (Rehabilitation).

Table 7 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.315(a)(4), 91.320(c)(1,2)
Introduction

As a State Entitlement Grantee, Federal housing and community development resources are expected to be available to the State of New Mexico through the U.S. Department of Housing and Urban Development under several federal block grant programs. These grants include the Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Emergency Solutions Grant (ESG), Housing Opportunities for Persons Living with HIV/AIDS (HOPWA) and the Housing Trust Fund (HTF) programs. The CDBG program provides much-needed infrastructure improvements and planning grants. The HOME program provides affordable housing for low- to moderate-income families. ESG funds are provided for activities that prevent and serve those who are experiencing homelessness. HOPWA funds provide housing subsidies and supportive services for individuals and their families who are living with HIV/AIDS. HTF funds will help to produce and preserve affordable housing for extremely low- and very low-income households.

The New Mexico Mortgage Finance Authority (MFA) is the lead State department for the administration of the Consolidated Plan and administers the HOME, ESG, HOPWA and HTF programs. The New Mexico Department of Finance and Administration (DFA), Infrastructure Planning and Development Division, administers the CDBG program and is responsible for overseeing that the communities meet all CDBG citizen participation requirements.

PY 2025 is the first year of the 2025-2029 Consolidated Plan, and there are four more years remaining in the plan period. MFA expects the remainder of the Consolidated Planning period CDBG, HOME and ESG allocation funds to remain approximately the same.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Public Improvements Public Services	$10,946,097	0	0	$10,946,097	$44,153,924	PY 2025 is the first year of the ConPlan. The expected amount available for the remainder of the ConPlan is 4x more year of the annual allocation and program income.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership	$5,044,613	$4,273,796	$5,611,828	$14,930,237.00	$20,039,356	PY 2025 is the first year of the ConPlan. The expected amount available for the remainder of the ConPlan is 4x more year of the annual allocation and program income.
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	$1,383,431	0	0	$1,383,431	$5,643,512	PY 2025 is the first year of the ConPlan. The expected amount available for the remainder of the ConPlan is 4x more year of the annual allocation.

ESG	public - federal	Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	$1,199,092	0	0	$1,199,092	$4,850,716	PY 2025 is the first year of the ConPlan. The expected amount available for the remainder of the ConPlan is 4x more year of the annual allocation.
HTF	public - federal	Acquisition Admin and Planning Homebuyer assistance Multifamily rental new construction Multifamily rental rehab New construction for ownership	$3,134,373	0	0	$3,134,373	$12,579,332	PY 2025 is the first year of the ConPlan. The expected amount available for the remainder of the ConPlan is 4x more year of the annual allocation.
CDBG-DR	public - federal	Admin and Planning Economic Development Housing Public Improvements	$4,131,000	0	0	$4,131,000	0	CDBG-DR funds are a one-time award to support long-term disaster recovery in communities impacted by DR-4652-NM.

Table 8 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

CDBG funds do not require a match for rural communities with limited resources to contribute towards their projects. Non-rural communities are required to contribute 10% of the grant award from state legislative appropriations or local funding sources.

HOME has a 25% match. Match requirements of the HOME program will be met by three primary sources: 1) Resources committed by grantees and local governments; 2) Proceeds from mortgage revenue bonds; and 3) MFA general fund interest subsidy. Eligible forms of HOME match are documented by MFA and reported to HUD as part of the Consolidated Annual Performance and Evaluation Report (CAPER) each year.

HOME and HTF funds are leveraged with HUD's Veterans Housing Rehabilitation and Modification Program, SHOP, USDA Section 502 Program, FHA loan programs, Mortgage Revenue Bonds (MRBs), LIHTC available from the IRS, HUD 542(c) Risk Sharing Program, USDA programs (i.e. Section 538, USDA Preservation Revolving Loan Fund), HUD Section 8 Project-Based Rental Assistance, the FHLB Affordable Housing Program, the state's General Fund, the New Mexico Housing Trust Fund, the New Mexico Affordable Housing Tax Credit, the Primero Fund, the Ventana Fund, and a variety of private and local funding sources.

ESG has a 100% dollar-for-dollar match. Matching funds must be contributed to the ESG program and expended for the subrecipient's allowable ESG costs. Emergency Homeless Assistance program (EHAP) subrecipients shall be required to provide matching funds in an amount at least equal to their approved ESG funding amounts for eligible program activities. Eligible match sources include: cash; the value or fair rental value of any donated material or building; the value of any lease on a building; any salary paid to staff to carry out the program of the recipient and the value of the time and services contributed by volunteers to carry out the program of the subrecipient at a current rate of $5 per hour. Volunteers providing professional services such as medical or legal services are valued at a reasonable or customary rate in the community. Match requirements for the Rental Assistance Program (RAP) are met by MFA's legislative appropriations for state homeless programs. ESG funds also provide leverage and include appropriations from the state legislature and is used in conjunction with VOCA, FEMA, New Mexico Children, Youth & Families Department funding, New Mexico Human Services Department funding, local government contributions, United Way funding and private donations. Cash, non-cash, and program income must meet requirements of § 576.201.

HOPWA funds do not require a match.

If appropriate, describe publicly owned land or property located within the state that may be used to address the needs identified in the plan

Not applicable. The MFA and DFA do now have any publicly owned land that is used to address the needs in the plan.

Discussion

MFA and its partner agencies may compete for additional resources under the Supportive Housing Program, Shelter Plus Care, Section 811 Housing, Section 202 Housing, Rural Innovation Fund, Housing Counseling or other types of programs. Many partners leverage their resources with other funding sources that they directly receive such as Self-Help Homeownership Opportunity Program (SHOP) and Native American Housing Assistance and Self Determination Act (NAHASDA) funding.

Additional federal resources utilized by MFA, DFA and their partners will include HUD's Recovery Housing Program, Victims of Crime Act grants, assistance from the Federal Emergency Management Agency, HUD Veterans Housing Rehabilitation Program, USDA Section 502 Program, FHA loan programs, Mortgage Revenue Bonds (MRBs), Low Income Housing Tax Credits (LIHTC) available from the Internal Revenue Service (IRS), HUD 542(c) Risk Sharing Program, United States Department of Agriculture (USDA) programs (i.e. Section 538, USDA Preservation Revolving Loan Fund), HUD Section 8 Project-Based Rental Assistance, HUD Section 811 Project Rental Assistance and the Federal Home Loan Bank (FHLB) Affordable Housing Program.

Other nonfederal resources that could be available to MFA, DFA and their partners include resources from State legislative allocations, New Mexico Human Services Department funding, New Mexico Children, Youth & Families Department funding, the New Mexico Housing Trust Fund, the Affordable Housing Charitable Trust, the MFA Primero Fund and the New Mexico Affordable Housing Tax Credit. Further, local governments may provide resources, and private support may be available from organizations such as the United Way and the Ventana Fund (a Community Development Financial Institution), or from developer contributions (e.g. - land, deferred developer fee, loans) and private donations.

CDBG-DR: In compliance with HUD requirements, the State of New Mexico has included the State's CDBG-Disaster Recovery (DR) funds and activities in response to the long-term disaster recovery needs of New Mexico communities impacted by the unprecedented 2022 wildfire season and noticed in DR-4652-NM: New Mexico Wildfires, Flooding, Mudflow, and straight-line Winds. The State received an appropriation of $4,131,000 in CDBG-DR to ensure maximum assistance to the LMI households who sustained damage from the disaster. The New Mexico Department of Homeland Security and Emergency Management (NMDHSEM) has been appointed by the State of New Mexico Office of the Governor to manage the CDBG-DR program. Complete details of the CDBG-DR Action Plan and program summary are located at the NMDHSE website at: https://www.dhsem.nm.gov/hermits-peak-calf-canyon-resources/community-development-block-grant/. The program will also publish regular updates from the webpage including any future citizen participation efforts and amendments to the CDBG-DR Action Plan.

SP-40 Institutional Delivery Structure – 91.315(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
New Mexico Mortgage Finance Authority	Government	Homelessness Non-homeless special needs Ownership Planning Rental	State
New Mexico Department of Finance and Administration	Government	Planning Non-homeless special needs neighborhood improvements public facilities	State
New Mexico Coalition to End Homelessness	Continuum of Care	Homelessness Planning	State
Tierra del Sol	Developer	Ownership Rental	Colonias
Southwestern Regional Housing and Community Development Corporation	Developer	Ownership Rental	Colonias
White Sands Habitat for Humanity	Developer	Ownership Rental	Colonias
New Mexico Department of Homeland Security and Emergency Management	Government	Planning Ownership Rental	State

Table 9 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The New Mexico Mortgage Finance Authority (MFA) and New Mexico Department of Finance and Administration (DFA) take initiatives to address potential gaps in the institutional delivery system by instilling capacity through funding initiatives, outreach and training and other capability building endeavors. Further, MFA and DFA engage in proactive efforts to ensure continued strength of their program delivery. A noted strength is that MFA and DFA are aware that despite these efforts, some gaps exist and have taken the following steps to address them and build strength:

DFA recognizes that inadequate administrative capacity by some subgrantees may delay or hinder the successful completion of CDBG projects due to their lack of experience administrating federal grants or CDBG. DFA permits communities to use up to 5% of the CDBG funding for professional administrative service providers. Any additional cost associated with professional administrative service contracts are paid with leveraged funds.

MFA provides training and technical assistance to help address gaps in rural areas. The mission of MFA is to ensure funding and resources are available to New Mexico communities to address problems of substandard housing, housing affordability and lack of housing services. While limited funding is an

obstacle, the greater challenge is local capacity. The greatest capacity deficiencies exist in the rural areas of the State. Large established non-profits that provide services regionally often become the default providers for these areas.

Further, DFA provides technical assistance and training on federal and legislative funding. DFA's Infrastructure Planning and Development Division (IPDD) provides two CDBG workshops every year. Once per year DFA/IPDD conducts a CDBG Application Workshop to train counties, municipalities and special districts on how to prepare a CDBG application. A CDBG Implementation Workshop is conducted for these applicants once per year to provide technical assistance on implementing a CDBG grant. DFA project managers are in regular communication with subrecipients via email, phone calls, desk audits and on-site monitoring. Staff not only respond to questions and concerns from the field, but they also proactively contact subgrantees to address potential issues before they become problems. DFA/IPDD provides additional CDBG training at the following conferences: New Mexico Municipal League, New Mexico Counties, Infrastructure Finance Conference and DFA Financial Conference. These training opportunities help to address weaknesses but also seek to build capacity and provide proactive assistance to subrecipients.

Colonias strengths include water and wastewater projects, which are critical foundations to the infrastructure needed for future projects such as housing and economic development. Once the critical infrastructure is in place, additional funding sources such as Colonias Infrastructure, Water Trust Board, Drinking water revolving fund and Congressional District spending can be utilized to supplement project or activities across the Colonias. The Councils of Government provide technical assistance to local governments by assisting with grant applications, grant administration and procurement of professional design/engineering services.

The two most prevalent gaps in the delivery system for the Colonias are a lack of administrative capacity and insufficient financial resources. The Colonias consist of small, rural communities with minimal labor pools due in part to the lack of infrastructure and their remote geographic locations. Additionally, many funding sources noted above require matching funds which many remote communities with small tax bases do not have. Although capital outlay (state) funding does not require matching funds, appropriations are only able to be made if the entity is current on their financial audits.

A strength of the institutional delivery system is the use of advisory and oversight committees. The MFA initiates and provides communication opportunities in many venues. For example, MFA receives input several times per year from a number of external advisory and oversight committees comprising representatives from various housing-related industries, governing entities and geographic areas of the State to advise and comment on activities undertaken with federal dollars. These committees include the Mortgage Finance Authority Act Legislative Oversight Committee, the New Mexico Planning Team, the New Mexico Housing Trust Fund Advisory Committee, the Land Title Trust Fund Advisory Committee, the MFA Homeownership Advisory Committee and the Tax Credit Allocation Committee. By keeping open lines of communication and working collaboratively with the committees, the State is able to build stronger networks are service delivery and leverage resources across all programs.

Assess the strengths and gaps in the institutional delivery system working within the Colonias

Oftentimes, the Colonias lack the capacity to be able to apply for or implement funding due to a lack of local governments and resources. The State has three experienced providers for the Colonias (Tierra del

Sol, Southwestern Regional Housing and Community Development Corporation and White Sands Habitat for Humanity.) Of the three providers mentioned, all three provide housing rehabilitation. While all three are able to deliver new housing development, only one has been able to deliver on a subdivision scale. Unfortunately, not all Colonias are covered by these organizations, and the State would need additional providers or providers to expand their service area to meet those needs. Providers are stretched thin, and capacity is a challenge. The State has a need for additional funding, but the current delivery system would not be able to execute too much more additional funding due to the limited number of providers.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X		X
Mortgage Assistance	X		X
Rental Assistance	X	X	X
Utilities Assistance	X		X
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics	X		
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	
Other			
Other			

Table 10 - Homeless Prevention Services Summary

Describe the extent to which services targeted to homeless persons and persons with HIV and mainstream services, such as health, mental health and employment services are made available to and used by homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families and unaccompanied youth) and persons with HIV within the jurisdiction

A number of organizations in the State of New Mexico offer a variety of services targeted to individuals and families experiencing homelessness. Coordinating these organizations is the New Mexico Coalition to End Homelessness (NMCEH), which staffs the two Continuums of Care (CoCs) operating in the State. Many of these organizations conduct outreach to those experiencing homelessness, and the implementation of a coordinated assessment system managed by NMCEH is facilitating the provision of services.

NMCEH utilizes a Coordinated Entry System (CES), which is a process through which individuals and families experiencing homelessness can access quick and streamlined services, have their needs promptly assessed and can get connected to appropriate and situation-specific housing services. CES serves individuals and families experiencing homelessness in all areas of New Mexico outside of Albuquerque.

The NMCEH CES team uses standardized assessment tools and coordinates with partner providers on best practices and prioritizes those with the highest needs through this service.

The CoCs also assist persons experiencing homelessness in accessing mainstream services, such as the services provided by the following agencies:

The NM Human Services Department (HSD) administers an array of mainstream services which complement homeless services through programs such as behavioral health services, cash assistance for low-income individuals with disabilities, Medicaid, the Supplemental Nutrition Assistance Program (SNAP), Temporary Assistance for Needy Families (TANF), among others. MFA also partners with HSD on the Behavioral Health Collaborative and works across state agencies to collaborate on behavioral health issues, supportive services and housing.

New Mexico Workforce Connection, with 21 centers statewide, and the New Mexico Division of Vocational Rehabilitation (NM DVR), with over 25 offices statewide, provide training, career placement, internships, apprenticeship and veteran services in the area of vocational development and supportive employment. Both Workforce Connection and NM DVR accept direct referrals from healthcare providers, clinicians, case managers and homeless service providers.

A combination of private non-profit providers and the NM Department of Health provide HIV/AIDS services in New Mexico. The Department of Health administers the HIV/AIDS Prevention Program, which exists to reduce the incidence of HIV transmission in New Mexico through planning, funding, coordination and evaluation of HIV prevention activities for at-risk populations across New Mexico.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The State's homeless and behavioral health services continue to improve and build capacity to serve, but the challenges are so great that resources will always lag behind the needs. Gaps in the service delivery system include limited-service capacity due to inadequate funding, limited proximity/accessibility to services due to transportation needs, insufficient supply of permanent supportive housing units, limited housing options for individuals living with alcohol or substance abuse and limited housing and employment opportunities for those exiting incarceration. Due to the vast areas covered throughout the state, it is difficult to make accurate rural counts of the homeless.

Strengths include the various community, healthcare and housing programs coordinating street outreach and supportive services across the State; "one-stop" programs offered through various agencies that provide resources and supportive services in single locations, thereby alleviating transportation barriers and fostering more continuity of care for recipients of services; the data collection system managed by the New Mexico Coalition to End Homelessness (NMCEH), which tracks progress in ending homelessness; the coordinated assessment system managed by NMCEH that helps those experiencing homelessness to quickly connect to housing and the Albuquerque and state-wide Balance of State CoCs that provide planning and coordination among service providers.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

In addition to the strategies noted in above in the question addressing the strengths and weaknesses in the institutional delivery system, MFA and DFA recognize that many times, the difference between success and failure in a partnership is in the ability to operate with an effective communication system. In an effort to help organizations develop that capacity, MFA and DFA will continue their outreach to a variety of agencies and entities involved with housing and community development activities in New Mexico, including the Behavioral Health Collaborative, the New Mexico Department of Mental Health, New Mexico Professional Technical Advisory Board (PTAB), Councils of Governments (COG), New Mexico Environment Department (NMED), New Mexico Department of Transportation (NMDOT), USDA Rural Development (USDA-RD), New Mexico Aging and Long-Term Services (ALTSD), New Mexico State Fire Marshal Office (SFMO), New Mexico Department of Health (NMDOH), Children Youth and Families Department (CYFD), New Mexico Governor's Commission on Disability (GCD), New Mexico Office of the State Engineer (OSE), New Mexico Finance Authority (NMFA) and New Mexico Public Regulation Commission (PRC).

MFA receives input throughout the year from a number of external advisory and oversight committees comprising representatives from various housing-related industries, political parties and geographic areas of the State to advise and comment on activities undertaken with federal dollars. These committees include the Mortgage Finance Authority Act Legislative Oversight Committee, the New Mexico Housing Trust Fund Advisory Committee, the Land Title Trust Fund Advisory Committee, the MFA Homeownership Advisory Committee and the Allocation Review Committee. MFA will continue to work with and consult with these committees regarding activities undertaken or proposed changes in activities to be undertaken throughout the tenure of this plan. MFA also coordinates periodic meetings of participating jurisdictions to provide training and support and to coordinate resources. MFA also facilitates the New Mexico Tribal Homeownership Coalition, which coordinates the various tribes and pueblos on housing-related issues.

DFA continually seeks input from citizens from communities across the State. The Community Development Council (CDC) is the body that provides oversight and approves CDBG projects throughout New Mexico in consultation with DFA. Notices for each meeting of the CDC are published in local newspapers and published on the DFA website soliciting input from the public. Meetings are conducted in a public forum and provide accommodations and/or virtual options for citizens to attend and participate. DFA has consulted the Council of Governments, Mayors, County Commissioners, County Managers, Grants Administrators, other Local and County officials, as well as other state agencies on improvements that can be made to the CDBG program by amending the New Mexico Administrative Code that provides the rules for the State's administration of the program. DFA will continue to collaborate with citizens and public officials to adapt the program to current priority needs as well as implement flexibility to anticipate the future needs in New Mexico.

