TENTATIVE AGENDA
for the
SECOND MEETING
of the
MORTGAGE FINANCE AUTHORITY ACT OVERSIGHT COMMITTEE

July 16, 2021
State Capitol, Room 307
Santa Fe

Friday, July 16

10:00 a.m. **Call to Order and Introductions**
—Representative Eliseo Lee Alcon, Chair
—Senator Nancy Rodriguez, Vice Chair

10:10 a.m. (1) **New Mexico Mortgage Finance Authority (MFA) Updates**
—Isidoro "Izzy" Hernandez, Executive Director and Chief Executive
Officer, MFA

10:25 a.m. (2) **New Mexico Statewide Housing Needs Assessment**
—Sonja Unrau, Research and Development Manager, MFA

10:55 a.m. (3) **Federal Housing Policy and Budget Trends**
—Rebecca Velarde, Senior Director of Policy and Planning, MFA

11:35 a.m. (4) **MFA 2022 Legislative Agenda: Introduction**
—Isidoro "Izzy" Hernandez, Executive Director and Chief Executive
Officer, MFA
—Rebecca Velarde, Senior Director of Policy and Planning, MFA

12:00 noon **Adjourn**

New Mexico Mortgage Finance Authority

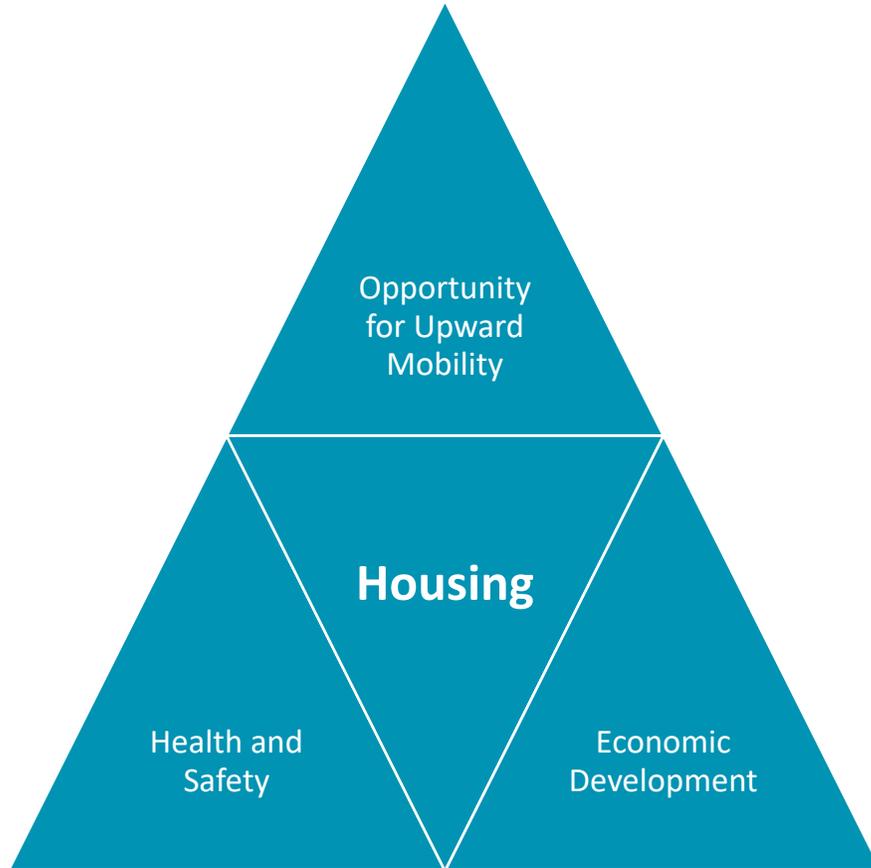## July 16, 2021

Table of Contents

Tab 1

New Mexico Statewide
Housing Needs Assessment

Sonja Unrau

Research and Development Manager

Mortgage Finance Authority Act Oversight Committee
July 16, 2021

Housing Impacts Wellbeing

Opportunity for Upward Mobility
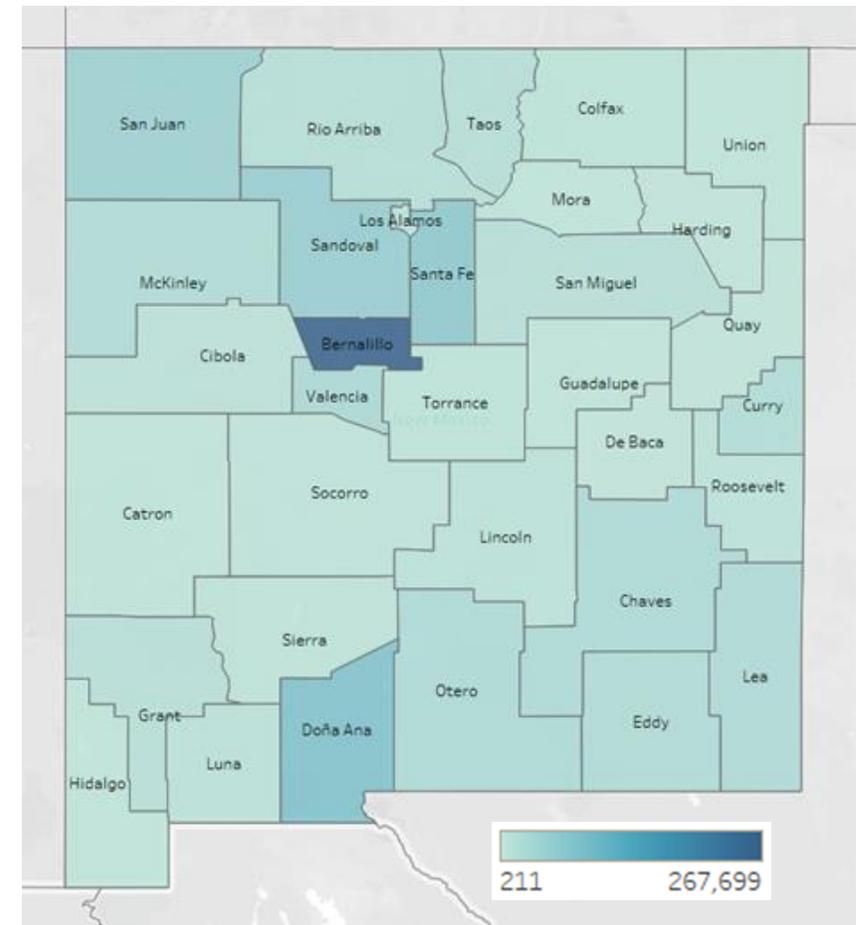
Housing

Health and Safety

Economic Development

- Quality, secure affordable housing is foundational to health, safety, upward mobility opportunities and addressing inequities.

- Without investment in affordable housing, New Mexico will struggle to overcome its acute social and economic challenges.

New Mexico's Occupied Housing Units

- There are 780,249 occupied housing units in New Mexico.

- 68.5% of New Mexico's occupied housing units are in the state's metropolitan statistical areas (MSAs), including 41.2% in the Albuquerque MSA.

- 32.3% of housing units are renter occupied, and 67.7% are owner occupied.

- 29.4% of households include a senior member, and 11% of households are seniors living alone.
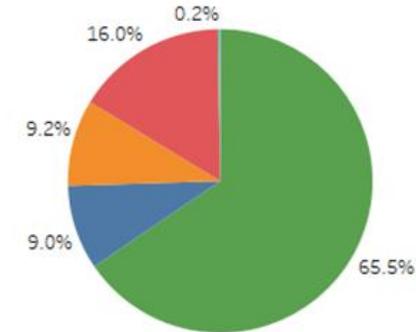
Occupied Housing Units

Source: American Community Survey 2015-2019 5 Year Estimates

Housing Stock
Occupied Homes

- New Mexico has a slightly higher percentage of single family homes (65.5%) than the U.S. (62.7%).

- New Mexico has a lower percentage of multifamily units.

- The most significant difference between housing stock in New Mexico and the U.S. is the high percentage of mobile homes: 16.0% vs 5.5%.

Occupied Housing Stock in NM

Single Family
1-4 Attached
Apartment or Condo
Mobile Home
Other

Occupied Housing Stock in the US
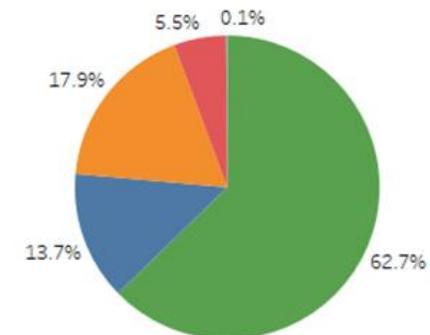
Source: American Community Survey 2015-2019 5 Year Estimates

Housing Stock
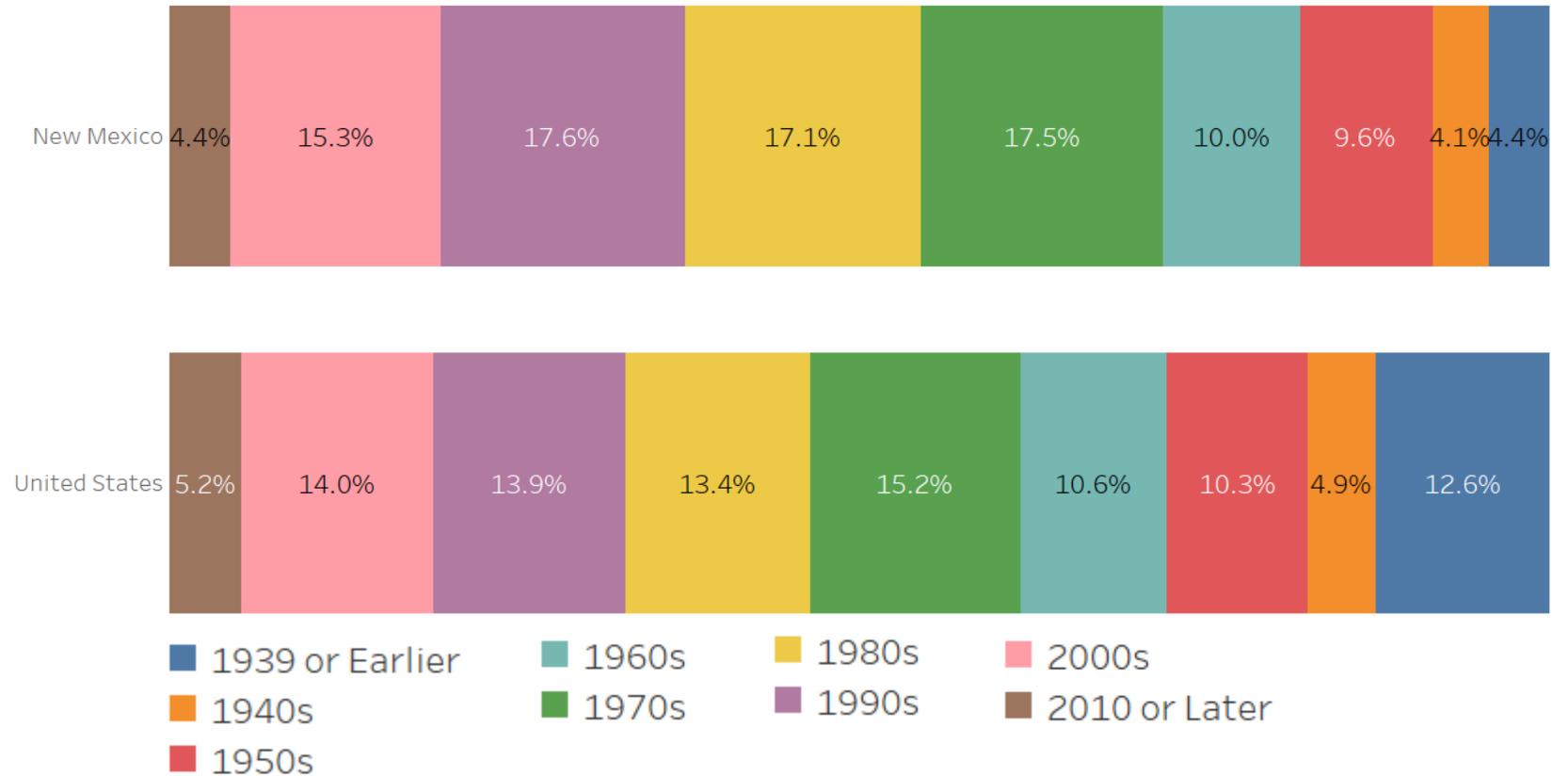## *Age of Housing Units*

- Overall, housing stock is newer in New Mexico than in the U.S. However, development activity is uneven between New Mexico's urban and rural counties.

- 19.7% of NM's housing was developed after 2000. All counties located within the MSAs are close to that average age.

- Most rural counties have aging or old housing stock.

Age of Housing Stock

New Mexico: 4.4% | 15.3% | 17.6% | 17.1% | 17.5% | 10.0% | 9.6% | 4.1% | 4.4%

United States: 5.2% | 14.0% | 13.9% | 13.4% | 15.2% | 10.6% | 10.3% | 4.9% | 12.6%

Legend:
- 1939 or Earlier
- 1940s
- 1950s
- 1960s
- 1970s
- 1980s
- 1990s
- 2000s
- 2010 or Later

Source: American Community Survey 2015-2019 5 Year Estimates

Housing Stock
Housing Condition Issues

- New Mexico's housing units are more likely to lack complete plumbing or complete kitchens compared to the rest of the country.

- Overcrowding, defined as a household that has more members than rooms in a home, is slightly more prevalent in New Mexico than in the rest of the nation.

Housing Condition Issues
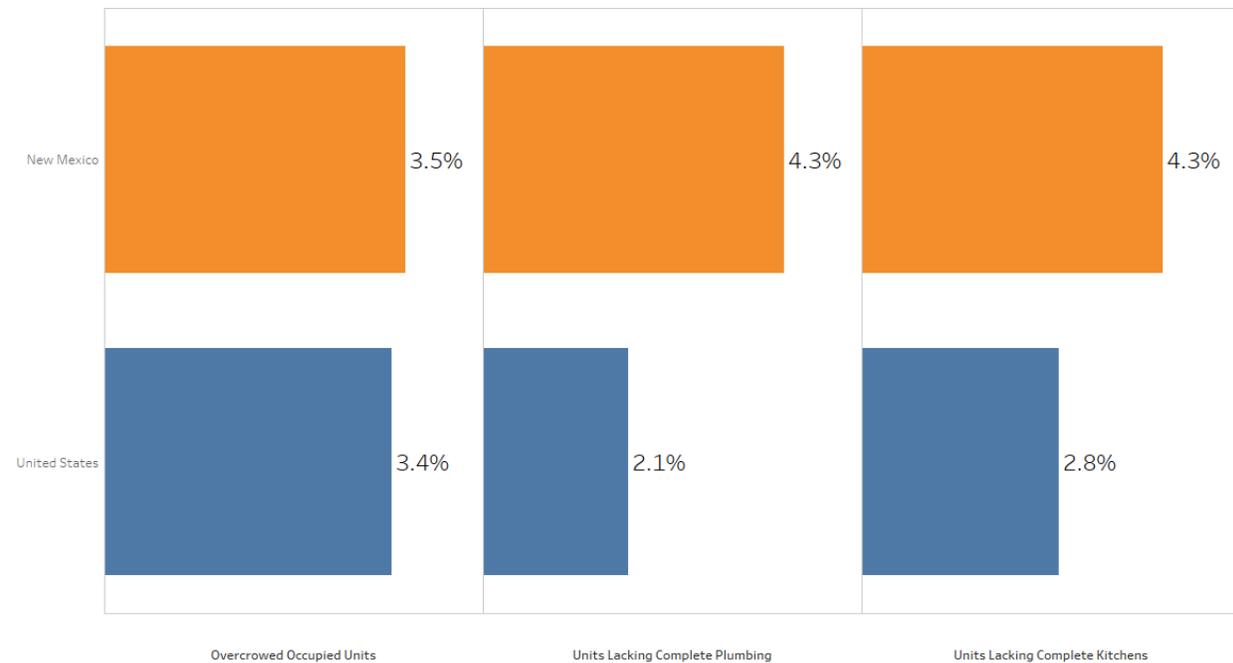
	Overcrowed Occupied Units	Units Lacking Complete Plumbing	Units Lacking Complete Kitchens
New Mexico	3.5%	4.3%	4.3%
United States	3.4%	2.1%	2.8%

Source: American Community Survey 2015-2019 5 Year Estimates

Housing Stock
Housing Condition Issues by County

Housing Condition Issues by County
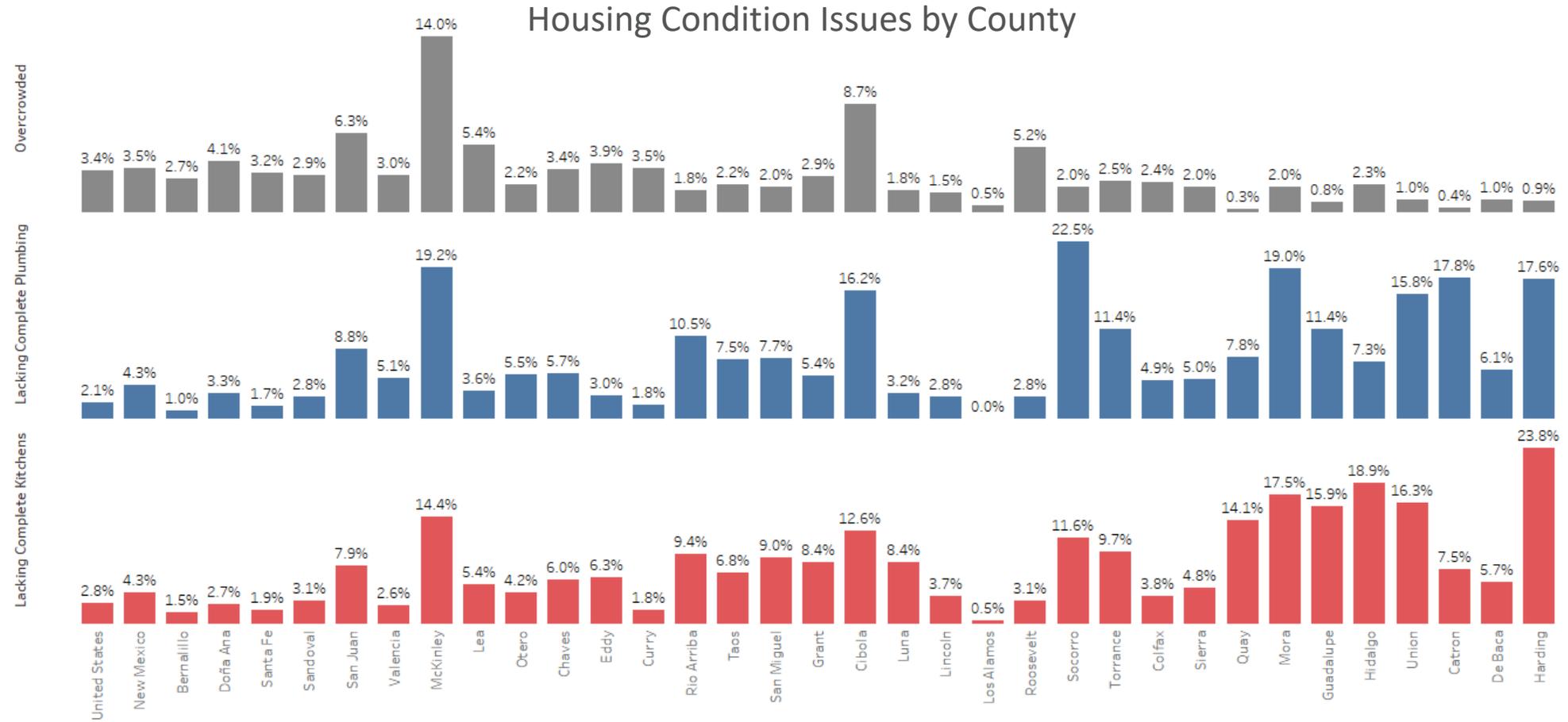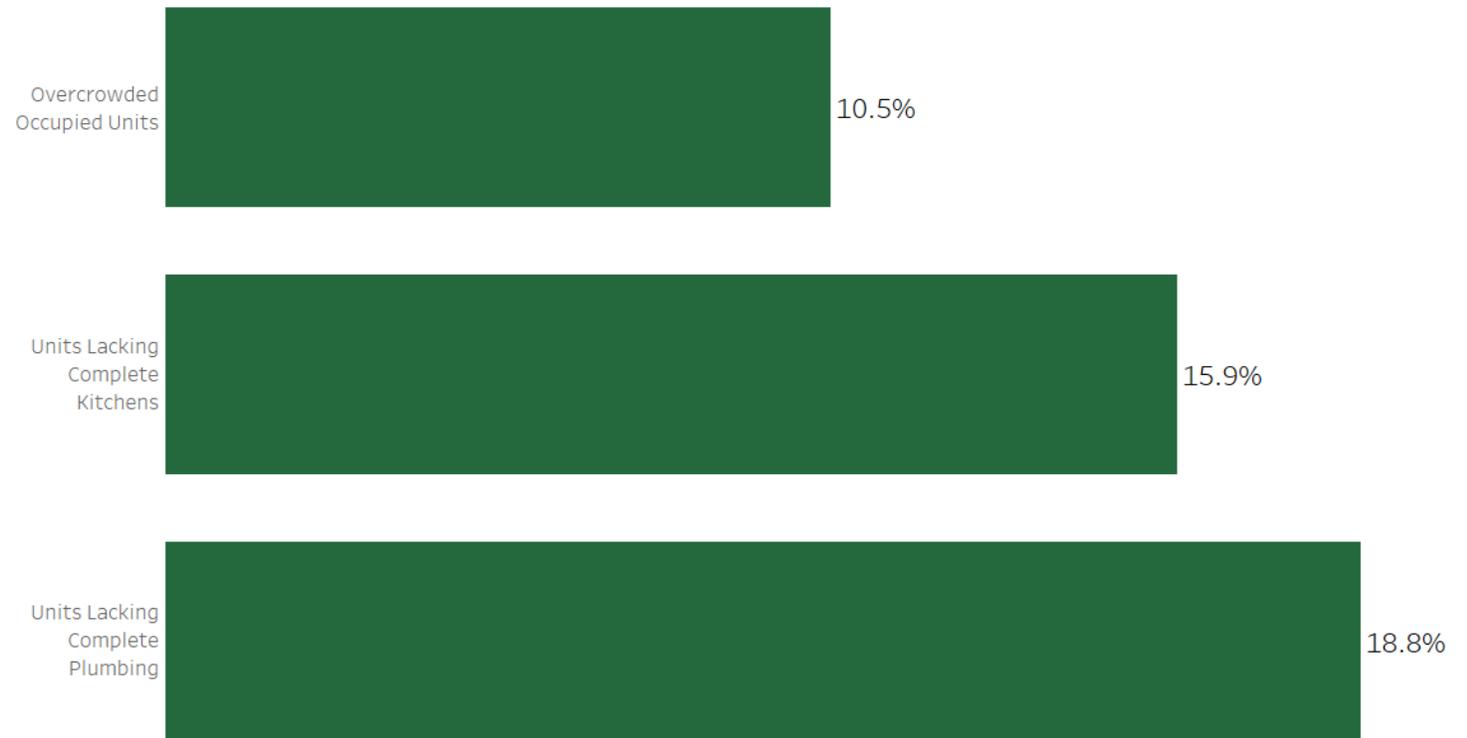
Source: American Community Survey 2015-2019 5 Year Estimates

Housing Stock
Housing Condition Issues

- Sub-standard design, heating and electrical is more widespread and severe in the homes of Native Americans than those of New Mexicans statewide.

- An affordable housing deficit has resulted in high rates of overcrowding in Tribal areas.

- Housing conditions are linked to negative health outcomes. Controlling for age, Native Americans are more likely to contract, be hospitalized, and die from COVID than any other ethnic or racial group. *(Center for Dieses Control and Prevention, New Mexico Department of Health)* It is likely that the lack of adequate housing in tribal areas contributed to the devastating toll of the pandemic in these communities.

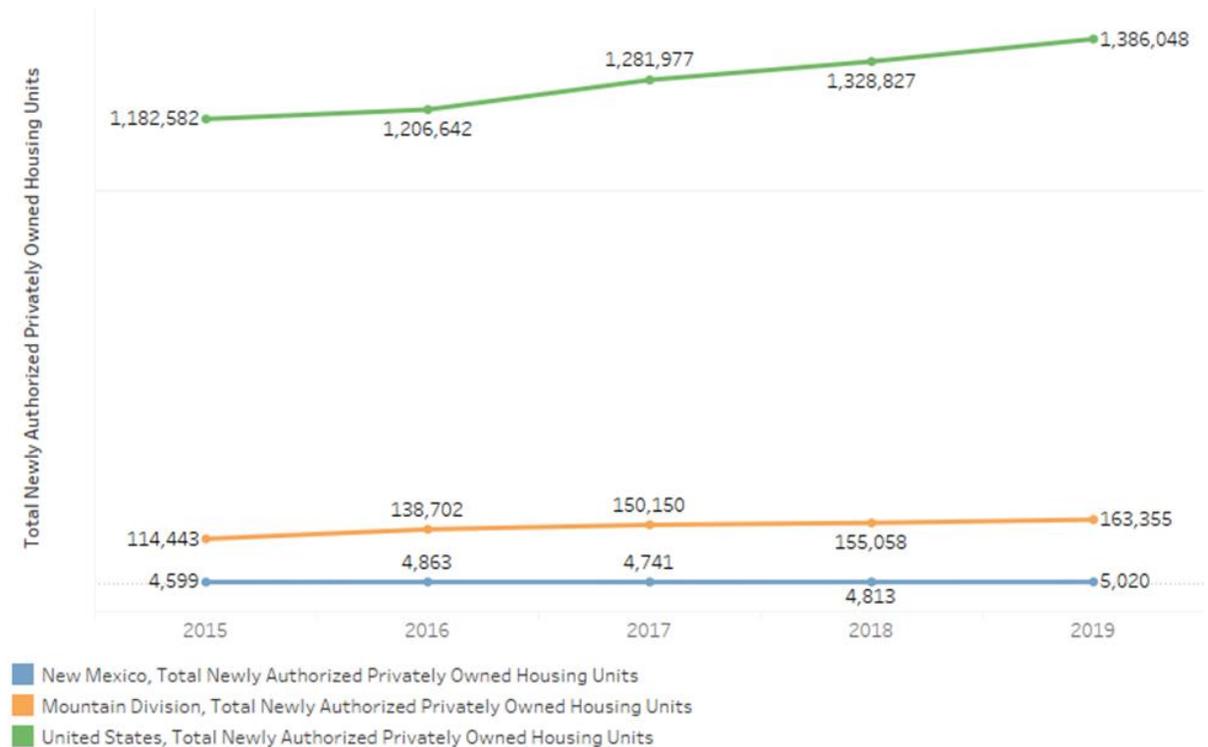## Housing Condition Issues in NM Tribal Areas

Overcrowded Occupied Units — 10.5%

Units Lacking Complete Kitchens — 15.9%

Units Lacking Complete Plumbing — 18.8%

Source: American Community Survey 2015-2019 5 Year Estimates

Housing Stock
New Housing Development

- Since the Great Recession, new construction of residential dwellings has slowed.

- The lag in construction may be attributed to the reluctance of builders and lenders to repeat the mistakes that were made in the 2000s when the housing supply expanded too rapidly.

- Data from the Annual Building Permit Survey shows the increase in permits for residential housing units was 8.4% for New Mexico and 17.2% for the United States from 2015 to 2019.

Residential Development Permitting

Total Newly Authorized Privately Owned Housing Units

United States	
1,182,582	
1,206,642	
1,281,977	
1,328,827	
1,386,048	

Mountain Division	
114,443	
138,702	
150,150	
155,058	
163,355	

New Mexico	
4,599	
4,863	
4,741	
4,813	
5,020	

2015   2016   2017   2018   2019

■ New Mexico, Total Newly Authorized Privately Owned Housing Units
■ Mountain Division, Total Newly Authorized Privately Owned Housing Units
■ United States, Total Newly Authorized Privately Owned Housing Units

Source: US Census Bureau Building Permit Survey

- Physical health risks

  Sub-standard conditions subject household members to extreme heat and cold in addition to air pollution, which increases the risk of asthma, stunted growth, neurological damage, accidents, injury and disease. *(Health Affairs, June 2018)*

- Mental health risks

  Persons living in overcrowded households are more likely to be exposed to a lack of privacy, noise and overstimulation, which can increase stress and make it difficult to get adequate sleep. Consequently, there are also negative mental and behavioral health outcomes associated with overcrowding. *(Commission to Build a Healthier America, September 2008 and HUD, 2016)*

Homelessness
An Increasing Concern

- HUD's 2021 Annual Homeless Assessment Report to Congress reported New Mexico's Point in Time (PIT) count of homeless persons was 2,747.

- During 2020, service providers reported an unduplicated count of 19,845 persons experiencing homelessness in New Mexico.

