OFFICE OF HOUSING



FY20 FY26 ANNUAL REPORT

PREPARED BY SINGLE SPACE STRATEGIES

www.housing.nm.gov

FISCAL YEAR 2026 HIGHLIGHTS

More than $156M

Dedicated to housing and homelessness initatives across New Mexico



Strategic Investment

2,758
Housing units

1,029
Shelter beds

Statewide Coordination

250+
Partners

15
State Departments

OFFICE OF HOUSING

New Mexico Department of WORKFORCE SOLUTIONS

Capacity Building

155
Providers Trained

50+
Organizations

Policy Leadership

12
Data sources integrated into a live dashboard

30+
Policy Solutions

Working Across the Housing Continuum

Emergency Shelter — Referred Services — Supportive Housing — Affordable Housing — Stability

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LEADING HOUSING SOLUTIONS IN THE WEST

During her term as Chair of the Western Governors' Association, Governor Michelle Lujan Grisham launched the Building Resilient and Affordable New Developments in the West (BRAND West) initiative to bring together leaders from across government and industry to identify strategies for expanding access to housing throughout the West.

Through workshops, tours, a webinar, public survey and other engagement, the initiative explored solutions in four key areas: streamlining housing development, reducing the cost of homebuilding, supporting renters and homebuyers, and investing in innovative, data-informed approaches across the housing ecosystem. The resulting BRAND West report offers policy recommendations and examples from across western states and territories that can help governments and communities address housing availability and affordability.



"The BRAND housing report offers a roadmap to help public and private sector leaders develop new housing stock across the West, not only putting the American Dream of homeownership within reach for more Americans but also providing housing for the workforce of the future."

— Governor Michelle Lujan Grisham

LETTER FROM THE SECRETARY



Every New Mexican deserves a safe, stable place to call home.

Stable housing creates the foundation for opportunity. It allows children to succeed in school, parents to participate in the workforce, older adults to remain in their communities, and families to thrive. When people have a safe, affordable place to live with dignity, communities are stronger, businesses can grow, and New Mexico is better positioned in the national and world economy.

Today, New Mexico faces significant housing challenges. Housing costs continue to rise, homeownership is increasingly difficult to attain, and too many individuals and families experience homelessness or housing instability. These challenges affect every corner of our state, from our largest cities to our rural and tribal communities.

Meeting these challenges requires more than building homes. It requires a coordinated approach that expands affordable housing, creates pathways to homeownership, preserves existing homes, strengthens shelter and supportive housing, and helps prevent homelessness before it occurs. It also requires listening to communities and investing in solutions that reflect people's different needs and circumstances

That understanding made the Office of Housing's transition to the Department of Workforce Solutions a natural fit. A strong workforce depends on stable housing, just as stable housing creates greater opportunity for work, education, and long-term economic mobility. Filling our state's housing gaps will also require a skilled workforce including construction tradespeople, local government employees, and social service providers. Bringing this work together has allowed us to break down traditional silos, strengthen partnerships across state government, and approach housing as both a fundamental human need and an economic priority.

In Fiscal Year 2026, the state invested over $156 million to support initiatives to address housing and homelessness. The Office took on this challenge by carefully selecting investments that create new housing, strengthen emergency shelter, expand transitional housing, support young people facing homelessness, prevent homelessness, and invest in evaluation and capacity building. Together, these efforts are helping thousands of New Mexicans move toward greater stability. Our investments reflect commitment to building a housing system that meets people where they are and expands access to safe, stable housing across New Mexico.

This progress has been possible because of strong leadership and partnership. Governor Michelle Lujan Grisham recognized both the urgency of New Mexico's housing challenges and the opportunity to address them differently. The Legislature made historic investments in housing and homelessness. We are grateful for the continued partnership of local government officials, Tribal leaders, nonprofit organizations, housing developers, service providers, and community advocates who turn public investment into meaningful results every day. We collaborated with our partners at Housing New Mexico and the New Mexico Finance Authority to ensure we were filing gaps in the housing ecosystem.

This report tells the story of what is possible when we listen to communities, invest strategically, build local capacity, and work together toward shared goals. While much has been accomplished, housing challenges that developed over decades will require sustained commitment. Continued state leadership, legislative partnership, and reliable investment will be essential to maintaining this momentum.