SP-45 Goals Summary – 91.315(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	1A. Expand/Improve Public Infrastructure/Facilities	2025	2029	Non-Housing Community Development	Low/Mod Block Group Tracts Colonias Neighborhoods	Public Infrastructure & Facilities	CDBG: $52,590,875	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 150,000 Persons Assisted
2	2A. Rehabilitate Owner-Occupied Housing	2025	2029	Affordable Housing	Low/Mod Block Group Tracts Colonias Neighborhoods	Preserve & Develop Affordable Housing	HOME: $27,564,200	Homeowner Housing Rehabilitated: 150 Household Housing Unit
3	2B. Increase Homeownership Opportunities	2025	2029	Affordable Housing	Low/Mod Block Group Tracts Colonias Neighborhoods	Preserve & Develop Affordable Housing	HOME: $5,011,675	Homeowner Housing Added: 10 Household Housing Unit
4	2C. Develop Affordable Rental Housing	2025	2029	Affordable Housing	Low/Mod Block Group Tracts Colonias Neighborhood	Preserve & Develop Affordable Housing	HOME: $38,557,690	Rental units constructed: 75 Household Housing Unit Rental units rehabilitated: 50 Household Housing Unit
5	2D. Develop Housing for Vulnerable Populations	2025	2029	Affordable Housing	Low/Mod Block Group Tracts Colonias Neighborhoods	Preserve & Develop Affordable Housing	HTF: $15,021,866	Rental units constructed: 25 Household Housing Unit Rental units rehabilitated: 25 Household Housing Unit
6	2E. Address Unmet Needs 2022 Wildfires/Flooding	2025	2029	Affordable Housing Non-Housing Community Development	Low/Mod Block Group Tracts Colonias Neighborhoods	Preserve & Develop Affordable Housing	CDBG-DR: $4,131,000	Homeowner Housing Rehabilitated: 125 Household Housing Unit Renter Housing Rehabilitated: 125 Household Housing Unit Other: 5 Other

7	3A. Provide Assistance to Reduce Homelessness	2025	2029	Homeless	Low/Mod Block Group Tracts Colonias Neighborhoods	Housing Assistance for Vulnerable Populations	ESG: $1,717,160	Tenant-based rental assistance / Rapid Rehousing: 500 Households Assisted Homelessness Prevention: 500 Persons Assisted
8	3B. Provide Assistance for Shelters	2025	2029	Homeless	Low/Mod Block Group Tracts Colonias Neighborhoods	Housing Assistance for Vulnerable Populations	ESG: $3,388,640	Homeless Person Overnight Shelter: 15,000 Persons Assisted
9	3C. Provide Housing Assistance Persons w/ HIV/AIDS	2025	2029	Non-Homeless Special Need	Low/Mod Block Group Tracts Colonias Neighborhoods	Housing Assistance for Vulnerable Populations	HOPWA: $6,709,640	Tenant Based Rental Assistance/Rapid Rehousing 450 Households Assisted STRMU/Homeless Prevention/1215 Households Assisted
10	4A. Effective Program Management	2025	2029	Non-Housing Community Development	Low/Mod Block Group Tracts Colonias Neighborhoods	Effective Program Management	CDBG: $2,139,610 HOME: $3,517,620 HOPWA: $207,515 ESG: $889,660 HTF: $650,000	Other: 5

Table 11 – Goals Summary

Goal Descriptions

1	**Goal Name**	1A. Expand/Improve Public Infrastructure/Facilities
	Goal Description	The State will focus on providing a suitable living environment through improvements to and creation of infrastructure and facilities in low/mod areas.
2	**Goal Name**	2A. Rehabilitate Owner-Occupied Housing
	Goal Description	The state will provide funds to address the aging housing stock, and this goal can be addressed by facilitating housing rehabilitation and exploring funding for emergency repair, weatherization or accessibility improvements to owner-occupied units.
3	**Goal Name**	2B. Increase Homeownership Opportunities
	Goal Description	In New Mexico, many people wish to have the financial capability to be homeowners, and there remains a need to provide affordable new construction and acquisition and preservation for single-family homeownership, homebuyer financial assistance and homebuyer education.
4	**Goal Name**	2C. Develop Affordable Rental Housing
	Goal Description	Because New Mexico's population is expanding in the more urban areas and a portion of this population may not be ready for homeownership, there remains a need to provide affordable new construction rental opportunities. Furthermore, in areas of static, or potentially declining populations, there remain opportunities to develop and redevelop sites with desirable rental housing, thereby assisting to resuscitate communities in New Mexico. In addition, throughout the state, there is a need for rehabilitation of aging rental properties.
5	**Goal Name**	2D. Develop Housing for Vulnerable Populations
	Goal Description	The State will provide funds for new construction or rehabilitation of rental units targeted to vulnerable populations, to address the housing challenges of households with extremely low incomes, including those experiencing homelessness and those with special needs,
6	**Goal Name**	2E. Address Unmet Needs 2022 Wildfires/Flooding
	Goal Description	Funding from the CDBG-DR program will be used to address unmet needs from DR-4652-NM: New Mexico Wildfires, Flooding, Mudflow, and straight-line Winds.
7	**Goal Name**	3A. Provide Assistance to Reduce Homelessness
	Goal Description	The State will provide funds for the provision of homelessness prevention for those at risk of homelessness and rapid re-housing assistance for the homeless to avoid returning to homelessness.

8	Goal Name	3B. Provide Assistance for Shelters
	Goal Description	The State will provide assistance for emergency shelter operations and services.
9	Goal Name	3C. Provide Housing Assistance Persons w/ HIV/AIDS
	Goal Description	The State will provide funds for the provision of short-term rent, mortgage and utility payments, continued rental assistance for low-income households, and permanent housing placement assistance for individuals who are HIV-positive and/or are living with AIDS.
10	Goal Name	4A. Effective Program Management
	Goal Description	Effective program management of HUD grant programs will ensure compliance with each respective grant and their regulations and that programs meet their established objectives.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The State estimates that over the next five-year Consolidated Plan period, low- to moderate-income households will be assisted with affordable housing activities in the following two programs:

HOME:
Homeowner Housing Rehabilitated: 150 Household Housing Unit
Homeowner Housing Added: 10 Household Housing Unit
Rental units constructed: 75 Household Housing Unit
Rental units rehabilitated: 50 Household Housing Unit

Housing Trust Fund:
Rental units constructed: 25 Household Housing Unit
Rental units rehabilitated: 25 Household Housing Unit

SP-50 Public Housing Accessibility and Involvement – 91.315(c)
Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The State of New Mexico has seventeen (17) public housing authorities (PHAs) within the jurisdiction of the State Consolidated Plan. DFA nor MFA operate public housing, therefore, neither agency directly plans resident initiatives for public housing and Housing Choice Voucher residents. Efforts to collaborate more extensively with PHAs are underway through the State's three (3) Regional Housing Authorities (RHAs), which MFA oversees on behalf of the State. These RHAs are Northern Regional, Western Regional and Eastern Regional. To the extent possible, MFA will make funding available to PHAs pursuing the redevelopment or rehabilitation of low-income properties for public housing that may be available through various MFA funding sources. This includes those with a need to increase accessible units under Section 504. At this time, there are no accessible units under development.

There are three (3) PHAs in New Mexico that are not among the PHAs listed in this plan: City of Albuquerque Housing Authority, Housing Authority of the City of Las Cruces and Santa Fe Civic Housing Authority. All three (3) PHAs are from HUD entitlement communities and plan public housing strategies within their grantee's jurisdiction. This plan does not include information from these public housing authorities.

Tribal Housing Authorities are also not among the PHAs listed in this plan and are not included in the State's public housing strategy. The twenty (20) Tribal Housing Authorities operate independently within sovereign nations. This plan does not include information from Tribal Housing Authorities.

Activities to Increase Resident Involvements

MFA nor DFA operate public housing, therefore, neither agency directly plans resident initiatives. Local administrators are responsible for these activities. However, MFA is aware that some PHAs provide opportunities for residents to participate in homeownership, including first-time homebuyer counseling.

Is the public housing agency designated as troubled under 24 CFR part 902?

Not applicable to the State directly, however, within the State of New Mexico, Northern Regional Housing Authority (NRHA) has been designated as "troubled" by HUD. While not directly responsible for the activities and performance of this housing authority, the State is committed to supporting it in improving its operations. The State will assist by providing oversight, training and technical assistance to support the housing authority in its effort to remove the troubled designation. NRHA has provided documentation to exhibit improved operational performance, however the "troubled" status cannot be changed until their Audited Financial Statements have been completed and approved by HUD. It was reported that the anticipated completion date was April 2023.

Plan to remove the 'troubled' designation
No additional discussion beyond points covered above.

SP-55 Barriers to affordable housing – 91.315(h)
Barriers to Affordable Housing

Public policies are intended to address the overall needs of all residents across the State of New Mexico. The MFA has an outstanding record of policies and programs that promote affordable housing, including excellent public outreach, financial assistance to first time home, state tax credits for affordable housing development, home buying counseling services, weatherization grants program, home rehabilitation to income eligible homeowners, and others. Despite these efforts, there are still barriers to affordable housing. A few of the identified challenges include:

- **Urban-Rural Housing Disparities:** Population growth varies significantly between urban/semi-urban and rural/semi-rural counties in New Mexico. Urban and semi-urban areas are experiencing rapid growth, attracting more housing and employment investments, while rural and semi-rural counties face population declines and struggle to attract similar investments. This imbalance necessitates tailored housing policies to address the differing needs across regions.

- **Elevated Poverty Levels:** New Mexico's median household income ($53,992) is substantially lower than the national average ($69,717), resulting in a higher state poverty rate of 18.4% compared to the national average of 12.8%.

- **Insufficient Funding for Affordable Housing**: New Mexico faces a significant shortfall in affordable housing, with an estimated deficit of 32,000 rental units for very low-income households. In fiscal year 2024, only 940 units were financed. This lack of investment hampers necessary housing and infrastructure developments, contributing to economic and social decline in many communities.

- **Scarcity of Multifamily Housing:** New Mexico has a notably lower percentage of multifamily housing units (15.1%) compared to the national average (55%). This shortage limits housing options for renter households unable to purchase homes, restricting their ability to find suitable and affordable housing alternatives.

- **Uneven Housing Development Across Regions:** Housing development in New Mexico is predominantly concentrated in urban areas, leaving rural counties with aging housing stock and a high prevalence of mobile homes (15.2% vs. 5.2% nationally). Nearly 40% of mobile home residents report their homes as fair or poor. Additionally, new housing tends to target high-end markets, making it unaffordable for low and moderate-income residents, especially in Santa Fe, Taos, and Lincoln Counties where vacation homes exacerbate local housing shortages.

- **High-Cost Burden Among Renters:** While only 21% of New Mexico homeowners are cost-burdened, a significant 43% of renters face cost burdens, with 22% severely burdened. Furthermore, 78% of renters aspire to become homeowners within the next five years but are hindered by financial barriers such as insufficient down payments, poor credit, and high debt levels.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The State of New Mexico recognizes that there are important steps to mitigate barriers to affordable housing, including a combination of planning, legal and financial tools. These recommended actions will not only build on existing public policies and programs but offer new or expanded actions to stimulate

residential investments and increase the supply of affordable housing in the state.

The following actions will further this objective:

Action 1: Enact Affordable Housing Goals.
Specific quantifiable goals can serve to focus actions and generate better results. For example, the State of Colorado has tied access to affordable housing funds to each city and county meeting a set affordable housing goals based on their existing affordable housing inventory. New Mexico should quantify the needs by each local jurisdiction and tribal council and establish specific targets for communities to address their affordable housing needs. Certain future funding from MFA may be prioritized based on the progress a community is actively meeting its targeted housing needs. These goals will serve to help address the disproportionate housing problems for minorities, persons with disabilities, and the elderly.

Action 2: Expand Development Financing.
The success of new housing development is heavily dependent on available financing. Financing resources include not only banks and the federal government but also the state government. One of the most successful federal programs for generating new affordable housing is the Low-Income Housing Tax Credit program. However, there are routinely more project applications than there are federal tax credits available. Supplementing the Low-Income Housing Tax Credit program with additional state funds by offering state or local tax credits can expand the number of projects and affordable housing units. This is an expansion of the MFA charitable tax credit program to assist with actual financing. This can be especially valuable to small scale residential developers or developers in non-urban areas of the state and serve to address disparities in obtaining development financing.

Action 3: Inventory State Surplus Land for Affordable Housing.
Many state agencies acquire property for a range of public services and infrastructure, especially the New Mexico Department of Transportation. An assessment of available state lands that have been acquired by the Department but not required for transportation projects should be conducted. These lands may be reprogrammed for affordable housing projects by local housing authorities to offer for resale to prospective affordable housing developers. Such surplus lands may also be available from state public universities and community colleges and other state public agencies. These parcels should be incorporated into the MFA affordable properties list and be actively marketed on an on-going basis to the real estate and construction industries.

Action 4: Promote and Establish Workforce Training Partnerships in the Construction Industry.
There is a labor shortage with many of the skills needed for the construction industry, including home building. The state should evaluate, leverage and prioritize workforce training and apprenticeship programs that promote careers in residential building and trades, including selling higher paying jobs within the industry to younger job seekers. MFA in cooperation with the State Department of Work Solutions, community and technical colleges should leverage partnerships for students to secure more apprenticeships and related work experiences with practical training.

Action 5: Actively Educate State Legislators on Affordable Housing Needs.
Members of the state legislature play a critical role in supporting and funding various housing programs in New Mexico. Therefore, it is recommended that MFA staff expand their meeting time with Senators and House members to continually educate them on the various affordable housing needs especially those who lack knowledge of affordable housing issues. This interaction enables the Senators and Representatives to better understand the need for, as well as the impact of, affordable housing in their

areas. This in turn not only helps them discuss the positives of affordable housing but can lead to potentially allocating increased funding to address these needs.

SP-60 Homelessness Strategy – 91.315(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

As a member of the governing boards of the Albuquerque and Balance of State (NMCEH) CoCs, MFA contributes to the CoCs' outreach planning. In addition, MFA requires that outreach be conducted by service providers receiving ESG funds under MFA's Rental Assistance Program (RR/HP), which provides Rapid Re-Housing services. These outreach efforts may also include street outreach, outreach at shelters, outreach to clients receiving services targeted toward those experiencing homelessness and outreach to clients of behavioral health providers. MFA serves on the New Mexico Coordinated Entry System (NMCES) Governing Committees (the two NM CoCs have separate, though parallel, CES systems and administration), which meet quarterly to address issues and strategies for the NMCES, which was launched in June 2014 by the New Mexico Coalition to End Homelessness (NMCEH).

The NM Balance of State CoC NMCES supports dedicated administration for both DV and Youth subpopulations. The NMCES has identified and assessed over 75,000 individuals since its inception (appx. 27,800 of these have been prioritized and entered in HMIS), using the Vulnerability Index - Service Prioritization Decision Assistance Tool (VI-SPDAT), which helps to determine each applicant's acuity, relative need for housing and the type of housing that would be most appropriate to assist their needs. The assessments are done at the NMCEH as well as CoC and ESG-funded agencies, health centers, veteran programs, correctional facilities and during street outreach, including youth-focused projects in northern New Mexico and domestic violence programs statewide. The majority of MFA's RR/HP and EHAP providers are trained in the use of NM Coordinated Entry System. Ongoing training for new staff members and new agencies will be conducted yearly; domestic violence service providers may elect not to use the NM Coordinated Entry System.

MFA uses ESG funding to support shelter operations, essential services for those residing in shelters, homelessness prevention assistance and rapid rehousing assistance throughout the State. DFA continues to use CDBG-CV funding to serve number of persons with homelessness prevention assistance. Our goals for ESG funds are to:

- Serve over 15,000 persons with overnight shelter and essential services;
- Serve over 1000 persons with homelessness prevention and rapid rehousing

Note: Goals may be modified upon receipt of allocations as the amount of funding will affect the number of persons that can be served.

Addressing the emergency and transitional housing needs of homeless persons

MFA provides ESG funds for emergency shelter and street outreach services that link unsheltered homeless to shelters. Specific activities include shelter operating costs; hotel/motel vouchers when shelter beds are unavailable; and essential services to those in shelters such as case management, childcare, education services, employment assistance and job training, outpatient health services, legal services, life skills training, mental health services, substance abuse treatment services and

transportation.

NMCEH and MFA are working together to find ways to implement a program of diversion as part of the crisis response system in order to lessen the burden on shelters and help some people avoid homelessness all together. NMCEH and MFA are also working on a plan to link the crisis response system more effectively to the system of permanent housing using coordinated entry.

As of the 2023 Housing Inventory Count, reported to HUD annually, NMCEH reports six different emergency shelter providers in the CoC with approximately 1,400 total beds between them in the State. There are also eleven transitional housing providers in the CoC with approximately 313 total beds.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

MFA provides ESG funds for rapid re-housing rental activities for persons experiencing homelessness to avoid becoming homeless again, and homeless prevention assistance for persons that are at-risk of becoming homelessness. These activities include financial assistance with costs such as rental application fees, security deposits, moving costs, utility deposits, rental payments, landlord incentives, legal services, training, and hazard pay; housing search and placement services; case management to assess, arrange, coordinate and monitor delivery of services to facilitate housing stability; and short- to medium-term rental assistance.

NMCEH is working in the three largest communities of Santa Fe, Albuquerque and Las Cruces to use the by-name lists created through coordinated entry along with regular case conferencing meetings to house chronically homeless persons as quickly as possible and to determine what changes need to be made in existing programs to shorten or facilitate the time between identification of a chronically homeless household and placement into appropriate housing. Likewise, the community of Taos is participating in regular by-name list conferencing with the focus on services to homeless youth.

NMCEH is working with programs to lower any artificial barriers that lengthen the time it takes to get housed. They use the by-name lists to help communities plan for additional permanent supportive housing to meet the need. For many years NMCEH has been helping programs adopt a housing first approach that serves to keep people housed by avoiding unhelpful evictions from programs.

NMCEH reports four organizations operating six different transitional housing facilities that offer homeless services to unaccompanied and housing units to help them move towards successful independent living situations. These service providers are DreamTree Project, Samaritan House, St. Elizabeth Shelter and Youth Shelters and Family Services.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and

private agencies that address housing, health, social services, employment, education or youth needs

MFA provides ESG funds for homelessness prevention activities, including financial assistance with costs such as rental application fees, security deposits, moving costs, utility deposits, landlord incentives, legal services, training, and payments; housing search and placement services; essential services and case management to assess, arrange, coordinate and monitor delivery of services to facilitate housing stability for families and individuals receiving assistance; and short- to medium-term rental assistance. These services are aimed at helping those at-risk of homelessness avoid becoming homeless.

NMCEH works with the State Housing Leadership group, a committee staffed by the New Mexico Human Services Department that includes other state departments. This group looks at what the State response needs to be to meet the housing needs of people with behavioral health diagnoses, people exiting the correctional system, those exiting foster care and others.

New Mexico has a coordinated entry system that refers homeless individuals to specific and unique homeless assistance programs, such as those who were formerly incarcerated and seeking housing. The coordinated entry system provides a uniform housing assessment for these individuals seeing re-entry into the community and directs them to the most appropriate housing intervention. Coordinated entry helps to ensure that no one is passed over for housing and that all housing resources are utilized efficiently.

SP-65 Lead based paint Hazards – 91.315(i)
Actions to address LBP hazards and increase access to housing without LBP hazards

MFA and DFA will continue to meet all applicable HUD lead-based paint abatement standards in its CDBG, HOME and HTF rehabilitation programs. Through financing new construction of rental units under its HOME and HTF programs, MFA will continue to expand the stock of lead-safe housing units. MFA will also continue to train partners throughout the State in the Lead-Safe Housing Rule and encourage sub-grantees and professionals statewide to receive formal training and any applicable lead-based paint certifications. In addition, continue to seek funding as it becomes available to provide training, educational awareness, testing and abatement of lead-based paint hazards.

How are the actions listed above integrated into housing policies and procedures?
A major priority of the State is the preservation of affordable housing, and this is addressed through housing rehabilitation programs. These programs target some of the oldest housing stock in the State, which are typically in the worst condition and have a high risk of lead-based paint hazards. To the extent that lead-based paint hazards are found in the older housing stock, these programs address the issue directly. MFA requires that all partners receiving HOME and HTF funding comply with all applicable lead-based paint hazard (LBP) requirements.

As part of its HOME-funded owner-occupied rehabilitation program, MFA allocates a portion of its HOME funds to eligible LBP assessment and remediation activities. This effort has encouraged agencies and contractors to take all steps necessary to keep residents and staff safe from LBP exposure. Further, service providers are required to conduct lead hazard evaluation and reduction activities for any home constructed before 1978. Homeowners must be provided with appropriate disclosures prior to the commencement of any rehabilitation work. Homeowners must also be notified of any lead hazard evaluation results (or the presumption of lead-based paint/hazards), lead hazard reduction activities and achievement of clearance. Additionally, MFA works in partnership with the regional Environmental Protection Agency office, DFA, public housing authorities and other local partners to increase the number of trained, licensed and certified personnel able to determine the risks of lead hazards and any corresponding remediation measures of pre-1978 housing in New Mexico.

Under MFA's HOME and HTF rental rehabilitation programs, any property built before 1978 must undergo an environmental site assessment that includes an LBP assessment by a certified LBP risk assessor or technician. If LBP is found, the rehabilitation must comply with the requirements of 24 CFR Part 35. Following rehabilitation, MFA monitors rental properties to ensure that appropriate LBP disclosures are provided to tenants.

DFA mandates that all rehabilitated public facilities and housing domiciles (prior to 1978) funded with CDBG explicitly address LBP hazards. Addressing LBP hazards is an activity that is incorporated into the grant agreements under the scope of work to ensure that these problems are identified and properly addressed.

SP-70 Anti-Poverty Strategy – 91.315(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The activities in this plan work directly to reduce poverty and alleviate homelessness in the State. Poverty is a serious challenge in New Mexico. While many urban area census tracts have poverty rates below 10%, many rural census tracts have 40% or more of their residents who live below the poverty line. In an effort to meaningfully address this challenge, the goals of the 2025-2029 Strategic Plan aim to support activities that promote the availability of affordable housing and that provide essential services and infrastructure directly benefiting low- and moderate-income residents. In the implementation of the Plan, MFA will prioritize funding for activities that most effectively address the Plan goals over the next five years.