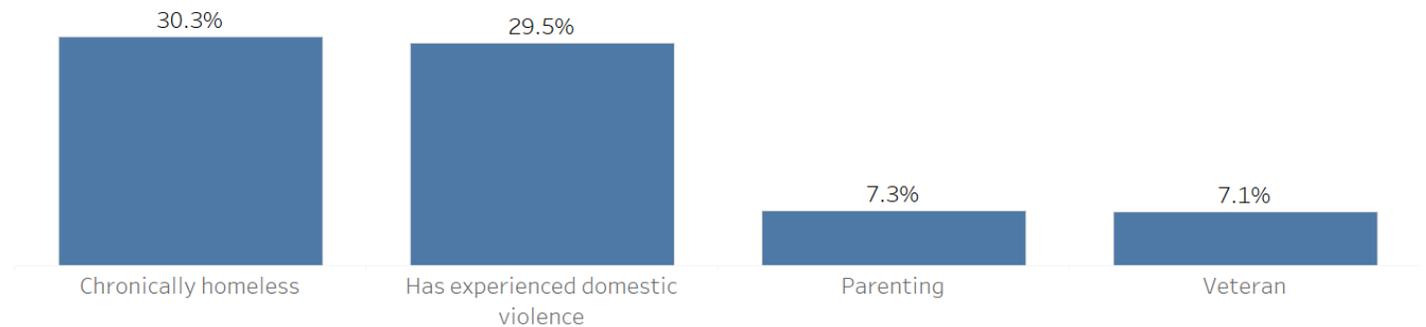### HUD Point in Time Count of Homeless Persons

Source: HUD 2020 Annual Homelessness Assessment Report and New Mexico Coalition to End Homelessness, HMIS 2020
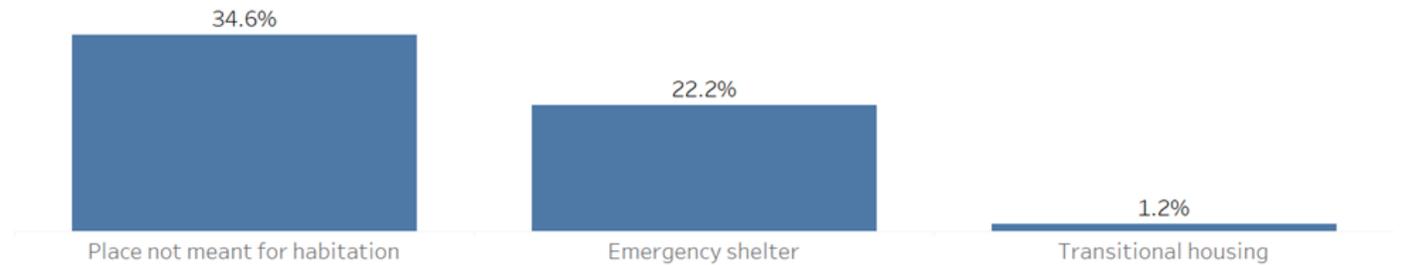
Homelessness
Condition and Situation of Homeless Persons

- More than 30% of the state's homeless population is chronically homeless, meaning these individuals have experienced homelessness for at least one year and have a severe health condition.

- Nearly 30% of individuals experiencing homelessness in New Mexico have experienced domestic violence.

- Homelessness is likely to exacerbate the severity of any medical condition. *(American Psychological Association, 2001)*

Homelessness Condition

30.3%	29.5%	7.3%	7.1%
Chronically homeless	Has experienced domestic violence	Parenting	Veteran

Homelessness Situation

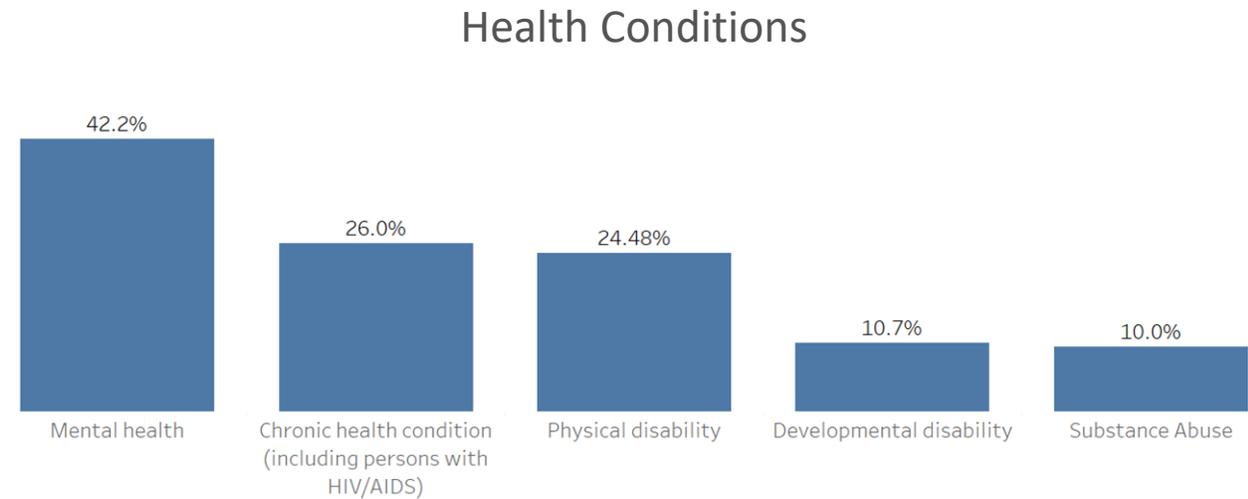|		
34.6%	22.2%	1.2%
Place not meant for habitation	Emergency shelter	Transitional housing

*Non exhaustive list of homelessness satiations

Source: New Mexico Coalition to End Homelessness, HMIS 2020

Homelessness
Health Conditions

- Severe mental illness can infringe on people's self-sufficiency and, consequently, contribute to the loss of one's home.

- Once homeless, securing treatment and therapeutic intervention can become an insurmountable challenge. Individuals experiencing homelessness who suffer from other chronic illnesses such as HIV/AIDS often have difficulty getting the care they need. *(American Psychological Association, 2001)*

Health Conditions

Mental health	Chronic health condition (including persons with HIV/AIDS)	Physical disability	Developmental disability	Substance Abuse
42.2%	26.0%	24.48%	10.7%	10.0%

Source: Mexico Coalition to End Homelessness, HMIS 2020

Homelessness
Personal and Societal Cost

- Costly de facto housing solutions

  - Due to lack of housing and support services, persons experiencing chronic homelessness cycle through expensive de facto housing solutions including jails, prisons, emergency rooms, psychiatric hospitals and short-term shelters.

  - Some studies estimate that a person experiencing chronic homelessness costs taxpayers on average between $30,000 to $50,000 per year. (United States Interagency Council on Homelessness, 2017, University of Pennsylvania 2002, and Urban Institute, May 2017)

- Poor outcomes for children and generational homelessness

  - Children experiencing homelessness have a high risk of being separated from family, truancy and poor health.

  - These destabilizing effects of homelessness have serious negative effects on children including post traumatic stress disorder and significant deficits in learning. As a result, these children often experience homelessness as adults. *(AMP Reports, August 2019)*

Renters and Homeowners
Prevalence of Renters and Homeowners

- New Mexico has historically boasted a higher homeownership rate (67.7%) than the U.S. (64.0%).

- Among homeowners, New Mexico also has a higher rate of homeowners without a mortgage: 45.8%, compared to 37.3% in the U.S.

- The number of renters is higher in urban counties, counties with post-secondary institutions and counties with military bases.
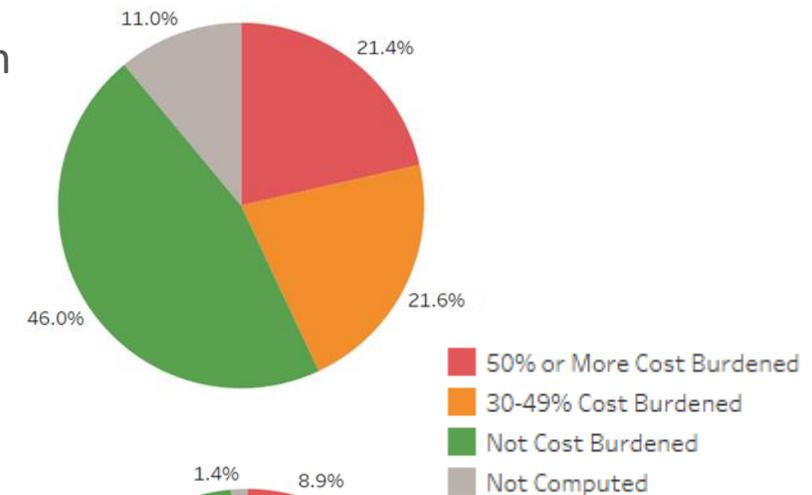
Homeownership Rate
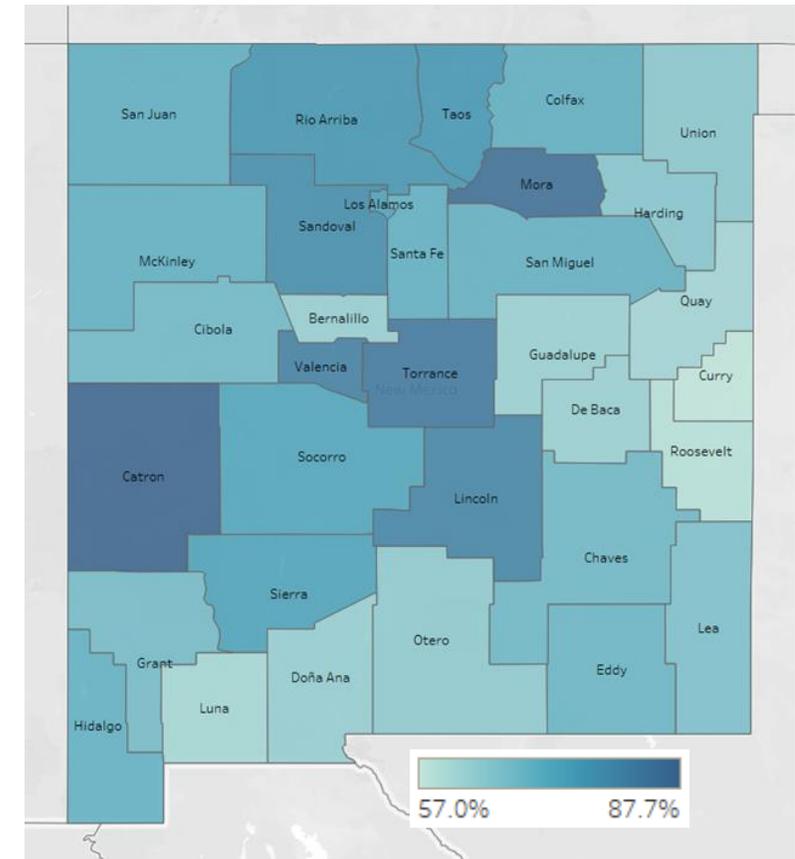
Source: American Community Survey 2014-2018 5 Year Estimates

Renters and Homeowners

Cost Burden

- Cost burden is a measure of housing affordability. Cost burdened households pay more than 30% of their income in housing costs, and extremely cost-burdened households pay more than 50%.

- 43.0% of renters in New Mexico are cost burdened; of those, 21.4% are extremely cost burdened. Among homeowners, the rate of cost burden is 20.8%, which includes 8.9% of homeowners who are extremely cost burdened.

- The difference between cost burdened renters and cost burdened homeowners is largely driven by difference in household income. In New Mexico, the median household income for renters is $31,881 compared to $60,492 for homeowners.

Cost Burden Among NM Renters

- 11.0%
- 21.4%
- 21.6%
- 46.0%

Cost Burden Among NM Homeowners
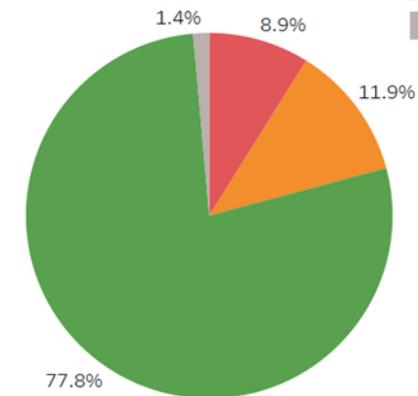
- 1.4%
- 8.9%
- 11.9%
- 77.8%

Legend:
- 50% or More Cost Burdened
- 30-49% Cost Burdened
- Not Cost Burdened
- Not Computed

Source: American Community Survey 2015-2019 5 Year Estimates

- While rents are relatively affordable in New Mexico, finding and keeping an affordable place to live is challenging for many renters - especially those in the lowest income categories.

- Based on data from 2020, average rent in New Mexico was $848. Counties with the highest rents include Santa Fe ($1,102), Bernalillo ($896), and Los Alamos ($812).

- The relative supply of low-priced rental units has decreased since the 1990s.

Cost Burden by Income Level Among Renters

Income Level	Extremely Cost Burdened	Cost Burdened
Less than $20,000	88.1%	9.0%
$20,000 to $34,999	69.9%	22.7%
$35,000 to $49,999	34.5%	44.2%
$50,000 to $74,999	10.9%	40.0%
$75,000 or more	1.3%	14.9%

Cost Burdened
Extremely Cost Burdned
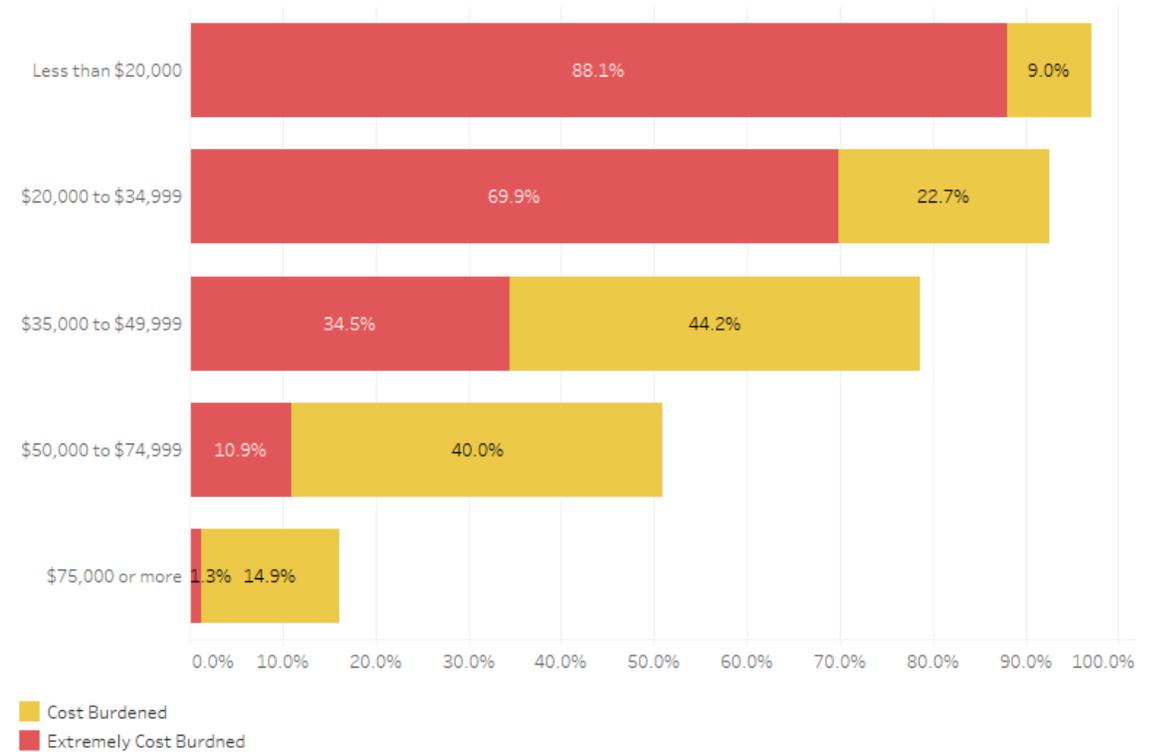
Source: American Community Survey 2015-2019 5 Year Estimates

Renters and Homeowners
Rental Vacancy Rate

Rent Prices by County
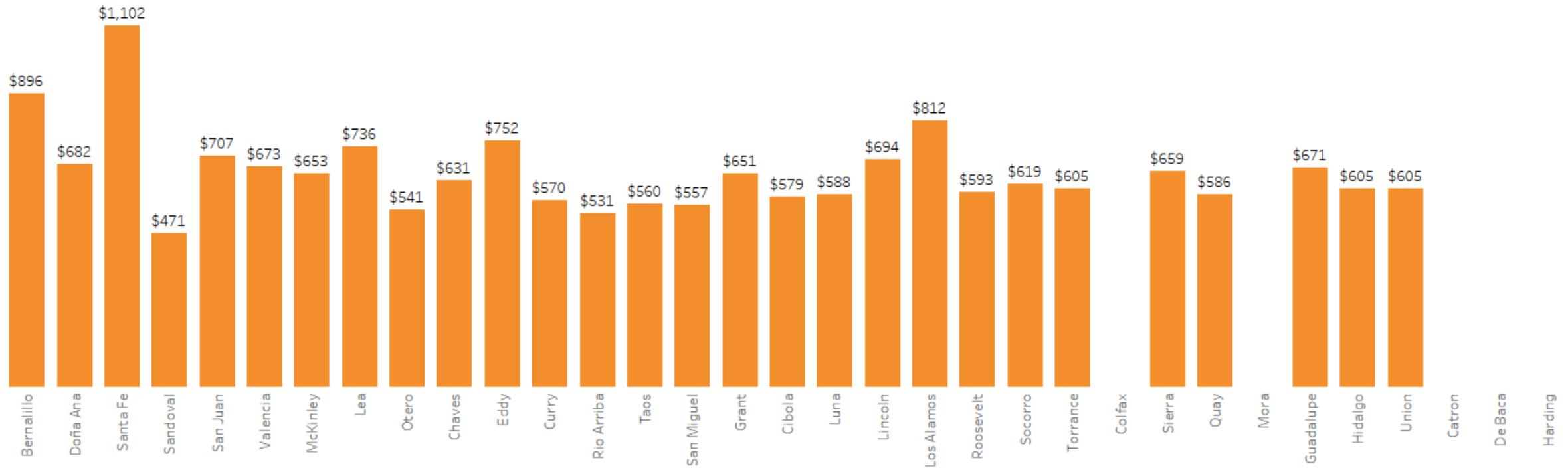
Counties will null values did not have sufficient survey responses to report significant figures
Rio Rancho figure included in Bernalillo County per CBRE data reporting

Source: UNM BBER 2020 Apartment Survey and CBRE Market Trends

Renters and Homeowners
Rent Prices

Vacancy Rates by County
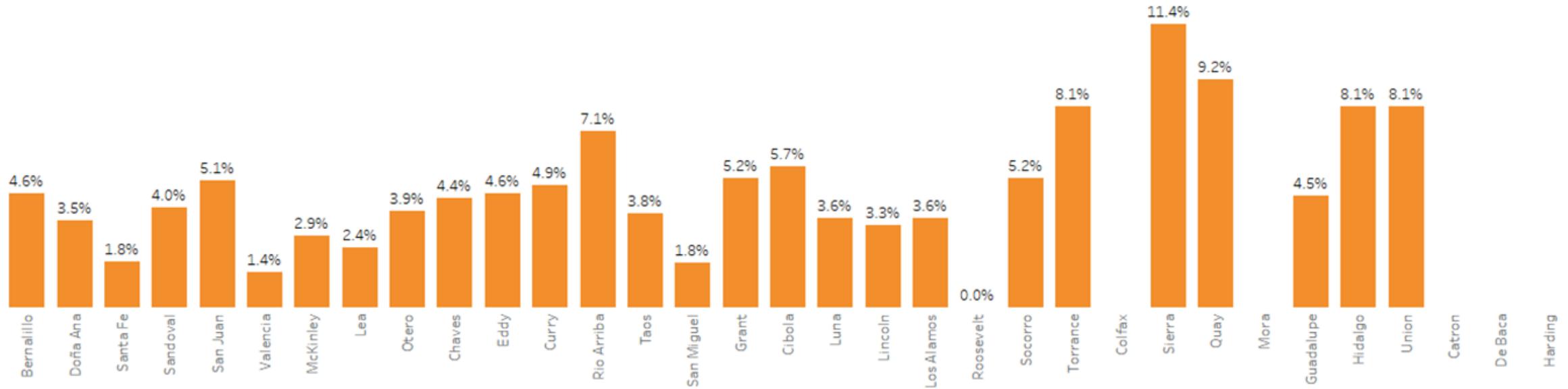
Counties will null values did not have sufficient survey responses to report significant figures
Rio Rancho figure included in Bernalillo County per CBRE data reporting

Source: UNM BBER 2020 Apartment Survey and CBRE Market Trends

Renters and Homeowners
Affordability for Prospective Homeowners

- The percentage of renters who can afford a median-priced home is a good measure of affordability, because most homes are purchased by people who are currently renting.

- Based on data from 2020, the median sale price in New Mexico was $240,000. Counties with the highest median sale price include Santa Fe ($435,000), Los Alamos ($414,750), and Taos ($337,000).
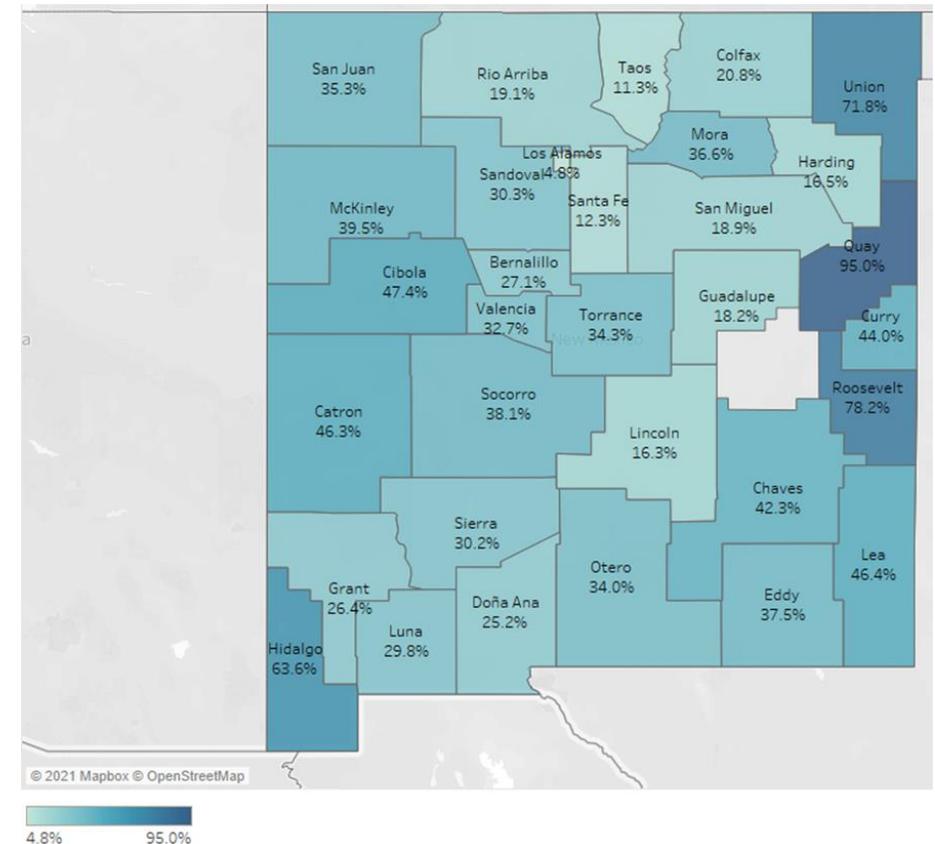
- Poor affordability is partly driven by a limited supply of single family homes. Homebuyers may have access to credit but struggle to find a home within their budget.

Percentage of Renters that Can Afford a Median Priced Home

San Juan 35.3%	Rio Arriba 19.1%	Taos 11.3%
		Colfax 20.8%
	Los Alamos 4.8%	Union 71.8%
	Sandoval 30.3%	Mora 36.6%
McKinley 39.5%	Santa Fe 12.3%	Harding 16.5%
	San Miguel 18.9%	
Cibola 47.4%	Bernalillo 27.1%	Quay 95.0%
	Valencia 32.7%	Guadalupe 18.2%
	Torrance 34.3%	Curry 44.0%
Catron 46.3%	Socorro 38.1%	Roosevelt 78.2%
	Lincoln 16.3%	
Sierra 30.2%		Chaves 42.3%
	Otero 34.0%	Lea 46.4%
Grant 26.4%	Doña Ana 25.2%	Eddy 37.5%
Hidalgo 63.6%	Luna 29.8%	

4.8%   95.0%

Source: New Mexico Association od Relators 2019 Market Report and MFA Calculation

Renters and Homeowners
Housing and the Coronavirus Pandemic

- As of September 2020, there were an estimated 60,000 to 80,000 renter households unable to pay rent and at risk of eviction. *(National Council for State Housing Agencies, 2020)*

- Rental shortfall by January 2021 was estimated to be between $105,000,000 - $153,000,000. *(National Council for State Housing Agencies, 2020)*

- Homeowners have largely been protected by COVID-19 forbearance options, however homeowners remain liable for forborne mortgage payments

- As of January 2021, data from the Federal Reserve Bank of Atlanta reports 4.8% of active single-family mortgages were in forbearance.

- There is an anticipated heightened foreclosure risk since the deadline to request forbearance period ended June 30th.

New Mexico's Housing Challenge
Responding to Housing Needs

Unique needs across the housing continuum

Persons Experiencing Homelessness	→	Renters	→	First Time Homebuyers	→	Next Homebuyers

Demand side solutions

- Homelessness prevention

- Rental and mortgage assistance programs

- Mortgage products for low- and moderate-income homebuyers

Supply side solutions

- Improvements to existing housing stock

- Development of new housing

- Invest in underserved areas and market segments

Renters and Homeowners
Housing Insecurity

- Housing insecurity makes it difficult for families to meet their basic needs including adequate food, clothing and medicine.

- Frequent moves, whether triggered by eviction or foreclosure, make it difficult for adults secure housing in the future and maintain employment employed.

- Frequent moves are also associated with low educational attainment among children.

New Mexico Statewide Housing Needs Assessment

Sonja Unrau

Research and Development Manager

Mortgage Finance Authority Act Oversight Committee
July 16, 2021

New Mexico Mortgage Finance Authority

New Mexico Statewide Housing Needs Assessment

2021

Contents

Introduction

Housing needs in New Mexico vary widely between growing metropolitan areas and rural regions with declining populations. Metro areas with stable economies attract developers who build diverse housing across price points, whereas housing stock in many rural areas consists of aging units and exceptionally high numbers of mobile homes.

MFA's annual New Mexico Statewide Housing Needs Assessment delves into those distinct housing needs through an analysis of data from the American Community Survey (ACS), United States Commercial Real Estate Service (CBRE) Albuquerque and Santa Fe Multi-Family Market Survey, University of New Mexico Bureau of Business and Economic Research (UNM BBER) Apartment Survey, the New Mexico Coalition to End Homelessness and other sources.

Profile of New Mexico
Population Trends

Two-thirds of the state's population is located in four Metropolitan Statistical Areas (MSAs), which include Albuquerque MSA, Las Cruces MSA, Santa Fe MSA and Farmington MSA. Forty-four percent of New Mexico's residents live in the Albuquerque MSA, which comprises Bernalillo, Sandoval, Valencia and Torrance counties.

Population growth in New Mexico lags behind the nation. Over the last five years, the number of people residing in the United States increased by 3.1%, whereas the rate for New Mexico was 0.3%. With few exceptions, urban counties are growing and rural countries are shrinking. Due to more employment opportunities and stronger economies, urban counties have younger populations and lower housing vacancy rates. Conversely, most rural counties have aging populations, older housing stock and high vacancy rates. The differences reflect national and global trends toward urbanization and diminishing economic opportunity in rural areas.

Figure 1: Five-Year Population Growth Rates
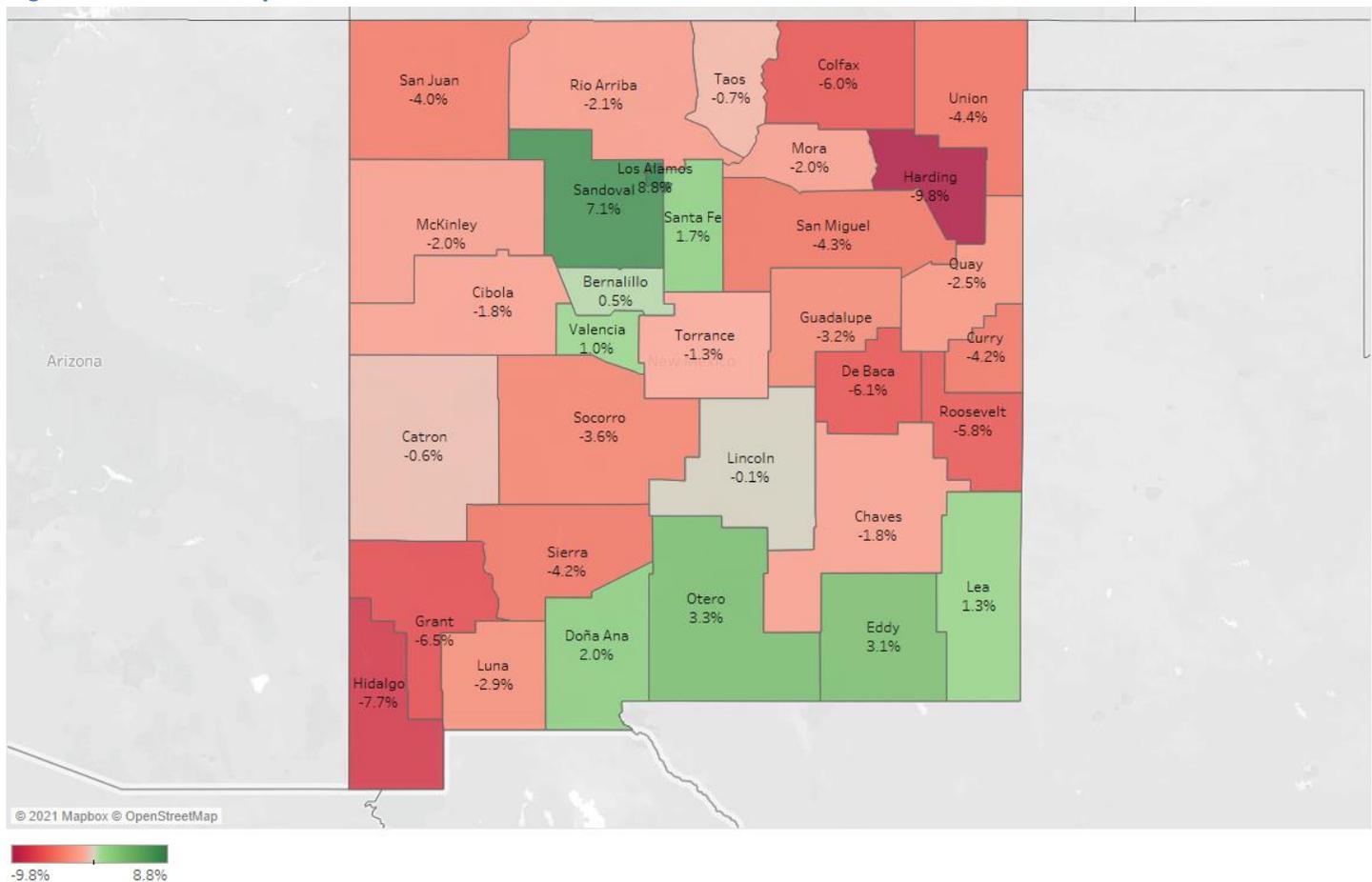
PEPANNRES Annual Estimate of the Resident Population, 2015 to 2019
Refer to Table 1 for Total Population Estimates and 1-Year and 5-Year Growth Rates

5

Demographics

New Mexico's racial and ethnic diversity is distinct from that of the nation. New Mexico is a minority- majority state, with 48.8% of residents identifying as Hispanic or Latino and 8.7% percent identifying as American Indian. In contrast, nationwide 18% and 0.7% of the population identifies as Hispanic or Latino and American Indian, respectively. New Mexico has a lower percentage of persons identifying as Black or African American (1.8%) and Asian (1.5%) than in the U.S., where Black or African Americans comprise 12.3% of the population and individuals of Asian descent account for 5.5%.