New Mexico is uniquely positioned to lead. Our state is defined by strong relationships and our shared values that prioritize healthy families, deep community ties, and a willingness to solve difficult problems. By continuing to invest in our people and communities, we can build a housing system that expands opportunity and creates a more stable future for generations of New Mexicans.

Thank you to everyone who has contributed to this work.

Sincerely,
Sarita Nair, Secretary
New Mexico Department of Workforce Solutions

ABOUT THE OFFICE OF HOUSING

The Office of Housing coordinates and focuses state investments to expand affordable housing, address homelessness, and help New Mexicans achieve lasting housing stability. Working within the Department of Workforce Solutions (DWS), the Office brings together funding, policy leadership, technical assistance, and cross-sector partnerships to strengthen housing systems across the state.

The Office recognizes that housing instability is caused by many factors, including housing costs. Economic hardship, behavioral and mental health needs, domestic violence, disability, and other circumstances can all affect a person's ability to find and maintain a stable home. Because different populations require different forms of assistance, the Office supports a range of housing and service strategies designed to meet people where they are and help them move toward long-term stability.

Rather than serving as a direct housing provider, the Office works as a strategic partner to local governments, Tribal communities, housing providers, service organizations, and other state agencies. Its role is not simply to fund individual projects, but to align resources, address systemic barriers, build local capacity, and increase the collective impact of New Mexico's investments in affordable housing and homelessness.

Meeting a New Challenge

In its first year, the Office rapidly translated that mission into action. When the Office of Housing joined DWS in April 2025, the team immediately began building the operational foundation needed to support a growing statewide portfolio. In addition to deploying housing investments on an accelerated timeline, the Department developed internal systems for grant management, financial oversight, intergovernmental agreements, reporting, and project monitoring for the Office of Housing. These foundational processes help ensure public investments are transparent, accountable, and positioned for long-term success.

At the same time, the Office intentionally built a small but highly experienced team with expertise spanning housing, homelessness, policy, finance and social services. Rather than creating a large new bureaucracy, the Department brought together experienced leaders with diverse backgrounds who could move quickly, build relationships, and respond to New Mexico's evolving housing needs. The Office also engaged the DWS career consultants focused on helping people experiencing homelessness to find work and training. While the Office of Housing took on this significant new statewide responsibility, employees across DWS stepped in to ensure the agency’s core services continued uninterrupted. Their support made it possible for the newly assembled Office of Housing team to devote their time and expertise to building the Office, allowing it to move millions of dollars in targeted investments and establish itself as a statewide partner in its first year.

As the Office established its operations, it also built the framework for measuring success. Staff refined grant agreements to include clear performance expectations, standardized reporting requirements, project milestones, expenditure monitoring, and consistent tracking of project outcomes. These systems created a stronger foundation for accountability while helping the Office identify implementation challenges and track whether investments are delivering meaningful results for communities across New Mexico.

The Connection Between Housing and Workforce

While establishing its operational foundation was essential, the Office's placement within the DWS also reflects a broader understanding of how housing and economic opportunity are connected. Stable housing is a critical component of economic stability. Individuals are better positioned to pursue education, maintain employment, and build financial security when they have safe and affordable places to live. For people experiencing homelessness, access to employment and workforce services can also be an important part of achieving greater economic and housing stability. At the same time, employers and communities depend on an adequate housing supply to attract and retain the workers needed to sustain local economies.

DWS is also in a unique position to understand the workforce required to address the state's housing shortage. New Mexico needs skilled workers to build, repair, and maintain homes, while housing developers need access to a reliable labor pipeline. Local governments need inspectors and planners, and all of the industries touching housing and homelessness need strong project management and fiscal professionals. Within DWS, the Office of Housing connects housing investments with workforce training, apprenticeship programs, employers, and the skilled trades needed to carry projects forward.

The connection between housing and workforce plays out in communities across New Mexico every day. In Ruidoso, DWS staff spent months helping residents displaced by devastating fires and subsequent flooding access unemployment benefits and workforce services. Their experience on the ground also provided a firsthand view of the housing challenges facing a community where families had lost both homes and livelihoods.