The role MFA performs in reducing poverty is to foster and promote self-sufficiency and independence and to promote healthy, safe and decent living environments. More specifically, MFA aims to reduce poverty through:

- Expanding and improving public infrastructure and facilities in low- and moderate-income neighborhoods. These activities will promote public safety, create a suitable living environment, ensure access particularly to those with disabilities, and invite other investments into the area;
- Affirmatively furthering fair housing with activities that expand the housing choices available to low- and moderate-income households;
- Supporting the development of rental housing for low- to moderate-income households;
- Supporting affordable housing construction and opportunities to potential eligible homebuyers;
- Supporting housing preservation programs to benefit both renters and homeowners, assuring low-income households have safe, decent and appropriate places to live; and
- Assisting low-income households in reducing energy costs;
- Supporting CHDOs financially with HOME funds to develop affordable housing;
- Provide supportive services that foster self-sufficiency and independent living situations;
- Supporting a continuum of housing and supportive services programs that addresses the needs of the State's most vulnerable residents through homelessness intervention and rapid rehousing as well as by means of integrated services that maintain the housing stability, health and general well-being of "at-risk" populations; and
- Maintaining a strong relationship with the New Mexico Coalition to End Homelessness to enhance and promote stabilization of individuals and families experiencing homelessness and to encourage transition to stable, permanent housing situations.
- Provide support for HOPWA Sponsors that offer housing subsidies and supportive services for persons living with HIV/AIDS and their families.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The MFA's anti-poverty strategy is integrated in this plan through providing goals that align with the strategy. During the five-year Consolidated Plan period, the State will select projects for funding that are designed to reduce the number of persons in poverty. The State will also collaborate with other local government departments, nonprofit service providers and local organizations that operate programs that similarly have a goal of reducing the poverty level in New Mexico. Actions that the MFA and DFA may implement include:

- Target federal resources in neighborhoods that have low/mod block group tracts and as a result may have a high poverty rate;
- Fund supportive service programs that provide services to households at-risk of homelessness and encourage housing stability and improve the quality of life for residents;
- Provide housing assistance for special needs groups such as those with a disability, the elderly and victims of domestic violence;
- Continue to fund housing rehab activities for owners to maintain the condition of their homes which will prevent the risk of homelessness;
- Expand the affordable rental housing stock;
- Expand the number of affordable housing units for LMI homebuyers;
- Provide direct rental assistance for individuals and families at risk of homelessness.

SP-75 Colonias Strategy – 91.315

Describe the State's homeless strategy within Colonias.

The State is committed to reducing and ending homelessness in all parts of New Mexico, including the Colonias. The State continues to provide funding specifically for housing projects across the state by funding municipalities, counties and non-profit organizations through one-time appropriations as well as recurring state appropriations. 10% of traditional CDBG funding is dedicated to providing the water and wastewater infrastructure needed in the Colonias to further develop and rehabilitate housing. The State also supports providers located in the Colonias through investments in development and redevelopment projects.

Describe the barriers to affordable housing in Colonias.

In addition to the barriers to affordable housing faced across the State of New Mexico, the Colonias have the additional barrier of the lack of administrative capacity. Many of these communities do not have established local governments, tax bases, or the organizational structure to compete for and implement funding. Additionally, Colonias regions are typically located in rural and frontier areas which may hinder the ability to procure professional and construction service providers.

Describe the State's strategy for addressing barriers to affordable housing (including substandard housing) in Colonias.

The State's strategy for addressing barriers to affordable housing in the Colonias is through building capacity through partnerships with county and jurisdiction governments to apply for funds to direct at the Colonias. In addition, the State of New Mexico employs its statewide strategy for addressing affordable housing to the Colonias as well. MFA and DFA will take the following actions to remove barriers to affordable housing:

- Prioritize and/or incentivize existing providers and new providers to work in Colonias;
- Strengthen delivery channels and build capacity to develop and rehabilitate housing in underserved areas; and
- Promote the development of new organizations to provide housing counseling and financial fitness education around the State.

Describe the State's goals/programs/policies for reducing the number of poverty level families in Colonias.

The State's goals for reducing poverty in the Colonias are in line with the anti-poverty strategy for the State. The statewide goals for reducing poverty are reiterated below:

- Expanding and improving public infrastructure and facilities in low- and moderate-income neighborhoods. These activities will promote public safety, create a suitable living environment, ensure access particularly to those with disabilities, and invite other investments into the area;
- Affirmatively furthering fair housing with activities that expand the housing choices available to low- and moderate-income households;
- Supporting the development of rental housing for low- to moderate-income households;
- Supporting affordable housing construction and opportunities to potential eligible homebuyers;

- Supporting housing preservation programs to benefit both renters and homeowners, assuring low-income households have safe, decent and appropriate places to live; and
- Assisting low-income households in reducing energy costs;
- Supporting CHDOs financially with HOME funds to develop affordable housing;
- Provide supportive services that foster self-sufficiency and independent living situations;
- Supporting a continuum of housing and supportive services programs that addresses the needs of the State's most vulnerable residents through homelessness intervention and rapid rehousing as well as by means of integrated services that maintain the housing stability, health and general well-being of "at-risk" populations; and
- Maintaining a strong relationship with the New Mexico Coalition to End Homelessness to enhance and promote stabilization of individuals and families experiencing homelessness and to encourage transition to stable, permanent housing situations.
- Provide support for HOPWA Sponsors that offer housing subsidies and supportive services for persons living with HIV/AIDS and their families.

Describe how the State's goals/programs/policies for producing and preserving affordable housing in the Colonias will be coordinated with other programs and services.

DFA supports housing efforts in the Colonias by setting aside CDBG funding each year for use in the Colonias communities. DFA recognizes supporting adequate infrastructure must be in place prior to housing development and seeks to establish and enhance the infrastructural foundation in the Colonias to facilitate future housing activities. DFA invests in infrastructure to indirectly support housing, as other state funding allocated to those regions can then be used for housing.

MFA will continue to utilize HOME owner-occupied rehabilitation funds and other available funds in order to assist a greater number of households. As an advisory member to the Colonias Infrastructure Board (CIB), MFA will continue to advise the CIB on best uses for CIB funds to assist Colonias residents in gaining access to housing infrastructure. City and county governments will be able to apply for funds that will be directed to serve the needs of Colonias.

SP-80 Monitoring – 91.330

Describe the standards and procedures that the state will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

MFA's Community Development staff conducts contract-based program compliance monitoring for HOME, ESG, HOPWA, and HTF programs. MFA program managers prepare and use risk assessments at the beginning of every program year as a tool to develop monitoring schedules for the various programs. MFA's Asset Management Department staff conducts long-term compliance monitoring for HOME and HTF funded multifamily rentals in accordance with the guidelines set out in 24 CFR Part 92 and 24 CFR Part 93, including income eligibility, certification, recertification, and habitability. Every program year MFA program managers perform risk assessment on each project to determine what level of monitoring is required (low, moderate, or high). New and high-risk agencies require a full on-site program file and financial monitoring. Depending on the result, some agencies may only require remote desk monitoring and/or audit.

The DFA is responsible for the administration and monitoring of the CDBG program. All regular CDBG subrecipients are required to be monitored once a year throughout the life of the project. To ensure that all federal and state requirements are followed, DFA staff conduct both interim monitoring and close-out monitoring using both desk reviews and on-site monitoring reviews. These reviews consist of a comprehensive review of the project file, providing technical assistance to ensure that subrecipients follow all federal and state laws and regulations. This includes, but is not limited to, public participation, Fair Housing, Anti-Displacement & Relocation, Section 3, Procurement Code, Equal Employment Opportunity, solicitation of minority and women-owned businesses, awarding contractors in good standing with sam.gov and Fair Labor standards.

DFA staff uses 2 forms of monitoring for compliance with CDBG program requirements, desk audits and on-site monitoring reviews. Desk audits consist of reviewing the project files to ensure compliance and identify concerns. Desk audits are typically conducted for interim monitoring of high performing CDBG grantees. Virtual or on-site monitoring is generally conducted for closeout reviews to ensure that the project scope of work was completed as awarded and to ensure proper maintenance of the project files. Additionally, virtual or on-site monitoring is conducted during the interim reviews based on administrative capacity at the local level and project complexity. Virtual or on-site monitoring incorporates everything in a desk audit in addition to providing technical assistance as well as construction site inspections as appropriate.

Depending on the results of the monitoring, DFA takes appropriate actions when performance problems arise. There are three stages of intervention that DFA conducts depending on the seriousness of the problem, which are designated low, moderate and high-level. To ensure projects are completed according to all CDBG requirements, any findings and concerns identified must be cleared by DFA before project closeout or prior to any future grant applications being accepted.

Minority/Women Owned Businesses and Section 3
On MFA's webpage http://www.housingnm.org MFA's "Developer" submenu for "Federal Regulations" explains a variety of federal regulations that apply to federal loan programs, and direct the attention of the applicant to the listings of forms and reference materials from Environmental Review to Section 3,

Affirmative Marketing and Equal Employment Opportunity, along with a Minority Business Directory. To be comprehensive MFA in planning developed a final draw checklist. At final draw, all HOME projects go through a performance review to meet data collection and reporting requirements. At this time information is collected from the developer on minority business enterprises utilized and maintained for reporting standards.

See Attachment F in the AP-25 Grantee Unique Appendices Monitoring Process CDD, HOME, and CDBG for a full explanation of the processes used by both MFA and DFA.

Expected Resources

AP-15 Expected Resources – 91.320(c)(1,2)
Introduction

As a State Entitlement Grantee, Federal housing and community development resources are expected to be available to the State of New Mexico through the U.S. Department of Housing and Urban Development under several federal block grant programs. These grants include the Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Emergency Solutions Grant (ESG), Housing Opportunities for Persons Living with HIV/AIDS (HOPWA) and the Housing Trust Fund (HTF) programs. The CDBG program provides much-needed infrastructure improvements and planning grants. The HOME program provides affordable housing for low- to moderate-income families. ESG funds are provided for activities that prevent and serve those who are experiencing homelessness. HOPWA funds provide housing subsidies and supportive services for individuals and their families who are living with HIV/AIDS. HTF funds will help to produce and preserve affordable housing for extremely low- and very low-income households.

The New Mexico Mortgage Finance Authority (MFA) is the lead State department for the administration of the Consolidated Plan and administers the HOME, ESG, HOPWA and HTF programs. The New Mexico Department of Finance and Administration (DFA), Infrastructure Planning and Development Division, administers the CDBG program and is responsible for overseeing that the communities meet all CDBG citizen participation requirements.

PY 2025 is the first year of the 2025-2029 Consolidated Plan, and there are four more years remaining in the plan period. MFA expects the remainder of the Consolidated Planning period CDBG, HOME and ESG allocation funds to remain approximately the same.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Public Improvements Public Services	$10,946,097	0	0	$10,946,097	$43,784,388	PY 2025 is the first year of the ConPlan. The expected amount available for the remainder of the ConPlan is 4x more year of the annual allocation and program income.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership	$5,044,613	$4,273,796	$5,611,828	$14,930,237	$25,223,065	PY 2025 is the first year of the ConPlan. The expected amount available for the remainder of the ConPlan is 4x more year of the annual allocation and program income.
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	1,383,431	0	0	1,383,431	5,533,724	PY 2025 is the first year of the ConPlan. The expected amount available for the remainder of the ConPlan is 4x more year of the annual allocation.

Program	Source of Funds	Uses of Funds	Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $	Expected Amount Available Remainder of ConPlan $	Narrative Description
ESG	public - federal	Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	1,199,092	0	0	1,199,092	4,796,368	PY 2025 is the first year of the ConPlan. The expected amount available for the remainder of the ConPlan is 4x more year of the annual allocation.
HTF	public - federal	Acquisition Admin and Planning Homebuyer assistance Multifamily rental new construction Multifamily rental rehab New construction for ownership	3,134,373	0	0	3,134,373	12,537,493	PY 2025 is the first year of the ConPlan. The expected amount available for the remainder of the ConPlan is 4x more year of the annual allocation.
CDBG-DR	public - federal	Admin and Planning Economic Development Housing Public Improvements	4,131,000	0	0	4,131,000	0	CDBG-DR funds are a one-time award to support long-term disaster recovery in communities impacted by DR-4652-NM.

Table 12 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

CDBG funds do not require a match. Rural communities have limited resources to contribute towards projects of this magnitude. Non-rural communities are required to contribute 10% of the grant award as leverage from state legislative appropriations or local funding sources.

HOME has a 25% match. Match requirements of the HOME program will be met by three primary sources: 1) Resources committed by grantees and local governments; 2) Proceeds from mortgage revenue bonds; and 3) MFA general fund interest subsidy. Eligible forms of HOME match are documented by MFA and reported to HUD as part of the Consolidated Annual Performance and Evaluation Report (CAPER) each year.

HOME and HTF funds are leveraged with HUD's Veterans Housing Rehabilitation and Modification Program, SHOP, USDA Section 502 Program, FHA loan programs, Mortgage Revenue Bonds (MRBs), LIHTC available from the IRS, HUD 542(c) Risk Sharing Program, USDA programs (i.e. Section 538, USDA Preservation Revolving Loan Fund), HUD Section 8 Project-Based Rental Assistance, the FHLB Affordable Housing Program, the state's General Fund, the New Mexico Housing Trust Fund, the New Mexico Affordable Housing Tax Credit, the Primero Fund, the Ventana Fund, and a variety of private and local funding sources.

ESG has a 100% dollar-for-dollar match. Matching funds must be contributed to the ESG program and expended for the subrecipient's allowable ESG costs. Emergency Homeless Assistance program (EHAP) subrecipients shall be required to provide matching funds in an amount at least equal to their approved ESG funding amounts for eligible program activities. Eligible match sources include: cash; the value or fair rental value of any donated material or building; the value of any lease on a building; any salary paid to staff to carry out the program of the recipient and the value of the time and services contributed by volunteers to carry out the program of the subrecipient at a current rate of $5 per hour. Volunteers providing professional services such as medical or legal services are valued at a reasonable or customary rate in the community. Match requirements for the Rental Assistance Program (RAP) are met by MFA's legislative appropriations for state homeless programs. ESG funds also provide leverage and include appropriations from the state legislature and is used in conjunction with VOCA, FEMA, New Mexico Children, Youth & Families Department funding, New Mexico Human Services Department funding, local government contributions, United Way funding and private donations. Cash, non-cash, and program income must meet requirements of § 576.201.

HOPWA funds do not require a match.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Not applicable. The MFA and DFA do now have any publicly owned land that is used to address the needs in the plan.

Discussion

MFA and its partner agencies may compete for additional resources under the Supportive Housing Program, Shelter Plus Care, Section 811 Housing, Section 202 Housing, Rural Innovation Fund, Housing Counseling or other types of programs. Many partners leverage their resources with other funding sources that they directly receive such as Self-Help Homeownership Opportunity Program (SHOP) and Native American Housing Assistance and Self Determination Act (NAHASDA) funding.

Additional federal resources utilized by MFA, DFA and their partners will include HUD's Recovery Housing Program, Victims of Crime Act grants, assistance from the Federal Emergency Management Agency, HUD Veterans Housing Rehabilitation Program, USDA Section 502 Program, FHA loan programs, Mortgage Revenue Bonds (MRBs), Low Income Housing Tax Credits (LIHTC) available from the Internal Revenue Service (IRS), HUD 542(c) Risk Sharing Program, United States Department of Agriculture (USDA) programs (i.e. Section 538, USDA Preservation Revolving Loan Fund), HUD Section 8 Project-Based Rental Assistance, HUD Section 811 Project Rental Assistance and the Federal Home Loan Bank (FHLB) Affordable Housing Program.

Other nonfederal resources that could be available to MFA, DFA and their partners include resources from State legislative allocations, New Mexico Human Services Department funding, New Mexico Children, Youth & Families Department funding, the New Mexico Housing Trust Fund, the Affordable Housing Charitable Trust, the MFA Primero Fund and the New Mexico Affordable Housing Tax Credit. Further, local governments may provide resources, and private support may be available from organizations such as the United Way and the Ventana Fund (a Community Development Financial Institution), or from developer contributions (e.g. - land, deferred developer fee, loans) and private donations.

CDBG-DR: In compliance with HUD requirements, the State of New Mexico has included the State's CDBG-Disaster Recovery (DR) funds and activities in response to the long-term disaster recovery needs of New Mexico communities impacted by the unprecedented 2022 wildfire season and noticed in DR-4652-NM: New Mexico Wildfires, Flooding, Mudflow, and straight-line Winds. The State received an appropriation of $4,131,000 in CDBG-DR to ensure maximum assistance to the LMI households who sustained damage from the disaster. The New Mexico Department of Homeland Security and Emergency Management (NMDHSEM) has been appointed by the State of New Mexico Office of the Governor to manage the CDBG-DR program. Complete details of the CDBG-DR Action Plan and program summary are located at the NMDHSE website at: https://www.dhsem.nm.gov/hermits-peak-calf-canyon-resources/community-development-block-grant/. The program will also publish regular updates from the webpage including any future citizen participation efforts and amendments to the CDBG-DR Action Plan.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives – 91.320(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	1A. Expand/Improve Public Infrastructure/Facilities	2025	2029	Non-Housing Community Development	Low/Mod Block Group Tracts Colonias Neighborhoods	Public Infrastructure & Facilities	CDBG: $10,518,175	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 30,000 Persons Assisted
2	2A. Rehabilitate Owner-Occupied Housing	2025	2029	Affordable Housing	Low/Mod Block Group Tracts Colonias Neighborhoods	Preserve & Develop Affordable Housing	HOME: $5,512,840.00	Homeowner Housing Rehabilitated: 30 Household Housing Unit
3	2B. Increase Homeownership Opportunities	2025	2029	Affordable Housing	Low/Mod Block Group Tracts Colonias Neighborhoods	Preserve & Develop Affordable Housing	HOME: $ $1,002,335	Homeowner Housing Added: 2 Household Housing Unit
4	2C. Develop Affordable Rental Housing	2025	2029	Affordable Housing	Low/Mod Block Group Tracts Colonias Neighborhoods	Preserve & Develop Affordable Housing	HOME: $7,711,538	Rental units constructed: 15 Household Housing Unit Rental units rehabilitated: 10 Household Housing Unit
5	2D. Develop Housing for Vulnerable Populations	2025	2029	Affordable Housing	Low/Mod Block Group Tracts Colonias Neighborhoods	Preserve & Develop Affordable Housing	HTF: $3,004,373	Rental units constructed: 5 Household Housing Unit Rental units rehabilitated: 5 Household Housing Unit

6	2E. Address Unmet Needs 2022 Wildfires/Flooding	2025	2029	Affordable Housing Non-Housing Community Development	Low/Mod Block Group Tracts Colonias Neighborhoods	Preserve & Develop Affordable Housing	CDBG-DR: $4,131,000	Homeowner Housing Rehabilitated: 25 Household Housing Unit Renter Housing Rehabilitated: 25 Household Housing Unit Other: 1 Other
7	3A. Provide Assistance to Reduce Homelessness	2025	2029	Homeless	Low/Mod Block Group Tracts Colonias Neighborhoods	Housing Assistance for Vulnerable Populations	ESG: $343,432	Tenant-based rental assistance / Rapid Rehousing: 100 Households Assisted Homelessness Prevention: 100 Persons Assisted
8	3B. Provide Assistance for Shelters	2025	2029	Homeless	Low/Mod Block Group Tracts Colonias Neighborhoods	Housing Assistance for Vulnerable Populations	ESG: $677,728	Homeless Person Overnight Shelter: 3,000 Persons Assisted
9	3C. Provide Housing Assistance Persons w/ HIV/AIDS	2025	2029	Non-Homeless Special Need	Low/Mod Block Group Tracts Colonias Neighborhoods	Housing Assistance for Vulnerable Populations	HOPWA: $1,341,928	Tenant-Based Rental Assistance/Rapid Rehousing 90 Households Assisted STRMU/Homeless Prevention 243 Households Assisted
10	4A. Effective Program Management	2025	2029	Non-Housing Community Development	Low/Mod Block Group Tracts Colonias Neighborhoods	Effective Program Management	CDBG: $427,922 HOME: $703,524 HOPWA: $41,503 ESG: $177,932 HTF: $130,000	Other: 5

Table 13 – Goals Summary

Goal Descriptions

1	**Goal Name**	1A. Expand/Improve Public Infrastructure/Facilities
	Goal Description	The State will focus on providing a suitable living environment through improvements to and creation of infrastructure and facilities in low/mod areas.
2	**Goal Name**	2A. Rehabilitate Owner-Occupied Housing
	Goal Description	The state will provide funds to address the aging housing stock, and this goal can be addressed by facilitating housing rehabilitation and exploring funding for emergency repair, weatherization or accessibility improvements to owner-occupied units.
3	**Goal Name**	2B. Increase Homeownership Opportunities
	Goal Description	In New Mexico, many people wish to have the financial capability to be homeowners, and there remains a need to provide affordable new construction and acquisition and preservation for single-family homeownership, homebuyer financial assistance and homebuyer education.
4	**Goal Name**	2C. Develop Affordable Rental Housing
	Goal Description	Because New Mexico's population is expanding in the more urban areas and a portion of this population may not be ready for homeownership, there remains a need to provide affordable new construction rental opportunities. Furthermore, in areas of static, or potentially declining populations, there remain opportunities to develop and redevelop sites with desirable rental housing, thereby assisting to resuscitate communities in New Mexico. In addition, throughout the state, there is a need for rehabilitation of aging rental properties.
5	**Goal Name**	2D. Develop Housing for Vulnerable Populations
	Goal Description	The State will provide funds for new construction or rehabilitation of rental units targeted to vulnerable populations, to address the housing challenges of households with extremely low incomes, including those experiencing homelessness and those with special needs,
6	**Goal Name**	2E. Address Unmet Needs 2022 Wildfires/Flooding
	Goal Description	Funding from the CDBG-DR program will be used to address unmet needs from DR-4652-NM: New Mexico Wildfires, Flooding, Mudflow, and straight-line Winds.
7	**Goal Name**	3A. Provide Assistance to Reduce Homelessness
	Goal Description	The State will provide funds for the provision of homelessness prevention for those at risk of homelessness and rapid re-housing assistance for the homeless to avoid returning to homelessness.

