



**July 2025**

## 2025 New Mexico Housing Summit: *A Golden Year Celebration*

### Message from the CEO

*Housing New Mexico* has much to celebrate in 2025 during its 50th year of existence. We are hosting our premier event—the 2025 New Mexico Housing Summit —September 17-19, at Hotel Albuquerque in Old Town. Attendees will hear from experts and industry partners from around the state as we explore the tough questions, impactful solutions, and thoughtful innovations that will shape the future of how we house New Mexicans.

Attendees can choose from more than 40 sessions and nearly 100 speakers on topics ranging from housing development and preservation, homeownership, supportive housing, landlord-tenant laws, and the federal and state housing landscape. Ensure your seat at the table and register now to join us for the 2025 Housing New Mexico Summit. By registering by August 1, you'll enjoy early bird savings and can start planning your housing summit week.





**Register Now**



Facebook, Instagram, @HousingNewMexico | LinkedIn: Housing New Mexico | Twitter/X: @HousingNM

As part of our 50th anniversary celebration, we have rolled out the “50 Stories from 50 Years” campaign, which highlights the impact that Housing New Mexico has made on the housing landscape throughout the state of New Mexico. These powerful stories are also shared weekly on Housing New Mexico social media pages, offering a glimpse into the lives changed by Housing New Mexico’s work. You may follow along weekly by visiting our dedicated web page below.

### 50 Stories from 50 Years

To further honor this milestone, Housing New Mexico will host its board of directors meeting on Thursday, July 24—marking the 50th anniversary of our inaugural board meeting held on the same date in 1975. Several former board members and executive directors will join us in commemorating this historic occasion.

As we reflect on 50 years of impact and look ahead to the future, we thank you for being part of our journey. We look forward to celebrating this milestone year with you

at the Housing Summit and beyond.

**- Isidoro Hernandez**  
CEO and Executive Director

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## New Program Highlight

### Statewide Landlord Incentive Program

*Housing New Mexico*, in partnership with the State of New Mexico, has launched the Statewide Landlord Incentive Program (SLIP), which aims to increase the number of safe, adequate voucher-supported rental units in the state.

The program is available to landlords renting to eligible voucher holders and provides funding for expenses such as damage-related costs, code-required improvements, vacancy loss and certain other tenant deposits and fees.



“This program is another way we can work together to provide safe, affordable housing for New Mexicans,” said Donna Maestas-De Vries, *Housing New Mexico* Chief Housing Officer. “We encourage landlords renting to housing voucher holders to take advantage of this funding opportunity.”

Eligible landlords are those renting to New Mexicans who have housing vouchers through programs such as Emergency Solutions Grant Rapid Rehousing and Homelessness Prevention, Linkages, Housing Choice Vouchers and other programs through which vouchers are issued at the federal, state or local level. Landlords may file claims of up to a total of \$12,500 per occupancy per unit.

Landlords may learn more about the Statewide Landlord Incentive Program and view a list of allowable expenses by visiting the Housing New Mexico website or contacting us by phone at 505-843-6880.

**Learn More**

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## Program Highlight



### HOME Rehab Notice of Funding Availability

Over \$3 million in funding is available for *Housing New Mexico's* HOME Rehabilitation Program, which provides home repairs related to health and safety issues, substandard conditions, structural, electrical and code compliance, as well as fall reduction items and accessibility modifications as needed at no cost to eligible homeowners.

The *Housing New Mexico* Board of Directors approved an updated Notice of Funding Availability (NOFA) for the HOME Rehabilitation program at its January meeting, streamlining the application process and allowing for more service providers to serve New Mexicans in all areas of the state.

“I really admire the process of reviewing current programs, and I encourage us all to continue in this path of taking the time to look at what we are doing right and what we could do better, looking at the future and making the appropriate changes,” said Rebecca Wurzbarger, *Housing New Mexico* Board of Directors Treasurer. “I know these updates took a lot of work, and I want to recognize the hard work staff put into this for the right purpose.”

*Housing New Mexico* receives federal HOME Investment Partnership Program funds through a U.S. Department of Housing and Urban Development (HUD) formula grant and allocates a portion of those funds to the HOME Homeowner Rehabilitation



Program. Funding is awarded to eligible applicants including – but not limited to – the following:

- Public and private non-profit organizations
- Governmental housing agencies, authorities, entities or instrumentalities
- Regional housing authorities
- Tribal governments or housing agencies

Eligible entities interested in applying for funding may access the NOFA below.