Recognizing the connection between housing and workforce allows the state to respond to communities more holistically by aligning housing investments with workforce development, economic resilience, and long-term recovery. Rather than addressing these challenges in isolation, New Mexico is better positioned to support communities as they recover, grow, and build.



COMMUNITY IMPACT

Rebuilding Together in Ruidoso

When catastrophic wildfires and flooding devastated Ruidoso in 2024, families lost both homes and livelihoods, while local housing resources were stretched beyond capacity.

As Department of Workforce Solutions staff worked with displaced residents seeking unemployment assistance and workforce services, they saw the growing housing crisis firsthand. The Office of Housing worked alongside the Village of Ruidoso and community partners to expand emergency housing resources and support the community's longer-term recovery.

Before



"When our community faced the loss of homes and livelihoods simultaneously, we needed partners who understood that those two problems couldn't be solved separately. The Department of Workforce Solutions and the Office of Housing showed up not with a rigid program, but with the flexibility to meet our residents where they were. That kind of state partnership is exactly what recovery requires."

— Mayor Lynn Crawford, Village of Ruidoso

After



FISCAL YEAR 2026 AT A GLANCE

Fiscal Year 2026 represented a significant level of public investment in housing and homelessness across New Mexico. The Office of Housing was responsible for administering nearly $160 million in appropriated funding from multiple state funding sources, including more than $156 million dedicated to housing and homelessness initiatives.

OOH Fiscal Year 2026 Funding	Source	Amount
Operating Appropriations		**$3,400,000**
Office of Housing operating budget balance	House Bill 2 (2024)	$1,400,000
Office of Housing operating budget	House Bill 2 (2025)	$2,000,000
Non-Operating Appropriations		**$156,397,249**
To support housing, affordable housing, transitional housing and the expansion of housing services providers that facilitate behavioral health services and substance abuse recovery, homelessness assistance and prevention for persons with behavioral health needs	House Bill 2 (2025)	$110,000,000
For grants to local governments to support homeless encampment response	House Bill 2 (2025)	$5,000,000
For consulting and strategic planning to support innovative models to end homelessness.	House Bill 2 (2025)	$2,000,000
For Statewide Homeless Initiatives balance	House Bill 2 – GRO (2024)	$19,106,248
Youth Homelessness Systems Improvement grant	HUD grant	$1,861,001
Capital outlay for statewide housing projects (administered in partnership with NM Department of Finance and Administration)	House Bill 450 (2025)	$13,500,000
Capital outlay for housing in Bernalillo and Santa Fe County – remaining balance (administered in partnership with NM Department of Finance and Administration)	House Bill 505 (2023)	$4,930,000
Total Dollars Appropriated		**$159,797,249**

By the close of the fiscal year, the Office had contracted or encumbered more than $151.6 million in general fund and capital outlay dollars. More than $136.3 million had been expended, including more than $135.5 million in general fund expenditures and nearly $787,000 in capital outlay expenditures. Together, these figures show both the scale of the resources under the Office's stewardship and the extent to which those resources were put to work during the fiscal year.

In Fiscal Year 2026, Office investments supported more than 2,600 affordable and attainable rental and homeownership opportunities, over 100 supportive housing units, and more than 1,000 shelter beds, working through a network of more than 250 partner agencies, local governments, school districts, and providers.

OOH Fiscal Year 2026 Impact	Totals
Total housing units	**2,758**
Number of affordable & attainable housing units supported - Rental	1,439
Number of affordable & attainable housing units supported - Ownership	185
Number of affordable & attainable housing units supported - Mixed Rental and Ownership	978
Number of supportive housing units supported	156
Number of shelter beds supported	**1,029**
Number of partner agencies, local governments, school districts, and providers	**250+**