Figure 2: Race and Ethnicity

Legend:
- Other Race
- Native Hawaiian and Pacific Islander
- Asian
- Black or African American
- Native American and Alaska Native
- White
- Hispanic
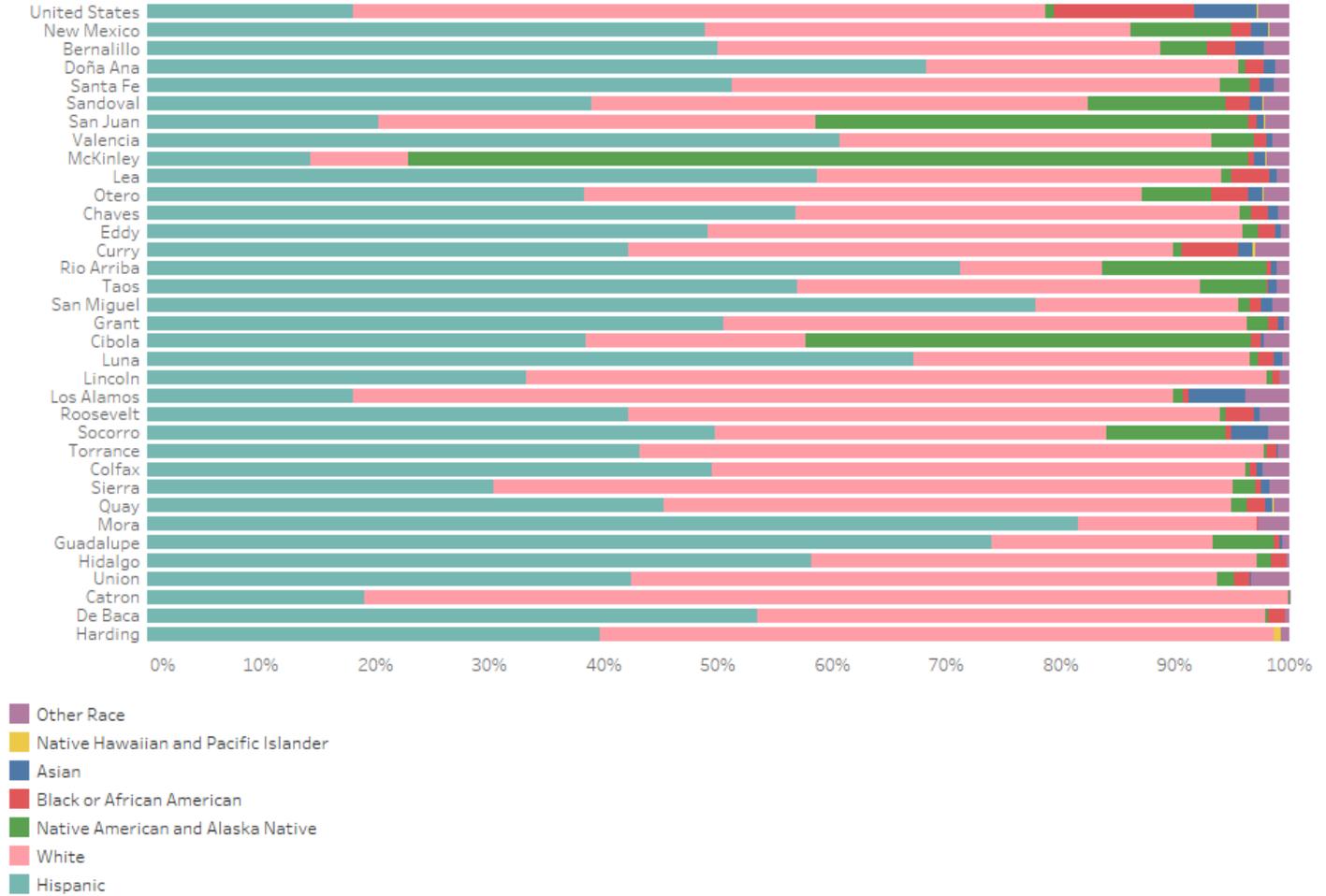
American Community Survey 2019 5-Year Estimates
Refer to Table 2 for Race and Ethnicity

New Mexico has a slightly younger median age (37.8 years) than the U.S. (38.1 years). New Mexico's population of persons older than 55 is higher than that of the nation (31.0% and 29.4%, respectively) as is its population below the age of 25 (32.0% and 31.5%, respectively).

Figure 3: Average Age
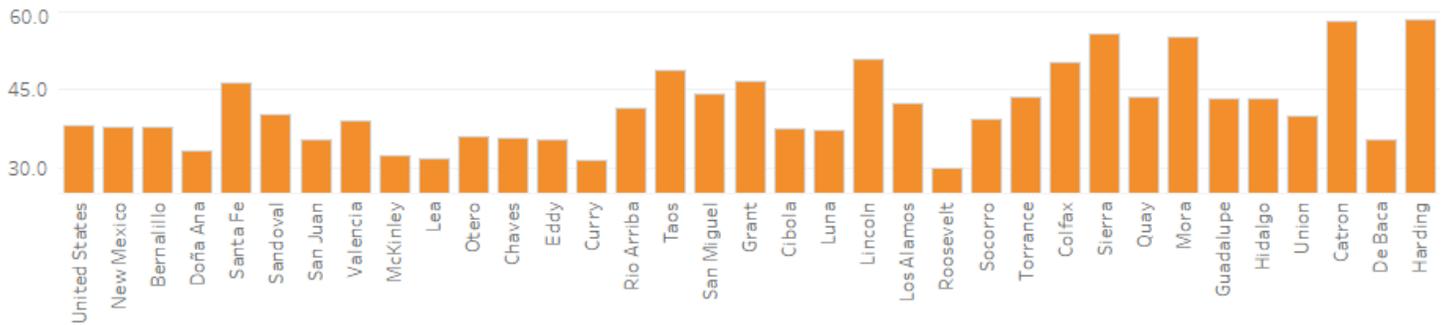
American Community Survey 2019 5-Year Estimates
Refer to Table 3 for Average Age

The average household size for New Mexico and the U.S. is 2.6. The highest average household sizes in the state are Socorro County (3.6) and McKinley County (3.4). Large household size could indicate multigenerational households or "doubling up". HUD defined a doubled-up household as a household with one or more adult members in addition to the head of household and partner or spouse. A stressed housing market is among the reasons behind doubling up.[1]

Figure 4: Average Household Size
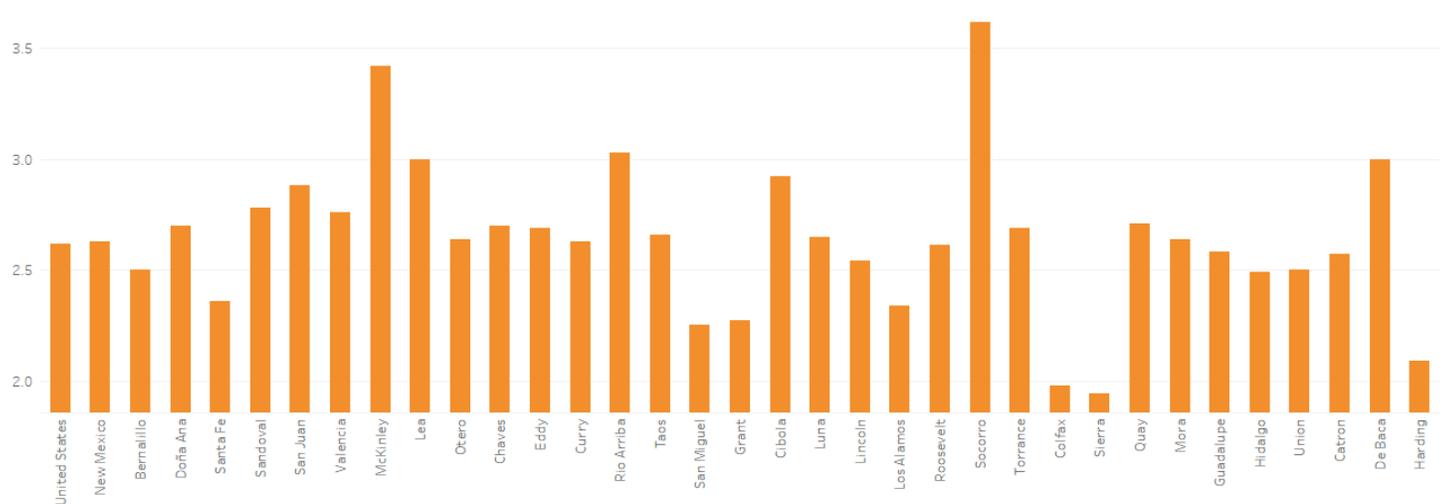
American Community Survey 2019 5-Year Estimates
Refer to Table 4 for Average Household Size

Household Income and Poverty

New Mexico is among the states with the lowest median household income in the county ($49,754) and among the states with the highest poverty rate (19.1%). Nationally the median household income is $62,843, and the poverty rate is 13.4%.

---

[1] U.S. Department of Housing and Urban Development Office of Policy Development and Research. "American Housing Survey Reveals Rise in Doubled-Up Households During Recession."

Figure 5: Poverty Rate and Median Household Income
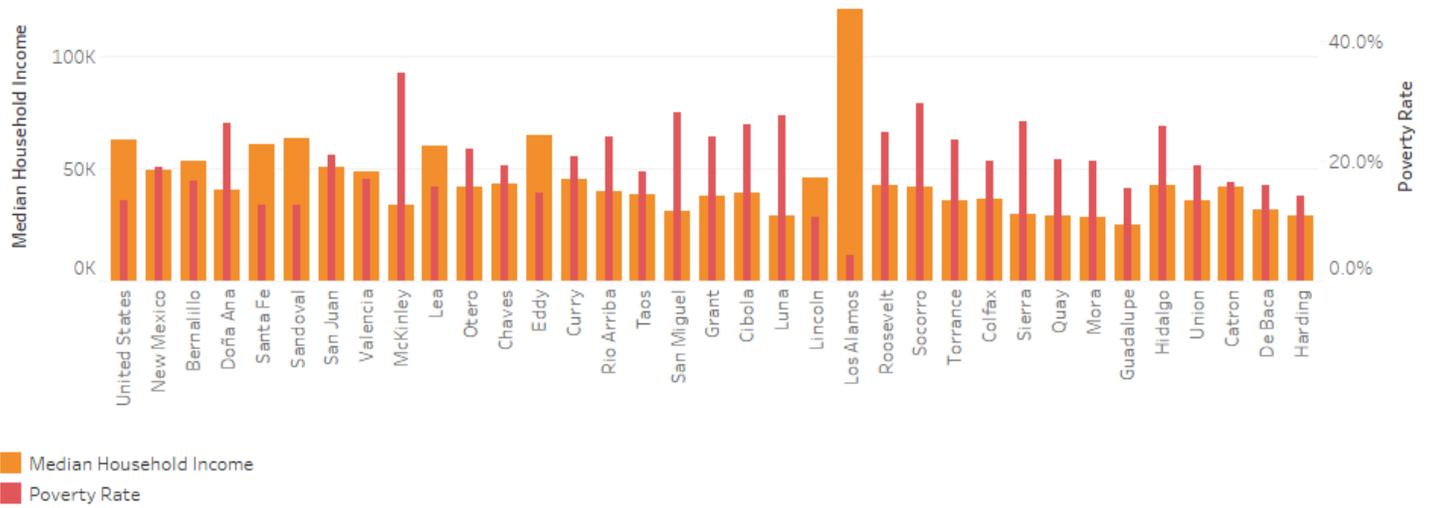
American Community Survey 2019 5-Year Estimates
Refer to Table 5 for Poverty Rate and Median Household Income

Industries

Before the COVID-19 pandemic, New Mexico job growth was on the rise. From February 2019 to February 2020, 12,000 new jobs were created in the state. The largest areas of job growth were in the natural resources, government and education and health service sectors. Job growth was concentrated in metropolitan areas and in oil and gas producing regions, with the exception of the gas producing area around Farmington.[2] As of March 2021, the unemployment rate in New Mexico was 8.3%, which exceeded the national unemployment rate of 6.0%.[3] Since the pandemic, all employment sectors in New Mexico experienced year over year job loss. The greatest number of job losses were in Leisure and Hospitality (18,400), followed by mining (7,300). Renters are more likely to be employed in these industries, which has contributed to disproportionately high rates of financial and housing insecurity among renters.[45]

Figure 6: Employment and Industries, March 2021

New Mexico
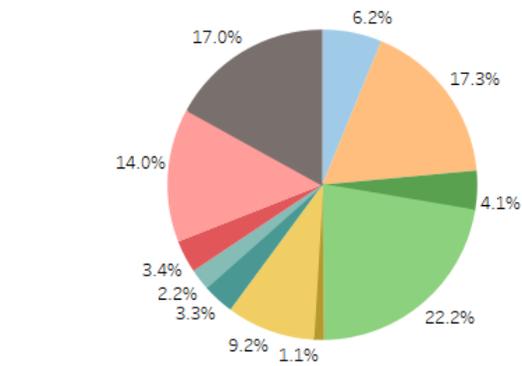
United States
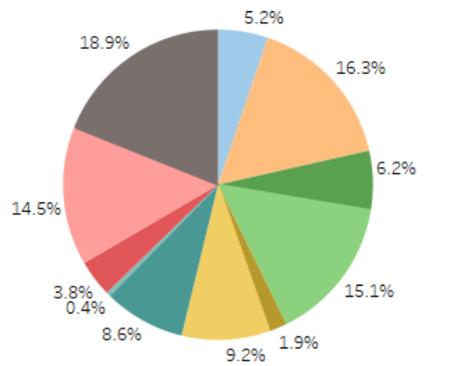
Bureau of Labors Statistics Current Employment Survey, March 2021
Refer to Table 6 for Employment and Industries, March 2021

---

[2] Bureau of Labor Statistics. Current Employment Survey.

[3] New Mexico Department of Workforce Solutions. "Economic Update April 16, 2021." April 2021.

[4] The Urban Institute. "Don't Overlook the Importance of Unemployment Benefits for Renters." April 2020.

[5] The Urban Institute. "We Must Act Quickly to Protect Millions of Vulnerable Renters." March 2020.

Housing Tenure and Household Composition
Renters and Homeowners

New Mexico has historically boasted a higher homeownership rate (67.7%) than the U.S. (64.0%). This trend has remained steady despite declines in homeownership through the past decade. Homeownership rates are particularly high in many rural counties, which can exceed 80%. Among homeowners, New Mexico also has a higher rate of homeowners without a mortgage (45.8%) than in the U.S. (37.3%). Reflecting national patterns, New Mexico's renter households are concentrated in high and moderate growth metro areas like Bernalillo and Doña Ana County. Respectively, 37.0% and 36.9% of households in these counties rent. The non-urban counties with the highest rate of renter households include Curry County (43.0%) and Roosevelt County (41.5%). Many renters in these areas are associated with the Cannon Airforce Base and Eastern New Mexico University.

Figure 7: Owner and Renter Occupied Units
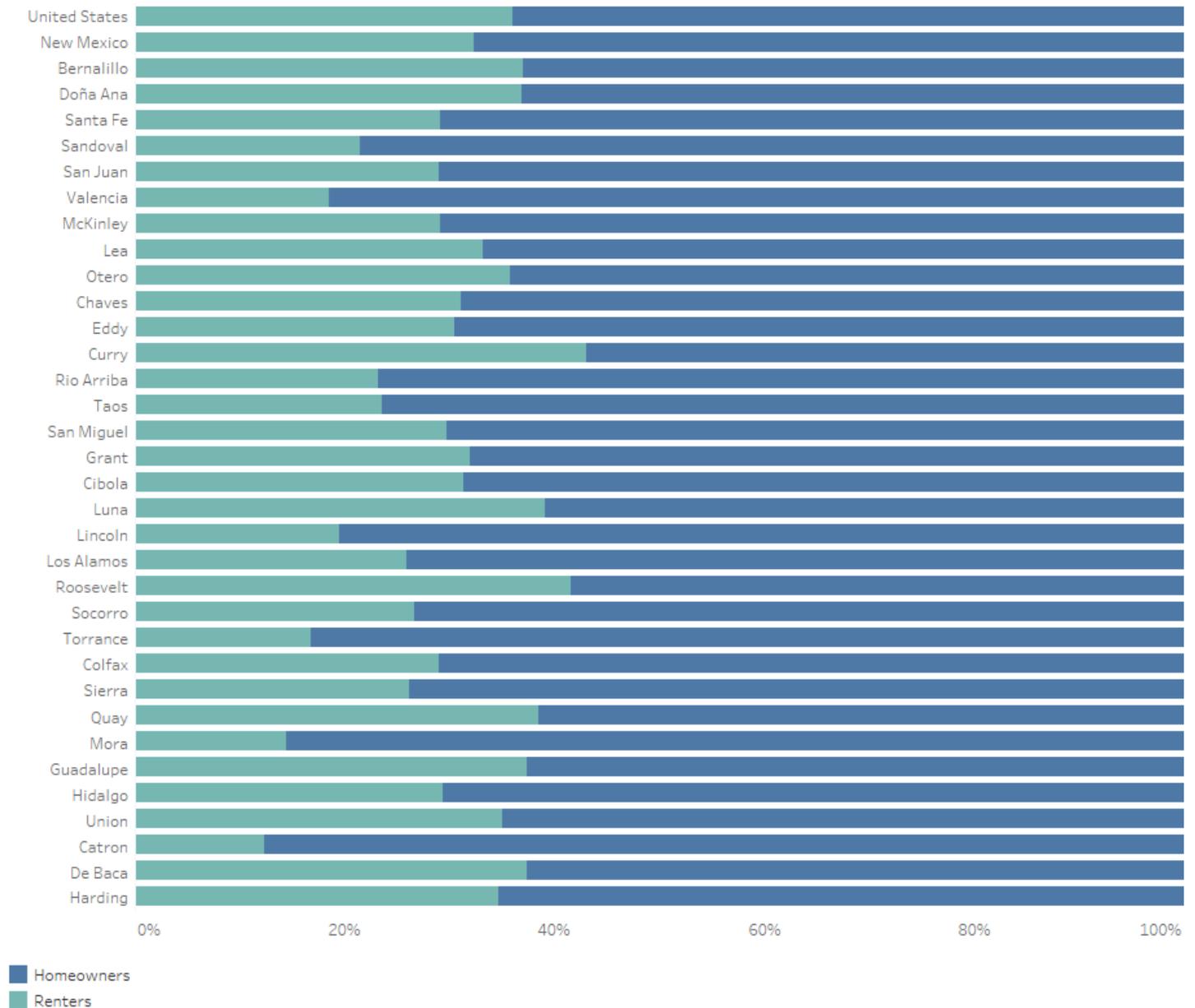
American Community Survey 2019 5-Year Estimates
Refer to Table 7 for Owner and Renter Occupied Units

One of the most salient differences among homeowners and renters is income. In New Mexico 67.5% of renter households have income below the area median income. Among homeowners the rate is 41.2%. Renter incomes have increased in recent years due to an increase in the number of high-income households choosing to rent. Because this

9

trend is not driven by a growth in earnings among middle- and low-income renters, the rate of housing cost burden (paying 30% or of net income towards housing cost) has not declined among middle- and low-income renters.[6]

Figure 8: Renter and Homeowner Households Below Area Median Income
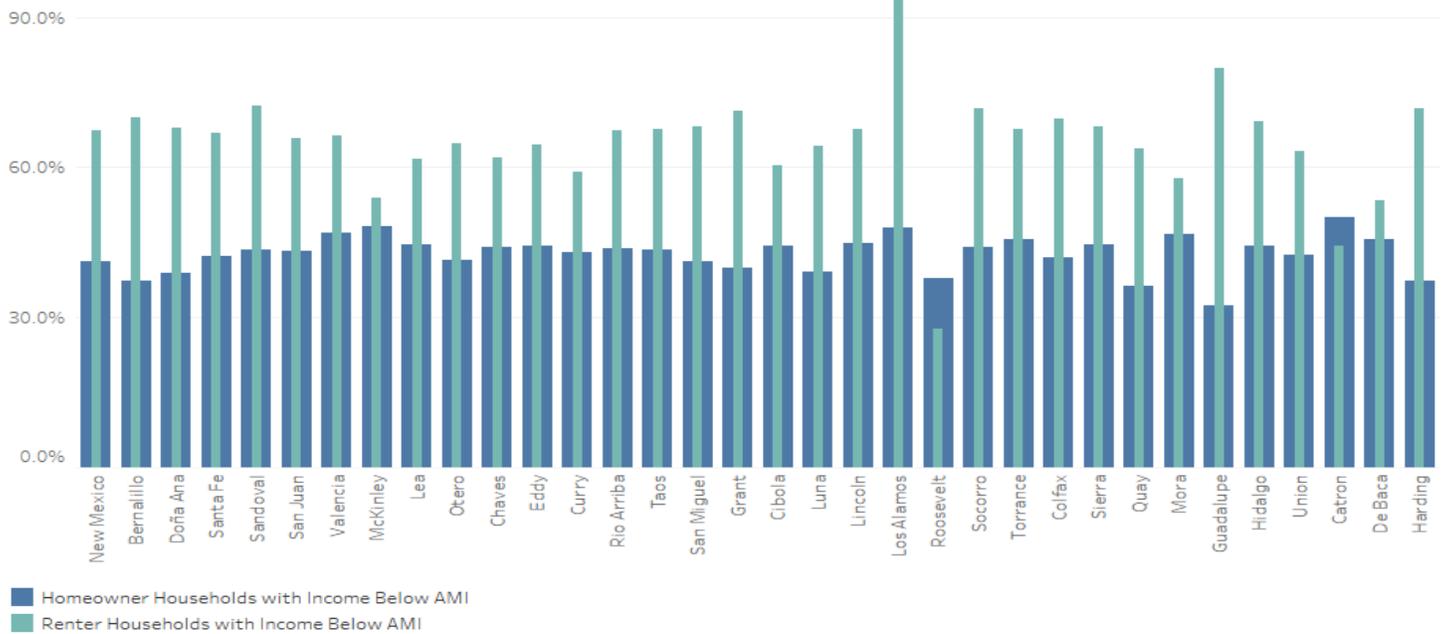
American Community Survey 2019 5-Year Estimates and MFA calculation
Refer to Table 8 for Renter and Homeowner Households Below Area Median Income

Homeownership is the primary way low- and moderate-income families build wealth. While the rate of homeownership in New Mexico is high, racial inequities persist. Among households with a White head of household, 72.2% are homeowners. Among households with a Hispanic head of household, the homeownership rate is 65.5%. Among Black or African American heads of households, the rate is 40.2%, which is the lowest of any racial/ethnic group in the state. Discriminatory policies like red lining (the practice of preventing certain families of color from receiving financing for capital in particular areas) and being provided more expensive mortgage products despite having similar financial characteristics to White borrowers have driven these disparities. This homeownership disparity grew following the 2008 housing crisis as Black borrowers were more likely to receive subprime mortgages than their White counterparts.[7]

Figure 9: Homeownership Rate by Race/Ethnicity of Head of Household
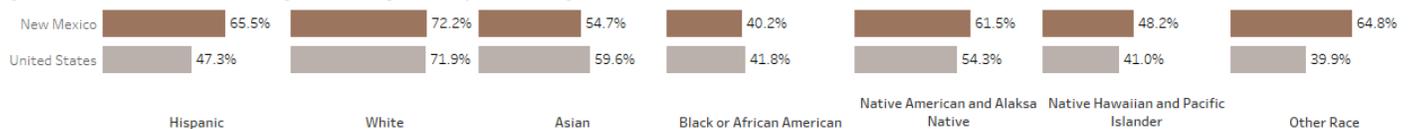
American Community Survey, 2015 – 2019 5 Year Estimates
Refer to Table 9 for Homeownership by Race/Ethnicity of Head of Household

Senior Households

New Mexico has a higher prevalence of senior-headed households than the U.S. (respectively, 31.8% and 29.4%). The rate of senior-headed households is the highest in rural counties. In Catron County senior-headed households make up 68.4% of households. This rate is the lowest in counties with extraction industry activity, such as Lea County (24.7%) and Eddy County (28.1%). There are also lower levels of senior-headed households in populous counties like Bernalillo (28.4%) and Dona Ana (29.8%), where there is greater economic opportunity for workforce-aged residents. A known reinterment destination, Santa Fe County is an exception to this pattern, where 38.5% households are headed by seniors.

---

[6] Harvard Joint Center for Housing Studies. "America's Rental Housing 2020." 2020.
[7] The Urban Institute. "Closing the Gaps: Building Black Wealth through Homeownership." November 2020.

Senior-headed households in New Mexico are predominately homeowners, but many are also low- income. The senior homeownership rate of 82.5% is higher than the rate for all New Mexico households, which is 67.7%. Among senior households 65% have household incomes less than the area median income. The combination of high homeownership rates and low incomes means that many seniors do not have the financial ability to move as they age and will either need age-in-place services or affordable rentals. Both options are sparse in many areas of the state.

Figure 10: Senior Headed Households
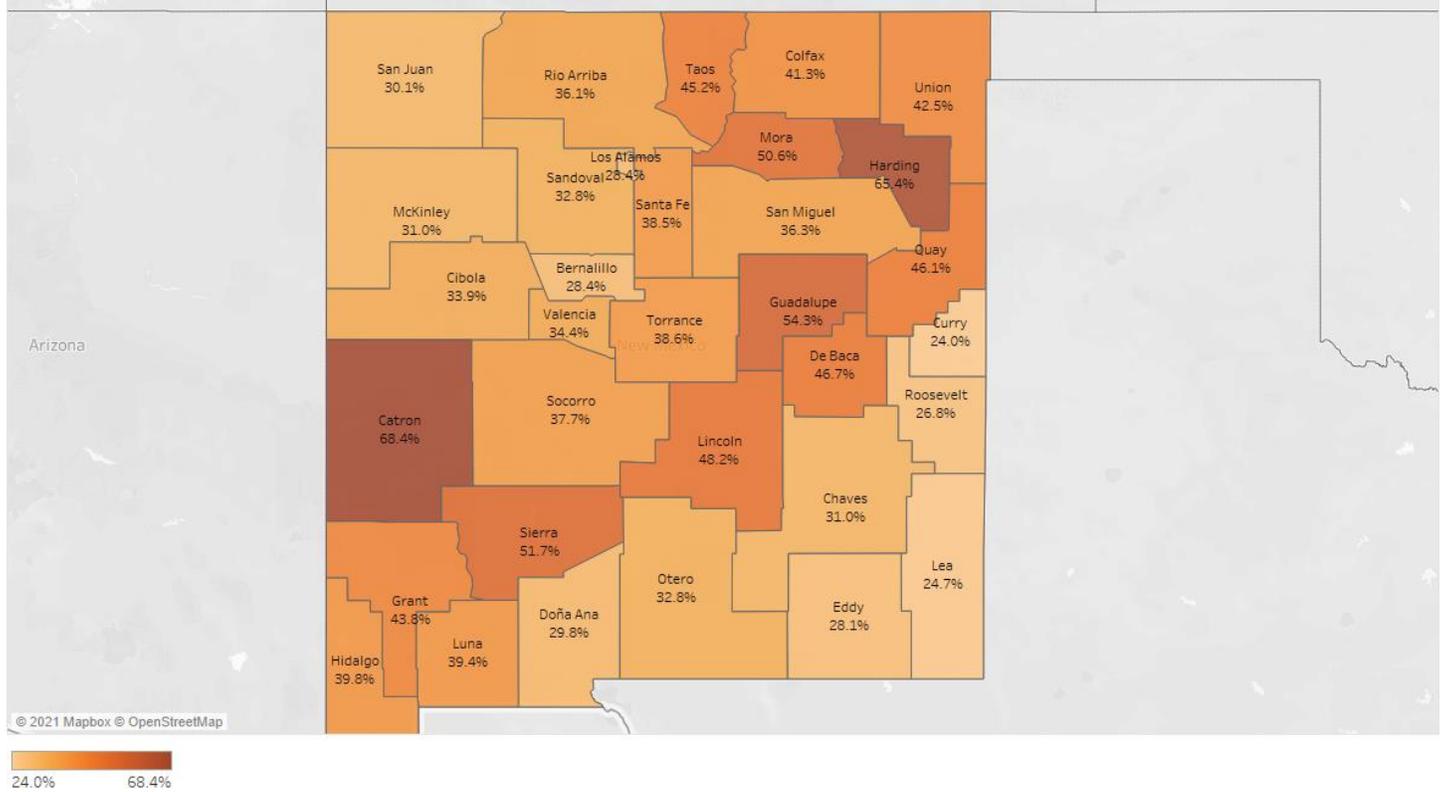
American Community Survey, 2015 – 2019 5 Year Estimates
Refer to Table 10 for Senior Headed Households

Of all New Mexican households, 12.3% are seniors living alone and 18.3% are seniors living with family including a spouse. Only 1.2% of New Mexican households are seniors living in non-family households like group homes or assisted living facilities.