### HOME Rehab NOFA

Homeowners may apply to the program directly through awarded service providers listed on the *Housing New Mexico* website. Click below to be directed to the page.

### Apply Here

Eligibility requirements for the program are as follows:

- Household income must not exceed 80% of the Area Median Income (AMI) adjusted for location and household size. For example, in McKinley County, 80% of the AMI for a two-person household is \$45,200, and in Grant County, 80% of the AMI for a two-person household is \$45,900.
- The home must be owned and occupied by the applicant and must be the applicant's primary residence.
- The after-rehabilitation value of the home must not exceed 95% of the HUD provided HOME-value guidelines, which are specific to each county and based on average median sales prices.
- Projects are subject to environmental clearance, as well as feasibility and cost reasonableness requirements.

The updated NOFA includes the removal of territorial restrictions, which previously limited homeowners to apply for the program through a single service provider in their county. Homeowners may now apply for the program with any *Housing New Mexico*-approved service provider that services their county.

“By removing the territories, we will have more service providers available to homeowners and this program will impact even more New Mexicans,” said Donna Maestas-De Vries, *Housing New Mexico* Chief Housing Officer. “We are also hopeful that more of our Tribal partners will apply for funding to increase the reach of this program. Many homes in our state need rehabilitation, and it is our vision that all New Mexicans have safe, quality housing opportunities.”

Another improvement: the updated NOFA now allows providers to serve the Albuquerque and Las Cruces metropolitan statistical areas, expanding the program's reach to eligible homeowners statewide.

## Grand Openings



### *Three Sisters Apartments*

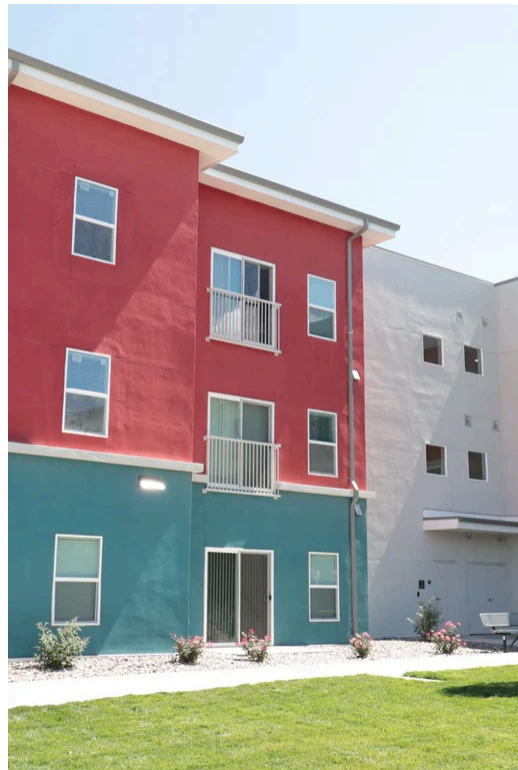
*Housing New Mexico* representatives attended the ribbon-cutting ceremony for the Three Sisters Apartments Tuesday, May 13, celebrating another affordable housing opportunity in Las Cruces.

The Three Sisters will feature 70 one-, two- and three-bedroom apartments, and the amenities include playgrounds, garden areas, walking paths and a community building. The community targets households with children that earn 30%, 50% and 60% of the Area Median Income (AMI).

### *Vista de Socorro Apartments*

*Housing New Mexico* representatives attended the grand opening ceremony for Vista de Socorro Apartments Thursday, May 22, celebrating another affordable housing community in the state.

Vista de Socorro is a new 32-unit affordable multifamily rental community with seven units reserved for households experiencing homelessness, or are at risk of homelessness, or have a disability.



### ***Felician Villa I and Felician Villa II Apartments***

The Rio Rancho community welcomed its most recent affordable housing development with the grand opening ceremony for Felician Villa I and Felician Villa II apartments Tuesday, June 3. The Felician Villa community offers 132 new apartments for seniors aged 55 and older with a preference to active and retired military members.

One- and two-bedroom apartments will be available, and amenities include a community room with a television lounge area, library, kitchen, computer center, an

exercise room and a laundry room. Outdoor features include bicycle racks, garden areas, walking paths and a meditation garden.

