

# OFFICE OF HOUSING PLANNING AND PRODUCTION

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*A Coordinated Response to the State's Systemic Housing Issues*

# URGENCY IN THE MOMENT

Despite record housing investments, affordability challenges and homelessness continue to grow rapidly, outpacing the nation

**\$440,000**

Median new home price  
in New Mexico

**82%**

New Mexicans can't  
afford a median priced  
new home



**Average home price up 70%**



**Median rent up 60% vs. 27% nationally**

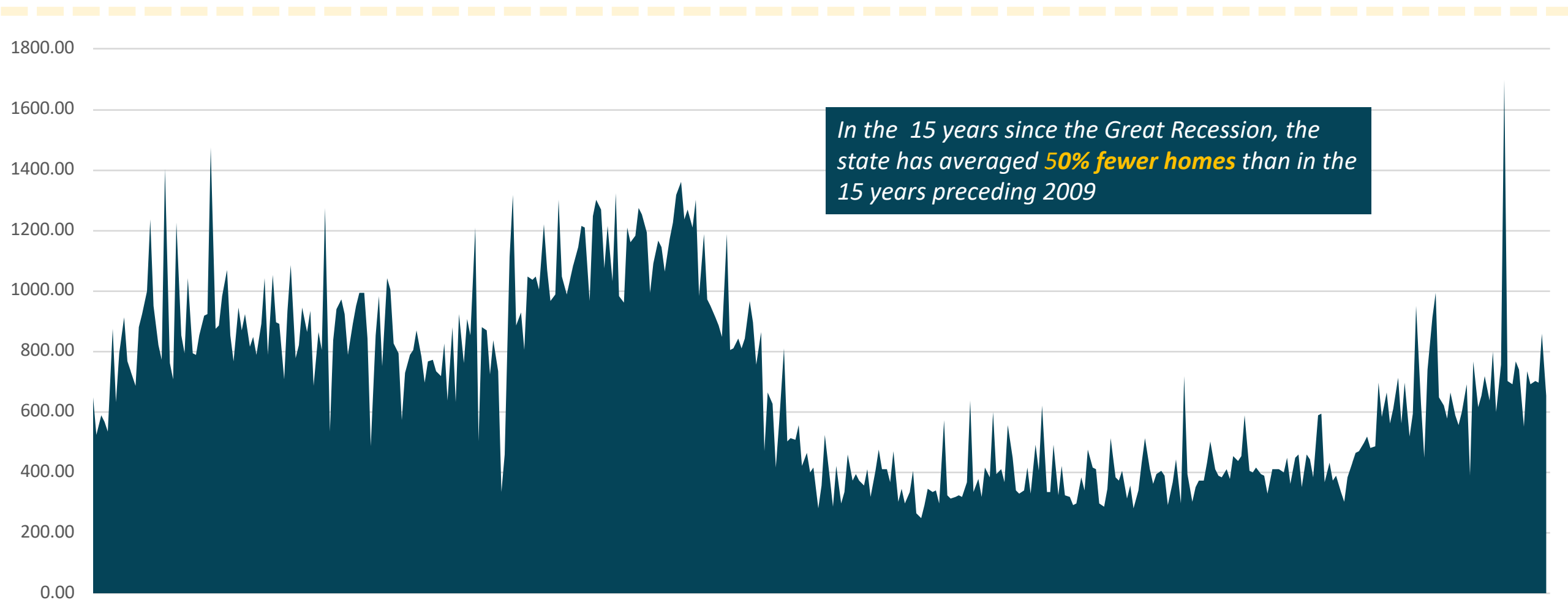