Figure 11: Senior Headed Household Living Arrangement
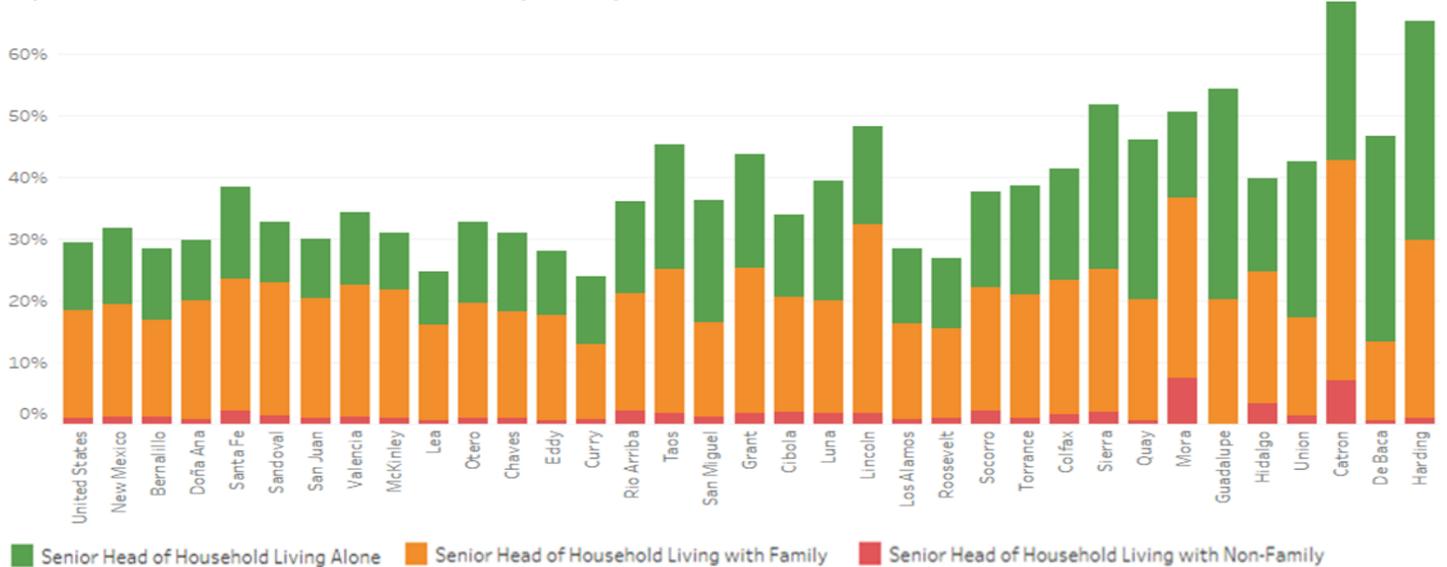
American Community Survey, 2015 – 2019 5 Year Estimates
Refer to Table 11 for Senior Headed Household Living Arrangement

11

Housing Stock

Like the rest of the county, New Mexico's housing stock is dominated by single family homes. Of the state's housing stock, 78.3% is owner occupied. The rate of apartments (residential buildings with 5 or more units) is lower than the U.S. (8.8% and 15.8%, respectively). Lack of multifamily housing contributes to the problem of limited diversity in housing type and price.

The most significant difference between housing stock in New Mexico and the U.S. is the high percentage of mobile homes. In New Mexico mobile homes account for 16.0% of occupied housing stock, whereas the rate for the country is 5.5%. Seventy-three percent of mobile home occupants own their unit.

Figure 12: Occupied Housing Stock

Legend:
- Other Occupied
- Renter Occupied, Mobile Home
- Renter Occupied, Apartment
- Renter-Occupied Single Family
- Owner Occupied, Mobile Home
- Renter Occupied, 1-4 Attached
- Owner Occupied, Attached
- Owner Occupied, Single Family

American Community Survey, 2015 – 2019 5 Year Estimates
Refer to Table 12 for Occupied Housing Stock

Mobile and Manufactured Homes

Mobile and manufactured homes are a large source of non-subsidized low-income housing in New Mexico. There are various components of mobile home occupancy: unit renters, unit owners that rent the land on which their home is located and unit owners that own the land. A national study of mobile home cost found that housing cost for mobile home residents is on average lower than that of conventional homeowners and renters.[8] For units delivered to the west in November 2020, the average sale price of a single wide manufactured home was $60,100, and the average price for a double wide was $128,200.[9][10] While manufactured housing offers an affordable opportunity for homeownership to low-income households, there exist concerns about the stability these investments provide.

---

[8] Housing Policy Debate. "The Contribution of Manufactured Housing to Affordable Housing in the United State" Assessing Variations Among Manufactured Housing Tenures and Community Types." 2019.
[9] Census Bureau Manufactured Housing Survey. April 2021.
[10] The west includes Arizona, Colorado, Idaho, Montana, Nevada, New Mexico, Utah, Wyoming, California, Hawaii, Oregon, Washington.

Chattel loans are the primary means by which families purchase mobile homes, which categorizes the dwelling as personal property rather than real property. Despite lower origination cost, chattel loans can carry higher interest rates than a comparable mortgage. Further consumer protection laws, including the Real Estate Settlement Procedures Act (RESPA) and other regulations around foreclosure and repossession do not extend to dwellings with chattel financing.[11]

Approximately 40% of mobile homeowners lease the land on which their unit is located.[12] While these landlords are subject to landlord-tenant laws, the cost of moving sites can reach up to $10,000 and changing locations is rarely an option.[13]

Figure 13: Rate of Mobile and Manufactured Homes
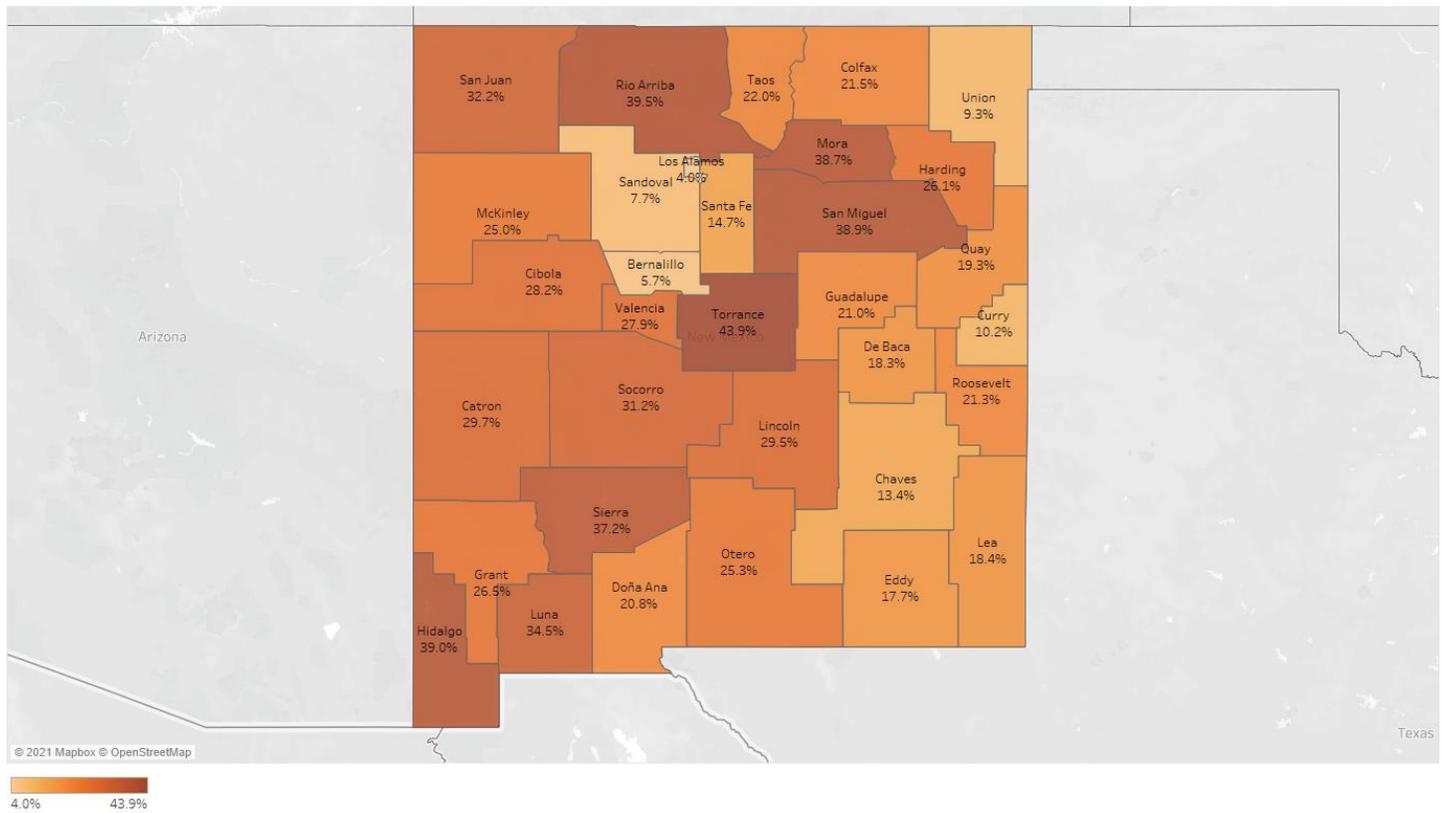
American Community Survey, 2015 – 2019 5 Year Estimates
Refer to Table 13 for Rate of Mobile and Manufactured Homes

Age of Housing Stock

Like other Western states, housing development boomed in New Mexico in the 1970s and kept up a consistent pace in the 1980s and 1990s. Approximately 52.3% of the state's housing units were built during that time period. The rate of new construction remained relatively consistent in the 2000s, when 15.3% of the state's housing units were built. By 2010 the Great Recession had caused development to stagnate in both New Mexico and the rest of the nation. By 2018, residential construction nationally and within New Mexico had picked up to a pre-recession pace. Counties with the highest concentration of newly constructed units are located in the Permian Basis, where extraction industry activity has contributed to rapid population growth. In Eddy County 10.9% of housing units were built since 2010, and in Lea County the rate is 7.7%.

---

[11] Consumer Financial Protection Bureau. "Manufactured-housing consumer finance in the United State." September 2014.
[12] Consumer Financial Protection Bureau. "Manufactured-housing consumer finance in the United State." September 2014.
[13] The New Yorker. "What Happens When Investment Firms Acquire Trailer Parks". March 2021.

Figure 14: Age of Housing Stock

Legend:
- 1939 or Earlier
- 1940s
- 1950s
- 1960s
- 1970s
- 1980s
- 1990s
- 2000s
- 2010 or Later

American Community Survey, 2015 – 2019 5 Year Estimates
Refer to Table 14 for Age of Housing Stock

Housing Development Trends and Condition Issues

Though New Mexico is surrounded by fast developing states, new construction in New Mexico trails that of the U.S. From 2014 through 2019, the Mountain Division (Arizona, Colorado, Idaho, New Mexico, Montana, Utah, Nevada, and Wyoming) experienced an average annual growth rate in the authorization of privately owned housing units of 9.3%. The rate for the nation and New Mexico was 5.9% and .12%, respectively.

The national lag in construction compared to earlier decades may be attributed to the reluctance of builders and lenders to repeat the mistakes that were made in the 2000s when the housing supply expanded too rapidly. Furthermore, labor shortages in the construction industry have created a challenge to building quickly.[14] In New Mexico, slower population growth compared to neighboring states is likely the principal reason for development trend differences. When the COVID-19 pandemic hit in March 2020, residential construction underway slowed dramatically, but by September year-to-date starts exceeded those of the same period in 2019.

---

[14] Joint Center for Housing Studies of Harvard University. "The State of the Nation's Housing 2019." 2019.

Figure 15: Newly Authorized Privately Owned Housing Units
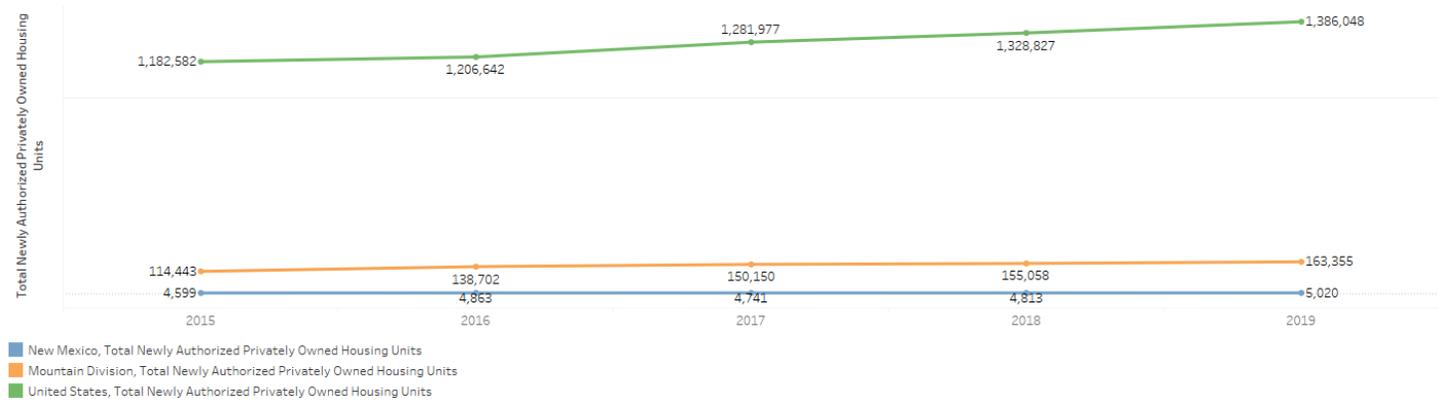
U.S. Building Permit Survey
Refer to Table 15 for Newly Authorized Privately Owned Housing Units

In New Mexico housing development activity is concentrated in counties with larger cities, with the exception of McKinley County. Last year 72.5% of newly authorized privately owned housing units were in Bernalillo, Doña Ana, Sandoval, and Santa Fe County. Notable development also occurred in the counties with extraction industry activity, including Lea, Chaves, Eddy and Curry County. Despite low levels of newly authorized privately owned housing units in rural areas, a need for development exists. Higher rates of older housing stock and housing condition issues are found in counties with low populations and low growth rates. These areas may not be able to support large apartment complexes, but new development can address the needs of rural residents, such as supportive housing for seniors.

Figure 16: 2019 Newly Authorized Privately Owned Housing Units
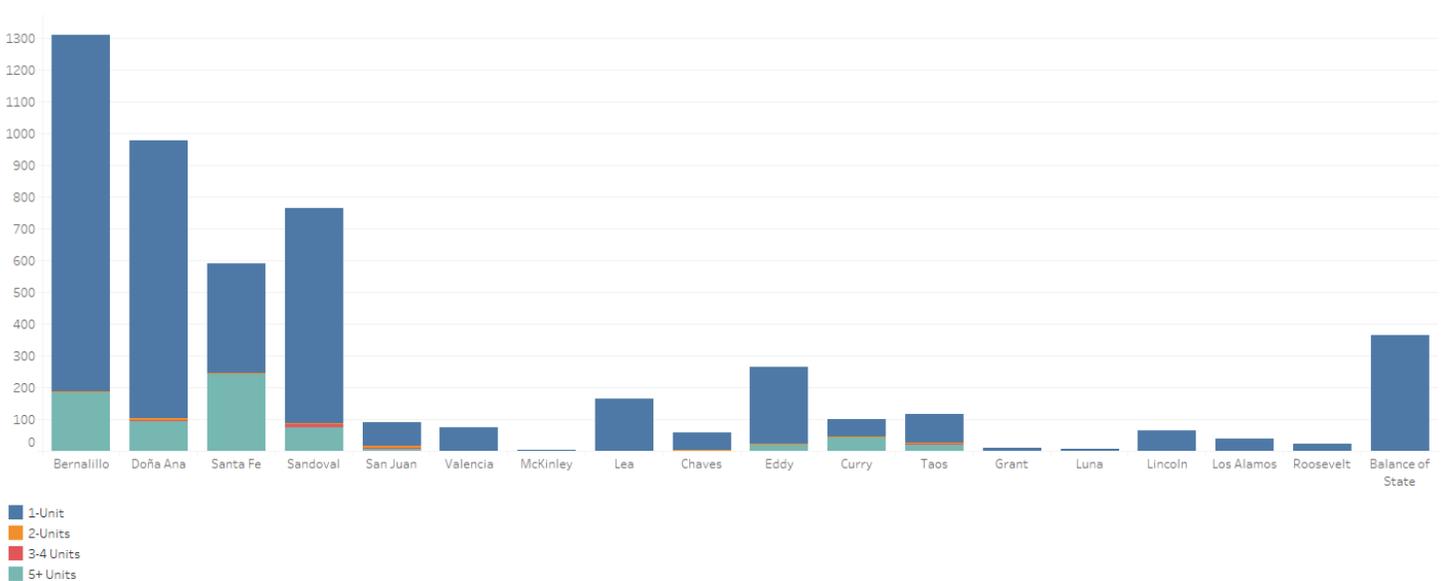
U.S. Building Permit Survey
Refer to Table 16 for 2019 Newly Authorized Privately Owned Housing Units by county

Housing Condition Issues

The percentage of housing units lacking complete plumbing or kitchen facilities has served as an indicator for the overall condition of housing, although the lack of such facilities is relatively rare in the present day. Overcrowding is defined as a household that has more members than rooms in a home. Housing condition issues have been associated

15

with negative health outcomes.[15] The toll of COVID-19 in areas where housing units are overcrowded and substandard demonstrates the critical intersection of housing and public health.

In the U.S., 2.1% of housing units lack complete plumbing, and 2.8% lack complete kitchens. These rates are higher in New Mexico where 4.3% of homes lack complete plumbing and 4.3% of homes lack complete kitchens. The rate of overcrowding in New Mexico and the U.S. is similar, at 3.5% and 3.4% respectively.

The prevalence of poor housing conditions and overcrowding is highest in New Mexico's poorest and more rural counties. In McKinley County, where the poverty rate is the highest in the state, 19.2% of housing units lack complete plumbing, 14.4% lack complete kitchens and 14.0% of occupied units are overcrowded. Possibly due in part to poor housing conditions, McKinley County has suffered some of the most devastating consequences of the COVID-19 pandemic in the state.

Figure 17: Housing Condition Issues
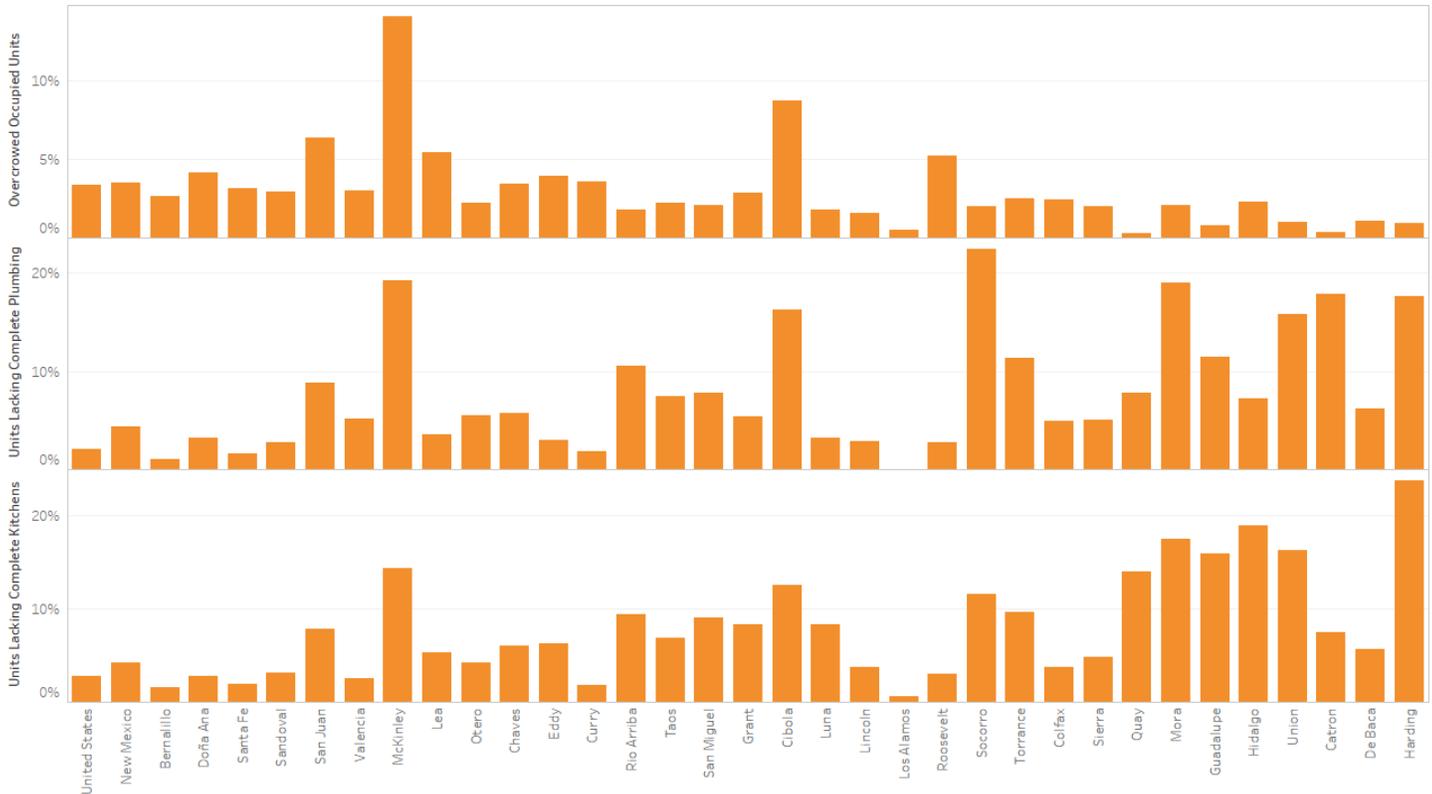
American Community Survey, 2015 – 2019 5 Year Estimates
Refer to Table 17 for Housing Condition Issues

Housing Condition Issues in Tribal Areas

In addition to lack of complete plumbing facilities, kitchens, and overcrowding, sub-standard heating, electrical and design are more widespread and severe in the homes of New Mexico's Native Americans. Not only do these sub-standard conditions subject household members to extreme heat and cold as well as air pollution, but they also put these households at a higher risk for asthma, stunted growth, neurological damage, accidents and injury.[16][17]

An affordable housing deficit also has resulted in high rates of overcrowding in tribal areas. Households are compelled to take in family and friends who are unable to secure housing for themselves and who might otherwise become homeless. Stronger kinship ties may also be a contributing factor for larger households; however, many households "doubling up" would rather be in a home of their own if they had the opportunity.[18]

---

[15] World Health Organization. "WHO Housing and Health Guidelines." November 2018.
[16] World Health Organization. "WHO Housing and Health Guidelines." November 2018.
[17] American Public Health Association. "Housing and Health: Time Again for Public Health Action." January 2002.
[18] Housing Assistance Council. "Housing on Native American Lands." September 2013.

Native Americans make up 16.1% of the COVID-19 cases[19], which is more than twice their share of the population. The COVID-19 death rate among the state's Native population is 731 per 100,000, far exceeding the rate for non-Hispanic Whites, which is 73 per 100,000. Even controlling for age, fatalities are more likely for Native Americans in New Mexico.[20] These numbers underscore the urgency of addressing the critical lack of quality, safe housing in tribal areas. Simply improving access to safe water and reducing household size could help prevent such a tragedy in the future.

Figure 18: Housing condition issues in New Mexico's Tribal Areas
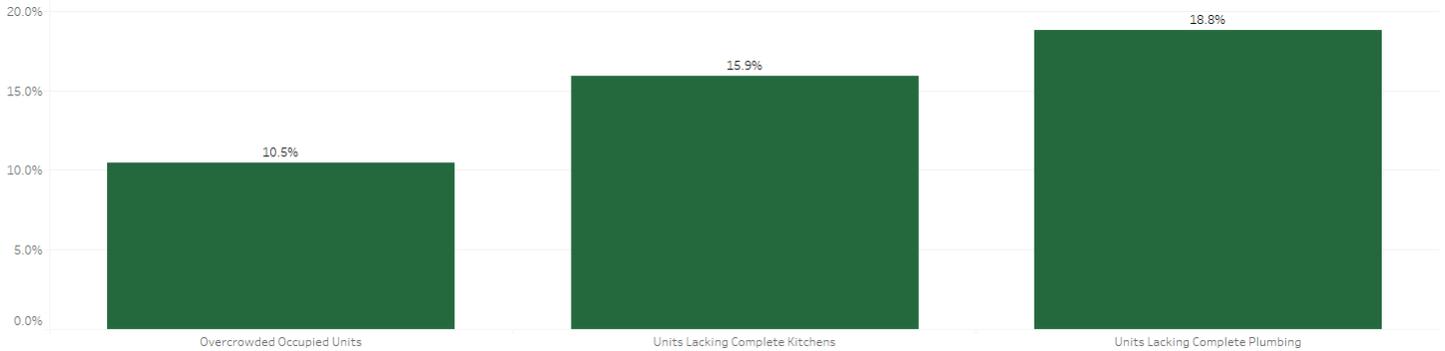
American Community Survey, 2015 – 2019 5 Year Estimates
Refer to Table 18 for Housing Condition Issues by Tribal Area

Homelessness

Each year from 2016 to 2020, the number of homeless persons as measured by HUD's Point-In-Time (PIT) count rose. The PIT count estimates the number of people in homeless shelters, transitional housing and unsheltered locations during a single night in January. While PIT count data is one of the main measures of homelessness, it does not completely capture the extent of homelessness. For example, many families and children staying in hotels, living in vehicles or staying other places not meant for shelter are unlikely to be included in the PIT count.

Data on individuals experiencing homelessness can also be drawn from the Homelessness Management Information System (HMIS). During 2020, the HMIS unduplicated count of persons experiencing homelessness in New Mexico was 19,845. Like the PIT count data, figures from HMIS underreport the number of individuals experiencing homelessness. However, HMIS data gives service providers, funders and legislators a reasonable understanding of the prevalence of homelessness in the state.

Figure 19: HUD Point In Time Count of Individuals Experiencing Homelessness in New Mexico

HUD Point In Time Count
Refer to Table 19 for HUD Point In Time Count of Individuals Experiencing Homelessness in New Mexico

---

[19] New Mexico Department of Health. "COVID-19 in New Mexico." April 2021.

[20] The Brookings Institute. "American Indians are Dying of COVID-19 at Shocking Rates." February 2021.

Demographic Characteristics

The ethnicity of New Mexico's homeless population is a close reflection of the state's total population, but this is not the case for race indicators. African Americans account for 8.4% of the state's homeless population and Native Americans make up 15.7%, far exceeding their share of New Mexico population (respectively, 1.8% and 8.7%).

Figure 20: Race and Ethnicity of New Mexico's Homeless Population

White
American Indian Alaska Native
Black or African American
Asian
Multiple Races
Client Does Not Know Race or No Data Collected

Hispanic/Latino
Non-Hispanic/Non-Latino
Client Does Not Know Ethnicity or No Data Collected
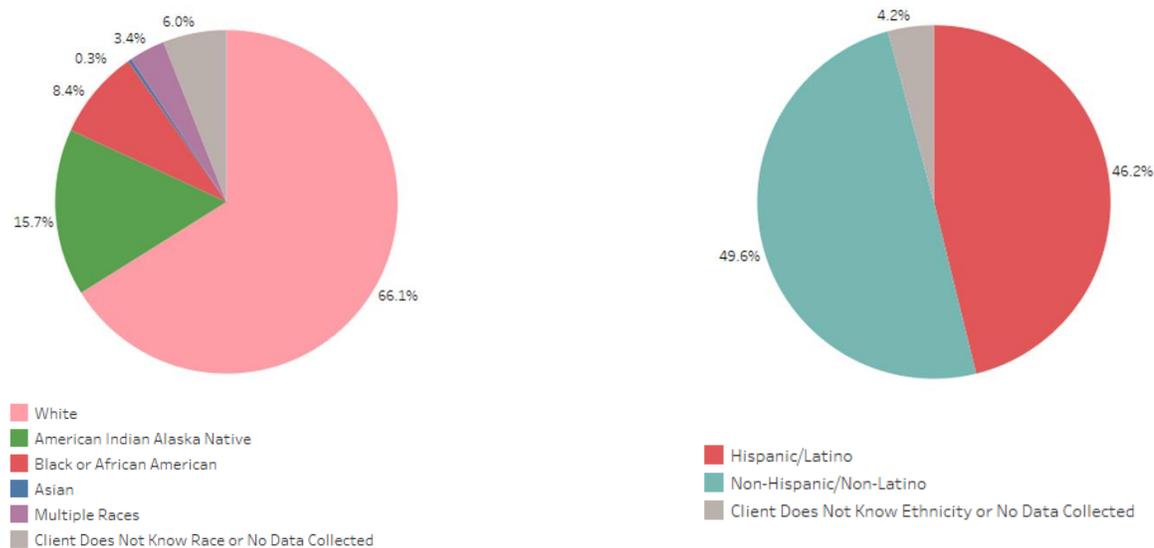
Homelessness Management Information System
Refer to Table 20 for Race and Ethnicity of New Mexico's Homeless Population

Most individuals experiencing homelessness in New Mexico are male. Nationwide, transgender men and women are over-represented among the homeless population. Among the .75% of New Mexico's adult population that is estimated to identify as transgender, 40% reported having experienced homelessness.[21][22] New Mexico's homeless population is primarily adults, but children under 17 account for 16.2%. Parents with children are often reluctant to seek homeless services for a variety of reasons, including fear of child welfare authorities. Therefore, the number of children experiencing homelessness in New Mexico is likely underrepresented.

Figure 21: Gender and Age of New Mexico's Homeless Population

Male
Female
Trans or Gender Non-Comforming
Client Does Not Know Gender or No Data Collected

Under 17 (Children)
18-24 (Youth)
25-61 (Adult)
62+ (Senior)
Client Does Not Know Age or No Data Collected
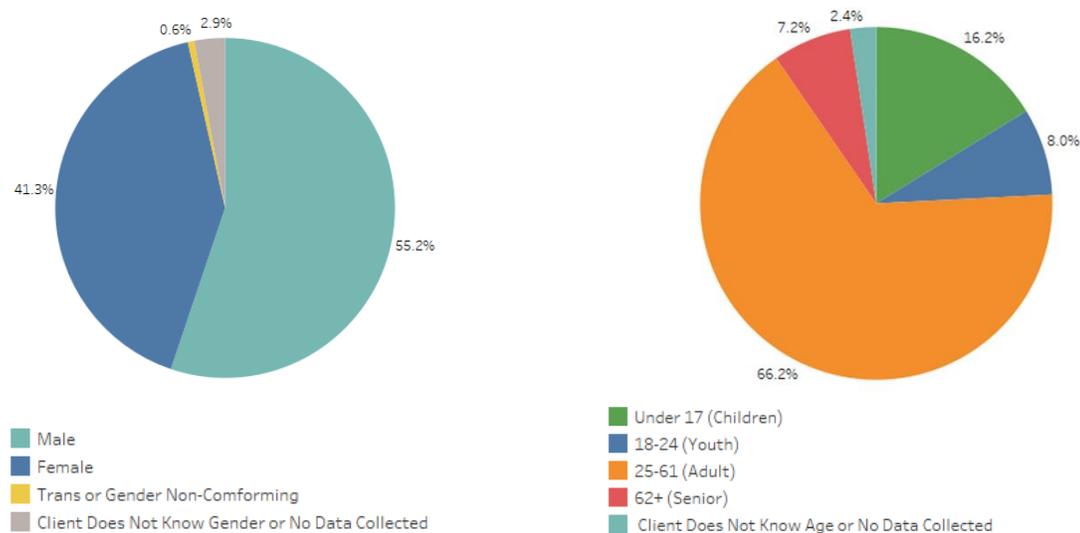
Homelessness Management Information System
Refer to Table 21 for Gender and Age of New Mexico's Homeless Population

---

[21] The Williams Institute. How Many Adults Identify as Transgender in the United States? June 2016.