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## Groundbreakings

### *Cresta Ranch Apartments*

The Santa Fe community will have another affordable housing option in the near future with the construction of Cresta Ranch Apartments, offering 240 new apartment units. *Housing New Mexico* representatives attended the groundbreaking ceremony for the development Thursday, May 29.

Cresta Ranch will consist of 120 two-bedroom units and 120 three-bedroom units, of which 60 units will serve households with children. Amenities include playgrounds, a clubhouse with onsite leasing offices, a fitness center, a mail and package room and common-area laundry space.





## *Somos Apartments*

*Housing New Mexico* representatives attended the Somos Apartments groundbreaking ceremony hosted by Sol Housing in Albuquerque's International District Wednesday, June 4, celebrating another affordable housing community in New Mexico.

Somos is a mixed-use development with 70 one-bedroom apartments and leasable commercial space on the ground floor for local small businesses and nonprofits. Of the 70 apartments, 59 are affordable housing units reserved for residents aged 55 and older, and 11 are market rate. Amenities include an on-site pantry, fitness room, private area for service dogs and pets, as well as a community space.

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## Employee Spotlight



**Carmela Arellano** - *Program Coordinator*  
Asset Management Department



Born in Santa Fe and raised in Los Brazos, New Mexico, Carmela Arellano has proudly called Albuquerque home for the past 30 years. She holds a Bachelor of Arts in Sociology and Spanish from the University of New Mexico (UNM). Carmela is happily married and the proud mother of two sons—one a recent graduate and the other currently attending UNM. Outside of work, she enjoys spending time with her family, reading, and watching Hallmark movies with her beloved Shih Tzu, Hazel.

Carmela has been a dedicated member of the Housing New Mexico team for 17 years. She began her journey in August 2000 as a receptionist before transitioning into the role of TRACS (Tenant Rental Assistance Certification System) Voucher Specialist within the Asset Management Department. After a brief break to raise her sons, she returned to the department in 2008 and has continued to make a lasting impact.

In her current role as a program coordinator, Carmela manages the Section 811 Project-Based Rental Assistance program, oversees Rental Assistance Contracts, maintains communication with Local Lead Agencies and the State Health Care Agency, and ensures accurate housing assistance payments. She also provides technical support for U.S. Department of Housing and Urban Development Project-Based Section 8 and Tax Credit properties and serves as the resident liaison addressing health, safety, and well-being concerns.



Carmela finds deep purpose in her work, knowing that she plays a vital role in helping individuals and families access safe, decent, and sanitary housing. Her institutional knowledge, compassion, and long-standing commitment make her an invaluable member of the Housing New Mexico team—one whose contributions continue to shape the agency's mission and impact across the state.

Click the button below to explore current job openings and take the next step in joining a team where your contributions make a difference!

## Career Opportunities

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## Awards



### *Taos Navigating Emergency Support Together (NEST) Housing Innovation Program \$500,000*

The DreamTree Project was awarded grant funding to support the construction of the Taos Navigating Emergency Support Together (NEST) project, an overnight temporary crisis shelter. Taos NEST is a joint project between nonprofit agencies DreamTree Project, HEART of Taos, Taos Men's Shelter/Taos Coalition to End Homelessness, and Youth Heartline, with support from both the Town of Taos and Taos County. The project includes an overnight crisis shelter, a community meeting space, and a one-stop crisis resource center for anyone in the community who needs support.

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### *West Mesa Ridge A HOME & New Mexico Housing Trust Fund Total Award: \$5 Million*



YES Housing, Inc. was awarded funding to support the construction of West Mesa Ridge A. The property will be in Albuquerque and will offer 128 affordable units to

households with children with a preference for active and retired military households. To ensure that specified residents will only pay 30% of their income toward rent payments and further enhance affordability, West Mesa Ridge was also awarded project-based Section 8 vouchers from Albuquerque Housing Authority.

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***Villa Encantada II***  
*New Mexico Housing Trust Fund*  
*\$2.9 million*

Clearbrook Investments, Inc. was awarded funding for infrastructure development to support the new construction of 83- single family homes in Moriarty. The homes will be offered for sale to households earning up to 150% AMI and range from 1,152 to 1,500 square feet including both two- and four-bedroom units.