8	Goal Name	3B. Provide Assistance for Shelters
	Goal Description	The State will provide assistance for emergency shelter operations and services.
9	Goal Name	3C. Provide Housing Assistance Persons w/ HIV/AIDS
	Goal Description	The State will provide funds for the provision of short-term rent, mortgage and utility payments, continued rental assistance for low-income households, and permanent housing placement assistance for individuals who are HIV-positive and/or are living with AIDS.
10	Goal Name	4A. Effective Program Management
	Goal Description	Effective program management of HUD grant programs will ensure compliance with each respective grant and their regulations and that programs meet their established objectives.

AP-25 Allocation Priorities – 91.320(d)
Introduction:

The following section describes the allocation priorities by goals in this plan.

Funding Allocation Priorities

	1A. Expand/ Improve Public Infrastructure/ Facilities (%)	2A. Rehabilitate Owner-Occupied Housing (%)	2B. Increase Home ownership Opportunities (%)	2C. Develop Affordable Rental Housing (%)	2D. Develop Housing for Vulnerable Populations (%)	2E. Address Unmet Needs 2022 Wildfires/ Flooding	3A. Provide Assistance to Reduce Homelessness (%)	3B. Provide Assistance for Shelters (%)	3C. Provide Housing Assistance Persons w/ HIV/AIDS (%)	4A. Effective Program Management (%)	Colonias Set-Aside (%)	Total (%)
CDBG	96%	0	0	0	0	0	0	0	0	4%	10%	100%
HOME	0%	37%	7%	52%	0%	0%	0%	0%	0%	5%	0%	100%
HOPWA	0%	0%	0%	0%	0%	0%	0%	0%	97%	3%	0%	100%
ESG	0%	0%	0%	0%	0%	0%	29%	57%	0%	15%	0%	100%
HTF	0%	0%	0%	0%	96%	0%	0%	0%	0%	4%	0%	100%
CDBG-DR	0%	0%	0%	0%	0%	100%	0%	0%	0%	0%	0%	100%

Table 14 – Funding Allocation Priorities

Reason for Allocation Priorities

Through comprehensive data analysis in the Consolidated Plan, input from citizens and consultation to stakeholder agencies, the allocation priorities for CDBG, HOME, HOPWA, ESG and HTF have been identified as noted above. These priorities reflect the estimated amount of funds necessary to meet the goals set forth in this Plan and address the priority needs identified by the State. HUD funds are being targeted to priority housing and community development needs, including owner-occupied rehabilitation, homeownership opportunities, affordable rental housing, addressing homelessness, rapid rehousing, and public infrastructure needs. These funds will be used as leverage for other local, state and federal funds.

CDBG funds are primarily targeted towards LMI and special need groups statewide. The allocation percentages are based on totals given the demand-driven nature of the program and HUD regulation. The CDBG application process is competitive in nature and can vary from year to year based on the number and nature of projects awarded. This competitive process prioritizes funding in part to applicants that describe and document significant need. This need-based review prevents DFA from predicting the ultimate geographic distribution of assistance, as areas of need can change over the course of a year. This method of distribution ensures that the funding is allocated to eligible, non-entitlement, low-income areas with demonstrated need and capacity.

HOME funds are targeted towards LMI households statewide. Funds are allocated to activities as indicated above on an annual basis, after MFA learns the amount of funding from HUD for the upcoming year. Applications for HOME funds for multifamily developments can be made through the competitive LIHTC process. HOME multifamily funding applications without LIHTC can be submitted at any time. HOME funding for homeowner rehabilitation or homebuyer assistance is provided on a first-come, first-served basis for as long as funding is available.

HTF funds are intended to produce and preserve affordable housing for extremely low- and very low-income households. HTF funds will be allocated to applicants selected based on the criteria described in the HTF Allocation Plan and the Notice of Funding Availability issued by MFA.

ESG funds are allocated to the Emergency Homeless Assistance Program (EHAP) and the Rapid Rehousing and Homeless Prevention Program (RR/HP). EHAP funds are provided to emergency shelters that assist homeless individuals as well as those fleeing domestic violence. Shelters receiving EHAP funds through regular ESG are selected through a competitive process that includes a number of criteria, such as the shelter's capacity and previous performance. These criteria ensure that the highest number of individuals will be served by shelters that are most qualified to serve them. RR/HP funds are awarded to agencies providing rapid rehousing and homeless prevention services. These agencies are selected through a competitive process that includes criteria such as agency experience and level of need in the agency's service area. Annual funding allocations received by these agencies are determined through a combination of factors, including past performance and poverty levels in the geographic areas served. These criteria ensure that services are targeted according to need and are provided by agencies that are qualified and experienced.

HOPWA funds are used for housing assistance for persons with HIV/AIDS and are allocated to agencies selected through a competitive process that includes criteria such as the agency's capacity and experience. Annual funding amounts received by these agencies are proportional to the numbers of persons at or below the federal poverty level who are diagnosed with HIV/AIDS in the counties served by each agency. These criteria ensure that services are targeted according to need and are provided by agencies that are qualified and experienced.

How will the proposed distribution of funds will address the priority needs and specific objectives described in the Consolidated Plan?

The proposed distribution of funds will address the priority needs of the plan by meeting the goals and objectives designed to meet those needs. The funds allocated to each different goal are designed to effectively meet needs across the State as distributed through the various methods of distribution. See the PR-25 of the Strategic Plan for more details on each priority need identified in the plan. The AP-20 describes each goal that will address these needs, and provides a description, estimated funding amounts and specific outcomes for each goal.

AP-30 Methods of Distribution – 91.320(d)&(k)
Introduction:

New Mexico has designed its Method of Distribution (MOD) according to the State's vision of how CDBG funds and other formula grants should be distributed within the State, consistent with State program requirements and HUD Notice CPD-06-11. The MOD only summarizes selection criteria in this section of the Consolidated Plan because details are promulgated in official state publications that are widely disseminated to eligible applicants. This includes criteria used to select applications for funding including relative importance of the criteria. The MOD also includes, where appropriate, a description of how all resources will be allocated among funding categories and the threshold factors and grant size limits that are to be applied, including funding thresholds, number of applications allowed per grantee, as well as any grant limits that the State has imposed.

Distribution Methods
Table 15 - Distribution Methods by State Program

1	State Program Name:	CDBG Program Statewide
	Funding Sources:	CDBG
	Describe the state program addressed by the Method of Distribution.	DFA uses CDBG funds to address local community development needs. DFA provides assistance and oversight to local officials and other eligible applicants with the implementation of needed infrastructure, public buildings, planning and other critical projects. Ten percent of each regular CDBG allocation is set aside for activities in the Colonias.
	Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	DFA determines areas of CDBG funding based on need, readiness to proceed, uniform grant guidance and other current ranking criteria identified in the CDBG Rules and Regulations (NMAC 2.110.2). DFA has created a vetting process to ensure that set-aside funds for supplementing CDBG projects are efficiently utilized. Subrecipients are given an application and set-aside funds (if available) are awarded once DFA has determined that the project is eligible, supplemental funding is needed to complete the project, and the project has a low degree of risk. This process is designed to save time and eliminate unnecessary work.
	If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)	DFA maintains CDBG applications, manuals and other necessary information on the website at https://www.nmdfa.state.nm.us/local-government/community-development-bureau/cdbg-information/

	Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)	N/A
	Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	N/A
	Describe how resources will be allocated among funding categories.	Under CDBG program, eligible applicants can apply for one of the following categories, contingent on funding availability: community infrastructure, public facility capital outlay, public services or planning. Any of the funding categories above may be used in the Colonias.
	Describe threshold factors and grant size limits.	CDBG threshold factors and grant size limits: • Eligible applicants can have one open project at any time in regular CDBG infrastructure funds. • Eligible applicants can have one open project at any time for regular CDBG public facilities. • Eligible applicants can apply throughout the year for supplemental set-aside funds, as long as funds are available. • Eligible applicants may apply for regular CDBG planning funds throughout the year, as long as funds are available.
	What are the outcome measures expected as a result of the method of distribution?	Outcome indicator: Public Facility or Infrastructure Activities: 30,000 Persons Assisted
2	State Program Name:	CDBG Program Colonias
	Funding Sources:	CDBG
	Describe the state program addressed by the Method of Distribution.	DFA uses CDBG funds to address local community development needs. DFA provides assistance and oversight to local officials with the implementation of needed infrastructure, public facilities, planning and other critical projects.

	Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	The Community Development Council (CDC) and DFA have developed rating and ranking criteria for evaluation of all regular CDBG projects with 10 percent being allocated for Colonias projects. The selection criteria in the rating and ranking system will give priority to projects that firmly demonstrate the following: need, appropriateness, project readiness, uniform grant guidance (risk assessment) and impact and benefit to low- and moderate-income persons. These criteria are outlined in the State's rules and regulations in the New Mexico Administrative Code (NMAC 2.110.2). All regular CDBG applicants are rated and ranked on these criteria, with preference given to Colonias for the set-aside. In order to qualify as a Colonias project, the project must be located within 150 miles of the US/Mexico border, be designated as a Colonias and address lack of potable water supply or lack of adequate sewage systems.
	If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)	The CDBG Implementation manual and other CDBG application information for regular CDBG funds can be found at https://www.nmdfa.state.nm.us/local-government/community-development-bureau/cdbg-information/ and https://www.nmdfa.state.nm.us/local-government/community-planning/cdbg-planning-grant/
	Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)	N/A
	Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	N/A
	Describe how resources will be allocated among funding categories.	Regular CDBG funding is not allocated among the funding categories until after applications are received, rated/ranked and allocation awards are made.
	Describe threshold factors and grant size limits.	Threshold factors for the Colonias are exactly the same as other non-entitlement communities outside the Colonias.
	What are the outcome measures expected as a result of the method of distribution?	Outcome indicators: Public Facility or Infrastructure Activities (persons assisted within the Colonias)
3	State Program Name:	HOME Rental Development
	Funding Sources:	HOME

Describe the state program addressed by the Method of Distribution.	The HOME Rental Development program provides below-market-rate loans to developers to finance the production, acquisition and/or rehabilitation of rental units for households whose incomes do not exceed 60 percent of Area Median Income (AMI). Forgivable loans may be awarded for projects targeting 30 percent AMI.

•HOME Rental activities may give preference to a particular segment of the extremely low- or very Low-income population to serve any unmet need as identified in its Consolidated Plan and/or Annual Action Plan.

•Any limitation or preference must not violate nondiscrimination requirements in 24 CFR 92.253, and the grantee must not limit or give preferences to students. The grantee may permit rental housing owners to limit tenants or give a preference in accordance with § 24 CFR 92.253 only if such limitation or preference is described in the action plan.

•HOME Rental Development funding applicants are permitted to provide preference to the following population(s):

•Individuals with disabilities

•While not required to provide preference to the population(s) described above, owners of HOME-assisted projects who do, must do so in accordance with 24 CFR 92.253. The intent is merely to allow owners of HOME-assisted projects to provide preference to population(s) identified within this section as well as the priority housing needs identified in the New Mexico Consolidated Plan. Any preference must not violate nondiscrimination requirements. Federal fair housing requirements, including the duty to affirmatively further fair housing, are applicable to the HOME program. A preference does not violate nondiscrimination requirements if the project also receives funding from a federal program that limits eligibility to a particular segment of the population (e.g., Housing Opportunity for Persons Living with AIDS program, the Section 202 and Section 811 programs) or the Housing for Older Persons Act |
| **Describe all of the criteria that will be used to select applications and the relative importance of these criteria.** | Projects must have demonstrated financial feasibility and will be subject to underwriting standards that, among other criteria, verify that HOME funds are needed and will enhance affordability. This assessment includes a subsidy layering review. Market studies, or other evidence of market need, are required at MFA's discretion. Projects using HOME funds in conjunction with Low Income Housing Tax Credits (LIHTCs) must meet all conditions and requirements set forth in the application LIHTC Qualified Allocation Plan. |
| **If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)** | N/A |

	Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)	N/A
	Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	N/A
	Describe how resources will be allocated among funding categories.	Projects intending to use HOME funds in conjunction with 9 percent LIHTCs must meet all the conditions and requirements set forth in the applicable QAP. Projects receiving LIHTC awards will be awarded HOME funds simultaneously. Award amounts and payment structures will be determined by the debt capacity of the individual project and must meet the standards adopted for the LIHTC and HOME programs. Applications for HOME funds for all projects outside of the 9 percent LIHTC round will be accepted and reviewed on a first-come, first-served basis. MFA will conduct outreach to Community Housing Development Organizations (CHDOs) to encourage them to apply.
	Describe threshold factors and grant size limits.	Awards of HOME funds to projects that receive 9 percent LIHTCs are generally limited to the lowest of (a) $1,250,000 per project for CHDOs/$500,000 for non-CHDOs or (b) 80 percent of the project's total development cost. Awards of HOME funds to all other projects are generally limited to (a)$1,250,000 per project for CHDOs/$1,000,000 for non-CHDOs, or (b) 80 percent of the project's total development cost. However, depending on fund availability, higher awards may be allowed, at MFA's discretion.
	What are the outcome measures expected as a result of the method of distribution?	Outcome indicators: Rental units constructed: 15 Household Housing Unit Rental units rehabilitated: 10 Household Housing Unit
4	State Program Name:	HOME Single Family Development Program
	Funding Sources:	HOME

	Describe the state program addressed by the Method of Distribution.	The HOME Single Family Development Program provides below-market-rate loans to developers for land purchase, infrastructure development and construction of single-family homes for purchase by low-income households. Developers receiving such loans may also apply for grant funding for principal reduction of single-family mortgages obtained by purchasers of the constructed homes. Developers of new construction will be made aware of the construction accessibility requirements of both the federal Fair Housing Act and Section 504 of the Rehabilitation Act of 1973.
	Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	HOME single-family development loans and any associated principal reduction grants are provided on a first-come, first-served basis, provided that the project meets MFA's underwriting criteria.
	If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)	N/A
	Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)	N/A
	Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	N/A
	Describe how resources will be allocated among funding categories.	Resources will be allocated on a first-come, first-served basis for development activities and developers receiving loan awards are eligible to receive grants for principal reduction of homebuyers' mortgages. MFA conducts outreach to CHDOs to encourage application.
	Describe threshold factors and grant size limits.	Underwriting will take place to ensure that homebuyers are not over-subsidized; grant amounts will vary based on financial need.
	What are the outcome measures expected as a result of the method of distribution?	Outcome indicators: Homeowner Housing Added: 2 Household Housing Unit Direct Financial Assistance (down payment assistance): 2 Household Housing Unit
5	State Program Name:	Homeowner Rehabilitation Program

Funding Sources:	HOME
Describe the state program addressed by the Method of Distribution.	The Homeowner Rehabilitation Program provides funding for the rehabilitation of homes occupied by homeowners whose annual household income does not exceed 80 percent of the area median income, adjusted for family size. In the event that substandard units are in such poor repair that rehabilitation is not appropriate, funds may also be used for reconstruction or replacement. Substandard units may be replaced with a new site-built home or new manufactured housing that is affixed to a permanent foundation.
Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	Subrecipients are selected based on organizational capacity, financial management capacity, construction experience, quality of program implementation plans, community need and other ranking criteria identified in a Notice of Funding Availability (NOFA) issued by MFA. Homeowners must occupy the home to be rehabilitated and must have annual household incomes at or below 80 percent of AMI adjusted for family size as determined by HUD.
If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)	N/A
Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)	N/A
Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	N/A
Describe how resources will be allocated among funding categories.	Resources will be allocated on a competitive basis in accordance with the scoring criteria described in the NOFA issued by MFA. Three percent of HOME funds are designated for subgrantee administrative fees.
Describe threshold factors and grant size limits.	MFA adheres to the HOME per unit subsidy limits and typically approves individual projects for a funding amount that does not exceed $200,000.

	What are the outcome measures expected as a result of the method of distribution?	Outcome indicator: Homeowner Housing Rehabilitated: 40 Household Housing Unit
6	State Program Name:	Housing Opportunities for Persons with AIDS (HOPWA)
	Funding Sources:	HOPWA
	Describe the state program addressed by the Method of Distribution.	The HOPWA program provides tenant-based rental assistance; short-term rent, mortgage, and utilities payments (STRMU); permanent housing placement assistance; and supportive services, to income-eligible individuals who have medical documentation of a diagnosis of HIV/AIDS and their families. An individual or family is income-eligible if their total household income does not exceed 80 percent of the area median income as determined by HUD. MFA administers both the City of Albuquerque allocation and the New Mexico Balance of State allocation.
	Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	Subrecipient applicants are selected based on organizational capacity, including financial management capacity, housing experience and plans for proposed areas to be served. These criteria are described in detail in a Request for Proposals (RFP) issued by MFA. Recipients of assistance must be income-eligible individuals who have medical documentation of a diagnosis of HIV/AIDS and their families. An individual or family is income-eligible if their total household income does not exceed 80 percent of the area median income as determined by HUD.
	If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)	N/A
	Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)	N/A
	Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	Project sponsors are selected through a competitive RFP process that evaluates organizational capacity, including financial management capacity, housing experience and plans for proposed areas to be served. Nonprofit organizations, including grassroots and community-based organizations, may be eligible to apply.

	Describe how resources will be allocated among funding categories.	Resources will be allocated on a competitive basis in accordance with the scoring criteria described in the RFP issued by MFA. Up to 3 percent of MFA's HOPWA allocation was used for eligible administrative costs incurred by MFA. The project sponsor may use not more than 7 percent of its HOPWA grant for administrative costs and up to 35 percent of the total HOPWA award, per project sponsor, may be used for supportive services.
	Describe threshold factors and grant size limits.	The HOPWA award for the City of Albuquerque allocation is limited to the allocation less administrative costs incurred by MFA. Award limits for the Balance of State are based on need, or the percentage of persons with HIV/AIDS that are below the federal poverty level in the region to be served.
	What are the outcome measures expected as a result of the method of distribution?	Outcome indicators: Tenant-based rental assistance/Rapid Rehousing: 90 Households Assisted STRMU/Homeless Prevention: 243 households assisted
7	State Program Name:	National Housing Trust Fund (HTF)
	Funding Sources:	HTF
	Describe the state program addressed by the Method of Distribution.	The HTF program provides forgivable cash flow loans or fixed payments to developers to finance the production, acquisition and/or rehabilitation of rental units for households whose incomes do not exceed the greater of 30 percent Area Median Income (AMI) or the federal poverty line.

	Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	All projects must meet the following threshold criteria: • HTF-assisted units must provide permanent rental housing for extremely low-income (ELI) families. • HTF-assisted units must remain affordable to ELI families for at least 30 years. • The applicant must certify that HTF-assisted units will comply with all HTF requirements. • The project must be financially feasible. • HTF-assisted rehabilitation projects must comply with the rehabilitation standards found in the HTF allocation plan in the Grantee Unique Appendices. All projects that meet the threshold criteria will be evaluated according to the following criteria: • Geographic diversity • Duration of the affordability period beyond the required 30 years • Organization type • Absence of project-based assistance • Transit-oriented development • Rural location • Creation of new units serving ELI households, through new construction, adaptive reuse or conversion of market rate units • Applicant's ability to obligate HTF funds and undertake eligible activities in a timely manner • Use of state, local and private funding sources • Extent to which the project provides permanent supportive housing
	If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)	N/A

	Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)	N/A
	Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	N/A
	Describe how resources will be allocated among funding categories.	Resources will be allocated on a competitive basis in accordance with the scoring criteria described in the Notice of Funding Availability issued by MFA, which elaborates on the guidelines described in MFA's HTF Allocation Plan. Up to 10 percent of MFA's allocation and future program income will be used for eligible administrative and planning costs, in accordance with 24 CFR 93.202.
	Describe threshold factors and grant size limits.	All awards are limited by the maximum per-unit subsidy limits described in MFA's HTF Allocation Plan and by MFA's underwriting guidelines. Awards of HTF funds to projects that receive 9 percent LIHTCs are generally limited to $400,000 per project; however, depending on fund availability higher awards may be allowed, at MFA's discretion. Limits on awards of HTF funds to all other projects may be established by MFA based on availability of funds. Projects that will include accommodations for individuals with disabilities are likely to have higher development costs. Projects will be evaluated separately for cost-efficiency.
	What are the outcome measures expected as a result of the method of distribution?	Outcome indicators: Rental units constructed: 5 Household Housing Unit Rental units rehabilitated: 5 Household Housing Unit
8	State Program Name:	Rental Assistance Program (RR/HP)
	Funding Sources:	ESG

Describe the state program addressed by the Method of Distribution.	The Rental Assistance Program (RR/HP) provides funds to subrecipients across the state who deliver emergency assistance to individuals and households experiencing homelessness or at risk of becoming homeless. Assistance can be used for essential services for individuals and families receiving rapid rehousing and homeless prevention assistance as rent, rental arrears, landlord incentives, renter's insurance, security deposits, application fees, housing relocation and stabilization services, housing search and placement, utilities, utility arrears, training, vaccine incentives, hazard pay, volunteer incentives, legal services, and is intended to restore stability for a specific time period.	
Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	Sub-recipient applicants are selected based on community need, past performance and agency experience and capacity, including financial management capacity. These criteria are described in detail in any procurement process issued by MFA. Beneficiaries of rapid re-housing assistance must meet the definition of homelessness set forth in 24 CFR §576.104. For regular ESG, beneficiaries of homelessness prevention assistance must have incomes at or below 30 percent AMI and have documentation that meet the HUD definition for "At risk of homelessness" as outlined in 24 CFR §576.2 (1). Households deemed eligible for regular ESG homelessness prevention assistance would need to provide one of the following:	
If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)	N/A	
Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)	RR/HP funds are currently available to subrecipients through an RFP process. Nonprofit 501(c)(3) organizations and units of general-purpose local government are eligible to apply. Selected subrecipients are eligible to receive funds for up to 5 years on an annual basis if the renewal criteria are met each year.	
Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	N/A	
Describe how resources will be allocated among funding categories.	Resources were allocated on a competitive basis in accordance with the scoring criteria described in the RFP issued by MFA. Up to 7.5 percent of MFA's allocation were used for eligible administrative costs incurred by MFA.	

