



October 2024

Housing New Mexico Has Moved!

Message from the CEO



“This year has been a remarkable journey for Housing New Mexico. Our rebranding efforts have brought new energy, and I am thrilled to announce the successful completion of our move to our new home on Jefferson Street.

I want to extend my heartfelt thanks to our incredible staff, dedicated partners, and all who have shown patience and support throughout this transition. This move is more than just a change of address—it’s a fresh chapter in our mission to assure every New Mexican has a place to call home.

While our location may be new, our commitment remains constant. Together, we will continue to serve hundreds of thousands of families, and I’m excited to see the positive impact we will create from our new headquarters.”

- *Isidoro Hernandez*
CEO and Executive Director

Housing New Mexico Has Moved!

Housing New Mexico has moved to a new location. Our new address is:

Housing New Mexico | MFA
7425 Jefferson St. NE
Albuquerque, NM 87109

Please update your records to reflect this change.

Important Message for Our Customers:

Any drop-off payments will need to be made at the new address referenced above. If you need to mail your payment, please continue to mail to the following address:

MFA
PO Box 912727
Denver, CO 80291-2727

If you have any questions, please contact our Servicing Department at 505-843-6882.



Housing New Mexico and Partners to Celebrate Weatherization Day October 30



Housing New Mexico and Central New Mexico Housing Corporation will celebrate 2024 Weatherization Day on October 30 at a home in Albuquerque that has been improved by the NM Energy\$mart Weatherization Program.

The NM Energy\$mart Weatherization Program's primary goal is to assist low-income households in reducing their energy consumption, lowering costs and improving their health and safety by implementing various energy efficient measures in their homes. Governor Michelle Lujan Grisham issued a proclamation declaring October 30, 2024, as "Weatherization Day" in New Mexico.

Stay tuned for photos from the event in our next newsletter!



Awards



Housing New Mexico continues to provide financing for solutions that meet the needs of communities and individuals statewide. Over the last quarter, the Housing New Mexico Board of Directors awarded \$13.4 million to various affordable housing initiatives spanning the housing continuum. The funding provided will assist at least 514 New Mexicans across the state, including programs specialized in transitional and long-term housing for veterans, permanent supportive housing for those experiencing homelessness, and recovery housing for people dealing with substance use disorder.

Housing Innovation Program

Amador Housing Complex

The City of Las Cruces was awarded \$1.5 million for the Amador Housing Complex, a permanent supportive housing project for special needs populations utilizing housing vouchers. The 50-unit property will feature a mix of studio and one-bedroom units, fully furnished and utilities provided, with on-site supportive services provided by Mesilla Valley Community of Hope which is conveniently located adjacent to the site.



Village of Ruidoso

In response to the executive order emergency declaration (EO 2024-034) signed by Governor Michelle Lujan Grisham, Housing New Mexico awarded \$1 million to the Village of Ruidoso to support the revitalization of the community. Funds were awarded to the 603 Mechem project, currently a 21 single-family rental site, for infrastructure costs and the addition of 10 units.

Forget Me Not Veteran's Park

Forget Me Not Veteran's Park is a non-profit organization located between Socorro and Truth or Consequences that provides housing solutions for homeless veterans in the area. Since opening in November of 2022, the non-profit has constructed a mess hall, shared restrooms, and 10 tiny homes, all of which are available to veterans. The organization also offers comprehensive support services, including job training programs and mental health services, ensuring a holistic approach to veterans' reintegration into society. The park was awarded \$375,000 to address infrastructure needs for 10 existing homes and the addition of five homes to the site.



Awards

Recovery Housing Program

New Mexico Reentry Center

Through the Recovery Housing Program, the New Mexico Reentry Center was awarded \$1 million to expand its existing recovery program in Albuquerque. Since its inception in 2020, the center has been specifically tailored to address individuals with opioid use disorder, providing supportive housing and stability programs to support its clients' reintegration in the community. Funds will support the acquisition and rehabilitation of a complex which will be utilized as transitional housing and assist an estimated 80 New Mexicans.