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***Peach Tree Canyon II***  
*HOME, National Housing Trust Fund &*  
*New Mexico Housing Trust Fund*  
*Total Award: \$5.5 million*



Peach Tree Canyon, developed by Thomas Development Group and Community Development Corporation, was awarded funding to support the second phase of PeachTree Canyon and offer an additional 144-rental units in Las Cruces. The structures are organized around green open space courtyards connected through the site by accessible walking paths and a community pool. Design features of the residential buildings include a stucco finish, metal sunshades, and stone accents enhancing the New Mexican aesthetic.

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***Low-Income Housing Tax Credit Awards***



**Plaza Luna Lofts**  
 Spire Development & NewLife Homes, Inc.  
**Desert Hope Apartments Phase II**  
 Mesilla Valley Housing Development LLC

At its May board of directors meeting, *Housing New Mexico* approved Low-Income Housing Tax Credits (LIHTC) for housing developments statewide. These developments were selected under a highly competitive process and in compliance with the Qualified Allocation Plan. In addition to the LIHTC awards, *Housing New Mexico* made gap financing awards from the National Housing Trust Fund (NHTF), HOME Investment Partnership (HOME), and New Mexico Housing Trust Fund (NMHTF). This process takes many months of work from both the applicants and Housing New Mexico staff.

Five applications were approved, which will result in 262 newly constructed or rehabilitated low-income rental homes thanks to *Housing New Mexico* partners: Spire Development, Inc. and NewLife Homes, Inc. (Plaza Luna Lofts); Mesilla Valley Housing Development, LLC (Desert Hope Apartments Phase II); Tierra del Sol Housing Corporation (Villa de Tularosa); Spire Development, Inc. (San Mateo Manor); and TWG Development, LLC and Santa Fe County (Nueva Acequia Apartments).





***Villa de Tularosa***  
*Tierra Encantada*  
***San Mateo Manor***  
 Spire Development, Inc.  
***Nueva Acequia Apartments***  
 TWG Development, LLC &  
 Santa Fe County



***Plaza Luna Lofts***  
*LIHTC, HOME & NMHTF*  
*Total Award: \$5.2 Million*

Plaza Luna Lofts will be a 57-unit multifamily development serving senior households in Los Lunas. The project will consist of 46 one-bedroom units, each at approximately 642 square feet and 11 two-bedroom units, each at approximately 810 square feet. The development team has prioritized sustainability and efficiency in the project's design with low-flow plumbing fixtures and drought-resistant xeriscaping to minimize water usage.

### ***Desert Hope Apartments Phase II***

*LIHTC & NHTF*  
*Total Award: \$2.1 Million*



Desert Hope Apartments Phase II will be an 80-unit affordable veteran and workforce housing development located on the corner of Colorado Avenue and South Campo Street in Las Cruces. The development is part of a 218-unit master planned senior, veteran and workforce housing rental development. Twenty units (or 25% of the project) will receive project-based rental assistance through Mesilla Valley Public

Housing Authority with preference for active duty or retired US military veterans, with services provided by Veterans Affairs on-site.

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### ***Villa de Tularosa***

*LIHTC, NHTF, NMHTF & Primero*

*Total Award: \$5.9 Million*

Villa de Tularosa will involve the acquisition and substantial rehabilitation of an existing 22-unit multifamily housing development located in Tularosa with a set aside for individuals with special needs. The project utilizes funding to extend the useful life and incorporate amenities and services to improve the quality of life for residents who are 62 years or older and individuals with physical and/or mental disabilities. At no cost to residents, on-site services will include a social service coordinator (present at least twice a week for 10 hours), enrichment services, CPR training, health screenings, nutrition classes, computer training, job development, gardening classes, and a food pantry.

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### ***San Mateo Manor***

*LIHTC, HOME, NHTF & NMHTF*

*Total Award: \$5.2 Million*



San Mateo Manor will be a 50-unit multifamily apartment development targeting senior households in Albuquerque. All units will serve households earning less than 80% area median income with 10 units set aside for HUD Section 811 Project Rental Assistance Vouchers. The site will feature a large community area with a kitchenette to serve as a central location for the provision of social services to residents, a gym, and a laundry room.