WHY THIS WORK MATTERS

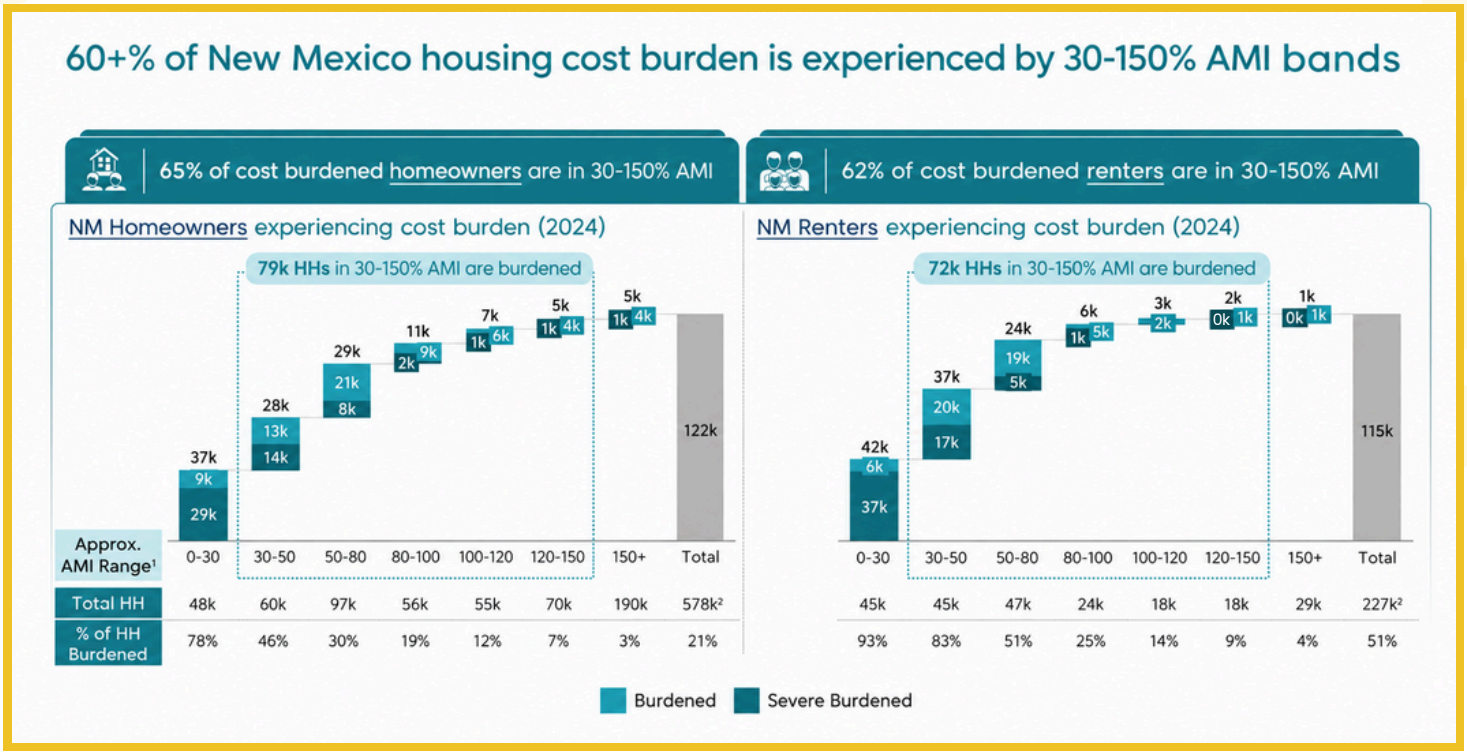
Can New Mexicans find and keep a safe, stable place to live? For a growing number of people across the state, rising costs, limited housing supply, and persistent homelessness are making that increasingly difficult.

New Mexico's housing challenges affect communities of every size and people at every stage of life. They are both immediate and long-term, increasing pressure on renters, homeowners, communities, and the systems that respond when housing instability becomes homelessness.