New Mexico Housing Trust Fund Loans



Sandoval Flats

Dominium Development and Acquisition, LLC has been awarded \$3 million for the construction of a 216-unit apartment complex in Rio Rancho, Sandoval Flats. The development will be comprised of eight three-story complexes serving households with children and restricting all units to households earning at or below 60% Area Median Income. Amenities for this gated community will include a clubhouse and fitness center, pool and spa, cabanas, ramada, tot lot, barbeque, dog park, and other active and passive open space areas.

Mariposa

The Mariposa Apartments is currently a 51-unit complex in Taos which received 9% Low-Income Housing Tax Credits in 2021 but has seen an increase in cost estimates that placed the development in jeopardy of becoming infeasible. The \$1 million award to Chelsea Investment Corporation will help fill the gap of increased costs and allow the community to remain a feasible new construction while contributing an additional six units to the community.



Awards

Tax Credit Assistance Program

Tierra Encantada

The Tierra del Sol Housing Corporation was awarded \$100,000 to support the acquisition and rehabilitation of the Tierra Encantada Apartments, an existing 24-unit multifamily housing development in Anthony. Although the development remains structurally sound, rehabilitation will address several major systems including the replacement of the existing heating and cooling system, the replacement of rusted HVAC ductwork, painting and patching of the stucco exterior, sealing of the existing low-E windows, and the installment of new insulated front doors to minimize/stop any air infiltration and transfer of heat/cold during the different seasons of the year.



Primero Investment Fund Loan

Vado New Horizontal Phase IB

Tierra del Sol Housing Corporation has acquired 25 acres for the New Horizons Subdivision in Vado, aiming to provide 97 affordable homeownership opportunities for low-income families. The subdivision is divided into two phases, with the first phase (Phase IA) covering 11 acres and 41 lots. Housing New Mexico awarded \$3.5 million for the infrastructure costs related to the second phase, the remaining 14 acres and 56 lots. Homeowners have the ability to choose the colors for the interior and exterior of the house, a variety of tile selection, landscaping designs for their front yards, shingle colors, and trim colors. All houses will be Energy Star 3.0 certified, and families have the option of acquiring solar panels for their homes if the budget permits.



New Mexico Affordable Housing Tax Credit

64th Street

Greater Albuquerque Habitat for Humanity (GAHH) was awarded \$1 million for the construction of 64th Street, a new construction in Albuquerque consisting of six detached single-family homes that will be made available to low-income households. Construction of each house is a partnership between GAHH and the homebuyer who contributes 350 hours of "sweat equity." The project will consist of two two-bedroom homes, each at approximately 1,029 square feet, three three-bedroom homes, each at approximately 1,273 square feet, and one four-bedroom home at approximately 1,433 square feet.



Ground Breakings



Ground breakings and grand openings are opportunities for Housing New Mexico and its partners to celebrate milestones in the development process. It can take several years to reach the shovel-ready stage of development, and it takes a large amount of work to create housing. Housing New Mexico partners BlueLine Development, Inc. (Route 66 Flats) and Sol Housing (Farolito Senior Community) hosted recent groundbreaking events.



Route 66 Flats (Albuquerque)

Developed by BlueLine Development, Inc. on a two-acre site, Route 66 Flats will be managed by local nonprofit High Desert Housing and BlueLine Property Management and will target low-income individuals. Housing New Mexico awarded the community federal Low-Income Housing Tax Credits and provided HOME American Rescue Plan funding. The City of Albuquerque Workforce Housing Trust Fund also provided funding for the development, and Albuquerque Health Care for the Homeless will provide on-site services to residents. BlueLine Development, Inc. hosted the groundbreaking ceremony on August 7.

Farolito Senior Community (Albuquerque)

Farolito is a new 82-unit multifamily construction development serving seniors aged 55 and over whose incomes range from 30%-to-80% of the Area Median Income (AMI). For example, in the Albuquerque Metropolitan Statistical Area (Bernalillo, Sandoval, Torrance and Valencia Counties), 30% of the AMI for a one-person household is \$18,150, while 80% of the AMI for a one-person household is \$48,400; and 30% of the AMI for a two-person household is \$20,760, while 80% of the AMI for a two-person household is \$55,360. In addition to third-party financing sources, Farolito is made possible through federal Low-Income Housing Tax Credits through Housing New Mexico. Sol Housing hosted the groundbreaking ceremony on September 25.