[22] U.S. Transgender Survey. New Mexico State Report. 2015.

Homelessness Context

New Mexico's homeless population find themselves in places not meant for habitation, which include vehicles, parks and other public places. Just over one-fifth reside in emergency shelters and shelters for women and children fleeing domestic violence. Emergency shelters only provide short term housing. Only 1.2% are in transitional housing, which is longer term but not permanent housing. Transitional housing may provide therapeutic services for persons dealing with substance abuse disorders or other health conditions.

Figure 22: Homelessness Situation
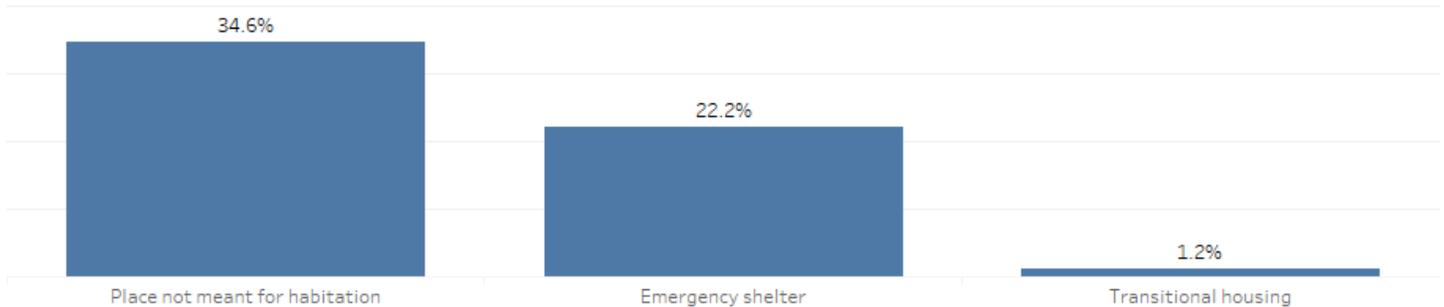
Homelessness Management Information System
Refer to Table 22 for Homelessness Situation

Nearly one-third of individuals experiencing homelessness in New Mexico reported experiencing domestic violence. Homeless service providers offer immediate but temporary shelter for those fleeing violence. This type of shelter is crucial for survivors of domestic violence because many survivors lack financial resources to secure housing after leaving an abusive relationship. Similarly, almost one-third of the state's homeless population is chronically homeless, meaning these individuals have experienced homelessness for at least one year and have a severe health condition.

Figure 23: Homelessness Conditions
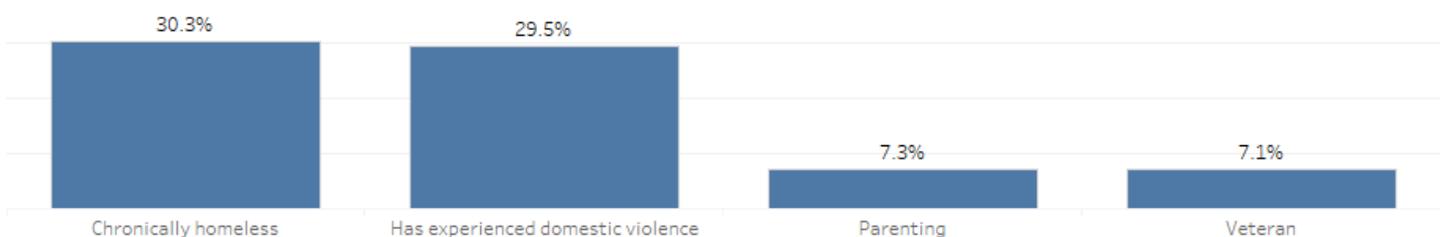
Homelessness Management Information System
Refer to Table 23 for Homelessness Conditions

Health and Homelessness

As is the case nationally, mental health conditions are common among New Mexico's homeless population. Severe mental illness can infringe on people's self-sufficiency and, consequently, contribute to the loss of one's home. Once homeless, securing treatment and therapeutic intervention can become an insurmountable challenge. Individuals experiencing homelessness who suffer from other chronic illnesses such as HIV/AIDS often have difficulty getting the care they need. Homelessness is likely to exacerbate the severity of any medical condition.

While a health condition may contribute to homelessness, research suggests that it is not the root cause of homelessness. Lack of affordable housing is the primary reason individuals become homeless. Without an adequate affordable housing supply, there will be no reduction in the prevalence of homelessness for individuals with and without health conditions.[23]

---

[23] American Behavioral Scientist. "The Role of Housing and Poverty in the Origins if Homelessness." 1994.

Figure 24: Heath Conditions among New Mexico's Homeless Population
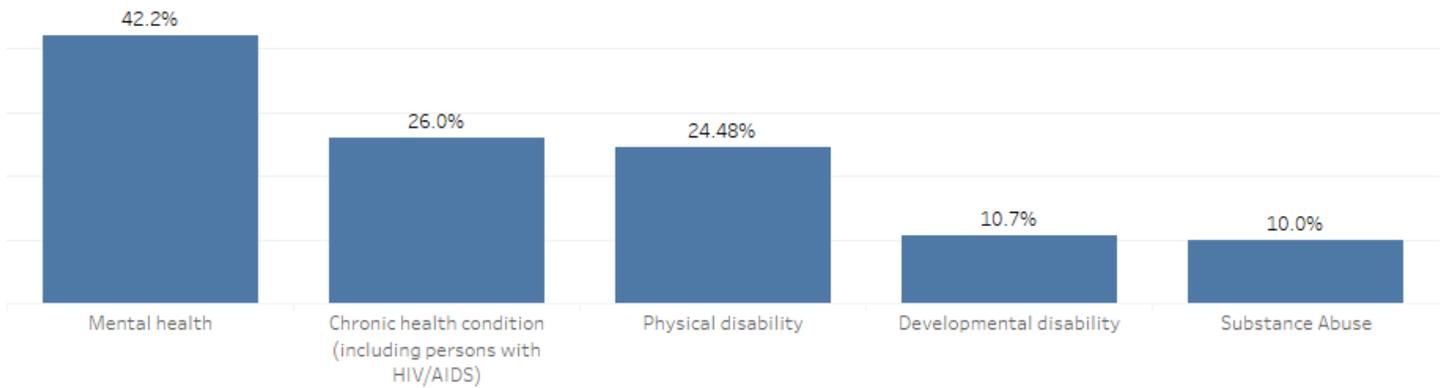
Homelessness Management Information System
Refer to Table 24 for Heath Conditions among New Mexico's Homeless Population

There is evidence that housing for persons with severe health conditions that incorporates long term support can alleviate these costs. This type of housing, often referred to as permanent supportive housing, has been shown to reduce the public cost of default housing solutions like hospitals, jails and prisons.[24]

Housing Affordability
Housing Affordability Defined

Cost burden is a measure of housing affordability. Cost burdened households pay more than 30% of their income on housing costs and extremely cost-burdened households pay more than 50%. Renters are cost burdened at higher rates than homeowners, primarily due to differences in income. In New Mexico, for example, the median household income for renters is $31,881, compared to $60,494 for homeowners.

Figure 25: Cost Burden Among Renters and Homeowners
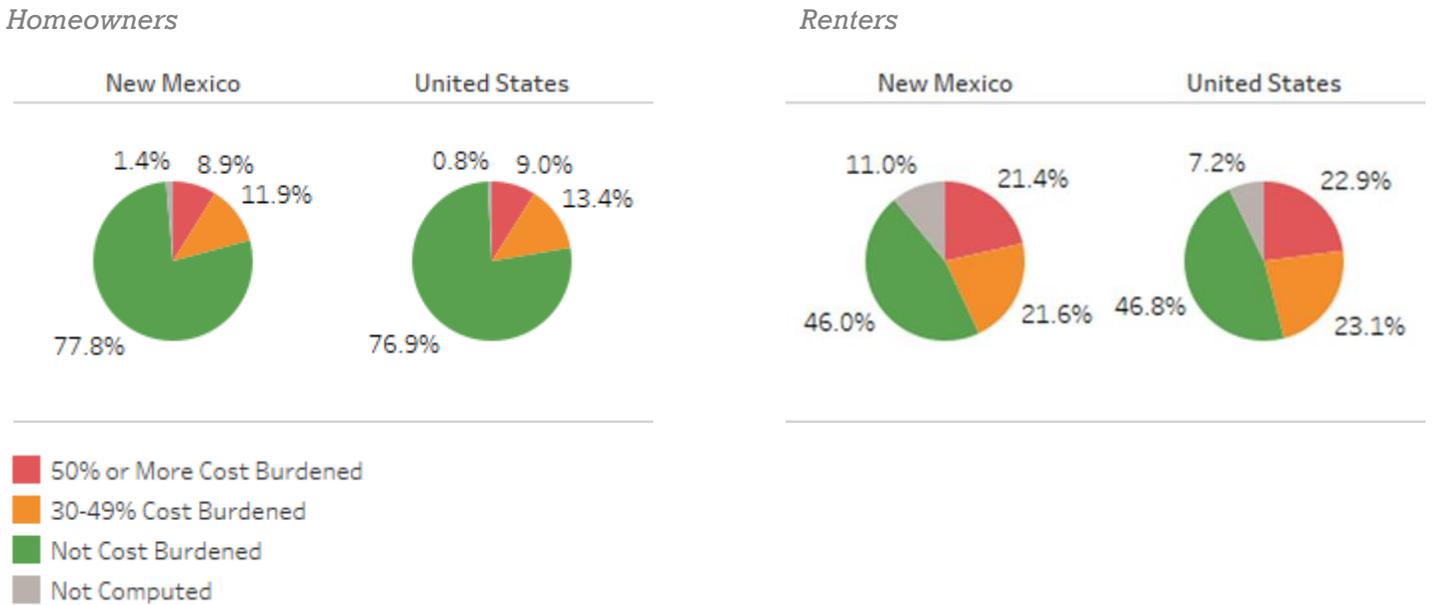
American Community Survey, 2015 – 2019 5 Year Estimates
Refer to Table 25 for Cost Burden Among Renters and Homeowners

---

[24] University of Pennsylvania. "Public Service Reductions Associated with Placement of Homeless Persons with Severe Mental Illness in Supportive Housing." 2002.

In New Mexico, 20.8% of homeowners are cost-burdened, including 8.9% that are extremely cost-burdened. The U.S. rates are 22.3% and 9.0%, respectively. The lower rate of cost burden in New Mexico is in part due to the high rate of owner-occupied homes without mortgages, which is 45.8% compared to 37.3% in the U.S. The rate of cost burden and extremely cost burdened renters is nearly equal to that of the nation.

Among New Mexico counties, the rate of cost burden for renters is highest in Taos County (50.3%) and Bernalillo County (47.8%). In addition to low household incomes, high rent prices drive cost burden. Homeowner cost burden is the highest in Torrance County and (28.5%) and Colfax County (26.0%).

Figure 26: Cost Burden Rate by County and Occupancy Status

Cost Burdened Homeowner Households
Cost Burdened Renter Households

American Community Survey, 2015 – 2019 5 Year Estimates
Refer to Table 26 for Cost Burden by Occupancy Status by County

Housing Affordability for Renters

The overall rate of cost burden among New Mexico renters of 43.0% remains near its peak level of 45.8% in 2015. The prevalence of cost burden and extremely cost burdened renters is particularly acute among low-income renters. High housing cost for low-income renters compel spending trade-offs, including cutbacks on food and healthcare.[25]

Figure 27: Cost Burden Among Renters by Household Income in New Mexico
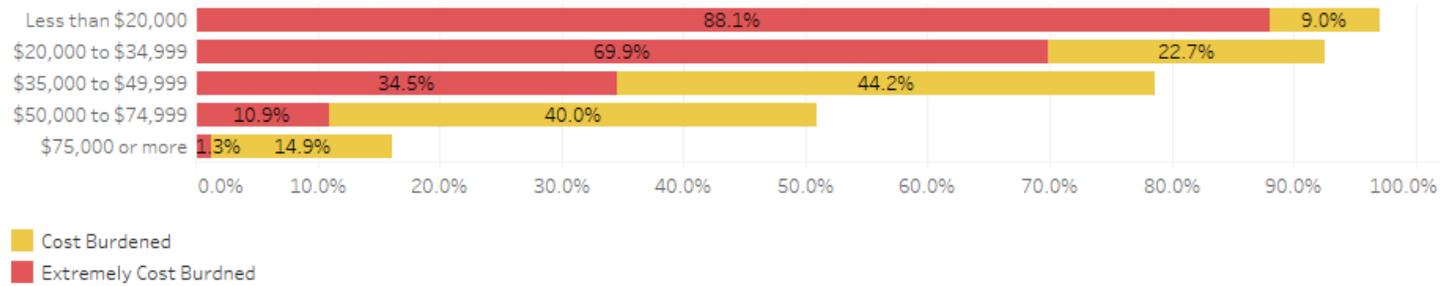
American Community Survey, 2015 – 2019 5 Year Estimates
Refer to Table 27 for Cost Burden Among Renters by Household Income

Nationally, the availability of low-cost housing has declined since the 1990s. In New Mexico, the number of rental units priced at $600 per month (based on real contract rent) has dropped by 29,213 units from 1990-2017. The change in the proportion of rental units at this price is -27%. Similarly, the number of units priced at $800 in the state has increased by 3,843 units during this period, but the share of these units decreased by 22%.[26]

Rental Market

Rent Prices

From 2019 to 2020, average rent prices in New Mexico increased by 1.6%. The increases in rent prices in New Mexico's urban centers largely drive the statewide increase. Over the same period of time, rents in Bernalillo County grew 7.0%, and rents in Dona Ana County grew 9.3%. Increase in rent prices is due in part because new development has not kept up with high demand.[27]

Figure 28: Average Rent Price 2016-2020 for New Mexico

UNM BBER 2020 Apartment Survey and CBRE 2020 Multifamily Reports for Albuquerque and Santa Fe
Refer to Table 29 for Average Rent in New Mexico

---

[25] Harvard Joint Center for Housing Studies. "America's Rental Housing 2020." 2020.

[26] Harvard Joint Center for Housing Studies. "Documenting the Long-Run Decline in Low-Cost Rental Units in the US by State." 2019.

[27] Harvard Joint Center for Housing Studies. "America's Rental Housing 2020." 2020.

Figure 29: 2020 Rent prices
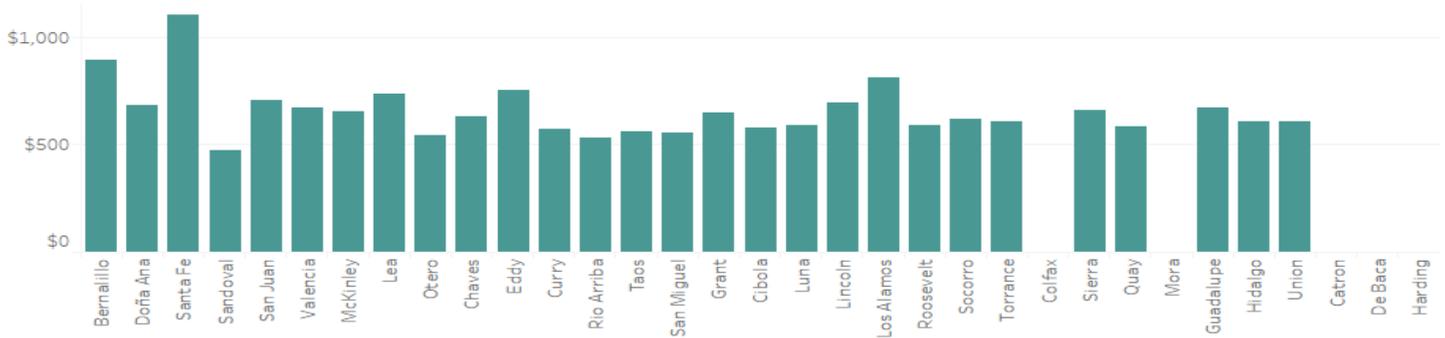
No properties in Colfax, Mora, Catron, De Baca, and Harding County responded to the UNM BBER 2020 Apartment Survey. Due to CBRE data collection Rio Rancho rents are included in Bernalillo County and Sandoval County rents cover non-Rio Rancho developments.
*** Due the COVID-19 pandemic responses to the UNM BBER Apartment survey were low and likely impacted data on rent prices and vacancy rates.*
UNM BBER 2020 Apartment Survey and CBRE 2020 Multifamily Reports for Albuquerque and Santa Fe
Refer to Table 29 for 2020 Rent Prices

Figure 30: 1- and 5-Year Change in Rent Prices

No properties in Colfax, Mora, Catron, De Baca, and Harding County responded to the UNM BBER 2020 Apartment Survey. Due to CBRE data collection Rio Rancho rents are included in Bernalillo County and Sandoval County rents cover non-Rio Rancho developments.
*** Due the COVID-19 pandemic responses to the UNM BBER Apartment survey were low and likely impacted data on rent prices and vacancy rates.*
UNM BBER 2020 Apartment Survey and CBRE 2020 Multifamily Reports for Albuquerque and Santa Fe
Refer to Table 30 for 1- and 5-Year Change in Rent Prices

New Mexico's highest rents are concentrated in Santa Fe County and Bernalillo County, followed by Los Alamos. Despite having more than half of its multi-family units in affordable properties, Santa Fe continues to have the highest average rent prices in the state. The high cost of renting in Santa Fe County could be due to the low supply of multifamily units and increasing demand. With a few exceptions, average rents in rural counties fall below $600; most multi-family properties outside of the MSAs are subsidized developments.

Vacancy Rates

From 2016 to 2019, vacancy rates declined two percentage points, and from 2019 to 2020, vacancy rates increased just 0.4 percentage points. The 5 year-trend of declining vacancy rates reflects an increasingly competitive rental market, where demand for rental units exceed supply. MFA property management partners note that vacancy rates

23

for lower priced units are particularly low, which creates a challenge for low-income renters in even finding housing that is affordable.[28]

Figure 31: Average Vacancy Rate in New Mexico
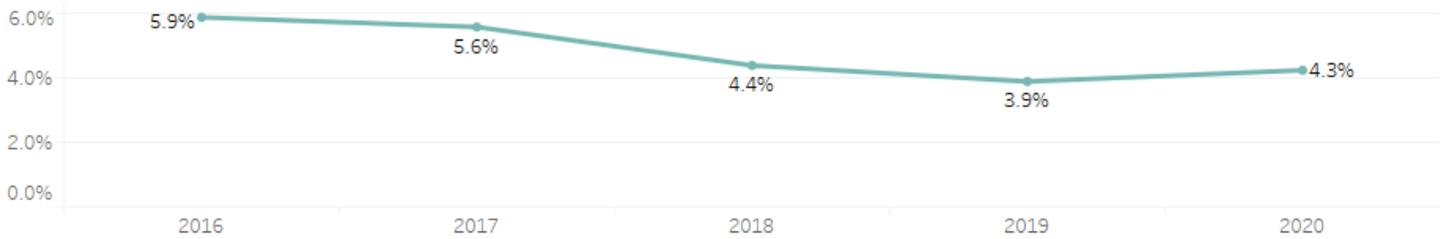
UNM BBER 2020 Apartment Survey and CBRE 2020 Multifamily Reports for Albuquerque and Santa Fe
Refer to Table 31 for Average Vacancy Rates in New Mexico

All MSAs and many of the oil and gas production counties have vacancy rates below the New Mexico average. In these areas rental housing development has lagged behind the demand of a growing population. High vacancy rates in rural areas often reflect a low number of rental units rather than many vacant units. In Sierra County, which has the state's highest vacancy rate at 11.4%, only 18 units are unoccupied.

Figure 32: 2020 Vacancy Rates
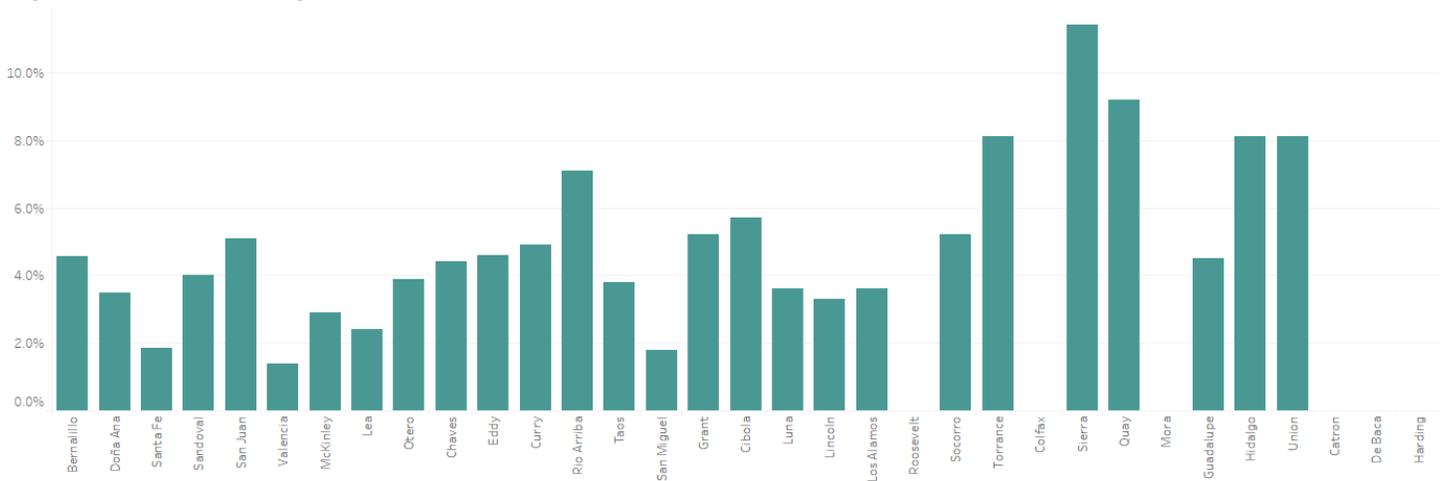
*No properties in Colfax, Mora, Catron, De Baca, and Harding County did not respond to the UNM BBER 2020 Apartment Survey
UNM BBER 2020 Apartment Survey and CBRE 2020 Multifamily Reports for Albuquerque and Santa Fe
Refer to Table 32 for 2020 Vacancy Rates

Homeownership Market

Home Sale Prices

Over the last five years, the median home sale price in New Mexico has increased 29.7%. Like increase in rent prices, growth in the price of homes indicates tightening competition for buyers. Despite the economic downturn resulting from the coronavirus pandemic, a limited inventory of homes, low interest rates and an increasing share of millennials purchasing homes drive this competition.

---

[28] MFA Strategic Planning Partner Input Meeting. August 2020.

Figure 33: 2015-2020 Median Home Sale Price for New Mexico

$200,000					$240,000
	$185,000	$190,900	$200,000	$216,500	
$100,000					
$0					
	2016	2017	2018	2019	2020

New Mexico Association of Realtors Market Trends
Refer to Table 33 for Median Home Sale Price for New Mexico

Figure 34: 2020 Median Home Sale Prices
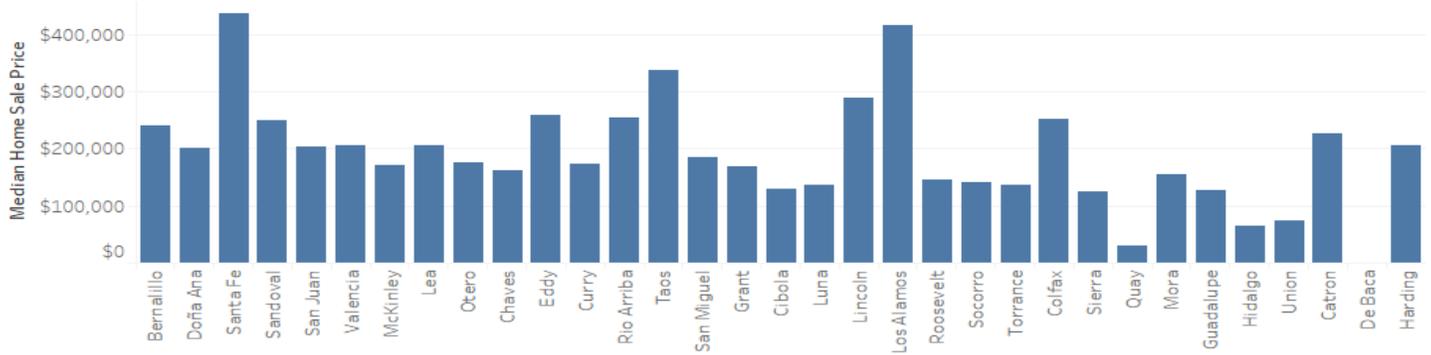
New Mexico Association of Relators Market Trends
Refer to Table 34 for Median Home Sale Prices

Affordable For Sale Homes

The extent to which renters can afford to purchase a home indicates access to homeownership and its benefits. Counties with the lowest level of renters estimated to be able to afford a median priced home include Taos (11.3%), Santa Fe (12.3%) and Lincoln (16.3%). In these areas lags in new construction coupled with a high percentage of housing stock held as vacation homes contribute to homeownership affordability challenges. Counties where building has occurred more rapidly, like Sandoval, Bernalillo and Dona Ana, struggle with homeownership affordability to a lesser extent.

25

Figure 35: Percent of Renter Households Able to Afford a Median Priced Home
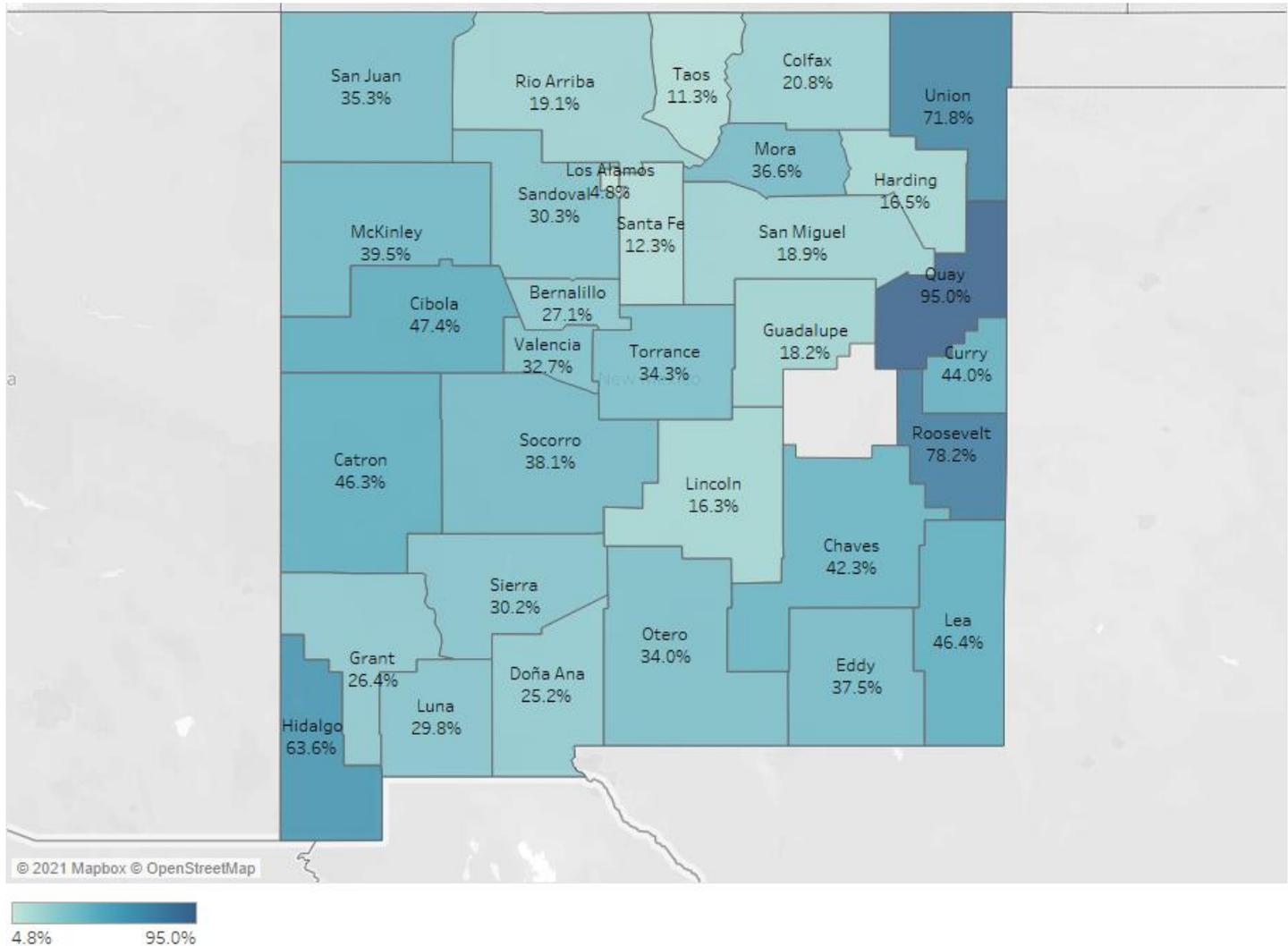
Calculations were made using the following assumptions: 32% debt to income ratio, 30-year fixed rate mortgage at 4.75% with a 5% down payment, property taxes at 1% of purchase price, homeowner's insurance of $700 per year and property mortgage insurance at 0.9% of the loan amount. Home prices were taken from the New Mexico Realtors Association reporting for 2020. De Baca county figure is not shown because there were no home sales in this county in 2020.

American Community Survey, 2015 – 2019 5 Year Estimates, New Mexico Association Realtors and MFA Calculation
Refer to Table 28 for Renter Households Able to Afford a Median Prices Home by County

Annual Home Sales

While the number of home sales in 2020 exceed the number in 2019, the post-Great Recession peak was in 2018. Throughout the state there is a concern over for-sale inventory shortage. In April 2021, on average in the greater Albuquerque area a home is on the market for 16 days before sale. This 51.5% decrease from the previous year, highlighting the tightening competition for homes.[29] In the oil and gas producing regions of the state, "man camps" or temporary housing have become the de facto response to a shortage of for-sale and rental housing. While many first time and low-income home buyers may have access to mortgage financing, finding a home for purchase is become more challenging.