		Describe threshold factors and grant size limits.	Annual funding allocations received by subrecipients are determined through a combination of factors, including past performance and population of the counties served.
		What are the outcome measures expected as a result of the method of distribution?	Outcome indicators: Tenant-based rental assistance / Rapid Rehousing: 100 Persons Assisted Homelessness Prevention: 100 Persons Assisted
9		State Program Name:	Emergency Homeless Assistance Program (EHAP)
		Funding Sources:	ESG
		Describe the state program addressed by the Method of Distribution.	The Emergency Homeless Assistance Program (EHAP) provides funding for emergency shelter operations, essential services, and data collection using HMIS or Osnium.
		Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	Regular ESG Funds (Non-CARES Act ESG Funding) Applicants are selected based on community need, past performance and agency experience and capacity, including financial management capacity. These criteria are described in detail in a Request for Proposals (RFP) issued by MFA. Individuals qualifying for assistance must meet HUD's definition of homelessness.
		If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)	N/A
		Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)	EHAP funds are currently available to subrecipients through an RFP process. Nonprofit 501(C)(3) organizations and units of general-purpose local government are eligible to apply. Selected sub-recipients are eligible to receive funds for up to 5 years on an annual basis if the renewal criteria are met each year.
		Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	N/A
		Describe how resources will be allocated among funding categories.	Resources were allocated on a competitive basis in accordance with the scoring criteria described in the RFP issued by MFA. Up to 7.5 percent of MFA's ESG allocation will be used for eligible administrative costs incurred by MFA.

	Describe threshold factors and grant size limits.	Annual funding allocations received by subrecipients are determined through a combination of factors, including past performance and population of the counties served.
	What are the outcome measures expected as a result of the method of distribution?	Outcome indicator: Homeless Person Overnight Shelter: 3000 Persons Assisted
10	**State Program Name:**	CDBG-DR Program
	Funding Sources:	CDBG-DR
	Describe the state program addressed by the Method of Distribution.	The CDBG-Disaster Recovery (DR) funds are intended to respond and address the long-term unmet disaster recovery needs of New Mexico communities impacted by the unprecedented 2022 wildfire season and noticed in DR-4652-NM: New Mexico Wildfires, Flooding, Mudflow, and straight-line Winds. The State received an appropriation of $4,131,000 in CDBG-DR to ensure maximum assistance to the LMI households who sustained damage from the disaster, and the New Mexico Department of Homeland Security and Emergency (NMDHSE) will administer the program.
	Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	The CDBG-DR Action Plan will be focused on funding a Building Resiliency Center in San Miguel County, to coordinate resilient housing resources for residents, both renters and homeowners, in State-identified most-impacted and distressed burn scar areas (Mora, San Miguel and Lincoln counties. The budget was influenced in part, as specified in the Federal Register Notice, that $2,544,000 of the funds awarded must be spent for mitigation activities which increase community resilience to disasters and reduce or eliminate long-term risk to life and property.
	If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)	Complete details of the CDBG-DR Action Plan and program summary are located at the NMDHSE website at: https://www.dhsem.nm.gov/hermits-peak-calf-canyon-resources/community-development-block-grant/.
	Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)	N/A
	Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	N/A

Describe how resources will be allocated among funding categories.	The proposed allocation of resources is: 5% towards admin, 2% towards planning, and the remaining balance towards Housing Programs & Mitigation.	
Describe threshold factors and grant size limits.	CDBG-DR is a one-time grant and will be used to address unmet needs from DR-4652-NM: New Mexico Wildfires, Flooding, Mudflow, and straight-line Winds.	
What are the outcome measures expected as a result of the method of distribution?	Outcome Indicator: Homeowner Housing Rehabilitated: 25 Household Housing Unit Renter Housing Rehabilitated: 25 Household Housing Unit Other: 1 Other	

Discussion:

The citizen participation process was conducted with FY 2025 allocations for CDBG, HOME, ESG, HTF and HOPWA programs as well as CDBG-DR funds allocated from DR-4652-NM: New Mexico Wildfires, Flooding, Mudflow, and straight-line Winds.

AP-35 Projects – (Optional)
Introduction:

The State of New Mexico MFA and DFA wait to allocate funding on the project level until HUD has published FY formula allocations. At this time, project-level detail is not required for a state grantee's Annual Action Plan. As per HUD guidance, once a state grantee has allocated funding via its Method of Distribution, the state grantee will use the Projects submenu in IDIS Online to add its projects for the program year.

DFA follows HUD guidelines for the allocation/funding decision process after receiving notice from HUD, and only after will enter projects into IDIS through AP-35 screen by DFA. Likewise, MFA will follow normal allocation/funding decision process after receiving notice from HUD. Projects will also be entered into IDIS through AP-35 screen by MFA. This is the normal process and does not cause a substantial amendment to the Action Plan and no further public notice is required.

#	Project Name

Table 16 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The State of New Mexico's funded projects will address the housing and community development needs as identified in the Consolidated Plan's five-year Strategic Plan. The following needs were identified in the Consolidated Plan and are categorized by priority.

Public facilities and infrastructure improvements have been identified as a high need in New Mexico, specifically in low- and moderate-income areas and in the Colonias. Public improvements are addressed through CDBG funds and will only target low/mod areas as identified by HUD LMISD data. For more details on low/mod target areas, see the AP-50.

The development of new affordable housing and preservation of existing affordable housing units, for both owners and renters, remains one of the highest priorities in the State. These needs are addressed by HOME and HTF funds as eligible under each grant guideline. Activities include new housing construction, direct financial assistance, rental housing construction, existing homeowner and rental housing rehab, CHDO funded housing development activities and other affordable housing opportunities. HTF funds are intended to produce and preserve affordable housing for the most vulnerable groups in the State, which include extremely low- and very low-income households.

The State has also identified addressing homelessness as a priority. Homeless housing and supportive services that work to end homelessness in New Mexico remain a high priority and this need is addressed through the ESG program. The State MFA will fund programs that help with homeless prevention and rapid rehousing rental activities to help families avoid homelessness, as well as emergency shelter services for persons experiencing homelessness. Other activities include data collection (HMIS) and administration of the program.

Persons and their families who are living with HIV/AIDS are particularly threatened by housing instability due to their unique needs and supportive care needs. HOPWA funds provide housing subsidies and

supportive services for individuals and their families who are living with HIV/AIDS.

In summary, the projects developed by the State MFA and DFA will be selected from proposals received in accordance with their consistency with the priorities established in the Consolidated Plan. These projects will meet the needs identified in the Needs Assessment/Market Analysis of the Consolidated Plan and citizen and community prioritization to the extent that funding is available. The use of these funds is consistent with the priorities and goals identified in the five-year Strategic Plan.

AP-38 Project Summary
Project Summary Information

AP-40 Section 108 Loan Guarantee – 91.320(k)(1)(ii)
Will the state help non-entitlement units of general local government to apply for Section 108 loan funds?

No.

Available Grant Amounts

N/A. There are no plans to help non-entitlement units of government within New Mexico to apply for Section 108 loans.

Acceptance process of applications

N/A

AP-45 Community Revitalization Strategies – 91.320(k)(1)(ii)

Will the state allow units of general local government to carry out community revitalization strategies?

Yes

State's Process and Criteria for approving local government revitalization strategies

Depending on funding availability and the State's ability to support the request, the State will choose eligible applicants to carry out community revitalization strategies as long as the strategy is in accordance with eligible applicant's Comprehensive Plan, Infrastructure Capital Improvement Plan (ICIP) and meets the low-to-moderate income requirement described in this plan. See the AP-50 Geographic Distribution to see how the State will determine eligible low/mod income areas for public improvements.

AP-48 Method of Distribution for Colonias Set-aside – 91.320(d)&(k)
Introduction:

State grantees that border Mexico (Texas, Arizona, California, and New Mexico) may set aside up to 10 percent of their state CDBG funds for colonias. A "colonia" is defined as any identifiable community in the United States-Mexico border regions of Arizona, California, New Mexico, and Texas that has inadequate sewage systems, no potable water supply. The set-aside funds are used for all CDBG-eligible activities that meet the needs of Colonias. Common uses of these funds include water system and sewer improvements.

This section describes the State of New Mexico's method of distribution specifically for Colonias.

Distribution Methods
Table 17 - Distribution Methods by State Program for Colonias Set-aside

1		
	State Program Name:	CDBG Program Statewide
	Funding Sources:	CDBG
	Describe the state program addressed by the Method of Distribution.	DFA uses CDBG funds to address local community development needs. DFA provides assistance and oversight to local officials and other eligible applicants with the implementation of needed infrastructure, public buildings, planning and other critical projects. Ten percent of each regular CDBG allocation is set aside for activities in the Colonias.
	Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	DFA determines areas of CDBG funding based on need, readiness to proceed, uniform grant guidance and other current ranking criteria identified in the CDBG Rules and Regulations (NMAC 2.110.2). DFA has created a vetting process to ensure that set-aside funds for supplementing CDBG projects are efficiently utilized. Subrecipients are given an application and set-aside funds (if available) are awarded once DFA has determined that the project is eligible, supplemental funding is needed to complete the project and the project has a low degree of risk. This process is designed to save time and eliminate unnecessary work.

If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)	DFA maintains CDBG applications, manuals and other necessary information on the website at https://www.nmdfa.state.nm.us/local-government/community-development-bureau/cdbg-information/	
	Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)	N/A
	Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	N/A
	Describe how resources will be allocated among funding categories.	Under CDBG program, eligible applicants can apply for one of the following categories, contingent on funding availability: community infrastructure, public facility capital outlay, public services or planning. Any of the funding categories above may be used in the Colonias.
	Describe threshold factors and grant size limits.	CDBG threshold factors and grant size limits: • Eligible applicants can have one open project at any time in regular CDBG infrastructure funds. • Eligible applicants can have one open project at any time for regular CDBG public facilities. • Eligible applicants may apply for regular CDBG planning funds throughout the year, as long as funds are available.
	What are the outcome measures expected as a result of the method of distribution?	Outcome indicator: Public Facility or Infrastructure Activities: 30,000 Persons Assisted

2	State Program Name:	CDBG Program Colonias
	Funding Sources:	CDBG
	Describe the state program addressed by the Method of Distribution.	DFA uses CDBG funds to address local community development needs. DFA provides assistance and oversight to local officials with the implementation of needed infrastructure, public facilities, planning and other critical projects.
	Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	The Community Development Council (CDC) and DFA have developed rating and ranking criteria for evaluation of all regular CDBG projects with 10 percent being allocated for Colonias projects. The selection criteria in the rating and ranking system will give priority to projects that firmly demonstrate the following: need, appropriateness, project readiness, uniform grant guidance (risk assessment) and impact and benefit to low- and moderate-income persons. These criteria are outlined in the State's rules and regulations in the New Mexico Administrative Code (NMAC 2.110.2). All regular CDBG applicants are rated and ranked on these criteria, with preference given to Colonias for the set-aside. In order to qualify as a Colonias project, the project must be located within 150 miles of the US/Mexico border, be designated as a Colonias and address lack of potable water supply or lack of adequate sewage systems.
	If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)	The CDBG Implementation manual and other CDBG application information for regular CDBG funds can be found at https://www.nmdfa.state.nm.us/local-government/community-development-bureau/cdbg-information/ and https://www.nmdfa.state.nm.us/local-government/community-planning/cdbg-planning-grant/
	Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)	N/A

	Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	N/A	
	Describe how resources will be allocated among funding categories.	Regular CDBG funding is not allocated among the funding categories until after applications are received, rated/ranked and allocation awards are made.	
	Describe threshold factors and grant size limits.	Threshold factors and grant size limits for the Colonias are exactly the same as other non-entitlement communities outside the Colonias.	
	What are the outcome measures expected as a result of the method of distribution?	Outcome indicators: Public Facility or Infrastructure Activities (persons assisted within the Colonias) Housing rehab (households assisted within the Colonias)	
3	State Program Name:	HOME Rental Development	
	Funding Sources:	HOME	
	Describe the state program addressed by the Method of Distribution.	The HOME Rental Development program provides below-market-rate loans to developers to finance the production, acquisition and/or rehabilitation of rental units for households whose incomes do not exceed 60 percent of Area Median Income (AMI). Forgivable loans may be awarded for projects targeting 30 percent AMI.	
	Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	Projects must have demonstrated financial feasibility and will be subject to underwriting standards that, among other criteria, verify that HOME funds are needed and will enhance affordability. This assessment includes a subsidy layering review. Market studies, or other evidence of market need, are required at MFA's discretion. Projects using HOME funds in conjunction with Low Income Housing Tax Credits (LIHTCs) must meet all conditions and requirements set forth in the application LIHTC Qualified Allocation Plan.	

If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)	N/A
Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)	N/A
Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	N/A
Describe how resources will be allocated among funding categories.	Projects intending to use HOME funds in conjunction with 9 percent LIHTCs must meet all the conditions and requirements set forth in the applicable QAP. Projects receiving LIHTC awards will be awarded HOME funds simultaneously. Award amounts and payment structures will be determined by the debt capacity of the individual project and must meet the standards adopted for the LIHTC and HOME programs. Applications for HOME funds for all projects outside of the 9 percent LIHTC round will be accepted and reviewed on a first-come, first-served basis. MFA will conduct outreach to Community Housing Development Organizations (CHDOs) to encourage them to apply.
Describe threshold factors and grant size limits.	Awards of HOME funds to projects that receive 9 percent LIHTCs are generally limited to the lowest of (a) $15,000 per unit for CHDOs/$7,500 for non-CHDOs, (b) $1,000,000 per project for CHDOs/$400,000 for non-CHDOs or (c) 80 percent of the project's total development cost. Awards of HOME funds to all other projects are generally limited to the lesser of (a)$15,000 per residential unit for CHDOs/$7,500 for non-CHDOs, (b)$1,000,000 per project for CHDOs/$800,000 for non-CHDOs, or (c) 80 percent of the project's total development cost. However, depending on fund availability, higher awards may be allowed, at MFA's discretion.

		What are the outcome measures expected as a result of the method of distribution?	Outcome indicators: Rental units constructed: 10 Household Housing Unit Rental units rehabilitated: 15 Household Housing Unit
4		**State Program Name:**	HOME Single Family Development Program
		Funding Sources:	HOME
		Describe the state program addressed by the Method of Distribution.	The HOME Single Family Development Program provides below-market-rate loans to developers for land purchase, infrastructure development and construction of single-family homes for purchase by low-income households. Developers receiving such loans may also apply for grant funding for principal reduction of single-family mortgages obtained by purchasers of the constructed homes. Developers of new construction will be made aware of the construction accessibility requirements of both the federal Fair Housing Act and Section 504 of the Rehabilitation Act of 1973.
		Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	HOME single-family development loans and any associated principal reduction grants are provided on a first-come, first-served basis, provided that the project meets MFA's underwriting criteria.
		If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)	N/A
		Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)	N/A
		Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	N/A

	Describe how resources will be allocated among funding categories.	Resources will be allocated on a first-come, first-served basis for development activities and developers receiving loan awards are eligible to receive grants for principal reduction of homebuyers' mortgages. MFA conducts outreach to CHDOs to encourage application.	
	Describe threshold factors and grant size limits.	Underwriting will take place to ensure that homebuyers are not over-subsidized; grant amounts will vary based on financial need.	
	What are the outcome measures expected as a result of the method of distribution?	Outcome indicators: Homeowner Housing Added: 2 Household Housing Unit Direct Financial Assistance (down payment assistance): 2 Household Housing Unit	
5	State Program Name:	Homeowner Rehabilitation Program	
	Funding Sources:	HOME	
	Describe the state program addressed by the Method of Distribution.	The Homeowner Rehabilitation Program provides funding for the rehabilitation of homes occupied by homeowners whose annual household income does not exceed 80 percent of the area median income, adjusted for family size. In the event that substandard units are in such poor repair that rehabilitation is not appropriate, funds may also be used for reconstruction or replacement. Substandard units may be replaced with a new site-built home or new manufactured housing that is affixed to a permanent foundation.	
	Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	Subrecipients are selected based on organizational capacity, financial management capacity, construction experience, quality of program implementation plans, community need and other ranking criteria identified in a Notice of Funding Availability (NOFA) issued by MFA. Homeowners must occupy the home to be rehabilitated and must have annual household incomes at or below 80 percent of AMI adjusted for family size as determined by HUD.	
	If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)	N/A	

	Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)	N/A
	Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	N/A
	Describe how resources will be allocated among funding categories.	Resources will be allocated on a competitive basis in accordance with the scoring criteria described in the NOFA issued by MFA. Three percent of HOME funds are designated for subgrantee administrative fees.
	Describe threshold factors and grant size limits.	Hard construction costs are generally limited to an average of $85,000 per home. Funding for soft costs of between $10,000 - $13,000 per home, depending on the home's location, may be available to subgrantees. These limits may change slightly, at MFA's discretion. Hard costs have increased due to the rise in building materials pricing resulting from COVID-19.
	What are the outcome measures expected as a result of the method of distribution?	Outcome indicator: Homeowner Housing Rehabilitated: 40 Household Housing Unit
6	State Program Name:	Housing Opportunities for Persons with AIDS (HOPWA)
	Funding Sources:	HOPWA
	Describe the state program addressed by the Method of Distribution.	The HOPWA program provides tenant-based rental assistance; short-term rent, mortgage, and utilities payments (STRMU); permanent housing placement assistance; and supportive services, to income-eligible individuals who have medical documentation of a diagnosis of HIV/AIDS and their families. An individual or family is income-eligible if their total household income does not exceed 80 percent of the area median income as determined by HUD. MFA administers both the City of Albuquerque allocation and the New Mexico Balance of State allocation.

Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	Subrecipient applicants are selected based on organizational capacity, including financial management capacity, housing experience and plans for proposed areas to be served. These criteria are described in detail in a Request for Proposals (RFP) issued by MFA. Recipients of assistance must be income-eligible individuals who have medical documentation of a diagnosis of HIV/AIDS and their families. An individual or family is income-eligible if their total household income does not exceed 80 percent of the area median income as determined by HUD.
If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)	N/A
Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)	N/A
Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	Project sponsors are selected through a competitive RFP process that evaluates organizational capacity, including financial management capacity, housing experience and plans for proposed areas to be served. Nonprofit organizations, including grassroots and community-based organizations, may be eligible to apply.
Describe how resources will be allocated among funding categories.	Resources will be allocated on a competitive basis in accordance with the scoring criteria described in the RFP issued by MFA. Up to 3 percent of MFA's HOPWA allocation was used for eligible administrative costs incurred by MFA. The project sponsor may use not more than 7 percent of its HOPWA grant for administrative costs and up to 35 percent of the total HOPWA award, per project sponsor, may be used for supportive services.

	Describe threshold factors and grant size limits.	The HOPWA award for the City of Albuquerque allocation is limited to the allocation less administrative costs incurred by MFA. Award limits for the Balance of State are based on need, or the percentage of persons with HIV/AIDS that are below the federal poverty level in the region to be served.
	What are the outcome measures expected as a result of the method of distribution?	Outcome indicators: Tenant-based rental assistance/Rapid Rehousing: 90 Households Assisted STRMU/Homeless Prevention: 243 Households Assisted
7	**State Program Name:**	National Housing Trust Fund (HTF)
	Funding Sources:	HTF
	Describe the state program addressed by the Method of Distribution.	The HTF program provides forgivable cash flow loans or fixed payments to developers to finance the production, acquisition and/or rehabilitation of rental units for households whose incomes do not exceed the greater of 30 percent Area Median Income (AMI) or the federal poverty line.

Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	All projects must meet the following threshold criteria:
	• HTF-assisted units must provide permanent rental housing for extremely low-income (ELI) families.
	• HTF-assisted units must remain affordable to ELI families for at least 30 years.
	• The applicant must certify that HTF-assisted units will comply with all HTF requirements.
	• The project must be financially feasible.
	• HTF-assisted rehabilitation projects must comply with the rehabilitation standards found in the HTF allocation plan in the Grantee Unique Appendices.
	All projects that meet the threshold criteria will be evaluated according to the following criteria:
	• Geographic diversity
	• Duration of the affordability period beyond the required 30 years
	• Organization type
	• Absence of project-based assistance
	• Transit-oriented development
	• Rural location
	• Creation of new units serving ELI households, through new construction, adaptive reuse or conversion of market rate units
	• Applicant's ability to obligate HTF funds and undertake eligible activities in a timely manner
	• Use of state, local and private funding sources
	• Extent to which the project provides permanent supportive housing

	If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)	N/A
	Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)	N/A
	Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	N/A
	Describe how resources will be allocated among funding categories.	Resources will be allocated on a competitive basis in accordance with the scoring criteria described in the Notice of Funding Availability issued by MFA, which elaborates on the guidelines described in MFA's HTF Allocation Plan. Up to 10 percent of MFA's allocation and future program income will be used for eligible administrative and planning costs, in accordance with 24 CFR 93.202.
	Describe threshold factors and grant size limits.	All awards are limited by the maximum per-unit subsidy limits described in MFA's HTF Allocation Plan and by MFA's underwriting guidelines. Awards of HTF funds to projects that receive 9 percent LIHTCs are generally limited to $400,000 per project; however, depending on fund availability higher awards may be allowed, at MFA's discretion. Limits on awards of HTF funds to all other projects may be established by MFA based on availability of funds. Projects that will include accommodations for individuals with disabilities are likely to have higher development costs. Projects will be evaluated separately for cost-efficiency.
	What are the outcome measures expected as a result of the method of distribution?	Outcome indicators: Rental units constructed: 5 Household Housing Unit Rental units rehabilitated: 5 Household Housing Unit
8	**State Program Name:**	Rental Assistance Program (RR/HP)

Funding Sources:	ESG
Describe the state program addressed by the Method of Distribution.	The Rental Assistance Program (RR/HP) provides funds to subrecipients across the state who deliver emergency assistance to individuals and households experiencing homelessness or at risk of becoming homeless. Assistance can be used for essential services for individuals and families receiving rapid rehousing and homeless prevention assistance as rent, rental arrears, landlord incentives, renter's insurance, security deposits, application fees, housing relocation and stabilization services, housing search and placement, utilities, utility arrears, training, vaccine incentives, hazard pay, volunteer incentives, legal services, and is intended to restore stability for a specific time period.
Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	Sub-recipient applicants are selected based on community need, past performance and agency experience and capacity, including financial management capacity. These criteria are described in detail in any procurement process issued by MFA. Beneficiaries of rapid re-housing assistance must meet the definition of homelessness set forth in 24 CFR §576.104. For regular ESG, beneficiaries of homelessness prevention assistance must have incomes at or below 30 percent AMI and have documentation that meet the HUD definition for "At risk of homelessness" as outlined in 24 CFR §576.2 (1). Households deemed eligible for regular ESG homelessness prevention assistance would need to provide one of the following:
If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)	N/A
Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)	RR/HP funds are currently available to subrecipients through an RFP process. Nonprofit 501(c)(3) organizations and units of general-purpose local government are eligible to apply. Selected subrecipients are eligible to receive funds for up to 6 years on an annual basis if the renewal criteria are met each year.

	Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	N/A
	Describe how resources will be allocated among funding categories.	Resources were allocated on a competitive basis in accordance with the scoring criteria described in the RFP issued by MFA. Up to 7.5 percent of MFA's allocation were used for eligible administrative costs incurred by MFA.
	Describe threshold factors and grant size limits.	Annual funding allocations received by subrecipients are determined through a combination of factors, including past performance and population of the counties served.
	What are the outcome measures expected as a result of the method of distribution?	Outcome indicators: Tenant-based rental assistance / Rapid Rehousing: 100 Households Assisted Homelessness Prevention: 100 Persons Assistedi
9	**State Program Name:**	Emergency Homeless Assistance Program (EHAP)
	Funding Sources:	ESG
	Describe the state program addressed by the Method of Distribution.	The Emergency Homeless Assistance Program (EHAP) provides funding for emergency shelter operations, essential services, and data collection using HMIS or Osnium.
	Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	Regular ESG Funds (Non-CARES Act ESG Funding) Applicants are selected based on community need, past performance and agency experience and capacity, including financial management capacity. These criteria are described in detail in a Request for Proposals (RFP) issued by MFA. Individuals qualifying for assistance must meet HUD's definition of homelessness.
	If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)	N/A

	Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)	EHAP funds are currently available to subrecipients through an RFP process. Nonprofit 501(C)(3) organizations and units of general-purpose local government are eligible to apply. Selected sub-recipients are eligible to receive funds for up to 5 years on an annual basis if the renewal criteria are met each year.
	Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	N/A
	Describe how resources will be allocated among funding categories.	Resources were allocated on a competitive basis in accordance with the scoring criteria described in the RFP issued by MFA. Up to 7.5 percent of MFA's ESG allocation will be used for eligible administrative costs incurred by MFA.
	Describe threshold factors and grant size limits.	Annual funding allocations received by subrecipients are determined through a combination of factors, including past performance and population of the counties served.
	What are the outcome measures expected as a result of the method of distribution?	Outcome indicator: Homeless Person Overnight Shelter: 3,000 Persons Assisted
10	**State Program Name:**	CDBG-DR Program
	Funding Sources:	CDBG-DR
	Describe the state program addressed by the Method of Distribution.	The CDBG-Disaster Recovery (DR) funds are intended to respond and address the long-term unmet disaster recovery needs of New Mexico communities impacted by the unprecedented 2022 wildfire season and noticed in DR-4652-NM: New Mexico Wildfires, Flooding, Mudflow, and straight-line Winds. The State received an appropriation of $4,131,000 in CDBG-DR to ensure maximum assistance to the LMI households who sustained damage from the disaster, and the New Mexico Department of Homeland Security and Emergency (NMDHSE) will administer the program.

Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	The CDBG-DR Action Plan will be focused on funding a Building Resiliency Center in San Miguel County, to coordinate resilient housing resources for residents, both renters and homeowners, in State-identified most-impacted and distressed burn scar areas (Mora, San Miguel and Lincoln counties. The budget was influenced in part, as specified in the Federal Register Notice, that $2,544,000 of the funds awarded must be spent for mitigation activities which increase community resilience to disasters and reduce or eliminate long-term risk to life and property.	
If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)	Complete details of the CDBG-DR Action Plan and program summary are located at the NMDHSE website at: https://www.dhsem.nm.gov/hermits-peak-calf-canyon-resources/community-development-block-grant/.	
Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)	N/A	
Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	N/A	
Describe how resources will be allocated among funding categories.	The proposed allocation of resources is: 5% towards admin, 2% towards planning, and the remaining balance towards Housing Programs & Mitigation.	
Describe threshold factors and grant size limits.	CDBG-DR is a one-time grant and will be used to address unmet needs from DR-4652-NM: New Mexico Wildfires, Flooding, Mudflow, and straight-line Winds.	
What are the outcome measures expected as a result of the method of distribution?	Outcome Indicator: Homeowner Housing Rehabilitated: 25 Household Housing Unit Renter Housing Rehabilitated: 25 Household Housing Unit Other: 1 Other	

Discussion:

DFA will set aside 10 percent of CDBG funding for the Colonias. Counties with Colonias can apply for funding to direct to problem areas in the Colonias. In general, all HUD CPD grant programs in this plan are also available to eligible households and low/mod income areas as applicable in the Colonias.

AP-50 Geographic Distribution – 91.320(f)

Description of the geographic areas of the state (including areas of low-income and minority concentration) where assistance will be directed

The State of New Mexico has two target geographic areas: Low/Mod Block Group Tracts and the Colonias Neighborhood. These target areas are specific to the CDBG program as HOME, ESG, HOPWA and HTF funds are directed to income-eligible program participants state-wide. DFA will target public infrastructure and facility improvements to Low/Mod Block Group Tracts as defined by HUD's Low/Mod Summary Data and will set aside 10 percent of CDBG funds for Colonias neighborhoods.

Specific to HOPWA, pursuant to a memorandum of understanding, the State administers the City of Albuquerque's HOPWA funds and those funds must be used within the City of Albuquerque. These funds are administered on behalf of the City and are not direct allocations to the State, they are not included in the percentage distributions for State allocations below. The table below represents regular CDBG funds only.

See further below on how the State will determine Low/Mod Block Group Tracts and Colonias Neighborhoods.

Geographic Distribution

Target Area	Percentage of Funds
Low/Mod Block Group Tracts	90
Colonias Neighborhoods	10

Table 18 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Determining priorities for spending the State's federal block grant funding is based on multiple forms of analysis and input. Data analysis was made through review of the housing needs and the housing market in the Consolidated Plan. In addition, extensive efforts were made to include community input throughout the development and planning process. Community input was obtained through public hearings, a public review and comment period for the plan, consultation from stakeholder organizations, and an online survey.

The State MFA and DFA do not allocate funding solely based on geographic requirements. When the activities are intended to directly serve individuals or households, those individuals or households must meet income and residency qualifications to receive assistance from the program. In these instances, MFA or DFA staff and/or one of its subrecipient agencies will complete an in-take and eligibility status review of the applicant individual or household before the activity is initiated.

Infrastructure and public facility improvement activities will serve a community or neighborhood and are said to have an "area-wide" benefit. Per HUD requirements, these areas must be within an eligible Census Block Group Tract, as defined by HUD-CDBG regulations, whereby the majority of the residents are low- to moderate-income (or 51%).

To determine these Tracts the DFA will be utilizing HUD CDBG Low Mod Income Summary Data (LMISD)

from the HUD Exchange website, which has defined the eligible tracts within the State. The identified census block group tracts within the State that are considered low-moderate income can be found on the HUD Exchange website at: https://www.hudexchange.info/programs/acs-low-mod-summary-data/

A set-aside of ten percent of annual CDBG funds will be allocated for Colonias Neighborhoods. HUD defines Colonias as rural communities in close proximity to the U.S-Mexico border, lacking access to basic services such as water or sewer. Communities must be designated Colonias and be within 150 miles of the U.S./Mexico border. Funded activities must address lack of potable water supply or lack of adequate sewage systems.

Discussion

Low-Income Households

Households earning less than 80% of the area median income (AMI) are considered low income. To be considered a tract with a concentration of low-income households, the tract's median household income is less than 80% of the AMI.

Areas of the State not including Non-Entitlement Cities have an AMI of $55,303 and at 80%, low-income is estimated at $44,242. Tracts with a concentration of low-income tracts are scattered across rural areas of the State. A map of the Concentration of LMI Households is located in the MA-50.

Minority Concentrations:

For the purposes of this analysis, a concentration is any census tract where the racial or ethnic minority group makes up 10% more than the Statewide average. More information about race/ethnicity concentrations in New Mexico can be found in the MA-50. Data was taken from the most recent 2018-2022 ACS.

Native American/Alaskan Natives is the largest non-Hispanic minority group in New Mexico at 8.5%, and a tract with a concentration would be 18.5% or more. The largest group of tracts with a concentration are located in the northwest part of the State northwest of Albuquerque and Los Alamos. There is also a tract with a concentration north of Alamogordo and north halfway between Santa Fe and the northern border of the State.

Non-Hispanic Black and African Americans comprise of about 1.8% of the population in New Mexico, and a tract with a concentration would be 11.8% or more. There are two tracts with a concentration of the minority group, one west of Albuquerque (35006974702) and one southwest of Alamogordo (35035000601).

Asians (non-Hispanic) make up 1.5% of the State population and a tract with a concentration would be 11.5% or more. There is one tract with a concentration of the minority group south of Los Alamos (35028000400).

Likewise, the Hispanic population, which makes up 49.8% of the total population of New Mexico would make a tract with a concentration at 59.8% or more. Tracts with a concentration of this ethnic group are scattered across the State. A map of the Concentration of the Hispanic Population is located in the MA-50.

Affordable Housing

AP-55 Affordable Housing – 24 CFR 91.320(g)
Introduction:

The tables below reflect one-year goals for the State's HOME and HTF funds.

MFA will use HOME funds to construct new affordable rental housing, rehabilitate existing housing units, and provide direct financial assistance to eligible homebuyers. The MFA will also fund CHDOs to add affordable homeowner housing in New Mexico. The annual goals for the number of households to be supported through these activities are summarized in the tables below.

Housing Trust Funds (HTF) grant funds are awarded to states to develop and preserve affordable housing for extremely low- and very low-income households. A State must use at least 80 percent of each annual grant for rental housing; up to 10 percent for homeownership; and up to 10 percent for the grantee's reasonable administrative and planning costs. HTF funds may be used for the production or preservation of affordable housing through acquisition, new construction, and/or rehabilitation.

MFA will report the goals and outcomes for affordable housing assistance for non-homeless households. Affordable housing will meet the terms that are defined in 24 CFR 92.252 for rental housing and 24 CFR 92.254 for homeownership as applicable to the select activities.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	67
Special-Needs	0
Total	67

Table 19 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	22
Rehab of Existing Units	45
Acquisition of Existing Units	0
Total	67

Table 20 - One Year Goals for Affordable Housing by Support Type

Discussion:

MFA estimates that HOME and HTF funds will target LMI households with the following affordable housing activities:

HOME Program:
Homeowner Housing Rehabilitated: 30 Household Housing Unit
Homeowner Housing Added: 2 Household Housing Unit
Rental units constructed: 15 Household Housing Unit
Rental units rehabilitated: 10 Household Housing Unit

HTF (extremely low- and very low-income households):
Rental units constructed: 5 Household Housing Unit
Rental units rehabilitated: 5 Household Housing Unit

AP-60 Public Housing – 24 CFR 91.320(j)
Introduction:

The State of New Mexico has seventeen (17) public housing authorities (PHAs) within the jurisdiction of the State Consolidated Plan. DFA nor MFA operate public housing, therefore, neither agency directly plans resident initiatives for public housing and Housing Choice Voucher (HCV) residents.

There are three (3) PHAs in New Mexico that are not among the PHAs listed in this plan: City of Albuquerque Housing Authority, Housing Authority of the City of Las Cruces and Santa Fe Civic Housing Authority. All three (3) PHAs are from HUD entitlement communities and plan public housing strategies within their grantee's jurisdiction. This plan does not include information from these public housing authorities.

Tribal Housing Authorities are also not among the PHAs listed in this plan and are not included in the State's public housing strategy. The twenty (20) Tribal Housing Authorities operate independently within sovereign nations. This plan does not include information from Tribal Housing Authorities.

Actions planned during the next year to address the needs to public housing

As mentioned above, the DFA nor MFA operate public housing, therefore, neither agency directly plans resident initiatives for public housing and HCV residents. However, efforts to collaborate more extensively with PHAs are underway through the State's three (3) Regional Housing Authorities (RHAs), which MFA oversees on behalf of the State. These RHAs are Northern Regional, Western Regional and Eastern Regional. To the extent possible, MFA will make funding available to PHAs pursuing the redevelopment or rehabilitation of low-income properties for public housing that may be available through various MFA funding sources.

To the extent possible, MFA will make funding available to PHAs pursuing the redevelopment or rehabilitation of low-income properties for public housing that may be available through various MFA funding sources.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

MFA nor DFA operate public housing, therefore, neither agency directly plans resident initiatives. Local administrators are responsible for these activities. However, MFA is aware that some PHAs provide opportunities for residents to participate in homeownership, including first-time homebuyer counseling.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Not applicable to the State directly, however, within the State of New Mexico, Northern Regional Housing Authority (NRHA) has been designated as "troubled" by HUD. While not directly responsible for the activities and performance of this housing authority, the State is committed to supporting it in improving its operations. The State will assist by providing oversight, training and technical assistance to support the housing authority in its effort to remove the troubled designation. NRHA has provided documentation

to exhibit improved operational performance, however the "troubled" status cannot be changed until their Audited Financial Statements have been completed and approved by HUD. It was reported that the anticipated completion date was April 2023.

AP-65 Homeless and Other Special Needs Activities – 91.320(h)
Introduction

The State aims to reduce homelessness and address the housing needs of individuals with special needs through the following overall strategies:

- Supporting a continuum of housing and supportive services programs that addresses the needs of the State's most vulnerable residents through homelessness intervention and rapid rehousing as well as by means of integrated services that maintain the housing stability, health and general well-being of "at-risk" populations; and
- Maintaining a strong relationship with the New Mexico Coalition to End Homelessness (NMCEH) to enhance and promote stabilization of individuals and families experiencing homelessness and encourage transition to stable, permanent housing situations.

ESG funds allow MFA to provide emergency assistance as well as rental assistance and in-house case management to ensure efficient client transition from homelessness to self-sustainability. HOPWA funds allow MFA to provide housing assistance for people living with HIV/AIDS.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

As a member of the governing boards of the Albuquerque and Balance of State (NMCEH) CoCs, MFA contributes to the CoCs' outreach planning. In addition, MFA requires that outreach be conducted by service providers receiving ESG funds under MFA's Rental Assistance Program (RR/HP), which provides Rapid Re-Housing services. These outreach efforts may also include street outreach, outreach at shelters, outreach to clients receiving services targeted toward those experiencing homelessness and outreach to clients of behavioral health providers. MFA serves on the New Mexico Coordinated Entry System (NMCES) Governing Committees (the two NM CoCs have separate, though parallel, CES systems and administration), which meet quarterly to address issues and strategies for the NMCES, which was launched in June 2014 by the New Mexico Coalition to End Homelessness (NMCEH).

The NM Balance of State CoC NMCES supports dedicated administration for both DV and Youth subpopulations. The NMCES has identified and assessed over 75,000 individuals since its inception (appx. 27,800 of these have been prioritized and entered in HMIS), using the Vulnerability Index - Service Prioritization Decision Assistance Tool (VI-SPDAT), which helps to determine each applicant's acuity, relative need for housing and the type of housing that would be most appropriate to assist their needs. The assessments are done at the NMCEH as well as CoC and ESG-funded agencies, health centers, veteran programs, correctional facilities and during street outreach, including youth-focused projects in northern New Mexico and domestic violence programs statewide. The majority of MFA's RR/HP and EHAP providers are trained in the use of NM Coordinated Entry System. Ongoing training for new staff members and new agencies will be conducted yearly; domestic violence service providers may elect not to use the

NM Coordinated Entry System.

MFA uses ESG funding to support shelter operations, essential services for those residing in shelters, homelessness prevention assistance and rapid rehousing assistance throughout the State. DFA continues to use CDBG-CV funding to serve number of persons with homelessness prevention assistance. Our goals for ESG funds are to:

- Serve over 3,000 persons with overnight shelter and essential services;
- Serve over 1000 persons with homelessness prevention and rapid rehousing

Note: Goals may be modified upon receipt of allocations as the amount of funding will affect the number of persons that can be served.

Addressing the emergency shelter and transitional housing needs of homeless persons

MFA provides ESG funds for emergency shelter and street outreach services that link unsheltered homeless to shelters. Specific activities include shelter operating costs; hotel/motel vouchers when shelter beds are unavailable; and essential services to those in shelters such as case management, childcare, education services, employment assistance and job training, outpatient health services, legal services, life skills training, mental health services, substance abuse treatment services and transportation.

NMCEH and MFA are working together to find ways to implement a program of diversion as part of the crisis response system in order to lessen the burden on shelters and help some people avoid homelessness all together. NMCEH and MFA are also working on a plan to link the crisis response system more effectively to the system of permanent housing using coordinated entry.

As of the 2023 Housing Inventory Count, reported to HUD annually, NMCEH reports six different emergency shelter providers in the CoC with approximately 1,400 total beds between them in the State. There are also eleven transitional housing providers in the CoC with approximately 313 total beds.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

MFA provides ESG funds for rapid re-housing rental activities for persons experiencing homelessness to avoid becoming homeless again, and homeless prevention assistance for persons that are at-risk of becoming homelessness. These activities include financial assistance with costs such as rental application fees, security deposits, moving costs, utility deposits, rental payments, landlord incentives, legal services, training, and hazard pay; housing search and placement services; case management to assess, arrange, coordinate and monitor delivery of services to facilitate housing stability; and short- to medium-term rental assistance.

NMCEH is working in the three largest communities of Santa Fe, Albuquerque and Las Cruces to use the by-name lists created through coordinated entry along with regular case conferencing meetings to house chronically homeless persons as quickly as possible and to determine what changes need to be made in existing programs to shorten or facilitate the time between identification of a chronically homeless household and placement into appropriate housing. Likewise, the community of Taos is participating in regular by-name list conferencing with the focus on services to homeless youth.