**Homelessness up 87% vs. 40% nationally**



**Construction costs up 50%+**

# DEMAND OUTPACES SUPPLY

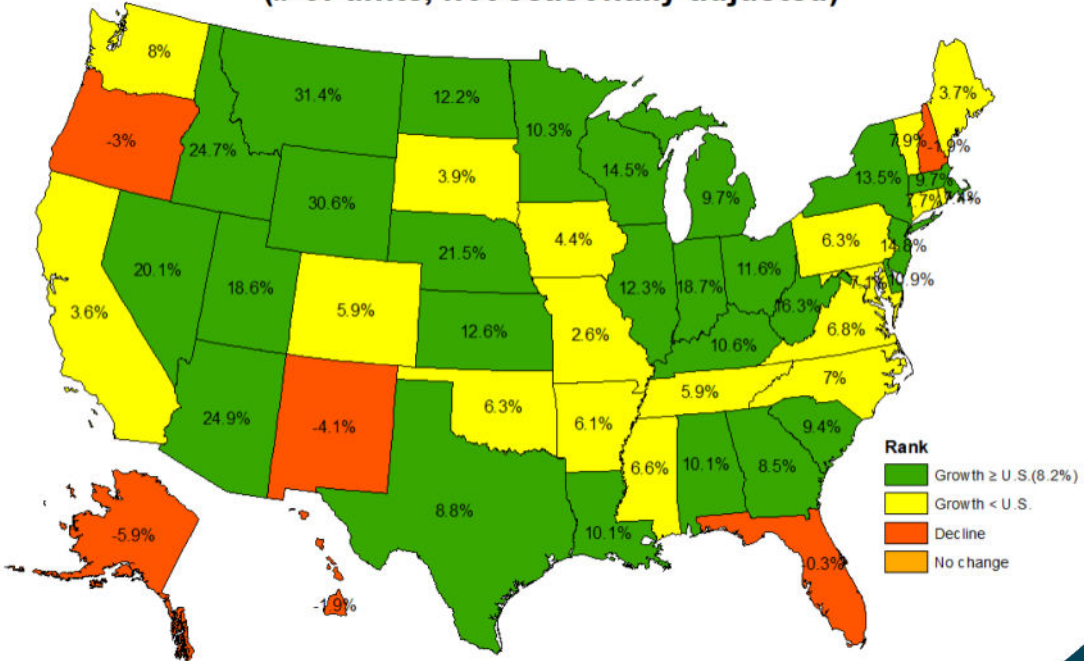


*In the 15 years since the Great Recession, the state has averaged **50% fewer homes** than in the 15 years preceding 2009*

**New Mexico Building Permit Trend**

# NEW MEXICO IS TRENDING THE WRONG DIRECTION ON HOUSING SUPPLY

Change in Single-Family Permits, Nov 2024 vs. Nov 2023  
 (# of units, not seasonally adjusted)