---

[29] Greater Albuquerque Association of Realtors. Monthly Indicators. April 2021.

Figure 36: 5-Year Home Sales in New Mexico
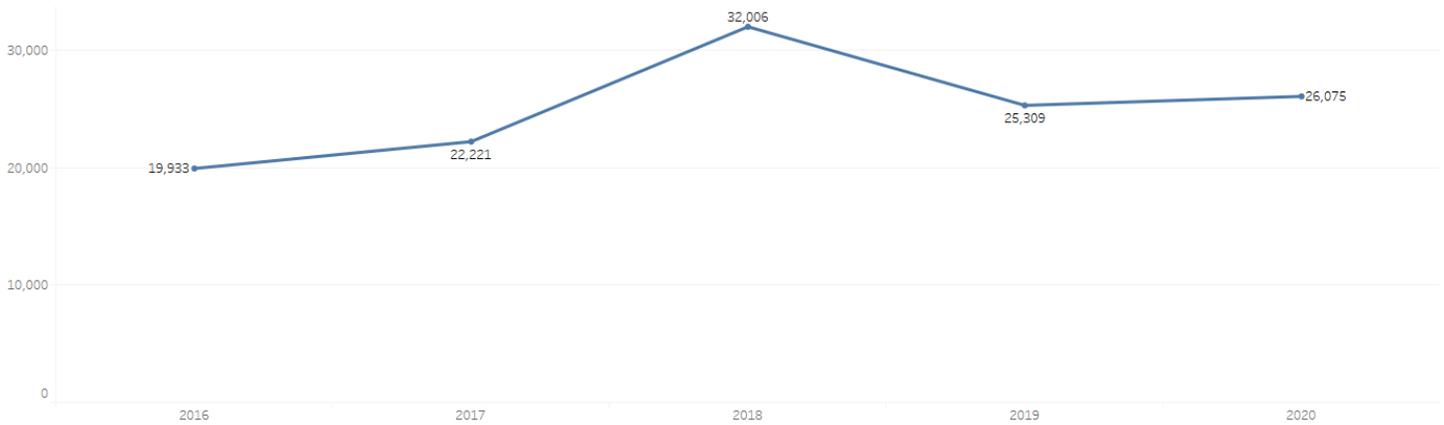
New Mexico Association of Realtors Market Trends
Refer to Table 36 for 5-Year Home Sales in New Mexico

Figure 37: 2020 Home Sales
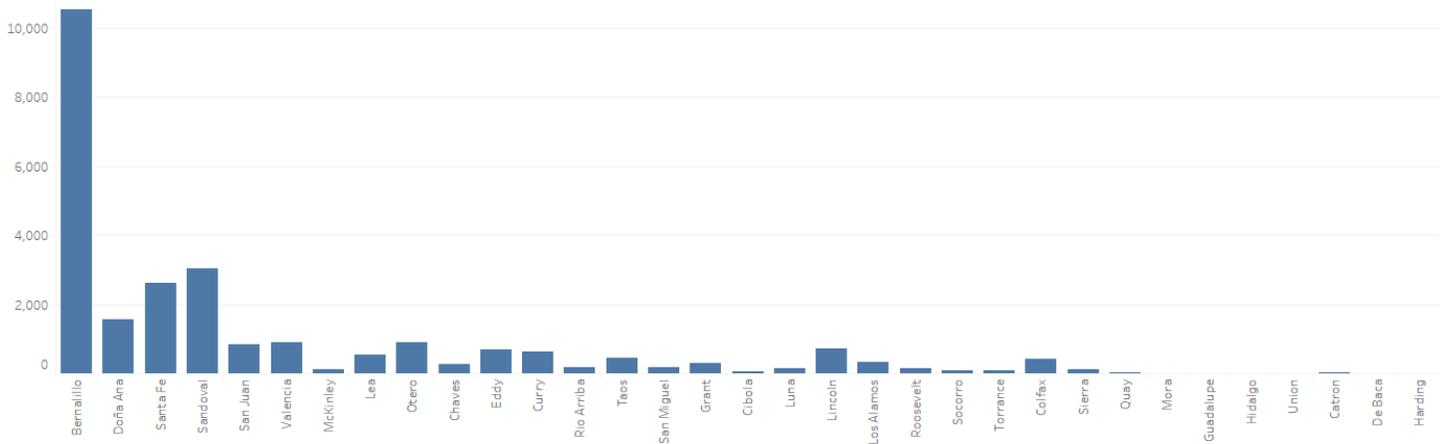
New Mexico Association of Relators Market Trends
Refer to Table 37 for 2020 Home Sales

Eviction

As housing costs outpace wage growth, low-income renters are increasingly at risk of eviction. There are multiple reasons a landlord may pursue eviction, but a renter's inability to pay rent is the primary cause. Research shows that evictions not only cause families to lose their home, but it also disrupts a family's stability. Eviction is associated with truancy, job loss and depression. Furthermore, court records of eviction heighten the challenge for low- and moderate-income families to secure housing in the future. Among the groups most vulnerable to eviction are domestic violence victims and families with children.[30]

In response to the coronavirus pandemic, the Centers for Disease Control and the State of New Mexico issued eviction moratoria for non-payment of rent. While these moratoria did not prevent renters from accruing arrears, data from the New Mexico Eviction Data project suggests that the moratoria decreased the number of evictions. As the moratoria expire, policy makers, advocates and researchers warn of an "eviction tsunami".[31] A National Council for State Housing Agencies report estimated that as of September 2020 that between 60,000 and 80,000 renter

---

[30] Eviction Lab. Why Eviction Matters. 2018.
[31] Urban Institute. The Looming Eviction Cliff. January 2021.

households were unable to pay rent and at risk of eviction. Rental shortfall by January 2021 was estimated to be between $105,000,000 - $153,000,000.[32] Federal stimulus legislation made available rental assistance funding, however its impact on mitigating an eviction crisis remains unknown.

Figure 38: Eviction Filings in New Mexico, 2019 and 2020
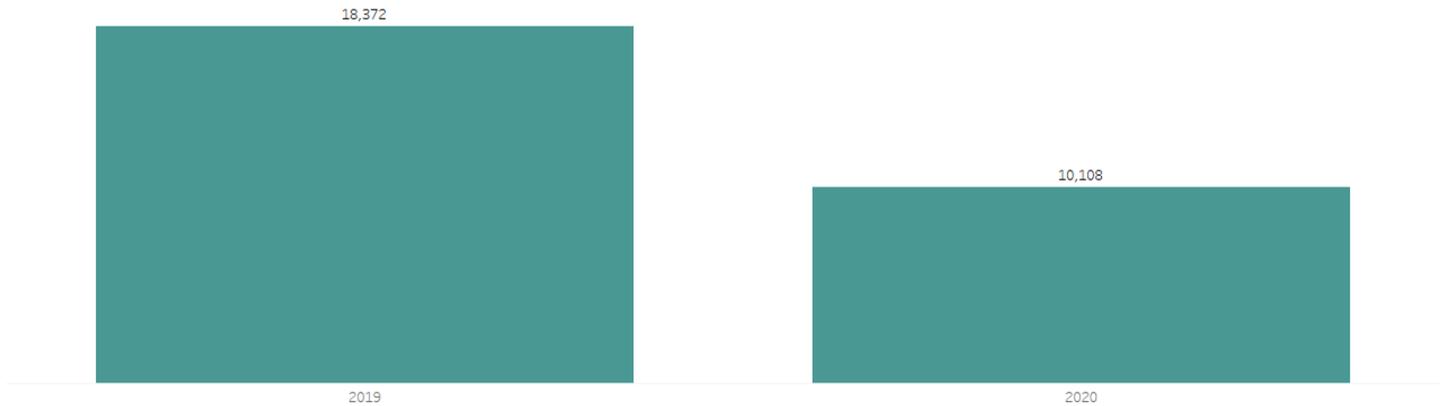
New Mexico Eviction Data
Refer to Table 38 for Eviction Filings in New Mexico, 2019 and 2020

Figure 39: 2020 Eviction Filings as a Percentage of Renter Households
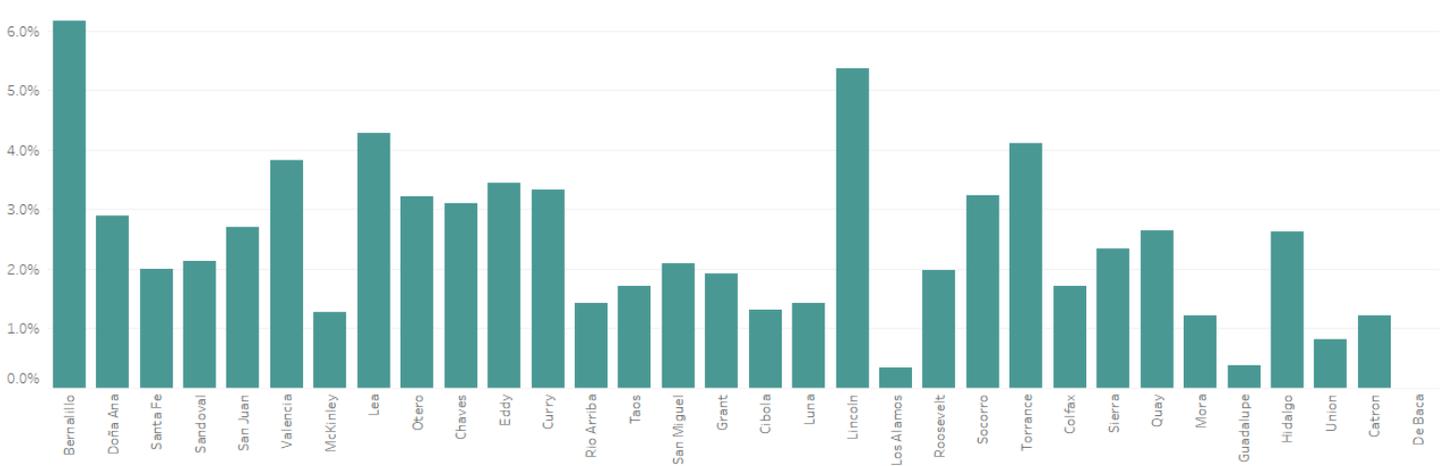
New Mexico Eviction Data
Refer to Table 39 for 2020 Eviction Filings as a Percentage of Renter Households

Foreclosure

Similarly to eviction, foreclosure is associated with a host of negative outcomes affecting all aspects of wellbeing in families, including displacement and housing instability, financial insecurity and economic hardship, person and family stress, disrupted relationships and poor health. When the COVID-19 pandemic took hold of the country, policymakers drew on lessons learned from the Great Recession to mitigate another foreclosure crisis.

Policies like COVID-19 forbearance, which allows borrowers to defer payments and avoid negative credit reporting, along with foreclosure moratoriums, have largely kept homeowners housed. Still there was an increase in the number of 90+ day delinquencies in December 2020 compared to December 2019, despite a decrease in the number of pre-foreclosure filings and foreclosures. As loss mitigation options begin to constrict or expire, there is concern that many borrowers will not be able to access other loss mitigation options. Consequently, foreclosures are expected to increase and threaten equity earned by low- and moderate-income households as well as households of color.

---

[32] National Council for State Housing Agencies. Analysis of Current and Expected Rental Shortfall and Potential Evictions in the U.S. September 2020.

Figure 40: 90+ Day Delinquency, Pre-Foreclosure Filings, and Foreclosures in 2019 and 2020
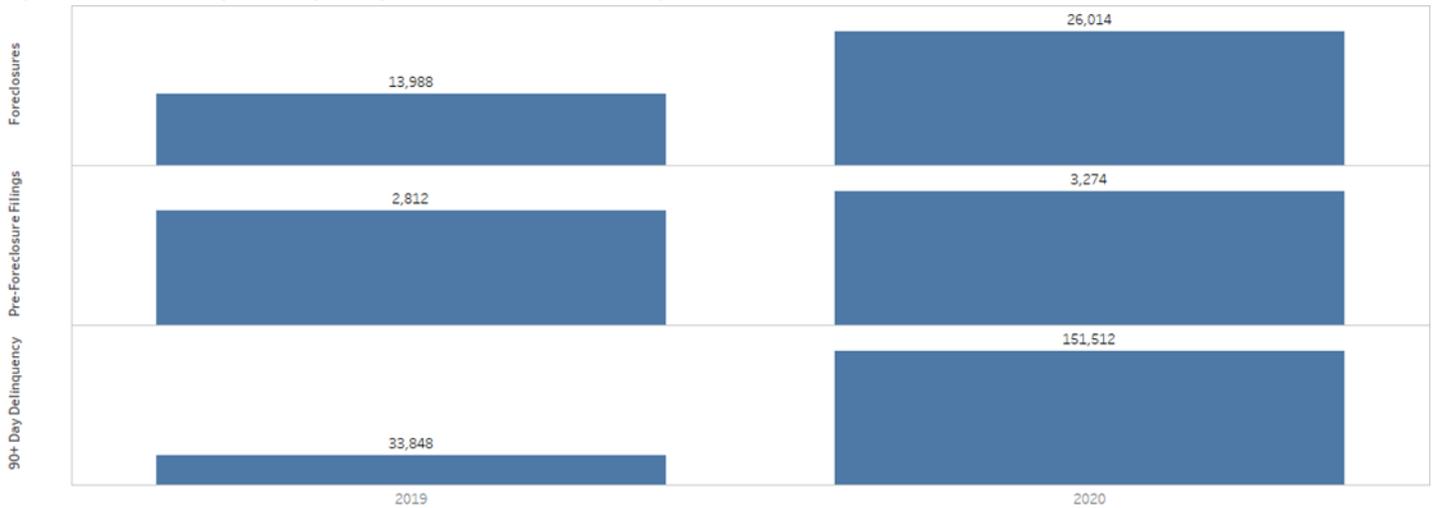
CoreLogic Market Trends
Refer to Table 40 for 90+ Day Delinquency, Pre-Foreclosure Filings, and Foreclosures in 2019 and 2020

Conclusion

Access to safe, decent and affordable housing is foundational to all aspects of individual and community well-being: health, opportunity for upward mobility and addressing inequities and economic development. Solutions that address the outsized demand for affordable housing include homelessness prevention programs, rental assistance, and mortgage products for low- and moderate-income homeowners. Improvements to existing housing stock, new multifamily and single-family development and targeted investment in underserved areas are interventions demonstrated to address the shortage of affordable housing supply. Investment in affordable housing across the housing spectrum - from persons experiencing homelessness to renters, from first time home buyers to long-term homeowners - is key to New Mexico's prosperity.

Tables

Table 1: Total Population Estimates and 1-Year and 5-Year Growth Rates
PEPANNRES Annual Estimates of the Resident Population, April 1, 2010 to July 1, 2019

	2019 Population Estimate	1-Year Growth Rate	5-Year Growth Rate
United States	328,239,523	0.5%	3.1%
New Mexico	2,096,829	0.2%	0.3%
Bernalillo	679,121	0.2%	0.5%
Doña Ana	218,195	0.4%	2.0%
Santa Fe	150,358	0.4%	1.7%
Sandoval	146,748	1.1%	7.1%
San Juan	123,958	-1.2%	-4.0%
Valencia	76,688	0.5%	1.0%
McKinley	71,367	-0.8%	-2.0%
Lea	71,070	2.2%	1.3%
Otero	67,490	1.2%	3.3%
Chaves	64,615	0.1%	-1.8%
Eddy	58,460	1.3%	3.1%
Curry	48,954	-0.8%	-4.2%
Rio Arriba	38,921	-0.3%	-2.1%
Taos	32,723	0.1%	-0.7%
San Miguel	27,277	-0.7%	-4.3%
Grant	26,998	-1.1%	-6.5%
Cibola	26,675	-0.3%	-1.8%
Luna	23,709	-0.7%	-2.9%
Lincoln	19,572	0.3%	-0.1%
Los Alamos	19,369	2.0%	8.8%
Roosevelt	18,500	-1.4%	-5.8%
Socorro	16,637	-0.4%	-3.6%
Torrance	15,461	-0.3%	-1.3%
Colfax	11,941	-1.1%	-6.0%
Sierra	10,791	-1.4%	-4.2%
Quay	8,253	0.1%	-2.5%
Mora	4,521	0.8%	-2.0%
Guadalupe	4,300	-0.8%	-3.2%
Hidalgo	4,198	-0.8%	-7.7%
Union	4,059	-1.2%	-4.4%
Catron	3,527	-0.8%	-0.6%
De Baca	1,748	-1.7%	-6.1%
Harding	625	-3.8%	-9.8%

Table 2: Race and Ethnicity
American Community Survey 2015-2019 5-Year Estimates

	Hispanic	White	Black or African American	Native American and Alaska Native	Asian	Native Hawaiian and Pacific Islander	Other Race	Two or More Races
United States	58,479,370	197,100,373	39,977,554	2,160,378	17,708,954	540,511	789,047	7,941,608
New Mexico	1,020,817	782,269	37,911	182,874	30,341	1,189	3,855	33,198
Bernalillo	338,856	262,184	16,747	27,855	17,069	433	1,605	13,109
Doña Ana	147,491	58,848	3,476	1,421	2,279	66	284	2,204
Santa Fe	76,446	63,865	1,325	3,773	1,813	103	232	1,736
Sandoval	55,525	62,056	2,959	17,221	1,680	179	206	2,878
San Juan	25,668	48,320	853	48,083	809	76	238	2,468
Valencia	46,056	24,784	803	2,877	390	-	77	1,040
McKinley	10,320	6,259	409	53,246	711	30	60	1,403
Lea	41,230	24,885	2,386	570	402	11	144	649
Otero	25,315	32,314	2,133	4,015	826	97	60	1,377
Chaves	36,967	25,325	929	690	584	6	205	438
Eddy	28,363	27,012	836	818	265	-	26	412
Curry	20,971	23,686	2,463	384	628	129	124	1,347
Rio Arriba	27,896	4,870	173	5,604	189	13	200	214
Taos	18,652	11,563	54	1,921	258	1	72	265
San Miguel	21,563	4,945	259	286	268	-	-	417
Grant	13,969	12,675	242	513	131	3	17	119

Cibola	10,316	5,193	237	10,496	40	9	58	542
Luna	16,151	7,108	316	179	199	-	-	130
Lincoln	6,458	12,632	101	98	13	-	-	159
Los Alamos	3,346	13,377	107	167	926	-	6	696
Roosevelt	7,956	9,790	456	100	95	14	19	458
Socorro	8,388	5,764	95	1,763	548	-	-	300
Torrance	6,687	8,488	121	47	23	-	22	131
Colfax	6,011	5,687	81	47	52	-	15	275
Sierra	3,348	7,136	44	226	83	-	21	173
Quay	3,771	4,131	134	114	50	16	19	91
Mora	3,696	713	2	-	-	-	124	1
Guadalupe	3,217	844	25	232	9	-	-	26
Hidalgo	2,497	1,676	54	58	-	-	-	12
Union	1,750	2,120	59	63	1	-	20	120
Catron	671	2,853	-	2	-	-	-	-
De Baca	1,091	906	32	5	-	-	-	6
Harding	175	260	-	-	-	3	1	2

	Hispanic	White	Black or African American	Native American and Alaska Native	Asian	Native Hawaiian and Pacific Islander	Other Race/Two or More Races
United States	18.0%	60.7%	12.3%	0.7%	5.5%	0.2%	2.7%
New Mexico	48.8%	37.4%	1.8%	8.7%	1.5%	0.1%	1.8%
Bernalillo	50.0%	38.7%	2.5%	4.1%	2.5%	0.1%	2.2%
Doña Ana	68.3%	27.2%	1.6%	0.7%	1.1%	0.0%	1.2%
Santa Fe	51.2%	42.8%	0.9%	2.5%	1.2%	0.1%	1.3%
Sandoval	38.9%	43.5%	2.1%	12.1%	1.2%	0.1%	2.2%
San Juan	20.3%	38.2%	0.7%	38.0%	0.6%	0.1%	2.1%
Valencia	60.6%	32.6%	1.1%	3.8%	0.5%	0.0%	1.5%
McKinley	14.2%	8.6%	0.6%	73.5%	1.0%	0.0%	2.0%
Lea	58.7%	35.4%	3.4%	0.8%	0.6%	0.0%	1.1%
Otero	38.3%	48.9%	3.2%	6.1%	1.2%	0.1%	2.2%
Chaves	56.7%	38.9%	1.4%	1.1%	0.9%	0.0%	1.0%
Eddy	49.1%	46.8%	1.4%	1.4%	0.5%	0.0%	0.8%
Curry	42.2%	47.6%	5.0%	0.8%	1.3%	0.3%	3.0%
Rio Arriba	71.2%	12.4%	0.4%	14.3%	0.5%	0.0%	1.1%
Taos	56.9%	35.3%	0.2%	5.9%	0.8%	0.0%	1.0%
San Miguel	77.7%	17.8%	0.9%	1.0%	1.0%	0.0%	1.5%
Grant	50.5%	45.8%	0.9%	1.9%	0.5%	0.0%	0.5%
Cibola	38.4%	19.3%	0.9%	39.0%	0.1%	0.0%	2.2%
Luna	67.1%	29.5%	1.3%	0.7%	0.8%	0.0%	0.5%
Lincoln	33.2%	64.9%	0.5%	0.5%	0.1%	0.0%	0.8%
Los Alamos	18.0%	71.8%	0.6%	0.9%	5.0%	0.0%	3.8%
Roosevelt	42.1%	51.8%	2.4%	0.5%	0.5%	0.1%	2.5%
Socorro	49.8%	34.2%	0.6%	10.5%	3.3%	0.0%	1.8%
Torrance	43.1%	54.7%	0.8%	0.3%	0.1%	0.0%	1.0%
Colfax	49.4%	46.7%	0.7%	0.4%	0.4%	0.0%	2.4%
Sierra	30.4%	64.7%	0.4%	2.0%	0.8%	0.0%	1.8%
Quay	45.3%	49.6%	1.6%	1.4%	0.6%	0.2%	1.3%
Mora	81.5%	15.7%	0.0%	0.0%	0.0%	0.0%	2.8%
Guadalupe	73.9%	19.4%	0.6%	5.3%	0.2%	0.0%	0.6%
Hidalgo	58.1%	39.0%	1.3%	1.3%	0.0%	0.0%	0.3%
Union	42.3%	51.3%	1.4%	1.5%	0.0%	0.0%	3.4%
Catron	19.0%	80.9%	0.0%	0.1%	0.0%	0.0%	0.0%
De Baca	53.5%	44.4%	1.6%	0.2%	0.0%	0.0%	0.3%
Harding	39.7%	59.0%	0.0%	0.0%	0.0%	0.7%	0.7%

Table 3: Average Age

American Community Survey 2015-2019 5-Year Estimates

United States	38.1
New Mexico	37.8
Bernalillo	37.6
Doña Ana	33.1
Santa Fe	46.3
Sandoval	40.1
San Juan	35.4
Valencia	38.9

McKinley	32.4
Lea	31.8
Otero	35.8
Chaves	35.7
Eddy	35.2
Curry	31.5
Rio Arriba	41.3
Taos	48.8
San Miguel	44
Grant	46.4
Cibola	37.3
Luna	37.1
Lincoln	50.9
Los Alamos	42.3
Roosevelt	30
Socorro	39.4
Torrance	43.6
Colfax	50.2
Sierra	55.7
Quay	43.4
Mora	55.2
Guadalupe	43.1
Hidalgo	43.1
Union	39.8
Catron	58.1
De Baca	35.4
Harding	58.5

Table 4: Average Household Size

American Community Survey 2015-2019 5-Year Estimates

	Owner Occupied Units	Renter Occupied Units	All Occupied Units
United States	2.7	2.5	2.6
New Mexico	2.7	2.5	2.6
Bernalillo	2.6	2.3	2.5
Doña Ana	2.8	2.6	2.7
Santa Fe	2.4	2.2	2.4
Sandoval	2.8	2.7	2.8
San Juan	2.9	2.9	2.9
Valencia	2.8	2.7	2.8
McKinley	3.5	3.3	3.4
Lea	3.0	2.9	3.0
Otero	2.7	2.6	2.6
Chaves	2.7	2.7	2.7
Eddy	2.6	2.9	2.7
Curry	2.7	2.6	2.6
Rio Arriba	3.1	2.9	3.0
Taos	2.8	2.3	2.7
San Miguel	2.3	2.1	2.3
Grant	2.3	2.3	2.3
Cibola	2.9	2.9	2.9
Luna	2.7	2.6	2.7
Lincoln	2.6	2.3	2.5
Los Alamos	2.5	2.0	2.3
Roosevelt	2.6	2.7	2.6
Socorro	3.6	3.7	3.6
Torrance	2.6	3.3	2.7
Colfax	2.0	1.9	2.0
Sierra	1.9	2.0	1.9
Quay	3.0	2.3	2.7
Mora	2.7	2.0	2.6
Guadalupe	3.1	1.7	2.6
Hidalgo	2.4	2.7	2.5
Union	2.4	2.8	2.5
Catron	2.5	3.4	2.6
De Baca	2.4	4.1	3.0
Harding	2.2	1.8	2.1

Table 5: Median Households Income and Poverty Rate

American Community Survey 2015-2019 5-Year Estimates

	Median Household Income	Poverty Rate
United States	$62,843	13.4%
New Mexico	$49,754	19.1%
Bernalillo	$53,329	16.7%
Doña Ana	$40,973	26.4%
Santa Fe	$61,200	12.8%
Sandoval	$63,802	12.7%
San Juan	$50,518	21.0%
Valencia	$48,945	16.9%
McKinley	$33,834	34.8%
Lea	$60,546	15.8%
Otero	$41,988	22.1%
Chaves	$43,359	19.4%
Eddy	$65,328	14.6%
Curry	$45,092	20.9%
Rio Arriba	$39,952	24.0%
Taos	$38,329	18.3%
San Miguel	$30,946	28.2%
Grant	$37,843	24.0%
Cibola	$39,413	26.1%
Luna	$29,360	27.7%
Lincoln	$46,216	10.6%
Los Alamos	$121,324	4.4%
Roosevelt	$42,702	24.9%
Socorro	$42,083	29.7%
Torrance	$36,120	23.7%
Colfax	$36,302	20.0%
Sierra	$29,755	26.7%
Quay	$29,035	20.4%
Mora	$28,446	20.0%
Guadalupe	$24,798	15.4%
Hidalgo	$42,526	25.8%
Union	$35,884	19.4%
Catron	$41,910	16.4%
De Baca	$31,625	16.0%
Harding	$29,375	14.3%

Table 6: Employment and Industries, March 2021

Bureau of Labor Statistics Current Employment Survey

	New Mexico	United States
Mining and Logging	2.2%	0.4%
Construction	6.2%	5.2%
Manufacturing	3.3%	8.6%
Trade, Transportation, and Utilities	17.0%	18.9%
Information	1.1%	1.9%
Financial Activities	4.1%	6.2%
Professional & Business Services	14.0%	14.5%
Education & Health Services	17.3%	16.3%
Leisure & Hospitality	9.2%	9.2%
Other Services	3.4%	3.8%
Government	22.2%	15.1%

Table 7: Owner and Renter Occupied Units

American Community Survey 2015-2019 5-Year Estimates

	Owner-Occupied Units	Renter-Occupied Units	Owner-Occupied Units	Renter-Occupied Units	Total Occupied Housing Units
United States	64.0%	36.0%	77,274,381	43,481,667	120,756,048
New Mexico	67.7%	32.3%	527,896	252,353	780,249
Bernalillo	63.0%	37.0%	168,608	99,091	267,699
Doña Ana	63.1%	36.9%	49,113	28,729	77,842
Santa Fe	70.9%	29.1%	43,900	18,021	61,921
Sandoval	78.6%	21.4%	40,082	10,919	51,001

San Juan	71.0%	29.0%	30,813	12,574	43,387
Valencia	81.5%	18.5%	22,010	5,000	27,010
McKinley	70.9%	29.1%	14,852	6,090	20,942
Lea	66.8%	33.2%	15,045	7,478	22,523
Otero	64.2%	35.8%	15,172	8,462	23,634
Chaves	68.9%	31.1%	16,040	7,244	23,284
Eddy	69.5%	30.5%	14,768	6,483	21,251
Curry	57.0%	43.0%	10,576	7,972	18,548
Rio Arriba	76.9%	23.1%	9,784	2,946	12,730
Taos	76.4%	23.6%	9,249	2,854	12,103
San Miguel	70.3%	29.7%	8,166	3,443	11,609
Grant	68.1%	31.9%	8,067	3,784	11,851
Cibola	68.7%	31.3%	5,981	2,727	8,708
Luna	60.9%	39.1%	5,422	3,482	8,904
Lincoln	80.6%	19.4%	6,096	1,470	7,566
Los Alamos	74.1%	25.9%	5,878	2,053	7,931
Roosevelt	58.5%	41.5%	3,984	2,830	6,814
Socorro	73.4%	26.6%	3,316	1,204	4,520
Torrance	83.2%	16.8%	4,697	947	5,644
Colfax	71.0%	29.0%	4,157	1,696	5,853
Sierra	73.9%	26.1%	4,106	1,449	5,555
Quay	61.5%	38.5%	1,869	1,171	3,040
Mora	85.5%	14.5%	1,465	248	1,713
Guadalupe	62.6%	37.4%	867	517	1,384
Hidalgo	70.6%	29.4%	1,186	493	1,679
Union	64.9%	35.1%	906	489	1,395
Catron	87.7%	12.3%	1,162	163	1,325
De Baca	62.6%	37.4%	421	251	672
Harding	65.4%	34.6%	138	73	211