NMCEH is working with programs to lower any artificial barriers that lengthen the time it takes to get housed. They use the by-name lists to help communities plan for additional permanent supportive housing to meet the need. For many years NMCEH has been helping programs adopt a housing first approach that serves to keep people housed by avoiding unhelpful evictions from programs.

NMCEH reports four organizations operating six different transitional housing facilities that offer homeless services to unaccompanied and housing units to help them move towards successful independent living situations. These service providers are DreamTree Project, Samaritan House, St. Elizabeth Shelter and Youth Shelters and Family Services.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

MFA provides ESG funds for homelessness prevention activities, including financial assistance with costs such as rental application fees, security deposits, moving costs, utility deposits, landlord incentives, legal services, training, and payments; housing search and placement services; essential services and case management to assess, arrange, coordinate and monitor delivery of services to facilitate housing stability for families and individuals receiving assistance; and short- to medium-term rental assistance. These services are aimed at helping those at-risk of homelessness avoid becoming homeless.

NMCEH works with the State Housing Leadership group, a committee staffed by the New Mexico Human Services Department that includes other state departments. This group looks at what the State response needs to be to meet the housing needs of people with behavioral health diagnoses, people exiting the correctional system, those exiting foster care and others.

New Mexico has a coordinated entry system that refers homeless individuals to specific and unique homeless assistance programs, such as those who were formerly incarcerated and seeking housing. The coordinated entry system provides a uniform housing assessment for these individuals seeing re-entry into the community and directs them to the most appropriate housing intervention. Coordinated entry helps to ensure that no one is passed over for housing and that all housing resources are utilized efficiently.

Discussion

The 2023 PIT count for the Balance of State CoC was 1,448 homeless overall, which was an increase of

13% from 2022 with the PIT count reported 1,283 homeless overall. These counts include both sheltered and unsheltered homeless individuals. While survey counts have been difficult due to the rural nature of the survey and the vast amount of area needed to be covered, this still remains a worrying trend as the number of homeless reported in 2022 were also higher than the 2021 report – meaning the number of homeless in the Balance of State have been trending up for three years straight.

AP-70 HOPWA Goals – 91.320(k)(4)

One-year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	243
Tenant-based rental assistance	71
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	19
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0
Total	333

AP-75 Barriers to affordable housing – 91.320(i)
Introduction:

Public policies are intended to address the overall needs of all residents across the State of New Mexico. The MFA has an outstanding record of policies and programs that promote affordable housing, including excellent public outreach, financial assistance to first time home, state tax credits for affordable housing development, home buying counseling services, weatherization grants program, home rehabilitation to income eligible homeowners, and others. Despite these efforts, there are still barriers to affordable housing. A few of the identified challenges include:

- **Urban-Rural Housing Disparities:** Population growth varies significantly between urban/semi-urban and rural/semi-rural counties in New Mexico. Urban and semi-urban areas are experiencing rapid growth, attracting more housing and employment investments, while rural and semi-rural counties face population declines and struggle to attract similar investments. This imbalance necessitates tailored housing policies to address the differing needs across regions.

- **Elevated Poverty Levels:** New Mexico's median household income ($53,992) is substantially lower than the national average ($69,717), resulting in a higher state poverty rate of 18.4% compared to the national average of 12.8%.

- **Insufficient Funding for Affordable Housing**: New Mexico faces a significant shortfall in affordable housing, with an estimated deficit of 32,000 rental units for very low-income households. In fiscal year 2024, only 940 units were financed. This lack of investment hampers necessary housing and infrastructure developments, contributing to economic and social decline in many communities.

- **Scarcity of Multifamily Housing:** New Mexico has a notably lower percentage of multifamily housing units (15.1%) compared to the national average (55%). This shortage limits housing options for renter households unable to purchase homes, restricting their ability to find suitable and affordable housing alternatives.

- **Uneven Housing Development Across Regions:** Housing development in New Mexico is predominantly concentrated in urban areas, leaving rural counties with aging housing stock and a high prevalence of mobile homes (15.2% vs. 5.2% nationally). Nearly 40% of mobile home residents report their homes as fair or poor. Additionally, new housing tends to target high-end markets, making it unaffordable for low and moderate-income residents, especially in Santa Fe, Taos, and Lincoln Counties where vacation homes exacerbate local housing shortages.

- **High-Cost Burden Among Renters:** While only 21% of New Mexico homeowners are cost-burdened, a significant 43% of renters face cost burdens, with 22% severely burdened. Furthermore, 78% of renters aspire to become homeowners within the next five years but are hindered by financial barriers such as insufficient down payments, poor credit, and high debt levels.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the

return on residential investment

The State of New Mexico recognizes that there are important steps to mitigate barriers to affordable housing, including a combination of planning, legal and financial tools. These recommended actions will not only build on existing public policies and programs but offer new or expanded actions to stimulate residential investments and increase the supply of affordable housing in the state.

The following actions will further this objective:

Action 1: Enact Affordable Housing Goals.
Specific quantifiable goals can serve to focus actions and generate better results. For example, the State of Colorado has tied access to affordable housing funds to each city and county meeting a set affordable housing goals based on their existing affordable housing inventory. New Mexico should quantify the needs by each local jurisdiction and tribal council and establish specific targets for communities to address their affordable housing needs. Certain future funding from MFA may be prioritized based on the progress a community is actively meeting its targeted housing needs. These goals will serve to help address the disproportionate housing problems for minorities, persons with disabilities, and the elderly.

Action 2: Expand Development Financing.
The success of new housing development is heavily dependent on available financing. Financing resources include not only banks and the federal government but also the state government. One of the most successful federal programs for generating new affordable housing is the Low-Income Housing Tax Credit program. However, there are routinely more project applications than there are federal tax credits available. Supplementing the Low-Income Housing Tax Credit program with additional state funds by offering state or local tax credits can expand the number of projects and affordable housing units. This is an expansion of the MFA charitable tax credit program to assist with actual financing. This can be especially valuable to small scale residential developers or developers in non-urban areas of the state and serve to address disparities in obtaining development financing.

Action 3: Inventory State Surplus Land for Affordable Housing.
Many state agencies acquire property for a range of public services and infrastructure, especially the New Mexico Department of Transportation. An assessment of available state lands that have been acquired by the Department but not required for transportation projects should be conducted. These lands may be reprogrammed for affordable housing projects by local housing authorities to offer for resale to prospective affordable housing developers. Such surplus lands may also be available from state public universities and community colleges and other state public agencies. These parcels should be incorporated into the MFA affordable properties list and be actively marketed on an on-going basis to the real estate and construction industries.

Action 4: Promote and Establish Workforce Training Partnerships in the Construction Industry.
There is a labor shortage with many of the skills needed for the construction industry, including home building. The state should evaluate, leverage and prioritize workforce training and apprenticeship programs that promote careers in residential building and trades, including selling higher paying jobs within the industry to younger job seekers. MFA in cooperation with the State Department of Work Solutions, community and technical colleges should leverage partnerships for students to secure more apprenticeships and related work experiences with practical training.

Action 5: Actively Educate State Legislators on Affordable Housing Needs.
Members of the state legislature play a critical role in supporting and funding various housing programs in New Mexico. Therefore, it is recommended that MFA staff expand their meeting time with Senators and House members to continually educate them on the various affordable housing needs especially those who lack knowledge of affordable housing issues. This interaction enables the Senators and Representatives to better understand the need for, as well as the impact of, affordable housing in their areas. This in turn not only helps them discuss the positives of affordable housing but can lead to potentially allocating increased funding to address these needs.

AP-80 Colonias Actions – 91.320(j)

Introduction:

A qualified Colonias is a rural community with a population of 25,000 or less located within 150 miles of the US-Mexico border that has been designated as a Colonias by the county or municipality due to:

- Lack of potable water;
- Lack of adequate sewage systems;
- Lack of decent, safe and sanitary housing; and
- Has been in existence as a Colonias prior to November 1990.

According to HUD, there are about 150 Colonias have been identified as eligible for one or more of the different colonias funding sources. Many Colonias in New Mexico are not units of local government. As such, these communities do not have the capacity to apply for and implement funding on their own accord. County and local governments that contain Colonias communities are able to apply for funding that can be directed towards needs in these communities.

DFA will target regular CDBG funds for Colonias communities to help ensure that low-income households have access to adequate infrastructure and services. As an advisory member to the Colonias Infrastructure Board (CIB), MFA will continue to advise the CIB on best uses for CIB funds to assist Colonias residents in gaining access to housing infrastructure. County and local governments will be able to apply for funds that will be directed to serve the needs of Colonias.

Actions planned to address obstacles to meeting underserved needs

The greatest obstacle to meeting underserved need in the Colonias is the lack of capacity to apply for and implement funding. In order to meet the needs of Colonias, the State will call upon cities, counties and other eligible entities to assist in aligning and administering funds. These eligible entities will be able to apply for funds that will be directed to serve the needs of Colonias.

Actions the state plans to take to reduce the number of poverty-level families

Colonias communities have a high concentration of low-income households as well as a variety of infrastructure and public service needs. DFA will set aside regular CDBG funds for Colonias to help ensure that low-income households have access to adequate infrastructure and services.

As an advisory member to the Colonias Infrastructure Board (CIB), MFA will continue to advise the CIB on best uses for CIB funds to assist Colonias residents in gaining access to housing infrastructure.

Actions the state plans to take to develop the institutional structure

In order to facilitate a system that will meet the needs of the Colonias, the State will work with cities and counties that contain Colonias communities to administer funding. This will develop the responsiveness of the counties to meet the needs of the Colonias.

Oftentimes, the Colonias lack the capacity to be able to apply for or implement funding due to a lack of local governments and resources. The State has three experienced providers for the Colonias (Tierra del Sol, Southwestern Regional Housing and Community Development Corporation and White Sands Habitat for Humanity.) Of the three providers mentioned, all three provide housing rehabilitation. While all three are able to deliver new housing development, only one has been able to deliver on a subdivision scale. Unfortunately, not all Colonias are covered by these organizations, and the State would need additional providers or providers to expand their service area to meet those needs. Providers are stretched thin and capacity is a challenge. The State has a need for additional funding, but the current delivery system would not be able to execute too much more additional funding due to the limited number of providers.

Specific actions the state plans to take to enhance coordination between public and private house and social service agencies

MFA will prioritize funding to entities (public, for-profit private and non-profit private) that serve those of lower incomes and coordinate and leverage services and resources. These include the three service providers that DFA fund in Colonias (Tierra del Sol, Southwestern Regional Housing and Community Development Corporation and White Sands Habitat for Humanity.)

Discussion:

DFA will target 10 percent of its regular CDBG allocation for Colonias communities to help ensure that low-income households have access to adequate infrastructure and services. As an advisory member to the Colonias Infrastructure Board (CIB), MFA will continue to advise the CIB on best uses for CIB funds to assist Colonias residents in gaining access to housing infrastructure.

AP-85 Other Actions – 91.320(j)
Introduction:

The greatest obstacle to meeting underserved needs in New Mexico is the lack of funding. The State will continue to seek additional sources of funding to expand the scope of activities and implement other improvements as described below. Several of the sources are listed in the AP-15. The need is far greater than the resources available.

Actions planned to address obstacles to meeting underserved needs

In New Mexico, some communities outside of the metropolitan areas lack service providers to administer a full range of affordable housing and infrastructure improvement programs. This is compounded by the fact that many of the communities are located far from population centers that have the resources to serve the needs of residents.

Partners often request resources and training to build capacity in addressing the local needs of underserved communities. As DFA/MFA allocate and prioritize funds for underserved areas, MFA will seek to apply for additional funds, leverage resources when possible, and ensure funds that are available are used efficiently. As part of program management, MFA and DFA will provide training workshops during the year and technical assistance on a one-to-one basis to organizations working in underserved areas. Additionally, MFA and DFA will use funds, if available, to provide capacity building via training, operational funding and awards of federal funds.

Actions planned to foster and maintain affordable housing

MFA will continue to fund efforts to create and maintain affordable housing through dedicating HOME rental development, single-family development combined with homeownership assistance and rehabilitation of owner-occupied housing. MFA will also target HTF funds toward rental development activities for extremely low and very low-income households. HTF funds are intended to help the most vulnerable households with affordable housing and eliminate housing instability that may result in homelessness. The goals for these programs are described in CR-55 Affordable Housing.

Actions planned to reduce lead-based paint hazards

MFA and DFA will continue to meet all applicable HUD lead-based paint abatement standards in its CDBG, HOME and HTF rehabilitation programs. Through financing new construction of rental units under its HOME and HTF programs, MFA will continue to expand the stock of lead-safe housing units. MFA will also continue to train partners throughout the State in the Lead-Safe Housing Rule and encourage sub-grantees and professionals statewide to receive formal training and any applicable lead-based paint certifications. In addition, continue to seek funding as it becomes available to provide training, educational awareness, testing and abatement of lead-based paint hazards.

As part of its HOME-funded owner-occupied rehabilitation program, MFA allocates a portion of its HOME funds to eligible LBP assessment and remediation activities. This program targets some of the oldest housing stock in the State, which are typically in the worst condition and have a high risk of lead-based paint hazards. To the extent that lead-based paint hazards are found in the older housing stock, this

program addresses the issue directly.

Actions planned to reduce the number of poverty-level families

The activities described in this plan will work directly to reduce poverty for families in New Mexico. Affordable housing programs are designed to reduce poverty by making housing affordable for lower-income households, and rehab activities will maintain housing conditions that may otherwise lead to homelessness. Public facilities and infrastructure improvement will aid in neighborhood revitalizations in LMI areas and invite investments into the area.

In creating additional affordable housing options and community development opportunities throughout the State, MFA will be a part of the larger network that supports families on the road to self-sufficiency. The State has a variety of programs available to poverty-level families, and the funds administered in this Plan will continue to support efforts to create affordable housing, suitable living environments and economic opportunities for those households. MFA will continue to coordinate and collaborate with other Participating Jurisdictions (PJs) to focus efforts in assisting those with the most need.

Actions planned to develop institutional structure

MFA plans to hold bi-annual housing summits which bring providers across the full housing continuum to include private, public and social service agencies. This summit is the preeminent housing summit in the State and serves as a venue to coordinate and collaborate on housing programs and services. Additionally, MFA regularly holds meetings on various programs to get feedback on how programs can be improved and to highlight best practices among providers. As a result of the COVID-19 pandemic and state public health orders, MFA created virtual training and outreach to potential service providers.

Actions planned to enhance coordination between public and private housing and social service agencies

As part of its biannual Housing Summit, MFA will bring together both public, private housing and social service agencies to collaborate and participate in workshops together. In the fall of 2024, MFA will hold another Housing Summit, which will include sessions on the newest committee and association of statewide housing strategy.

Discussion:

New Mexico lacks funding to meet all needs of underserved populations, the State is committed to seeking additional funding and implementing other improvements.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.320(k)(1,2,3)
Introduction:

In implementation of programs and activities under the 2024 AAP, MFA and DFA will follow all HUD regulations concerning the use of program income, forms of investment, overall low- and moderate-income benefit for the CDBG program, recapture requirements for the HOME program, ESG performance standards, HOPWA project goals and HTF evaluation criteria. MFA certifies that it will pursue all resources indicated in this Plan and will not willingly or knowingly hinder the implementation of any planned activities. Grant-specific CDBG, HOME, ESG, HOPWA and HTF requirements are addressed on the following pages.

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.320(k)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	**0**

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	70.00%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.320(k)(2)

1. **A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:**

   HOME funding is not being used for any form of investment other than those identified in Section 92.205.

2. **A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:**

   MFA's recapture and affordability guidelines are included in the Grantee Unique Appendices (Part F).

3. **A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:**

   MFA's recapture and affordability guidelines are included in the Grantee Unique Appendices (Part F).

4. **Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:**

   MFA may, at its discretion, use HOME funds for refinancing only when needed in order to permit or continue affordability of rental units when rehabilitation is the primary activity. Rehabilitation expenditures must be at least $7,100 per unit being rehabilitated, indexed annually for inflation. Such investments are permitted to maintain current affordable units, create additional affordable units, or both. MFA's underwriting standards for an initial investment of HOME funds would apply, which include adequacy of management and owner, feasibility of project to meet operational and debt service requirements, consistency with market and review of total development costs and sources available to meet these needs. In addition, MFA will review management practices to demonstrate that disinvestment in the property has not occurred, that the long-term needs of the project can be met and that the feasibility of serving the targeted population over an extended affordability period can be demonstrated. The required period of affordability will be at least fifteen years. HOME funds for this purpose may be used statewide. However, HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG. Any unpaid balance of these loans is due in full at maturity or upon the sale or transfer to an ineligible party.

5. **If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).**

   N/A. MFA does not utilize HOME funds for Tenant Based Rental Assistance.

6. **If applicable to a planned HOME TBRA activity, a description of how the preference for a specific**

category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(I)(2)(vii)).

N/A. MFA does not utilize HOME funds for Tenant Based Rental Assistance.

7. **If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(I)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).**

No preference is given to any particular segment of the population with rental housing projects funded by the State HOME program funds. Pursuant to 24 CFR 92.253(d)(3), an owner of a rental housing project assisted with HOME funds must comply with the affirmative marketing requirements established by the State of New Mexico MFA in accordance with 24 CFR 92.351(a). The owner of the rental housing project must adopt and follow the written tenant selection policies and criteria, which include that it may give a preference to a particular segment of the population if permitted in its written agreement with the PJ, such as persons with a disability or other special needs. Currently, there is no preference for persons with a disability or special needs groups. However, HOME funds must target low- to moderate-income households. The State does not discriminate and provides equal access to all eligible households in the HOME program.

Emergency Solutions Grant (ESG)
Reference 91.320(k)(3)

1. **Include written standards for providing ESG assistance (may include as attachment)**

   MFA's ESG written standards can be found in the Grantee Unique Appendices (Part G).

2. **If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.**

   The New Mexico Coalition to End Homelessness (NMCEH) launched a statewide coordinated assessment project, the New Mexico Coordinated Entry System (NMCES), has identified and assessed over 75,000 individuals since then. The NMCES uses the Vulnerability Index - Service Prioritization Decision Assistance Tool (VI-SPDAT), which helps to determine each applicant's acuity, relative need for housing and the type of housing that would be most appropriate to assist their needs. Assessments are done at the NMCEH as well as CoC- and ESG-funded agencies, health centers, veteran programs, in correctional facilities and during street outreach. The majority of MFA's RR/HP and EHAP providers are trained in the use of NMCES. Ongoing training for new staff members and new agencies is conducted yearly; domestic service providers may elect not to use the NMCES.

3. **Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).**

   Regular ESG funds are currently available to subrecipients through a competitive RFP process. Nonprofit 501(c)(3) organizations are eligible to apply. Selected subrecipients are eligible to receive funds for up to 5 years on an annual basis if the renewal criteria are met each year.

4. **If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.**

   This requirement does not apply to states.

5. *Describe performance standards for evaluating ESG.*

   MFA's performance standards include placement of homeless individuals into permanent housing, services provided, individuals assisted and efficient utilization of funds. General performance standards are being reported, such as the unduplicated number of persons or households prevented from becoming homeless and the unduplicated number of those exiting homeless shelters into permanent housing.

Housing Trust Fund (HTF)
Reference 24 CFR 91.320(k)(5)

1. How will the grantee distribute its HTF funds? Select all that apply:

☑ Applications submitted by eligible recipients

2. If distributing HTF funds through grants to subgrantees, describe the method for distributing HTF funds through grants to subgrantees and how those funds will be made available to state agencies and/or units of general local government. If not distributing funds through grants to subgrantees, enter "N/A."

N/A

3. If distributing HTF funds by selecting applications submitted by eligible recipients,
a. Describe the eligibility requirements for recipients of HTF funds (as defined in 24 CFR § 93.2). If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A."