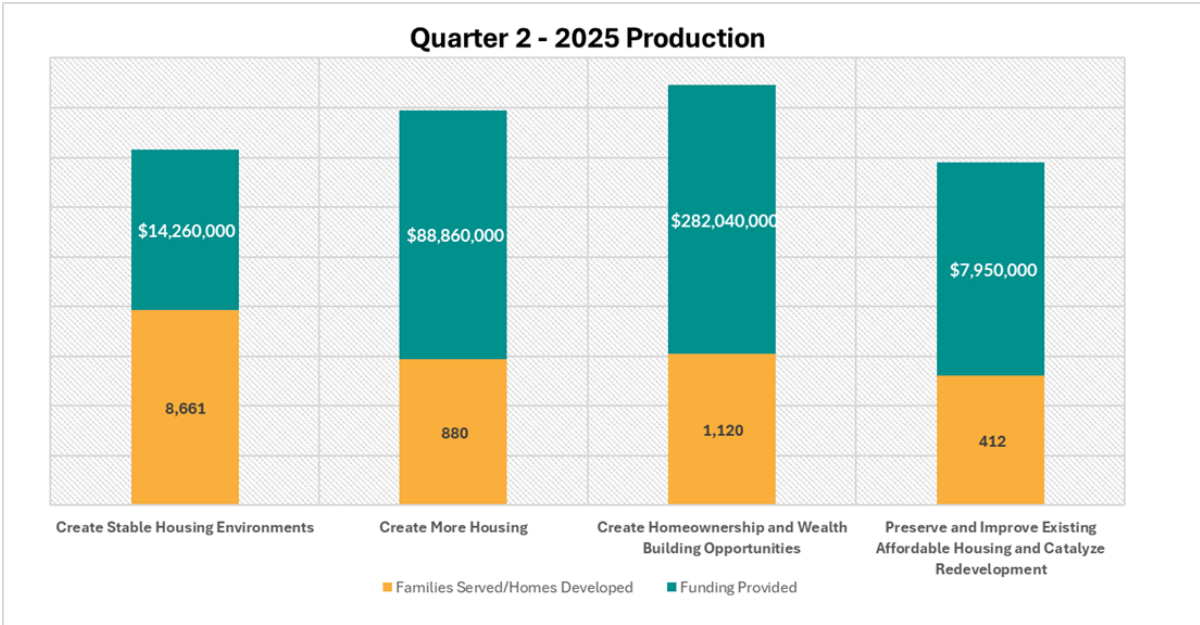
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**Nueva Acequia**  
*LIHTC, HOME & NMHTF*  
*Total Award: \$3.9 Million*

Nueva Acequia will be a 53-unit multifamily apartment development serving senior households in Santa Fe. The residents of Nueva Acequia will have access to a central courtyard area with a dedicated garden space, walking trail and park that will be developed on the northern end of the property. On-site amenities will include a community room featuring a community kitchen space, a fitness room, and an outdoor game area.

Production Data



Notices of Funding Availability (NOFA)

Request for Qualifications (RFQ)





*Click below for more information.*

**Home Improvement Program RFQ for Manufactured Home  
Dealers and Installers**

**Home Improvement Program RFQ for General and Trade Contractors**

**HOME Investment Partnerships American Rescue Plan (HOME-ARP)  
Rapid Rehousing and Homeless Prevention Program NOFA**

**HOME Rehabilitation NOFA**

**Housing Innovation Program NOFA**

**New Mexico Housing Trust Fund Loan Awards Notice of Funding  
Availability NOFA**

**New Mexico Preservation Loan Fund**

**Recovery Housing Program NOFA**

**Rehab-2-Rental NOFA**

## Restoring Our Communities NOFA

### Zero Interest Homebuilder Program

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## Upcoming Events



**July 24:**

**Board of Directors Meeting at 9:30 a.m.**

*Location: Housing New Mexico Community Room*

**August 20:**

**Board of Directors Meeting at 9:30 a.m.**

*Location: Housing New Mexico Community Room*

**August 27**

**Legislative Oversight Committee meeting at**

**10:00 a.m.**

*Location: Housing New Mexico Community Room*

**August 27**

**Listening Session (Time TBD)**

*Location: Housing New Mexico Community Room*

**September 2**

**Legislative Oversight Committee meeting at**

**10:00 a.m.**

*Location: Housing New Mexico Community Room*

**September 17:**

**Board of Directors Meeting at 9:30 a.m.**

*Location: Hotel Albuquerque*

**September 17-19:**

**2025 New Mexico Housing Summit**

*Location: Hotel Albuquerque*

**October 3:**

**Legislative Oversight Committee meeting at**

**10:00 a.m.**

*Location: Housing New Mexico Community Room*



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