Table 8: Renter and Homeowner Households Below Area Median Income

American Community Survey 2015-2019 5-Year Estimates and MFA Calculation

	Renter Households Earning Below AMI		Homeowner Households Earning Below AMI	
New Mexico	67.5%	170,238	41.2%	217,478
Bernalillo	70.0%	69,355	37.4%	63,087
Dona Ana	68.0%	19,531	38.9%	19,125
Santa Fe	66.9%	12,063	42.3%	18,570
Sandoval	72.3%	7,890	43.4%	17,397
San Juan	65.8%	8,277	43.4%	13,364
Valencia	66.3%	3,315	46.9%	10,328
McKinley	53.8%	3,278	48.2%	7,162
Lea	61.8%	4,619	44.4%	6,685
Otero	64.7%	5,476	41.4%	6,279
Chaves	61.9%	4,484	44.1%	7,075
Eddy	64.6%	4,186	44.4%	6,554
Curry	59.2%	4,716	43.0%	4,553
Rio Arriba	67.4%	1,985	43.9%	4,296
Taos	67.7%	1,932	43.5%	4,025
San Miguel	68.2%	2,349	41.2%	3,365
Grant	71.3%	2,698	40.0%	3,225
Cibola	60.3%	1,645	44.3%	2,650
Luna	64.3%	2,240	39.2%	2,125
Lincoln	67.7%	995	44.9%	2,738
Los Alamos	97.1%	2,747	47.9%	2,815
Roosevelt	27.7%	569	37.7%	1,504
Socorro	71.7%	863	43.9%	1,457
Torrance	67.7%	641	45.7%	2,147
Colfax	69.7%	1,182	42.0%	1,748
Sierra	68.2%	988	44.5%	1,826
Quay	63.9%	748	36.4%	680
Mora	57.7%	143	46.7%	684
Guadalupe	79.7%	412	32.3%	280
Hidalgo	69.1%	341	44.4%	527
Union	63.3%	310	42.6%	386
Catron	44.2%	72	49.9%	580
De Baca	53.2%	134	45.6%	192
Harding	71.7%	52	37.3%	51

Table 9: Homeownership Rate by Race/Ethnicity of Head of Household

American Community Survey 2015-2019 5-Year Estimates

	Hispanic	White	Native American and Alaska Native	Black or African American	Asian	Native Hawaiian and Pacific Islander	Other Race
United States	47.3%	71.9%	54.3%	41.8%	59.6%	41.0%	39.9%
New Mexico	65.5%	72.2%	61.5%	40.2%	54.7%	48.2%	64.8%
Bernalillo	61.1%	68.7%	38.2%	36.7%	60.7%	48.0%	56.8%
Doña Ana	62.0%	67.8%	52.9%	44.1%	28.1%	0.0%	68.7%
Santa Fe	68.2%	73.8%	63.1%	62.6%	69.9%	0.0%	67.1%
Sandoval	74.9%	83.4%	67.2%	55.2%	72.3%	100.0%	70.4%
San Juan	72.5%	76.7%	62.5%	59.5%	58.3%	100.0%	75.6%
Valencia	78.8%	85.7%	73.7%	83.7%	65.6%	0.0%	84.0%
McKinley	71.8%	70.7%	72.5%	69.3%	15.1%	20.7%	71.3%
Lea	64.0%	73.3%	76.4%	35.0%	44.2%	0.0%	71.9%
Otero	67.4%	64.9%	58.2%	43.4%	36.9%	0.0%	57.0%
Chaves	68.5%	70.8%	65.3%	25.5%	45.9%	0.0%	81.0%
Eddy	60.5%	77.4%	50.7%	61.6%	22.0%	0.0%	68.1%
Curry	54.7%	63.4%	39.1%	18.9%	47.8%	0.0%	54.5%
Rio Arriba	78.3%	73.2%	72.7%	26.9%	78.6%	100.0%	85.3%
Taos	80.8%	72.2%	73.9%	100.0%	50.0%	0.0%	92.4%
San Miguel	70.9%	67.5%	68.3%	77.9%	54.5%	100.0%	69.1%
Grant	63.8%	71.5%	69.4%	63.0%	0.0%	0.0%	52.2%
Cibola	70.1%	72.0%	68.4%	0.0%	26.3%	0.0%	76.1%
Luna	56.5%	68.3%	71.9%	35.0%	40.4%	0.0%	75.5%
Lincoln	70.9%	84.4%	100.0%	0.0%	100.0%	0.0%	60.4%
Los Alamos	68.9%	77.3%	56.5%	69.8%	43.3%	0.0%	57.2%
Roosevelt	50.1%	65.2%	86.5%	6.2%	0.0%	0.0%	49.0%
Socorro	78.8%	73.3%	70.0%	0.0%	44.4%	0.0%	75.0%
Torrance	80.5%	85.0%	100.0%	70.0%	0.0%	0.0%	71.8%
Colfax	69.6%	76.2%	32.0%	0.0%	0.0%	0.0%	81.0%
Sierra	66.6%	77.7%	62.9%	0.0%	18.8%	0.0%	73.5%
Quay	54.4%	66.4%	5.3%	48.6%	97.1%	0.0%	76.5%
Mora	87.0%	78.0%	50.0%	0.0%	0.0%	0.0%	81.3%
Guadalupe	68.6%	41.6%	88.9%	0.0%	0.0%	0.0%	68.9%
Hidalgo	59.4%	81.7%	100.0%	100.0%	0.0%	0.0%	72.1%
Union	64.1%	65.4%	41.2%	0.0%	0.0%	0.0%	84.4%
Catron	73.8%	90.1%	0.0%	0.0%	0.0%	0.0%	41.7%
De Baca	66.9%	60.0%	0.0%	0.0%	100.0%	0.0%	67.6%
Harding	71.2%	63.6%	0.0%	0.0%	0.0%	0.0%	83.3%

Table 10: Senior Headed Households

American Community Survey 2015-2019 5-Year Estimates

	Senior Households		
United States		35,488,687	29.4%
New Mexico		248,195	31.8%
Bernalillo		76,129	28.4%
Doña Ana		23,210	29.8%
Santa Fe		23,853	38.5%
Sandoval		16,749	32.8%
San Juan		13,061	30.1%
Valencia		9,292	34.4%
McKinley		6,489	31.0%
Lea		5,574	24.7%
Otero		7,741	32.8%
Chaves		7,209	31.0%
Eddy		5,964	28.1%
Curry		4,448	24.0%
Rio Arriba		4,591	36.1%
Taos		5,474	45.2%
San Miguel		4,217	36.3%
Grant		5,185	43.8%
Cibola		2,951	33.9%
Luna		3,509	39.4%
Lincoln		3,649	48.2%
Los Alamos		2,256	28.4%

Roosevelt	1,828	26.8%
Socorro	1,703	37.7%
Torrance	2,180	38.6%
Colfax	2,420	41.3%
Sierra	2,874	51.7%
Quay	1,401	46.1%
Mora	867	50.6%
Guadalupe	751	54.3%
Hidalgo	669	39.8%
Union	593	42.5%
Catron	906	68.4%
De Baca	314	46.7%
Harding	138	65.4%

Table 11: Senior Headed Household Living Arrangement
American Community Survey 2015-2019 5-Year Estimates

	Living Alone	Living with Family	Living with Non-Family
United States	11.0%	17.5%	0.9%
New Mexico	12.3%	18.3%	1.2%
Bernalillo	11.6%	15.7%	1.1%
Doña Ana	9.8%	19.2%	0.8%
Santa Fe	14.9%	21.5%	2.1%
Sandoval	9.9%	21.6%	1.3%
San Juan	9.7%	19.4%	1.0%
Valencia	11.9%	21.3%	1.3%
McKinley	9.2%	20.8%	0.9%
Lea	8.6%	15.5%	0.6%
Otero	13.1%	18.6%	1.0%
Chaves	12.7%	17.3%	0.9%
Eddy	10.5%	17.0%	0.6%
Curry	11.0%	12.3%	0.7%
Rio Arriba	14.8%	19.2%	2.1%
Taos	20.0%	23.4%	1.8%
San Miguel	19.9%	15.3%	1.2%
Grant	18.5%	23.4%	1.8%
Cibola	13.4%	18.5%	2.0%
Luna	19.5%	18.2%	1.8%
Lincoln	15.8%	30.7%	1.8%
Los Alamos	12.2%	15.4%	0.8%
Roosevelt	11.4%	14.5%	0.9%
Socorro	15.5%	20.1%	2.1%
Torrance	17.5%	20.2%	0.9%
Colfax	18.0%	21.8%	1.6%
Sierra	26.7%	23.1%	1.9%
Quay	25.9%	19.6%	0.6%
Mora	14.0%	29.2%	7.5%
Guadalupe	34.0%	20.2%	0.0%
Hidalgo	15.1%	21.4%	3.3%
Union	25.3%	15.8%	1.4%
Catron	25.7%	35.7%	7.0%
De Baca	33.3%	12.8%	0.6%
Harding	35.5%	28.9%	0.9%

Table 12: Occupied Housing Stock
American Community Survey 2015-2019 5-Year Estimates

	Owner Occupied, Single Family	Owner Occupied, Attached	Owner Occupied, Mobile Home	Renter-Occupied Single Family	Renter Occupied, 1-4 Attached	Renter Occupied, Apartment	Renter Occupied, Mobile Home	Other
United States	52.8%	7.2%	4.0%	10.0%	8.6%	15.8%	1.6%	0.1%
New Mexico	53.0%	2.8%	11.7%	12.5%	6.6%	8.8%	4.3%	0.2%
Bernalillo	54.7%	4.2%	4.0%	11.6%	8.4%	15.4%	1.7%	0.1%
Doña Ana	47.0%	1.8%	14.3%	12.6%	8.1%	9.6%	6.5%	0.1%
Santa Fe	54.2%	5.4%	11.2%	10.4%	7.0%	8.3%	3.5%	0.1%
Sandoval	70.2%	3.0%	5.4%	12.7%	3.1%	3.3%	2.3%	0.0%
San Juan	45.7%	0.7%	24.1%	10.9%	5.6%	4.3%	8.1%	0.5%

Valencia	57.7%	1.5%	22.3%	8.5%	2.5%	1.8%	5.7%	0.1%
McKinley	48.5%	1.7%	20.7%	14.8%	6.4%	3.6%	4.3%	0.1%
Lea	53.3%	1.2%	12.2%	15.0%	3.3%	7.6%	6.3%	1.1%
Otero	46.1%	0.6%	17.2%	17.0%	7.7%	3.0%	8.1%	0.4%
Chaves	56.7%	1.8%	10.2%	18.4%	4.8%	4.6%	3.3%	0.3%
Eddy	54.9%	1.5%	13.0%	17.3%	2.9%	5.1%	4.7%	0.6%
Curry	49.0%	0.8%	6.7%	22.9%	11.1%	5.5%	3.5%	0.5%
Rio Arriba	46.7%	1.1%	28.7%	8.8%	3.1%	0.5%	10.8%	0.3%
Taos	56.2%	2.1%	17.9%	11.3%	5.5%	2.4%	4.1%	0.5%
San Miguel	39.4%	1.0%	29.9%	10.4%	5.8%	4.3%	9.0%	0.1%
Grant	49.8%	0.2%	17.7%	13.1%	5.6%	4.4%	8.9%	0.5%
Cibola	47.1%	1.0%	20.2%	13.7%	3.7%	5.8%	8.1%	0.3%
Luna	36.4%	0.5%	23.3%	14.3%	4.6%	7.7%	11.2%	1.9%
Lincoln	55.6%	2.3%	22.3%	6.9%	3.0%	2.3%	7.2%	0.4%
Roosevelt	59.3%	11.5%	3.2%	4.0%	9.2%	11.8%	0.9%	0.1%
Los Alamos	45.9%	0.4%	11.8%	21.3%	9.4%	1.3%	9.5%	0.4%
Socorro	47.9%	1.5%	23.7%	10.1%	4.8%	4.2%	7.6%	0.4%
Torrance	47.7%	0.1%	34.9%	6.0%	1.2%	0.6%	8.9%	0.5%
Colfax	51.5%	1.9%	17.6%	17.2%	4.7%	3.2%	3.9%	0.0%
Sierra	42.0%	0.0%	30.7%	8.3%	5.0%	6.2%	6.5%	1.3%
Quay	48.8%	0.5%	12.2%	21.1%	6.0%	4.3%	7.2%	0.0%
Mora	50.7%	0.0%	34.9%	8.3%	0.4%	0.0%	3.9%	1.9%
Guadalupe	48.1%	0.6%	13.9%	10.9%	13.9%	5.6%	7.0%	0.0%
Hidalgo	40.1%	0.5%	29.8%	13.0%	3.3%	3.9%	9.2%	0.2%
Union	57.4%	0.1%	7.5%	28.3%	4.5%	0.4%	1.9%	0.0%
Catron	64.3%	0.6%	22.8%	4.5%	0.9%	0.0%	6.9%	0.0%
De Baca	50.0%	0.0%	12.6%	27.5%	4.2%	0.0%	5.7%	0.0%
Harding	50.2%	1.4%	13.7%	22.3%	0.0%	0.0%	12.3%	0.0%

Table 13: Rate of Mobile and Manufactured Homes

American Community Survey 2015-2019 5-Year Estimates

United States	5.5%
New Mexico	16.0%
Bernalillo	5.7%
Doña Ana	20.8%
Santa Fe	14.7%
Sandoval	7.7%
San Juan	32.2%
Valencia	27.9%
McKinley	25.0%
Lea	18.4%
Otero	25.3%
Chaves	13.4%
Eddy	17.7%
Curry	10.2%
Rio Arriba	39.5%
Taos	22.0%
San Miguel	38.9%
Grant	26.5%
Cibola	28.2%
Luna	34.5%
Lincoln	29.5%
Roosevelt	4.0%
Los Alamos	21.3%
Socorro	31.2%
Torrance	43.9%
Colfax	21.5%
Sierra	37.2%
Quay	19.3%
Mora	38.7%
Guadalupe	21.0%
Hidalgo	39.0%
Union	9.3%
Catron	29.7%
De Baca	18.3%
Harding	26.1%

Table 14: Age of Housing Stock

American Community Survey 2015-2019 5-Year Estimates

	2010 or Later	2000s	1990s	1980s	1970s	1960s	1950s	1940s	1939 or Earlier
United States	5.2%	14.0%	13.9%	13.4%	15.2%	10.6%	10.3%	4.9%	12.6%
New Mexico	4.4%	15.3%	17.6%	17.1%	17.5%	10.0%	9.6%	4.1%	4.4%
Bernalillo	4.0%	15.7%	16.0%	15.9%	19.0%	10.7%	11.2%	4.5%	3.1%
Doña Ana	7.5%	19.8%	19.4%	19.3%	14.7%	7.5%	6.6%	2.4%	2.9%
Santa Fe	4.1%	20.1%	22.5%	17.7%	13.7%	6.8%	5.9%	3.2%	6.0%
Sandoval	6.8%	28.2%	24.2%	20.9%	12.4%	3.2%	2.0%	0.9%	1.5%
San Juan	4.7%	14.1%	20.2%	19.5%	19.5%	9.4%	9.0%	1.7%	2.0%
Valencia	2.3%	17.0%	25.8%	18.9%	19.1%	7.4%	4.4%	1.9%	3.3%
McKinley	3.9%	13.1%	20.5%	18.1%	20.0%	11.0%	5.4%	3.8%	4.2%
Lea	7.7%	7.9%	7.7%	14.2%	16.9%	16.2%	21.9%	4.7%	2.8%
Otero	4.1%	11.4%	17.9%	18.6%	18.7%	13.0%	10.9%	2.4%	2.8%
Chaves	3.3%	7.5%	10.7%	13.0%	14.6%	18.1%	19.0%	8.6%	5.1%
Eddy	10.9%	7.5%	10.4%	11.5%	14.4%	13.8%	19.2%	7.3%	5.1%
Curry	7.3%	11.8%	11.1%	12.9%	19.8%	14.4%	9.8%	6.9%	6.1%
Rio Arriba	1.8%	12.0%	19.5%	18.6%	21.5%	10.3%	6.7%	4.0%	5.7%
Taos	1.4%	15.6%	17.7%	20.3%	17.0%	9.0%	5.6%	4.4%	9.0%
San Miguel	1.8%	9.8%	22.1%	16.6%	16.4%	6.0%	7.1%	4.1%	16.1%
Grant	1.4%	9.2%	18.1%	15.5%	19.5%	9.1%	11.2%	6.3%	9.6%
Cibola	1.9%	11.2%	12.1%	14.3%	27.9%	15.0%	8.2%	3.3%	6.2%
Luna	3.0%	12.1%	19.8%	16.2%	16.8%	12.9%	11.4%	4.1%	3.8%
Lincoln	2.8%	14.0%	16.8%	20.5%	22.6%	8.1%	7.5%	4.0%	3.8%
Roosevelt	1.5%	12.7%	8.4%	12.4%	22.4%	18.7%	16.2%	7.4%	0.3%
Los Alamos	6.3%	12.1%	15.5%	11.7%	13.9%	13.3%	13.5%	7.2%	6.5%
Socorro	2.8%	7.0%	15.8%	23.9%	15.9%	15.6%	7.8%	2.6%	8.5%
Torrance	1.4%	13.2%	25.6%	21.5%	16.4%	4.6%	3.4%	3.9%	10.0%
Colfax	1.2%	9.3%	17.4%	16.4%	15.0%	6.2%	9.6%	7.1%	17.9%
Sierra	1.3%	12.4%	16.6%	21.3%	16.8%	9.7%	7.6%	7.3%	7.0%
Quay	0.9%	2.5%	11.2%	14.1%	15.3%	15.6%	21.8%	12.1%	6.5%
Mora	0.1%	6.7%	17.8%	14.3%	21.4%	1.9%	7.0%	8.7%	22.0%
Guadalupe	0.4%	2.2%	13.0%	13.3%	20.1%	10.3%	12.7%	11.9%	16.1%
Hidalgo	2.4%	11.1%	16.1%	12.2%	23.1%	9.6%	11.2%	6.6%	7.7%
Union	2.4%	6.1%	3.5%	13.3%	11.0%	19.8%	20.2%	10.9%	12.7%
Catron	1.4%	14.2%	22.2%	24.8%	16.7%	9.2%	2.7%	3.4%	5.5%
De Baca	0.0%	5.1%	8.6%	9.2%	16.7%	14.5%	20.1%	13.1%	12.6%
Harding	0.5%	4.4%	4.1%	9.0%	10.8%	9.2%	17.1%	16.0%	28.9%

Table 15: Newly Authorized Privately Owned Housing Units

U.S. Building Permit Survey

		2015	2016	2017	2018	2019
New Mexico	Total Newly Authorized Privately Owned Housing Units	4,599	4,863	4,741	4,813	5,020
	Year-Over-Year Change in Newly Authorized Privately Owned Housing Units	-4.2%	5.7%	-2.5%	1.5%	0.0%
Mountain Division	Total Newly Authorized Privately Owned Housing Units	114,443	138,702	150,150	155,058	163,355
	Year-Over-Year Change in Newly Authorized Privately Owned Housing Units	8.4%	21.2%	8.3%	3.3%	5.4%
United States	Total Newly Authorized Privately Owned Housing Units	1,182,582	1,206,642	1,281,977	1,328,827	1,386,048

Year-Over-Year Change in Newly Authorized Privately Owned Housing Units	13.0%	2.0%	6.2%	3.7%	4.3%

Table 16: 2019 Newly Authorized Privately Owned Housing Units

U.S. Building Permit Survey

	1-Unit	2-Units	3-4 Units	5+ Units
Bernalillo	1,120	-	-	188
Doña Ana	876	6	-	96
Santa Fe	344	-	-	245
Sandoval	677	2	12	74
San Juan	74	4	3	8
Valencia	75	-	-	-
McKinley	2	-	-	-
Lea	164	-	-	-
Chaves	55	-	4	-
Eddy	244	-	-	21
Curry	54	-	-	46
Taos	90	2	-	24
Grant	10	-	-	-
Luna	8	-	-	-
Lincoln	64	-	-	-
Los Alamos	40	-	-	-
Roosevelt	22	-	-	-
Balance of State	365	-	-	-

Table 17: Housing Condition Issues

American Community Survey 2015-2019 5-Year Estimates

	Lacking Complete Plumbing	Lacking Complete Kitchens	Overcrowded
United States	2.1%	2.8%	3.4%
New Mexico	4.3%	4.3%	3.5%
Bernalillo	1.0%	1.5%	2.7%
Doña Ana	3.3%	2.7%	4.1%
Santa Fe	1.7%	1.9%	3.2%
Sandoval	2.8%	3.1%	2.9%
San Juan	8.8%	7.9%	6.3%
Valencia	5.1%	2.6%	3.0%
McKinley	19.2%	14.4%	14.0%
Lea	3.6%	5.4%	5.4%
Otero	5.5%	4.2%	2.2%
Chaves	5.7%	6.0%	3.4%
Eddy	3.0%	6.3%	3.9%
Curry	1.8%	1.8%	3.5%
Rio Arriba	10.5%	9.4%	1.8%
Taos	7.5%	6.8%	2.2%
San Miguel	7.7%	9.0%	2.0%
Grant	5.4%	8.4%	2.9%
Cibola	16.2%	12.6%	8.7%
Luna	3.2%	8.4%	1.8%
Lincoln	2.8%	3.7%	1.5%
Roosevelt	0.0%	0.5%	0.5%
Los Alamos	2.8%	3.1%	5.2%
Socorro	22.5%	11.6%	2.0%
Torrance	11.4%	9.7%	2.5%
Colfax	4.9%	3.8%	2.4%
Sierra	5.0%	4.8%	2.0%
Quay	7.8%	14.1%	0.3%
Mora	19.0%	17.5%	2.0%
Guadalupe	11.4%	15.9%	0.8%
Hidalgo	7.3%	18.9%	2.3%
Union	15.8%	16.3%	1.0%
Catron	17.8%	7.5%	0.4%
De Baca	6.1%	5.7%	1.0%
Harding	17.6%	23.8%	0.9%

Table 18: Housing Condition Issues In New Mexico's Tribal Areas

American Community Survey 2015-2019 5-Year Estimates

	Overcrowded Occupied Housing Units	Units Lacking Plumbing	Units Lacking Kitchens
Acoma Pueblo and Off-Reservation Trust Land, NM; New Mexico	12.9%	29.5%	26.3%
Pueblo de Cochiti, NM; New Mexico	4.5%	6.3%	5.6%
Isleta Pueblo, NM; New Mexico	2.3%	10.5%	5.1%
Jemez Pueblo, NM; New Mexico	14.4%	3.3%	4.1%
Jicarilla Apache Nation Reservation and Off-Reservation Trust Land, NM; New Mexico	4.5%	6.6%	5.8%
Laguna Pueblo and Off-Reservation Trust Land, NM; New Mexico	12.3%	19.6%	12.2%
Mescalero Reservation, NM; New Mexico	5.1%	4.1%	1.9%
Nambe Pueblo and Off-Reservation Trust Land, NM; New Mexico	2.1%	1.9%	2.2%
Navajo Nation Reservation and Off-Reservation Trust Land, AZ--NM--UT (part); New Mexico	16.4%	31.3%	26.5%
Ohkay Owingeh, NM; New Mexico	2.6%	13.6%	10.8%
Picuris Pueblo, NM; New Mexico	2.2%	10.2%	9.0%
Pueblo of Pojoaque and Off-Reservation Trust Land, NM; New Mexico	2.2%	2.3%	2.1%
Sandia Pueblo, NM; New Mexico	4.5%	2.8%	2.5%
San Felipe Pueblo, NM; New Mexico	9.9%	4.5%	7.4%
San Ildefonso Pueblo and Off-Reservation Trust Land, NM; New Mexico	4.2%	4.0%	4.7%
Santa Ana Pueblo, NM; New Mexico	9.8%	28.6%	28.9%
Santa Clara Pueblo and Off-Reservation Trust Land, NM; New Mexico	2.9%	5.3%	5.7%
Santo Domingo Pueblo, NM; New Mexico	23.8%	5.7%	8.3%
Taos Pueblo and Off-Reservation Trust Land, NM; New Mexico	2.1%	5.6%	5.1%
Tesuque Pueblo and Off-Reservation Trust Land, NM; New Mexico	7.8%	1.0%	1.0%
Zia Pueblo and Off-Reservation Trust Land, NM; New Mexico	16.7%	7.4%	7.8%
Zuni Reservation and Off-Reservation Trust Land, NM--AZ (part); New Mexico	12.7%	11.1%	7.3%
All Tribal Areas	10.5%	18.8%	15.9%

Table 19: HUD Point In Time Count of Homeless Persons in New Mexico

HUD 2021 Point In Time Count

2015	2,629
2016	2,263
2017	2,482
2018	2,551
2019	3,241
2020	3,333
2021	2,747

Table 20: Race and Ethnicity of New Mexico's Homeless Population

Homelessness Management Information System

White	66.1%
Black or African American	8.4%
Asian	0.3%
American Indian Alaska Native	15.7%
Multiple Races	3.4%
Race- Client Does not Know/No Data Collected	6.0%
Non-Hispanic/Non-Latino	49.6%
Hispanic/Latino	46.2%
Ethnicity- Client Does Not Know/No Data Collected	4.2%

Table 21: Gender and Age New Mexico's Homeless Population

Homelessness Management Information System

Male	55.2%
Female	41.3%
Trans Male	0.4%
Trans Female	0.1%
Gender Non-Conforming	0.1%
Gender- Client Does not Know/No Data Collected	2.9%
Under 17 (Children)	16.2%
18-24 (Youth)	8.0%
25-61 (Adult)	66.2%
62+ (Senior)	7.2%
Age- Client Does Not Know/No Data Collected	2.4%

Table 22: Homelessness Situation

Homelessness Management Information System

Emergency shelter	22.2%
Transitional housing	1.2%
Place not meant for habitation	34.6%

Table 23: Homelessness Conditions

Homelessness Management Information System

Chronically homeless	30.3%
Veteran	7.1%
Has experienced domestic violence	29.5%
Parenting	7.3%

Table 24: Heath Conditions among New Mexico's Homeless Population

Homelessness Management Information System

Mental health	42.2%
Alcohol Abuse	6.0%
Substance Abuse	10.0%
Chronic health condition (including persons with HIV/AIDS)	26.0%
Developmental disability	10.7%
Physical disability	24.5%

Table 25: Cost Burden Among Renters and Homeowners

American Community Survey 2015-2019 5-Year Estimates

	Homeowners- Not Cost Burdened	Homeowners- Cost Burdened: 30-49%	Homeowners- Extremely Cost Burdened: 50% or More	Homeowners- Not Computed	Renters- Not Cost Burdened	Renters- Cost Burdened: 30-49%	Renters- Extremely Cost Burdened: 50% or More	Renters- Not Computed
United States	76.9%	13.4%	9.0%	0.8%	46.8%	23.1%	22.9%	7.2%
New Mexico	77.8%	11.9%	8.9%	1.4%	46.0%	21.6%	21.4%	11.0%

Bernalillo	75.9%	13.1%	9.8%	1.2%	45.5%	23.3%	24.5%	6.6%
Doña Ana	77.9%	11.7%	9.4%	1.0%	43.6%	21.6%	24.4%	10.4%
Santa Fe	73.5%	13.7%	11.5%	1.4%	47.5%	23.1%	19.4%	10.0%
Sandoval	76.7%	14.2%	7.8%	1.3%	38.7%	23.4%	21.4%	16.5%
San Juan	80.6%	10.8%	6.8%	1.8%	48.2%	19.0%	18.5%	14.2%
Valencia	74.8%	13.6%	10.8%	0.8%	48.3%	19.6%	20.3%	11.8%
McKinley	81.6%	7.2%	6.3%	4.8%	51.8%	10.8%	16.4%	21.0%
Lea	87.5%	6.6%	5.1%	0.8%	55.1%	14.2%	17.5%	13.1%
Otero	80.6%	12.3%	5.6%	1.5%	45.7%	26.9%	16.0%	11.4%
Chaves	78.7%	11.1%	8.3%	1.9%	50.1%	21.0%	15.6%	13.3%
Eddy	87.0%	6.0%	6.6%	0.4%	56.3%	16.8%	10.2%	16.7%
Curry	76.4%	12.4%	10.7%	0.6%	49.6%	22.2%	19.8%	8.4%
Rio Arriba	78.0%	8.4%	6.3%	7.3%	37.5%	14.5%	19.3%	28.7%
Taos	81.2%	9.9%	7.0%	1.9%	33.0%	24.0%	26.3%	16.7%
San Miguel	73.5%	12.7%	12.9%	0.9%	38.1%	18.9%	21.6%	21.4%
Grant	81.1%	10.4%	8.1%	0.3%	37.9%	20.5%	23.2%	18.4%
Cibola	84.6%	6.9%	6.0%	2.5%	50.9%	16.4%	11.0%	21.7%
Luna	76.0%	11.9%	8.7%	3.3%	42.7%	23.6%	19.8%	13.8%
Lincoln	76.2%	13.2%	9.7%	0.9%	50.2%	21.6%	13.7%	14.5%
Roosevelt	92.5%	3.4%	3.2%	0.9%	72.3%	13.0%	9.1%	5.7%
Los Alamos	79.9%	11.5%	8.4%	0.3%	40.8%	22.3%	22.5%	14.4%
Socorro	86.9%	9.6%	3.0%	0.5%	42.2%	21.6%	26.0%	10.2%
Torrance	70.3%	16.1%	12.4%	1.3%	33.5%	15.4%	26.8%	24.3%
Colfax	73.6%	18.5%	7.4%	0.5%	44.1%	18.6%	19.3%	17.9%
Sierra	75.8%	11.7%	12.1%	0.4%	43.5%	24.3%	22.8%	9.4%
Quay	83.0%	10.0%	6.0%	1.1%	47.9%	29.7%	9.6%	12.8%
Mora	75.8%	17.1%	6.7%	0.5%	21.0%	16.5%	29.0%	33.5%
Guadalupe	87.2%	4.4%	8.1%	0.3%	42.2%	18.8%	3.9%	35.2%
Hidalgo	77.7%	12.0%	9.9%	0.4%	45.0%	12.4%	17.0%	25.6%
Union	84.8%	8.7%	6.5%	0.0%	45.0%	9.4%	4.7%	40.9%
Catron	88.3%	4.6%	7.1%	0.0%	39.3%	7.4%	5.5%	47.9%
De Baca	82.7%	8.1%	8.1%	1.2%	33.9%	26.7%	5.2%	34.3%
Harding	81.9%	3.6%	12.3%	2.2%	13.7%	26.0%	0.0%	60.3%

Table 26: At All Cost Burden by Occupancy Status

American Community Survey 2015-2019 5-Year Estimates

	Homeowners- Cost Burdened 30% or more	Renters- Cost Burdened 30% or more
United States	22.3%	46.0%
New Mexico	20.8%	43.0%
Bernalillo	22.9%	47.8%
Doña Ana	21.1%	46.0%
Santa Fe	25.2%	42.6%
Sandoval	22.0%	44.8%
San Juan	17.6%	37.5%
Valencia	24.4%	39.9%
McKinley	13.5%	27.1%
Lea	11.7%	31.7%
Otero	17.9%	43.0%
Chaves	19.4%	36.6%
Eddy	12.6%	27.0%
Curry	23.1%	42.1%
Rio Arriba	14.7%	33.8%
Taos	16.9%	50.4%
San Miguel	25.7%	40.5%
Grant	18.6%	43.7%
Cibola	12.9%	27.4%
Luna	20.7%	43.4%
Lincoln	22.9%	35.3%
Roosevelt	6.6%	22.0%
Los Alamos	19.8%	44.8%
Socorro	12.6%	47.6%
Torrance	28.5%	42.2%
Colfax	26.0%	38.0%
Sierra	23.7%	47.1%
Quay	15.9%	39.3%
Mora	23.8%	45.6%
Guadalupe	12.5%	22.6%
Hidalgo	21.9%	29.4%