Source: U.S. Census Bureau and NAHB analysis



## SINGLE FAMILY PERMITS 23'

2.2% decrease in single family permits in 2023



## SINGLE FAMILY PERMITS 24'

4.1% decrease through Nov 2024



## MULTI-FAMILY IMPACTS

24.4% decrease in multi-family through Oct 2024

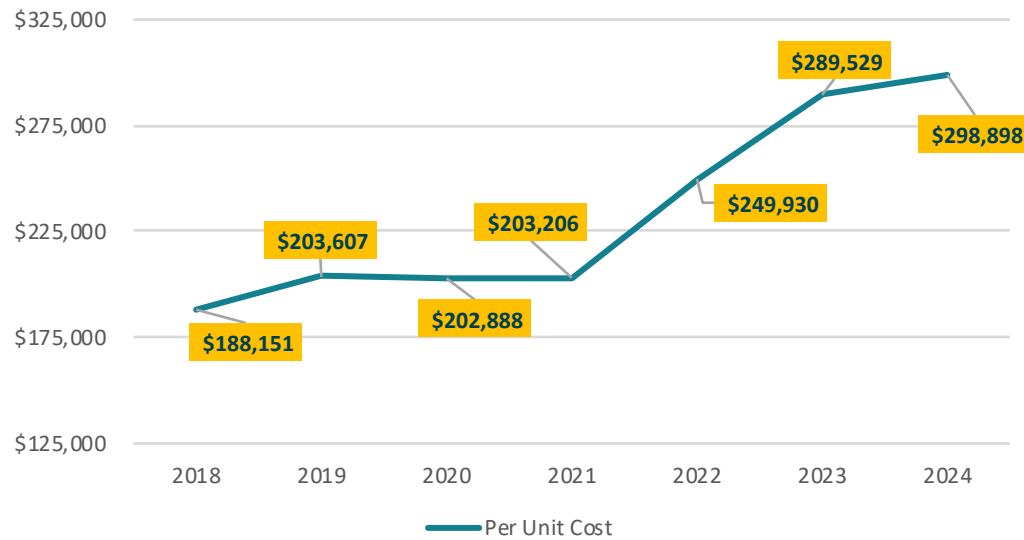


## REGULATORY BARRIERS

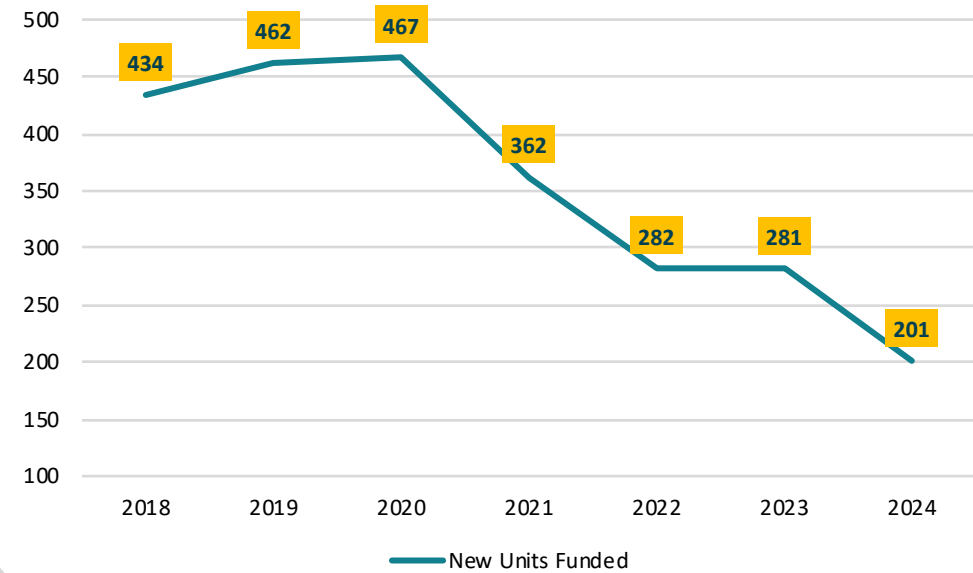
Recent Pew Charitable Trust identifies regulatory barriers as the primary issue