Partner Highlight

Forget Me Not Veteran's Park

The organization operates as a 501(c)(3) and is dedicated to addressing the urgent need for affordable, safe, and dignified housing for veterans who have served their country. Forget Me Not Veteran's Park has accomplished its mission by constructing small, energy-efficient homes that are tailored to the specific needs of veterans.

The project began when cofounders, Daun Medaris, and his wife, Darlene Medaris, moved from California to New Mexico and chose to use their personal financing and passion to begin their fight for a group that they hold nearest to their hearts – veterans. Daun, a veteran himself, and Darlene bought 22 acres of land on which they developed a mess hall, shared restrooms, and 10 tiny homes. The site was officially opened to veterans in November of 2022, which marked the start of their relentless journey of assisting as many veterans as possible and continuously developing plans to grow their park further.

Speaking about their passion and commitment, Daun Medaris said,

“We are dedicated to caring for and housing our homeless veterans. Our tiny home community is for veterans looking to reintegrate back into society. Our Housing Innovation Program award will enable the construction of crucial infrastructure needed to provide state-of-the-art housing to help facilitate growth and stability to assist with the mission of the Forget Me Not Veteran's Park.”



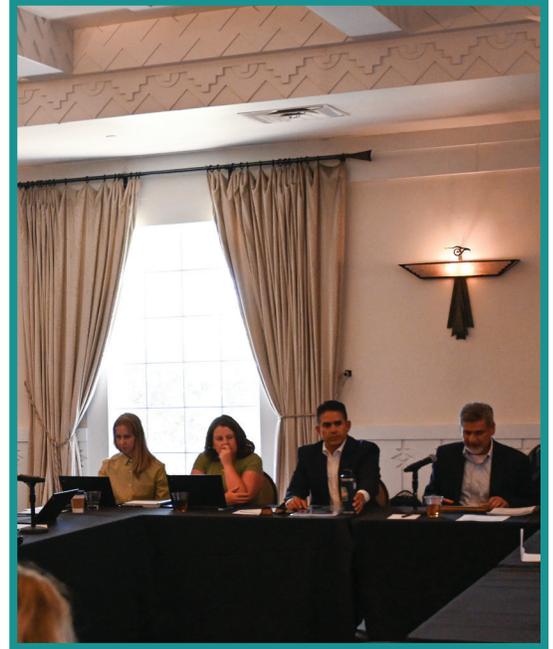
Strategic Plan

The Housing New Mexico Board and staff were engaged in a comprehensive analysis of current housing conditions in the state and the role of Housing New Mexico in delivering solutions to create more housing, preserve existing affordable housing, create opportunities for homeownership and support at-risk populations.

As Housing New Mexico moves forward, the focus is achieving the goal of providing all New Mexicans with the opportunity of safe and affordable housing. Housing New Mexico remains dedicated to its mission, accountability in the equitable and efficient administration of funding and programs, and the partnerships which are the key to success.

Read the strategic plan in its entirety at:

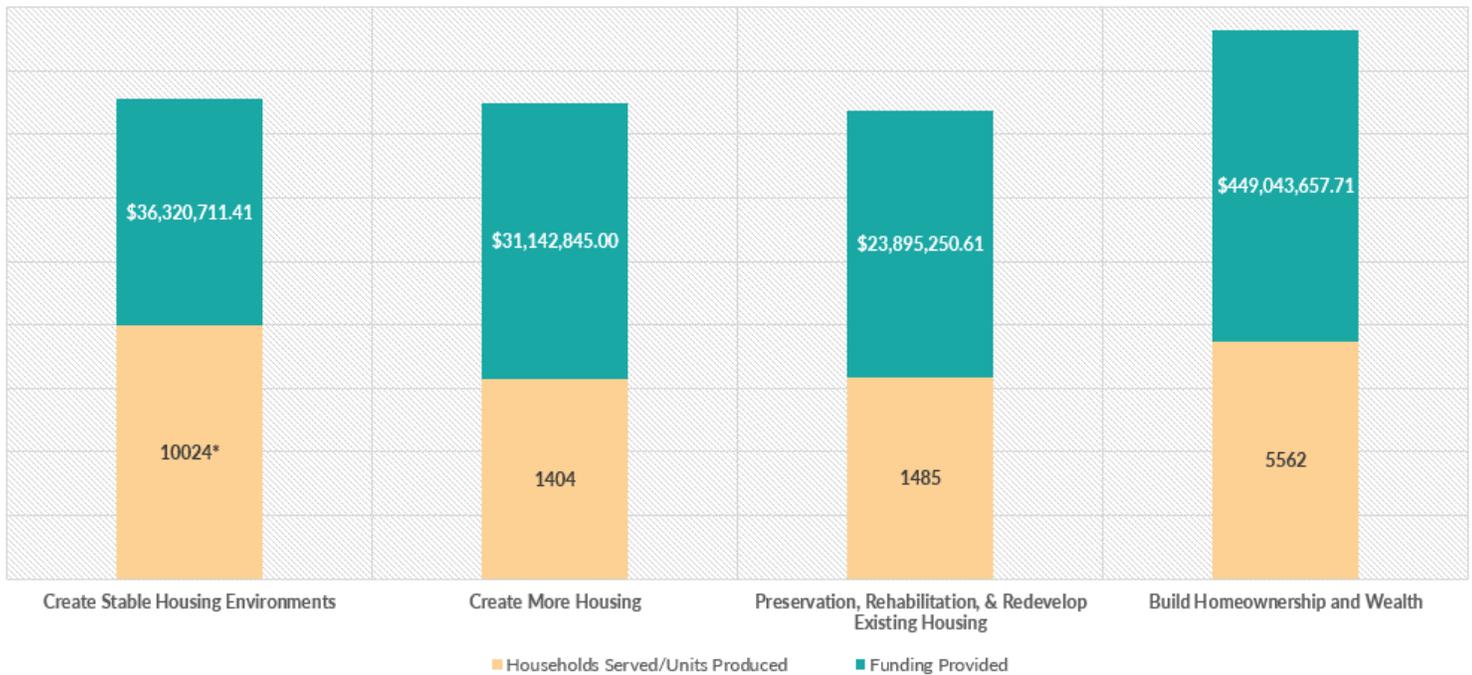
https://housingnm.org/uploads/documents/Strategic_Plan.pdf



Production Data

During the first three quarters, Housing New Mexico assisted 18,475 New Mexicans with housing services or homes, providing a total of \$540,402,464.73.

Housing New Mexico Production Data Fiscal Year 2024 - Through Quarter 3



*Please note that the households served/units produced for Create Stable Housing Environments contain an unduplicated count this quarter.

Notices of Funding Availability (NOFA)

Request For Qualifications (RFQ)

Request For Production (RFP)

Click on the NOFA/RFQ/RFP for more information.

**HOME Investment Partnerships American Rescue Plan Rapid
Rehousing and Homeless Prevention Program NOFA**

**Community Project Funding Affordable Housing in
New Mexico's Fire Affected Counties NOFA**

Housing Innovation Program NOFA

Restoring Our Communities NOFA

**Home Rehabilitation and Repair Programs General
Contractors and Trade Contractors RFQ**

Recovery Housing Program NOFA

New Mexico Housing Trust Fund Loan Awards NOFA



Upcoming Events

- **November 14:** **Legislative Oversight Committee Meeting at 10 a.m.**
Location: Housing New Mexico Community Room
- **November 20:** **Board of Directors Meeting at 9:30 a.m.**
Location: Housing New Mexico Community Room
- **December 18:** **Board of Directors Meeting at 9:30 a.m.**
Location: Housing New Mexico Community Room
- **January 15:** **Board of Directors Meeting at 9:30 a.m.**
Location: Housing New Mexico Community Room

[Click for More Information](#)