Union		15.2%		14.1%
Catron		11.7%		12.9%
De Baca		16.2%		31.9%
Harding		15.9%		26.0%

Table 27: Cost Burden Among Renters by Household Income

American Community Survey 2015-2019 5-Year Estimates

	Less than $20,000: Cost Burdened	Less than $20,000: Extremely Cost Burdened	$20,000 to $34,999: Cost Burdened	$20,000 to $34,999: Extremely Cost Burdened	$35,000 to $49,999: Cost Burdened	$35,000 to $49,999: Extremely Cost Burdened	$50,000 to $74,999: Cost Burdened	$50,000 to $74,999: Extremely Cost Burdened	$75,000 or more: Cost Burdened	$75,000 or more: Extremely Cost Burdened
United States	8.8%	88.7%	16.2%	78.6%	36.3%	50.2%	41.2%	26.2%	26.1%	7.1%
New Mexico	9.0%	88.1%	22.7%	69.9%	44.2%	34.5%	40.0%	10.9%	14.9%	1.3%
Bernalillo	5.3%	93.5%	21.3%	74.4%	44.7%	36.1%	44.9%	11.4%	15.6%	1.1%
Catron	0.0%	100.0%	0.0%	62.5%	36.4%	63.6%	0.0%	0.0%	100.0%	0.0%
Chaves	13.5%	84.3%	23.9%	61.5%	48.6%	21.3%	39.7%	5.4%	10.3%	0.0%
Cibola	14.5%	81.8%	43.9%	39.5%	44.0%	13.8%	6.5%	0.0%	0.0%	0.0%
Colfax	11.5%	75.9%	41.5%	47.9%	37.6%	16.5%	24.8%	1.6%	6.2%	0.0%
Curry	4.6%	89.9%	18.2%	70.8%	31.8%	37.6%	39.5%	10.7%	22.9%	0.0%
De Baca	0.0%	100.0%	48.8%	51.2%	100.0%	0.0%	91.7%	0.0%	0.0%	0.0%
Doña Ana	9.5%	86.4%	28.6%	62.4%	53.0%	20.5%	37.3%	9.8%	23.6%	2.0%
Eddy	21.0%	71.2%	18.3%	73.4%	37.7%	40.7%	33.1%	7.5%	8.5%	0.0%
Grant	11.2%	88.8%	39.4%	57.1%	33.7%	21.0%	13.0%	0.0%	0.0%	0.0%
Guadalupe	42.9%	47.2%	77.4%	22.6%	16.9%	0.0%			0.0%	0.0%
Harding	28.6%	71.4%	5.9%	82.4%			0.0%	0.0%	0.0%	0.0%
Hidalgo	33.3%	66.7%	5.1%	40.7%	79.2%	17.0%	13.7%	0.0%	13.9%	0.0%
Lea	14.1%	83.7%	15.0%	74.6%	35.9%	44.4%	38.9%	6.8%	11.6%	0.0%
Lincoln	27.6%	60.6%	3.0%	78.9%	100.0%	0.0%	25.3%	0.0%	0.0%	0.0%
Los Alamos	7.9%	92.1%	22.0%	78.0%	41.5%	55.5%	56.5%	4.6%	11.6%	0.0%
Luna	15.3%	82.6%	33.9%	39.6%	41.0%	10.1%	35.2%	6.9%	0.0%	0.0%
McKinley	19.5%	77.2%	45.4%	37.2%	52.1%	17.8%	16.5%	2.1%	2.8%	0.0%
Mora	3.8%	96.2%	9.5%	81.0%	70.0%	0.0%	0.0%	0.0%	0.0%	13.8%
Otero	9.2%	88.3%	25.3%	69.4%	51.7%	32.2%	40.7%	6.0%	29.2%	1.2%
Quay	16.9%	71.3%	42.3%	44.1%	20.3%	0.0%	0.0%	0.0%	0.0%	0.0%
Rio Arriba	8.6%	90.0%	20.7%	60.5%	37.0%	5.3%	31.0%	0.0%	0.7%	0.0%
Roosevelt	6.8%	90.6%	20.4%	62.9%	55.0%	37.5%	32.5%	1.0%	12.7%	0.0%
Sandoval	2.1%	95.7%	8.8%	86.4%	24.8%	70.8%	54.6%	16.8%	18.6%	4.1%
San Juan	10.7%	86.2%	20.3%	73.5%	57.6%	25.6%	30.6%	9.5%	5.4%	0.0%
San Miguel	14.0%	77.4%	35.1%	50.0%	43.8%	15.0%	25.8%	0.0%	0.0%	0.0%
Santa Fe	9.5%	85.5%	11.1%	81.6%	39.1%	46.1%	42.7%	23.7%	19.8%	4.1%
Sierra	22.9%	75.0%	34.3%	49.4%	57.7%	13.8%	15.5%	0.0%	0.0%	0.0%
Socorro	14.3%	77.4%	14.6%	69.3%	45.2%	33.2%	36.7%	0.0%	5.2%	0.0%
Taos	13.7%	85.9%	15.6%	76.6%	37.9%	36.1%	23.3%	30.7%	22.7%	0.0%
Torrance	8.7%	81.3%	22.0%	68.9%	16.9%	63.4%	15.0%	7.5%	9.5%	0.0%
Union	7.8%	52.4%	66.7%	18.5%	50.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Valencia	9.8%	89.3%	31.4%	62.0%	42.9%	26.7%	38.7%	14.1%	11.3%	0.0%

Table 28: Average Rent Prices in New Mexico

UNM BBER 2020 Apartment Survey and CBRE 2020 Multifamily Reports for Albuquerque and Santa Fe

2015	$729
2016	$744
2017	$763
2018	$774
2019	$602
2020	$848

Table 29: 2020 Rent Prices

UNM BBER 2020 Apartment Survey and CBRE 2020 Multifamily Reports for Albuquerque and Santa Fe

New Mexico	$848
Bernalillo	$896

Dona Ana	$682
Santa Fe	$1,102
Sandoval	$471
San Juan	$707
Valencia	$673
McKinley	$653
Lea	$736
Otero	$541
Chaves	$631
Eddy	$752
Curry	$570
Rio Arriba	$531
Taos	$560
San Miguel	$557
Grant	$651
Cibola	$579
Luna	$588
Lincoln	$694
Los Alamos	$812
Roosevelt	$593
Socorro	$619
Torrance	$605
*Colfax	
Sierra	$659
Quay	$586
*Mora	
Guadalupe	$671
Hidalgo	$605
*Union	$605
*Catron	
*De Baca	
*Harding	

* No properties in Colfax, Mora, Catron, De Baca, and Harding County did not respond to the UNM BBER 2020 Apartment Survey

Table 30: 1- and 5-Year Change in Rent Prices

UNM BBER 2020 Apartment Survey and CBRE 2020 Multifamily Reports for Albuquerque and Santa Fe

	5 Year Change in Rent Price	1 Year Change In Rent Price
New Mexico	14.0%	1.6%
Bernalillo	13.6%	7.0%
Doña Ana	18.0%	9.3%
Santa Fe	22.6%	6.2%
Sandoval	3.3%	-15.7%
San Juan	11.7%	12.4%
Valencia	8.2%	0.0%
McKinley	18.1%	4.5%
Lea	9.2%	-8.6%
Otero	4.8%	4.8%
Chaves	-6.5%	-10.9%
Eddy	17.0%	-4.8%
Curry	4.8%	-1.2%
Rio Arriba	-8.0%	14.2%
Taos	3.9%	6.3%
San Miguel	21.9%	9.0%
Grant	36.2%	5.3%
Cibola	1.4%	4.5%
Luna	14.0%	5.0%
Lincoln	6.6%	9.5%
Los Alamos	-24.0%	-4.5%
Roosevelt	-4.7%	7.2%
Socorro	10.1%	9.0%
Torrance	11.0%	9.8%
*Colfax		
Sierra	18.1%	2.2%
Quay	21.1%	11.8%
*Mora		
Guadalupe	23.1%	1.4%
Hidalgo	11.0%	9.8%
Union	11.0%	9.8%

*Catron		
*De Baca		
*Harding		

* No properties in Colfax, Mora, Catron, De Baca, and Harding County did not respond to the UNM BBER 2020 Apartment Survey

Table 31: Average Vacancy Rate in New Mexico

UNM BBER 2020 Apartment Survey and CBRE 2020 Multifamily Reports for Albuquerque and Santa Fe

2015	6.0%
2016	5.9%
2017	5.6%
2018	4.4%
2019	3.9%
2020	4.3%

Table 32: 2020 Vacancy Rates

UNM BBER 2020 Apartment Survey and CBRE 2020 Multifamily Reports for Albuquerque and Santa Fe

New Mexico	4.3%
Bernalillo	4.6%
Dona Ana	3.5%
Santa Fe	1.8%
Sandoval	4.0%
San Juan	5.1%
Valencia	1.4%
McKinley	2.9%
Lea	2.4%
Otero	3.9%
Chaves	4.4%
Eddy	4.6%
Curry	4.9%
Rio Arriba	7.1%
Taos	3.8%
San Miguel	1.8%
Grant	5.2%
Cibola	5.7%
Luna	3.6%
Lincoln	3.3%
Los Alamos	3.6%
Roosevelt	0.0%
Socorro	5.2%
Torrance	8.1%
Colfax	
Sierra	11.4%
Quay	9.2%
Mora	
Guadalupe	4.5%
Hidalgo	8.1%
Union	8.1%
Catron	
De Baca	
Harding	
New Mexico	4.3%

* No properties in Colfax, Mora, Catron, De Baca, and Harding County did not respond to the UNM BBER 2020 Apartment Survey

Table 33: 2015-2020 Median Home Sale Price for New Mexico

New Mexico Association of Realtors Market Trends

2015	$179,900
2016	$185,000
2017	$190,900
2018	$200,000
2019	$216,500
2020	$240,000

Table 34: 2020 Median Home Sale Prices
New Mexico Association of Realtors Market Trends

New Mexico	$240,000
Bernalillo	$240,000
Dona Ana	$200,000
Santa Fe	$435,000
Sandoval	$249,950
San Juan	$203,000
Valencia	$205,000
McKinley	$171,000
Lea	$205,000
Otero	$175,950
Chaves	$161,750
Eddy	$258,838
Curry	$172,000
Rio Arriba	$253,000
Taos	$337,000
San Miguel	$184,000
Grant	$168,000
Cibola	$130,000
Luna	$135,000
Lincoln	$289,500
Los Alamos	$414,750
Roosevelt	$145,000
Socorro	$140,000
Torrance	$137,000
Colfax	$250,950
Sierra	$125,000
Quay	$29,500
Mora	$155,000
Guadalupe	$126,250
Hidalgo	$63,500
Union	$74,500
Catron	$225,000
*De Baca	
Harding	

*No home sales in De Baca and Harding County in 2020

Table 35: Percent of Renter Households Able to Afford a Median Priced Home
American Community Survey, 2015 – 2019 5 Year Estimates, New Mexico Association Realtors and MFA Calculation

New Mexico	26.8%
Bernalillo	27.1%
Dona Ana	25.2%
Santa Fe	12.3%
Sandoval	30.3%
San Juan	35.3%
Valencia	32.7%
McKinley	39.5%
Lea	46.4%
Otero	34.0%
Chaves	42.3%
Eddy	37.5%
Curry	44.0%
Rio Arriba	19.1%
Taos	11.3%
San Miguel	18.9%
Grant	26.4%
Cibola	47.4%
Luna	29.8%
Lincoln	16.3%
Los Alamos	4.8%

Roosevelt	78.2%
Socorro	38.1%
Torrance	34.3%
Colfax	20.8%
Sierra	30.2%
Quay	95.0%
Mora	36.6%
Guadalupe	18.2%
Hidalgo	63.6%
Union	71.8%
Catron	46.3%
De Baca	100.0%
Harding	16.5%
New Mexico	26.8%

Table 36: 5-Year Home Sales in New Mexico
New Mexico Association of Realtors Market Trends

2016	19,933
2017	22,221
2018	32,006
2019	25,309
2020	26,075

Table 37: 2020 Home Sales
New Mexico Association of Realtors Market Trends

New Mexico	26,075
Bernalillo	10,545
Dona Ana	1,579
Santa Fe	2,613
Sandoval	3,046
San Juan	857
Valencia	898
McKinley	129
Lea	530
Otero	912
Chaves	284
Eddy	700
Curry	631
Rio Arriba	192
Taos	463
San Miguel	166
Grant	300
Cibola	64
Luna	159
Lincoln	713
Los Alamos	342
Roosevelt	154
Socorro	86
Torrance	88
Colfax	426
Sierra	114
Quay	16
Mora	9
Guadalupe	8
Hidalgo	6
Union	14
Catron	31
De Baca	
Harding	

Table 38: Eviction Filings in New Mexico, 2019 and 2020
New Mexico Eviction Data

2019	18,372
2020	10,108

Table 39: 2020 Eviction Filings as a Percentage of Renter Households

New Mexico Eviction Data

Bernalillo	6.2%
Doña Ana	2.9%
Santa Fe	2.0%
Sandoval	2.1%
San Juan	2.7%
Valencia	3.8%
McKinley	1.3%
Lea	4.3%
Otero	3.2%
Chaves	3.1%
Eddy	3.4%
Curry	3.3%
Rio Arriba	1.4%
Taos	1.7%
San Miguel	2.1%
Grant	1.9%
Cibola	1.3%
Luna	1.4%
Lincoln	5.4%
Los Alamos	0.3%
Roosevelt	2.0%
Socorro	3.2%
Torrance	4.1%
Colfax	1.7%
Sierra	2.3%
Quay	2.6%
Mora	1.2%
Guadalupe	0.4%
Hidalgo	2.6%
Union	0.8%
Catron	1.2%
De Baca	0.0%
Bernalillo	6.2%
Doña Ana	2.9%
Santa Fe	2.0%

Table 40: 90+ Day Delinquency, Pre-Foreclosure Filings, and Foreclosures in 2019 and 2020

CoreLogic Market Trends

	2019	2020
90+ Day Delinquency	3,355	8,431
Foreclosures	1,378	922
Pre-Foreclosure Filings	295	83

Tab 2

Why Care about Policy?

MFA would not have been created and would not exist today without federal and state policy. Policy allows MFA to exist as a unique, quasi-governmental agency that works in the public interest (like a nonprofit) but generates its own revenue for operations (like a business).
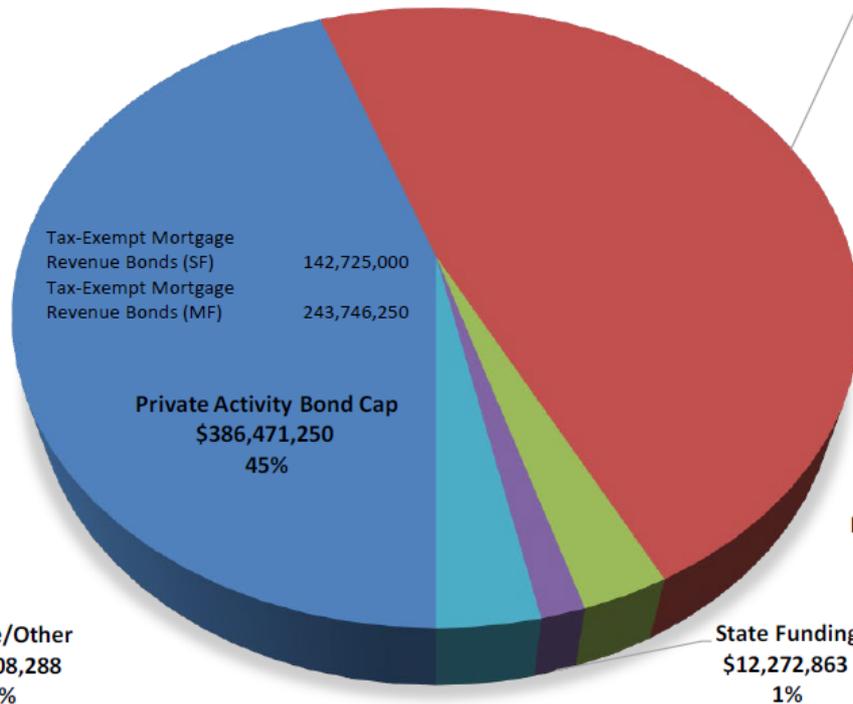
Federal

- Housing Bonds (PAB)
- Low Income Housing Tax Credits (LIHTC)
- Federal Affordable Housing Programs & Funding

State

- MFA Act (enabling legislation)
- New Mexico Housing Trust Fund Act
- Affordable Housing Act
- Affordable Housing Tax Credit Act
- Regional Housing Law

2021 Estimated Funding Resources- $866 million

Private Activity Bond Cap
$386,471,250
45%

Tax-Exempt Mortgage Revenue Bonds (SF) — 142,725,000
Tax-Exempt Mortgage Revenue Bonds (MF) — 243,746,250

Federal Housing Programs
$414,467,640
48%

Federal Housing Programs	
HOME Investment Partnerships Program	20,959,143
Capital Magnet Fund	2,500,000
Community Development Block Grant Recovery Housing Program (CDBG-RHP)	1,842,621
American Rescue Plan Homeowner Assistance Fund (HAF)	55,772,684
HOME American Recovery Act	19,577,257
Low Income Housing Tax Credits (9%)	59,000,000
Bond Financed Low Income Housing Tax Credits (4%)	164,323,310
Community Development Block Grant	12,330,657
Project-Based Section 8 Housing Assistance	32,314,795
Section 8-11 Housing Assistance	277,903
Energy$mart (DOE Weatherization Assistance Program)	2,380,135
Low Income Home Energy Assistance Program (LIHEAP)	3,080,900
CRF	15,000,000
ESG	14,140,526
HOPWA	1,237,709
Housing Counseling	125,000
Veterans Home Rehab	2,000,000
National Housing Trust Fund	4,325,000
MFA Housing Opportunity Fund – Primero PRLF	3,280,000

MFA General Fund
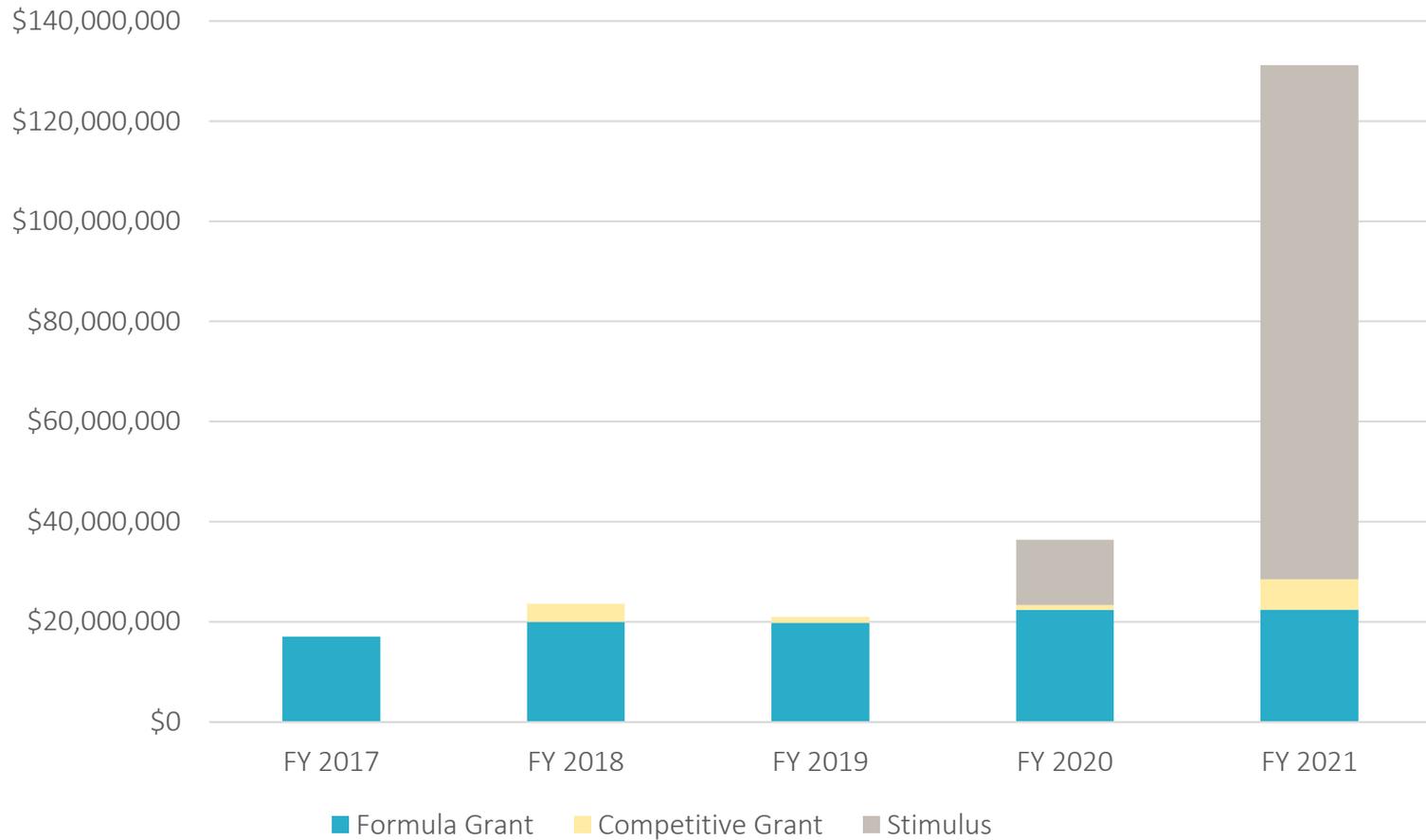$24,107,400
3%

MFA General Fund	
MFA Housing Opportunity Fund – Primero	1,000,000
MFA Housing Opportunity Fund – Partners Program	800,000
MFA Housing Opportunity Fund – HERO, First Down DPA	22,000,000
MFA General Fund – Capacity Building and Training	307,400

State Funding
$12,272,863
1%

State Funding	
State Appropriation Veterans Home Rehab	177,500
State Appropriation NM Energy$mart	1,000,000
Linkages	2,705,726
Youth Homeless Demonstration Project	413,000
Espanola Pathways Shelter	225,000
State Homeless Assistance	1,215,700
New Mexico Housing Trust Fund	6,522,912
Governor's Innovations in Housing Awards Program	13,026

Private/Other
$28,308,288
3%

Private/Other	
Taxable Mortgage Revenue Bonds (Single Family)	15,000,000
Land Title Trust Fund	604,198
NM Affordable Housing Tax Credit Allocating Authority	9,729,092
NM Gas Company	1,300,000
PNM	229,998
CCLI	10,000
Electric Cooperatives (Central Valley Electric)	35,000
Local Government Contributions	1,400,000

2

Federal Grant Allocations to MFA

Federal Formula Grant	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
National Housing Trust Fund (NHTF)	3,000,000	3,000,000	3,000,000	3,000,000	3,186,129
Low-Income Housing Tax Credits (LIHTC)	4,890,385	5,618,741	5,775,523	5,918,959	5,900,000
HOME Investment Partnerships (HOME)	3,554,403	5,241,485	4,685,234	5,245,062	5,279,570
Low Income Home Energy Assistance Program (LIHEAP)	2,500,000	2,500,000	2,534,591	3,080,900	2,500,000
Weatherization Assistance Program (WAP)	1,646,802	2,125,643	2,232,675	2,508,160	2,380,135
Emergency Solutions Grant (ESG)	1,112,839	1,122,034	1,149,002	1,200,740	1,204,224
Housing Opportunities for Persons w/AIDS (HOPWA)	330,717	374,630	423,224	476,714	1,091,539
Community Development Block Grant Recovery Housing Program (CDBG-RHP)				940,000	902,621
Federal Competitive Grant	**FY 2017**	**FY 2018**	**FY 2019**	**FY 2020**	**FY 2021**
Capital Magnet Fund		3,600,000			2,500,000
Veteran's Home Rehab and Modification Program			1,177,500	1,000,000	
Section 811					3,567,029
Federal Stimulus Funds	**FY 2017**	**FY 2018**	**FY 2019**	**FY 2020**	**FY 2021**
American Rescue Plan HOME (HOME-ARP)					19,577,257
CARES Act ESG (ESG-CV)				12,936,302	
CARES Act HOPWA (HOPWA-CV)				69,375	
CARES Act CDBG (CDBG-CV)					12,330,657
American Rescue Plan Homeowner Assistance Fund (HAF)					55,772,684
CARES Act Coronavirus Relief Funds (CRF)					15,000,000

Regular Order

HOUSE
The House of Representatives passes appropriations bills for 12 groups of agencies.

WHITE HOUSE
The President's Administration sends its budget request to Congress, typically in the February timeframe.

CONFERENCE
The House and Senate conference together to make their bills agree.

WHITE HOUSE
The President vetoes or signs the budget into law.
(Line-item vetoes not allowed)

SENATE
The Senate passes appropriations bills for 12 groups of agencies.

In recent years, Congress has sometimes not followed "regular order." Instead, it has passed "continuing resolutions" or "CRs" that essentially flat-fund programs at their previous level or with small modifications.

FY 2022 Appropriations

- The President released the FY 2022 budget request on May 28, 2022.
- The Administration's FY 2022 budget provides $1.5 trillion for non-defense discretionary spending, an increase of 16%, and $753 billion in defense spending, an increase of 1.7%, from the FY 2021 funding amounts. The Administration proposes to raise taxes on corporations and high earners to offset the increased spending.
- The Administration seeks $68.7 billion for HUD programs, an increase of $9 billion over the FY 2021 enacted level.
- Funding highlights include:
  - $1.85 billion for the HOME program;
  - $14 billion for Project-Based Rental Assistance (PBRA);
  - $3.8 billion for Community Development Block Grants (CDBG);
  - Creation of a new rental housing credit, termed "Opportunity Housing Credit Dollar Amounts"; and
  - Establishment of a Neighborhood Home Investment Credit (NHIC).
- MFA will be watching to see future actions of the House and Senate Appropriations Subcommittees on Transportation, Housing and Urban Development.

Federal Housing Programs * In Millions	FY 2020 Enacted	FY 2021 Enacted	President's FY 2022 Budget Request	$ Difference between FY 2021 Enacted & FY 2022 Request	% Difference between FY 2021 Enacted & FY 2022 Request	Program Impact
Community Development Block Grant (CDBG)	3,425	3,505	3,800	295	8%	Community development through DFA
HOME	1,350	1,350	1,850	500	37%	MFA rehab, gap financing
Project-Based Section 8	12,570	13,405	14,000	595	4%	MFA administration
Homeless Assistance Grants	2,777	3,000	3,500	500	17%	MFA/partner Homeless Assistance Programs
Housing Opportunities for Persons with AIDS (HOPWA)	410	430	450	20	5%	MFA HOPWA program
Weatherization Assistance Program (WAP)	305	310	390	80	26%	MFA: NM Energy$mart
Low-Income Home Energy Assistance Program (LIHEAP)	3,740	3,750	3,850	100	3%	MFA: NM Energy$mart

Opportunity Housing Credit

- The proposed "Opportunity Housing Credit Dollar Amounts" (OHCDA) would be a new credit to encourage affordable rental development separate from the Low Income Housing Tax Credit (LIHTC).
- The amount of OHCDAs available would be 118% of the LIHTC for five years (2022-2026).
- OHCDAs would be used primarily in "Census Tracts of Opportunity."
- OHCDAs would be allocated to states mostly on a per capita basis but with higher amounts to states with higher construction and operating costs, larger populations living in Difficult Development Areas (DDAs) or higher percentages of rent-burdened households.

Neighborhood Homes Investment Credit

- The Administration's budget proposed that Congress establish the Neighborhood Homes Investment Credit (NHIC) to promote new construction or substantial rehabilitation of affordable, owner-occupied housing located in distressed neighborhoods.
- The proposal is similar to the Neighborhood Homes Investment Act (S. 98/H.R. 2143).
- Project sponsors could claim the credit to cover the difference between the cost to build/rehabilitate a home and the price for which the home is sold.
- The budget proposes that Treasury award $2 billion in NHIC authority in FY 2022, with the allocation amount indexed for inflation for FYs 2023-2031.
- The Administration projects this will support the development of 500,000 affordable single-family homes.

Beyond the Budget:
Affordable Housing Credit Improvement Act

- Increases allocating authority of LIHTC program by 50% over two years.
- Enables the LIHTC to better serve rural, Native American, high-poverty and high-cost communities.
- Helps states maximize affordable housing production by lowering the threshold of private activity bond financing from 50% to 25% for noncompetitive LIHTC developments.

Federal Housing Policy and Budget Update

Rebecca Velarde

Senior Director of Policy and Planning

Mortgage Finance Authority Act Oversight Committee
July 16, 2021

Tab 3

MFA 2022 Legislative Agenda

New Mexico Housing Trust Fund $12 million

This appropriation could help build, rehabilitate, preserve, weatherize and/or provide energy efficiency upgrades for approximately 1,300 quality affordable homes for low-income New Mexicans. A $12 million request for each year has been included in MFA's FY 2023-2027 Infrastructure Capital Improvements Plan (ICIP).

Background: The New Mexico Housing Trust Fund was created by the New Mexico Legislature in 2005 with an initial appropriation of $10 million and subsequent appropriations of $17.05 million. MFA has also previously sought and received funding for its Low-Income Energy Conservation Program, or NM Energy $mart, which weatherizes the homes of approximately 750 low-income families each year using two federal sources, the Weatherization Assistance Program (WAP) and the Low Income Home Energy Assistance Program (LIHEAP), in addition to utility company sources. MFA can utilize New Mexico Housing Trust Funds to both build or rehabilitate affordable housing in addition to weatherizing and providing energy efficiency improvements to the homes of low-income New Mexicans. **Results:** MFA has grown the New Mexico Housing Trust Fund to $33 million through loan and investment interest and has awarded more than $59 million by recycling interest and principal payments. The fund has helped to construct or rehabilitate 4,292 homes in 62 housing developments and has leveraged approximately $653 million in other funding—a 29-to-1 return on the state's investment.