# SUBSIDY BASED APPROACHES ALONE ARE NOT MEETING THE NEED

### 9% LIHTC Affordable Rental Unit Cost

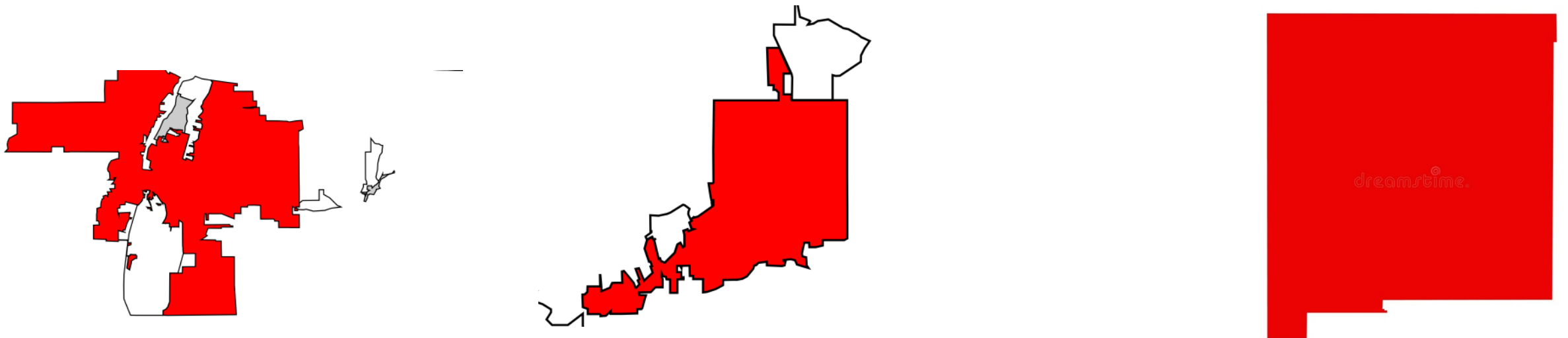


### 9% LIHTC Units Per Year

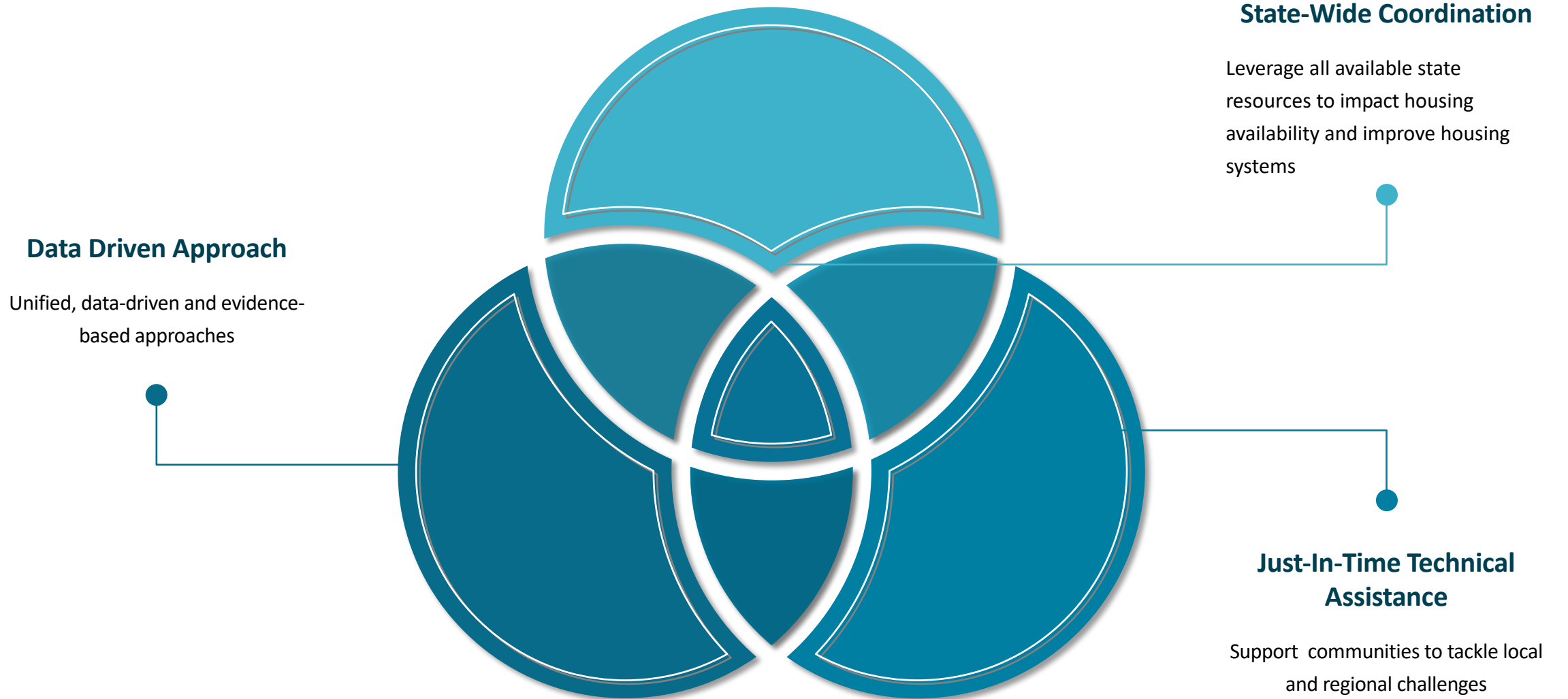


# HOUSING ISSUES IN EVERY PART OF THE STATE

Need for 1000's of units in urban areas, vacant homes and capacity issues in rural and tribal areas