- Applicant must not currently be suspended, debarred or otherwise restricted by any department or agency of the federal government or state government from doing business with such department or agency because of misconduct or alleged misconduct.
- Applicant and all members of the development team (developer, general partner, contractor, management company, consultant(s), architect, attorney and accountant, etc.) of the proposed project must be in good standing with MFA and all other state and federal affordable housing agencies or departments. For example, debarment from HUD, MFA, or other federal housing programs, bankruptcy, criminal indictments or convictions, poor performance on prior MFA or federally-financed projects (for example, late payments within the 18-month period prior to the application deadline, misuse of reserves and/or other project funds, default, fair housing violations, non-compliance (e.g. with the terms of Land Use Restriction Agreements on other projects), or failure to meet development deadlines or documentation requirements) on the part of any proposed development team member or project owner or other principal may result in rejection of an application by MFA.
- MFA will require CPA audited or reviewed financial statements of the developer's organization and analyze to determine if the developer has sufficient capacity and financial management systems to account for use of Federal funds. The audit system review can help to determine if the financial systems are adequate.
- If applicant has an audited financial statement, the following types of audit findings may disqualify applicant from funding:
- Repeat of unresolved audit findings, as determined by MFA; If applicant has received greater than $750,000 in federal funds during its most recent fiscal year and its single audit did not meet the requirements of 2 CFR 200 Subpart F; For any such single audit, no proof of Federal Audit Clearinghouse submission (FOR SF-SAC);If referenced in audit as a separate communication, no submission of management; response letter and management response to concerns noted in the management letter; and If any findings, no submission of management response to findings.
- MFA will evaluate developers awarded funding for capacity to carry out the project based on the following:

- technical and managerial experience staff's knowledge and skills to successfully implement the projectability to meet its financial obligations and absorb the financial risk of the project
- MFA will evaluate developers awarded funding for financial capacity based on the following:
- financial management systems and practices financial resources to determine they are sufficient to carry the project to completion and through the required affordability period
- Private non-profit entities involved in property acquisition must evidence the following:
- Proof that the non-profit is organized under state or local law with either a charter or articles of incorporation Proof that no part of its net earnings benefit of any member, founder, contributor, or individual with either a charter or articles of incorporation A 501 (c)(3) or (4) Certificate from the IRS
- Finally, developers and other entities carrying out NHTF funded projects must also evidence good standing in the System for Award Management (SAM) (https://www.sam.gov).

b. Describe the grantee's application requirements for eligible recipients to apply for HTF funds. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A."

Entities seeking HTF dollars for eligible projects may submit MFA's Rental Development Project Application to MFA, which is posted on MFA's website.

Applications must be received no later than 60 days prior to a regularly scheduled meeting of the MFA Board of Directors in-order to be considered at that meeting. Meetings of the MFA Board of Directors are generally held every third Wednesday of the month. All applications submitted by the deadline for a particular MFA Board of Directors meeting will be treated as one funding round and evaluated concurrently. Subject to fund availability, final funding decisions will be made by MFA's Board of Directors. If sufficient funds are not available to fund all applications that meet the requirements outlined in this NOFA, the application receiving the highest score will be recommended to the MFA Board of Directors for approval, followed by the next highest scoring application, etc., until the remaining funds are no longer sufficient to fulfill the next highest scoring application's requested loan amount.

If funds remain following the initial funding round, MFA will post an announcement on its website stating the amount of funds still available to be awarded. Thereafter, applications must be received no later than 60 days prior to a regularly scheduled meeting of the MFA Board of Directors in order to be considered at that meeting.

Application forms will be provided electronically and may be downloaded from MFA's website at

http://www.housingnm.org/developers.

At a minimum, applications will require information on the following:

- Applicant's development capacity and experience
- Applicant's financial condition
- Capacity and experience of all other members of the development team
- Development cost budget
- Proposed sources of financing
- Unit mix and projected rents
- Operating cost budget
- Cash flow projection
- Narrative description of the project
- Architectural plans

c. Describe the selection criteria that the grantee will use to select applications submitted by eligible recipients. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A."

All projects must meet the following threshold criteria:

- HTF-assisted units must provide permanent rental housing for ELI families
- HTF-assisted units must remain affordable to ELI families for at least 30 years
- The applicant must certify that HTF-assisted units will comply with all HTF requirements
- The project must be financially feasible
- HTF-assisted rehabilitation projects must comply with the rehabilitation standards found in the 2023 HTF Allocation Plan in the Grantee Unique Appendices.
- The project must include at least four (4) rental units.

Refer to full scoring criteria in (Part I) Annual Action Plan for full narrative.

d. Describe the grantee's required priority for funding based on geographic diversity (as defined by the grantee in the consolidated plan). If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A."

Points within this scoring criterion are given based on the project's distance from another Low-Income Housing Tax Credit, public housing, or federally subsidized housing project. This scoring criterion falls within the Low Priority category.

e. Describe the grantee's required priority for funding based on the applicant's ability to obligate HTF funds and undertake eligible activities in a timely manner. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A."

Applicant's ability to obligate HTF funds and undertake eligible activities in a timely manner are awarded

points based on the following readiness criteria:

(1)   Evidence of site control

(2)   Evidence that the current zoning of the proposed site does not prohibit multifamily housing

(3)   Evidence of all other non-MFA funding sources, such as:

a.   Letters of interest from all other non-MFA funding

b.   Commitment letters from all other non-MFA funding sources

This scoring criterion falls within the High Priority category.

f. Describe the grantee's required priority for funding based on the extent to which the rental project has Federal, State, or local project-based rental assistance so that rents are affordable to extremely low-income families. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

Applicants are awarded points for projects that either do not have project-based rental assistance or projects that have or will have project-based rental assistance cover less than or equal to 25 percent of the total units. This scoring criterion falls within the Low Priority category.

g. Describe the grantee's required priority for funding based on the financial feasibility of the project beyond the required 30-year period. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

Applicants are awarded points if the duration of the affordability period beyond the required 30 years is an additional five (5) years or more. This scoring criterion falls within the Low Priority category.

h. Describe the grantee's required priority for funding based on the merits of the application in meeting the priority housing needs of the grantee (such as housing that is accessible to transit or employment centers, housing that includes green building and sustainable development features, or housing that serves special needs populations). If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

One of the State's priority housing needs, as described in SP-25, is to preserve and develop affordable housing. Applications selected to receive HTF funding will meet this priority housing need and will specifically fulfill the State's goal, associated with that priority need, of developing housing for vulnerable populations.

i. Describe the grantee's required priority for funding based on the extent to which the application makes use of non-federal funding sources. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

Applicants whose projects have funding sources outside of federal funding sources, Low Income Housing

Tax Credits, bond financing and MFA funding sources are awarded points.

4. Does the grantee's application require the applicant to include a description of the eligible activities to be conducted with HTF funds? If not distributing funds by selecting applications submitted by eligible recipients, select "N/A".

Yes

5. Does the grantee's application require that each eligible recipient certify that housing units assisted with HTF funds will comply with HTF requirements? If not distributing funds by selecting applications submitted by eligible recipients, select "N/A".

Yes

6. Performance Goals and Benchmarks. The grantee has met the requirement to provide performance goals and benchmarks against which the grantee will measure its progress, consistent with the grantee's goals established under 24 CFR 91.315(b)(2), by including HTF in its housing goals in the housing table on the SP-45 Goals and AP-20 Annual Goals and Objectives screens.

Yes

7. Maximum Per-unit Development Subsidy Amount for Housing Assisted with HTF Funds. Enter or attach the grantee's maximum per-unit development subsidy limits for housing assisted with HTF funds. The limits must be adjusted for the number of bedrooms and the geographic location of the project. The limits must also be reasonable and based on actual costs of developing non-luxury housing in the area.

If the grantee will use existing limits developed for other federal programs such as the Low Income Housing Tax Credit (LIHTC) per unit cost limits, HOME's maximum per-unit subsidy amounts, and/or Public Housing Development Cost Limits (TDCs), it must include a description of how the HTF maximum per-unit development subsidy limits were established or a description of how existing limits developed for another program and being adopted for HTF meet the HTF requirements specified above.

MFA will use the maximum per-unit subsidy limits for HUD's HOME program in effect at the time of commitment of HTF funds.

MFA examined the development cost budgets of recent MFA-funded projects and determined that all were well within these subsidy limits, and that these limits would allow cost premiums that may be necessary in developing housing for certain ELI populations.

8. Rehabilitation Standards. The grantee must establish rehabilitation standards for all HTF-assisted housing rehabilitation activities that set forth the requirements that the housing must meet upon project completion. The grantee's description of its standards must be in sufficient detail to determine the required rehabilitation work including methods and materials. The standards may refer to applicable codes or they may establish requirements that exceed the minimum requirements of the codes. The grantee must attach its rehabilitation standards below.

In addition, the rehabilitation standards must address each of the following: health and safety; major systems; lead-based paint; accessibility; disaster mitigation (where relevant); state and local codes, ordinances, and zoning requirements; Uniform Physical Condition Standards; Capital Needs Assessments (if applicable); and broadband infrastructure (if applicable).

See attached *HTF Allocation Plan* in the Grantee Unique Appendices (Part D) for the HTF rehabilitation standards.

9. Resale or Recapture Guidelines. Below, the grantee must enter (or attach) a description of the guidelines that will be used for resale or recapture of HTF funds when used to assist first-time homebuyers. If the grantee will not use HTF funds to assist first-time homebuyers, enter "N/A".

N/A

10. HTF Affordable Homeownership Limits. If the grantee intends to use HTF funds for homebuyer assistance and does not use the HTF affordable homeownership limits for the area provided by HUD, it must determine 95 percent of the median area purchase price and set forth the information in accordance with §93.305. If the grantee will not use HTF funds to assist first-time homebuyers, enter "N/A".

Any limitation or preference must not violate nondiscrimination requirements in § 93.350, and the grantee must not limit or give preferences to students. The grantee may permit rental housing owners to limit tenants or give a preference in accordance with § 93.303(d)(3) only if such limitation or preference is described in the action plan.

HTF applicants are permitted to limit occupancy to or provide preference to the following populations in accordance with 24 CFR 93.303(d):

• Households or individuals experiencing homelessness;
• Individuals with disabilities;
• Individuals with severe mental illnesses;
• Individuals with alcohol or other addictions;
• Individuals with HIV/AIDS;
• Victims of domestic violence;
• Senior housing;
• Veterans;
• Individuals on public housing waiting lists;
• Youth transitioning out of foster care; and
• Ex-offenders

While not required to limit occupancy or provide preference to the populations described above, owners of HTF-assisted projects who do must do so in accordance with 24 CFR 93.303(d). The intent is merely to allow owners of HTF-assisted projects to limit occupancy to or provide preference to populations identified within this section as well as the priority housing needs identified in the New Mexico Consolidated Plan. Any limitation or preference must not violate nondiscrimination requirements. Federal fair housing requirements, including the duty to affirmatively further fair housing, are applicable to the HTF program. A limitation does not violate nondiscrimination requirements if the

project also receives funding from a federal program that limits eligibility to a particular segment of the population (e.g., Housing Opportunity for Persons Living with AIDS program, the Section 202 and Section 811 programs) or the Housing for Older Persons Act.

12. Refinancing of Existing Debt. Enter or attach the grantee's refinancing guidelines below. The guidelines describe the conditions under which the grantee will refinance existing debt. The grantee's refinancing guidelines must, at minimum, demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing. If the grantee will not refinance existing debt, enter "N/A."

MFA may, at its discretion, use HTF funds for refinancing only when needed in order to permit or continue affordability of rental units when (1) rehabilitation is the primary activity, (2) the use of HTF funds is proportional to the number of HTF-assisted units in the project, and (3) the rehabilitation cost attributable to the HTF units is greater than the amount of debt to be refinanced that is attributed to the HTF units. To ensure that refinancing of existing debt with HTF funds meets the requirements of 24 CFR 93.201(b)(1), the rehabilitation cost proportional to the number of HTF-assisted units in the rental project must be greater than the amount of refinanced debt proportional to the number of HTF-assisted units. Rehabilitation expenditures must be at least $7,100 per unit being rehabilitated, indexed annually for inflation. MFA's minimum affordability period and underwriting standards for an initial investment of HTF funds would apply, which include adequacy of management and owner, feasibility of project to meet operational and debt service requirements, consistency with the market and review of total development costs and sources available to meet these needs. HTF funds for this purpose may be used statewide.

Discussion:

Please see the HTF Allocation Plan (Part D) in the Grantee Unique Appendices.

Housing Opportunities for Persons with AIDS (HOPWA) Project Sponsors

HOPWA funding is allocated to project sponsors based upon a competitive Request for Proposals (RFP) including a renewal option. Further, MFA and the City of Albuquerque have signed a Memorandum of Understanding that allows MFA to administer the City of Albuquerque's HOPWA allocation. MFA issued an RFP for the funding in 2024 for both the City of Albuquerque allocation and the New Mexico non-entitlement allocation, and project sponsors were awarded one-year contracts with the option to renew for two additional years, which will end in 2026. The HOPWA one-year goals are described in AP-20 and AP-70.

Appendix - Alternate/Local Data Sources

<table>
<tr><td rowspan="7">1</td><td>Data Source Name</td></tr>
<tr><td>2008-2012 ACS, 2018-2022 ACS</td></tr>
<tr><td>List the name of the organization or individual who originated the data set.
US Census Bureau</td></tr>
<tr><td>Provide a brief summary of the data set.
The American Community Survey (ACS) is an ongoing survey that provides data every year -- giving communities the current information they need to plan investments and services. Information from the survey generates data that helps determine how more than $400 billion in federal and state funds are distributed each year. The ACS is accessed through the Census website, which provides data about the United States, Puerto Rico and the Island Areas.</td></tr>
<tr><td>What was the purpose for developing this data set?
Information from the ACS help determine how more than $400 billion in federal and state funds are distributed each year to help communities, state governments, and federal programs.</td></tr>
<tr><td>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?
State of New Mexico</td></tr>
<tr><td>What time period (provide the year, and optionally month, or month and day) is covered by this data set?
2008-2012 ACS, 2018-2022 ACS 5-Year Estimates

What is the status of the data set (complete, in progress, or planned)?
Complete</td></tr>
<tr><td rowspan="6">2</td><td>Data Source Name</td></tr>
<tr><td>2016-2020 CHAS</td></tr>
<tr><td>List the name of the organization or individual who originated the data set.
US Census Bureau, American Community Survey (ACS) and U.S. Department of Housing and Urban Development (HUD)</td></tr>
<tr><td>Provide a brief summary of the data set.
Each year, the U.S. Department of Housing and Urban Development (HUD) receives custom tabulations of American Community Survey (ACS) data from the U.S. Census Bureau. These data, known as the "CHAS" data (Comprehensive Housing Affordability Strategy), demonstrate the extent of housing problems and housing needs, particularly for low-income households.</td></tr>
<tr><td>What was the purpose for developing this data set?
CHAS data is used by local governments to plan how to spend HUD funds and may also be used by HUD to distribute grant funds.</td></tr>
<tr><td>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?
State of New Mexico</td></tr>
</table>

	What time period (provide the year, and optionally month, or month and day) is covered by this data set?
	2016-2020 CHAS
	What is the status of the data set (complete, in progress, or planned)?
	Complete
3	**Data Source Name**
	2018-2022 ACS
	List the name of the organization or individual who originated the data set.
	US Census Bureau
	Provide a brief summary of the data set.
	The American Community Survey (ACS) is an ongoing survey that provides data every year -- giving communities the current information they need to plan investments and services. Information from the survey generates data that helps determine how more than $400 billion in federal and state funds are distributed each year. The ACS is accessed through the Census website, which provides data about the United States, Puerto Rico and the Island Areas.
	What was the purpose for developing this data set?
	Information from the ACS help determine how more than $400 billion in federal and state funds are distributed each year to help communities, state governments, and federal programs.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?
	State of New Mexico
	What time period (provide the year, and optionally month, or month and day) is covered by this data set?
	2018-2022 ACS
	What is the status of the data set (complete, in progress, or planned)?
	Complete
4	**Data Source Name**
	2017-2021 ACS (Workers), 2021 LEHD (Jobs)
	List the name of the organization or individual who originated the data set.
	ACS and Longitudinal Employee-Household Dynamics: United States Census Bureau
	Provide a brief summary of the data set.
	The American Community Survey (ACS)is an ongoing survey that provides data every year -- giving communities the current information they need to plan investments and services. Information from the survey generates data that helps determine how more than $400 billion in federal and state funds are distributed each year. The ACS is accessed through the Census website, which provides data about the United States, Puerto Rico and the Island Areas.
	The Longitudinal Employer-Household Dynamics (LEHD)program is part of the Center for Economic Studies at the U.S. Census Bureau. The LEHD program produces new, cost effective, public-use information combining federal, state and Census Bureau data on employers and employees under the Local Employment Dynamics (LED) Partnership.

	What was the purpose for developing this data set?	
	ACS: Information from the ACS help determine how more than $400 billion in federal and state funds are distributed each year to help communities, state governments, and federal programs.	
	LEHD: Information from the LEHD helps state and local authorities who increasingly need detailed local information about their economies to make informed decisions. The LEHD Partnership works to fill critical data gaps and provide indicators needed by state and local authorities. LEHD's mission is to provide new dynamic information on workers, employers, and jobs with state-of-the-art confidentiality protections and no additional data collection burden.	
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?	
	State of New Mexico	
	What time period (provide the year, and optionally month, or month and day) is covered by this data set?	
	2017-2021 ACS (Workers), 2021 LEHD (Jobs)	
	What is the status of the data set (complete, in progress, or planned)?	
	Complete	
5	**Data Source Name**	
	HUD 2024 FMR and HOME Rents	
	List the name of the organization or individual who originated the data set.	
	US Department of Housing and Urban Development (HUD)	
	Provide a brief summary of the data set.	
	Fair Market Rents (FMRs) are set by HUD and used to determine payment standard amounts for HUD Programs. HUD annually estimates FMRs for the Office of Management and Budget (OMB) defined metropolitan areas, some HUD defined subdivisions of OMB metropolitan areas and each nonmetropolitan county.	
	HOME Rents Limits are based on FMRs published by HUD. HOME Rent Limits are set to determine the rent in HOME-assisted rental units and are applicable to new HOME leases.	
	What was the purpose for developing this data set?	
	Fair Market Rents (FMRs) are used to determine payment standard amounts for HUD Programs.	
	HOME Rent Limits are the maximum amount that may be charged for rent in HOME-assisted rental units and are applicable to new HOME leases.	
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?	
	State of New Mexico	
	What time period (provide the year, and optionally month, or month and day) is covered by this data set?	
	2024	
	What is the status of the data set (complete, in progress, or planned)?	
	Complete	

6	**Data Source Name**
	PIC (PIH Information Center)
	List the name of the organization or individual who originated the data set.
	US Department of Housing and Urban Development (HUD)
	Provide a brief summary of the data set.
	IMS/PIC is responsible for maintaining and gathering data about all of PIH's inventories of HAs, Developments, Buildings, Units, HA Officials, HUD Offices and Field Staff and IMS/PIC Users.
	What was the purpose for developing this data set?
	IMS/PIC PIH's inventories of HAs, Developments, Buildings, Units, HA Officials, HUD Offices and Field Staff and IMS/PIC Users help housing authorities and local government agencies to determine the needs of the users and identify gaps in the system of service delivery.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?
	State of New Mexico
	What time period (provide the year, and optionally month, or month and day) is covered by this data set?
	2024
	What is the status of the data set (complete, in progress, or planned)?
	Complete
7	**Data Source Name**
	2024 Housing Inventory Count (HIC)
	List the name of the organization or individual who originated the data set.
	HUD 2024 HIC Report for State of New Mexico
	Provide a brief summary of the data set.
	The Housing Inventory Count Reports provide a snapshot of a CoC's HIC, an inventory of housing conducted annually during the last ten days in January, and are available at the national and state level, as well as for each CoC. The reports tally the number of beds and units available on the night designated for the count by program type, and include beds dedicated to serve persons who are homeless as well as persons in Permanent Supportive Housing.
	What was the purpose for developing this data set?
	HIC provides the inventory of housing conducted annually during the last ten days in January. The reports tally the number of beds and units available on the night designated for the count by program type, and include beds dedicated to serve persons who are homeless.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?
	State of New Mexico
	What time period (provide the year, and optionally month, or month and day) is covered by this data set?
	2024

	What is the status of the data set (complete, in progress, or planned)?
	Complete
8	**Data Source Name**
	2024 PIT Count
	List the name of the organization or individual who originated the data set.
	The New Mexico Coalition to End Homelessness (NMCEH)
	Provide a brief summary of the data set.
	The PIT Count is a survey that provides a snapshot of the homeless population at any given night in the area.
	What was the purpose for developing this data set?
	PIT Count survey data helps to inform policymakers and service providers the needs of the homeless population in the area. Data collected includes the number of persons who are homeless, chronic homelessness, homeless population demographics and those that are homeless and sheltered or not sheltered.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?
	State of New Mexico
	What time period (provide the year, and optionally month, or month and day) is covered by this data set?
	2024
	What is the status of the data set (complete, in progress, or planned)?
	Complete
9	**Data Source Name**
	Bureau of Labor Statistics (BLS)
	List the name of the organization or individual who originated the data set.
	Bureau of Labor Statistics (BLS)
	Provide a brief summary of the data set.
	BLS unemployment rates are from the BLS Local Area Unemployment Statistics (LAUS). This program produces monthly and annual employment, unemployment, and labor force data for Census regions and divisions, States, counties, metropolitan areas, and many cities, by place of residence.
	What was the purpose for developing this data set?
	The purpose of the BLS data is to collect, analyze, and disseminate essential economic information to support public and private decision making.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?
	State of New Mexico
	What time period (provide the year, and optionally month, or month and day) is covered by this data set?
	2010-2024 BLS

	What is the status of the data set (complete, in progress, or planned)?
	Complete