# BUILDING A HEALTHIER HOUSING MARKET SYSTEM



# Data Driven Decisions

## Office of Housing Dashboard

Summary

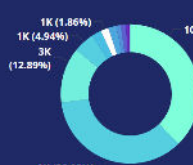
111  
Projects

27K  
Total Units

25K  
Units

2168  
Afford. Units

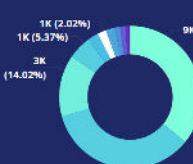
Total Units by County



Afford Units by County



Units by County



35K  
Income

27K  
Total Units

25K  
Units

2168  
Afford. Units

Project	Neighborhood	Area	County	City	Sum of Units	Sum of Afford. Units
10011 Central Ave St		Alto	Alameda	Berkeley		
10020 CLEVELAND ST SE		Alto	Alameda	Berkeley		
1000 WICKHAMWAY PL NE		Alto	Alameda	Berkeley		
35 HOTEL CIRCLE RD		Alto	Alameda	Berkeley		
10111 8TH ST NW		Alto	Alameda	Berkeley		81
7000 WASHINGTON		Alto	Alameda	Berkeley		250
3101 4TH ST NW 410 FITZGERALD RD NW (between MILDRED AVE NW and FITZGERALD RD NW)		Alto	Alameda	Berkeley		
411 & 457 Union Blvd		Alto	Alameda	Berkeley		
417 W 7th Street NW		Alto	Alameda	Berkeley		
44111 10TH ST NW (between 10TH ST NW and 10TH ST NW)		Alto	Alameda	Berkeley		100
4701 MONTEFALCO RD		Alto	Alameda	Berkeley		
5000 CENTRAL AVE SE (Herald Plaza)		Alto	Alameda	Berkeley		
5100 PARKLAND STREET NE		Alto	Alameda	Berkeley		100
5210 COLUMBIA STREET SW (Tulsa Dr. NE)		Alto	Alameda	Berkeley		2, 2
5700 WOODSTOCK AVE NE		Alto	Alameda	Berkeley		100
5900 MEDAN COMMON RD		Alto	Alameda	Berkeley		199
7000 Central Ave		Alto	Alameda	Berkeley		209
7900 Alameda Blvd NE (between 79th Ave NE and 80th Ave NE)		Alto	Alameda	Berkeley		100
8001 FACILE (between 80th Ave NE and 81st Ave NE)		Alto	Alameda	Berkeley		100
8900 Grandale Ave. (between San Pedro Dr. and Santa Elena)		Alto	Alameda	Berkeley		120
Alameda Sp. Inc.		Alto	Alameda	Berkeley		1
Alameda Housing Center		Alto	Alameda	Berkeley		200
Alameda Housing Center		Alto	Alameda	Berkeley		300
Alameda Housing Center		Alto	Alameda	Berkeley		500
<b>Total</b>						<b>24751</b>

- Centralized public-facing housing data dashboard
- Aggregated, real-time insights for decision-making
- Track needs, outcomes and key housing indicators
- Drive goal setting and evaluation



# COORDINATED STATE EFFORT



- Comprehensive inventory of housing initiatives
- Promote cross-agency collaboration for resource optimization
- Internal technical assistance for state programs and policy
- Leverage all State programs, capacities and assets

# IMPROVING HOUSING SYSTEMS & REGULATIONS

A red rounded rectangle containing the text "RED TAPE REDUCTION" in white. The word "TAPE" is replaced by a white icon of a pair of scissors cutting through the letters.

RED TAPE  
REDUCTION

✓ Modernize land use and zoning

✓ Right-Size Building Codes

✓ Speed up permitting and inspections

✓ Grow Construction and Trades Workforce

✓ Innovative Housing Approaches

✓ Increase Access to Housing Capital

# SUPPORTING LOCAL AND REGIONAL SOLUTIONS



**Support for  
implementing  
housing plans**



**Technical  
Assistance for  
addressing housing  
obstacles**



**Develop new  
housing programs  
and regional  
approaches**

# WHY LEGISLATIVE ACTION IS CRITICAL



**ACT NOW**

## STRATEGIC VS TACTICAL

Systems work is long-term. Sustainable change requires long-term work that exceeds capital outlays.

## STATUTORY CHANGE

Meaningful change requires the coordination of policy and resources.

## LONGITUDINAL STRATEGIES

Longitudinal strategies ensure stability across administrations

## INCREASE HOUSING CAPACITY

Grow long term housing capacity within state and local governments

## FEDERAL LANDSCAPE

Volatility at the federal funding level put our most vulnerable populations at risk.

# BUILDING THE OFFICE OF HOUSING

**\$2 Million**  
ESTABLISHING THE OFFICE OF HOUSING  
Does not include DFA Admin costs



# \$50 MILLION FOR HOMELESSNESS INITIATIVES

## **Improving local response**

- ❑ Plan for housing and services that will make homelessness increasingly rare and brief

## **Prevention**

- ❑ Improve the coordination of services to households that are at-risk of homelessness, test innovative prevention programs, and invest in proven prevention strategies

# \$50 MILLION FOR THOSE PRICED OUT OF HOMEOWNERSHIP

- ❑ Focus on building at least 1000 new affordable homes
- ❑ Address an acute issues with our housing continuum
- ❑ Multiple benefits
  - ❑ Development subsidy
  - ❑ Downpayment Assistance
  - ❑ Free up rental units in tight market
  - ❑ Engage new partners in building entry level housing

# Benefits in Housing Investments

Make a big impact with our professional slides and charts

## ENTRY LEVEL UNITS



Average entry level housing unit generates around \$300,000 in spending

## INCREASED GROSS RECEIPTS TAX



This in turn generates \$20,000 in Gross Receipts Tax

## CONTINUOUS TAX INCOME



Increased property tax bases in perpetuity

## GENERATE DISPOSABLE INCOME



Increased family disposable income

## DUAL IMPACT



Reducing homelessness reduces burden on public safety and public health



# OUR CONTACT



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# THANK YOU

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