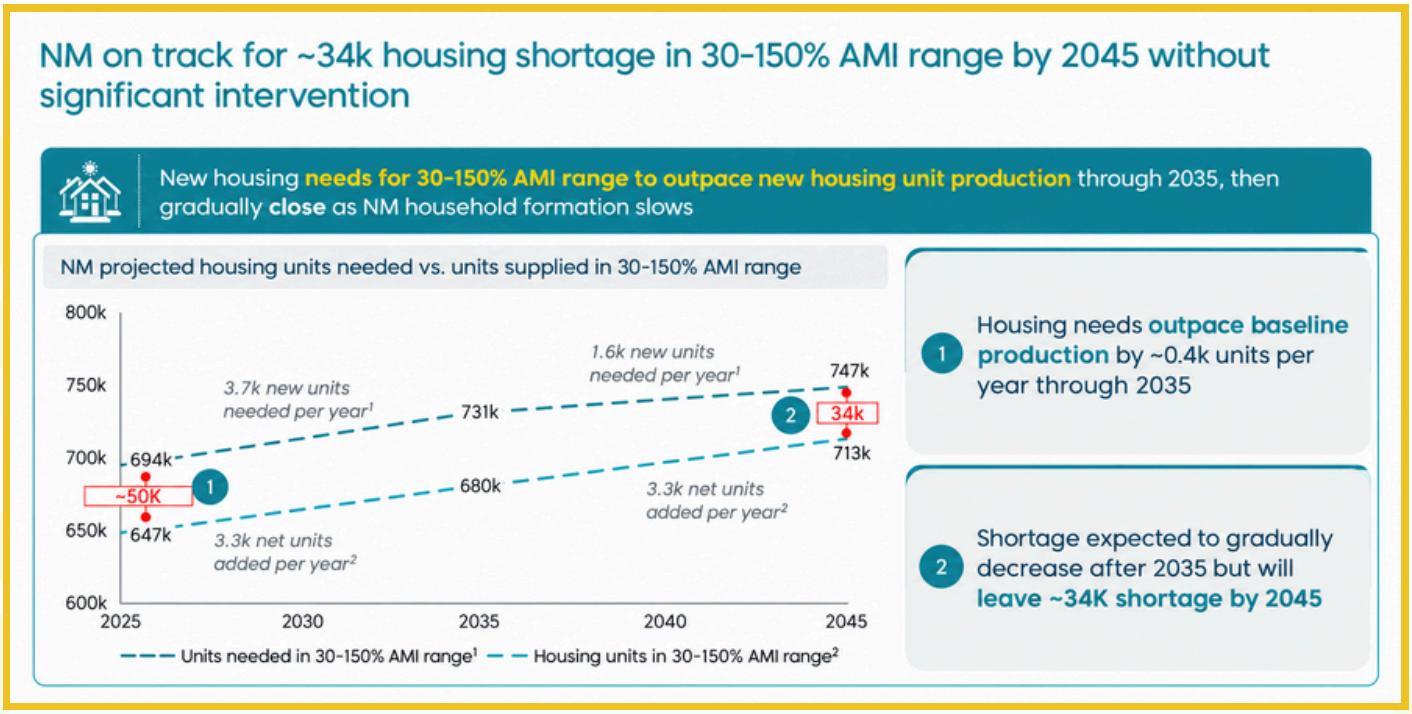
New Mexico Needs More Homes People Can Afford

New Mexico faces an estimated shortage of roughly 50,000 homes affordable and available to households earning between 30% and 150% of Area Median Income (AMI). That range includes not only lower-income households, but many of the workers communities rely on every day, including teachers, paramedics, bakers, detectives, and other members of New Mexico's workforce.

The pressure is already visible in household budgets. Approximately 79,000 homeowner households and 72,000 renter households earning between 30% and 150% of AMI are housing cost burdened, and more than 60% of the state's housing cost burden falls within these income ranges.



Over time, housing costs have also grown faster than incomes. Since 1980, median rents in New Mexico have increased approximately 5.2 times and home prices 4.7 times, compared with 3.5 times growth in median household income. Since 2020, household demand has also grown at more than twice the rate of new housing-unit development. Without significant intervention, current projections indicate New Mexico could still face a shortage of approximately 34,000 homes in the 30% to 150% AMI range by 2045.



Together, these trends mean New Mexico is not producing enough housing to keep pace with demand, while rising costs are making the homes that are available increasingly difficult to afford. And these challenges are not limited to the state's largest cities. Urban, rural, and Tribal communities face housing shortages, rising costs, aging housing stock, infrastructure constraints, and other barriers that limit what solutions are possible. The specific needs may differ from one community to another, but the underlying challenge remains: too many New Mexicans struggle to find housing that is safe, affordable, and appropriate for their needs.

Homelessness Is a Growing Challenge Across New Mexico

For thousands of New Mexicans, housing instability has already become homelessness. New Mexico's 2026 Point-in-Time (PIT) Count identified 5,285 people experiencing homelessness on a single night, compared with 2,594 in 2022, an increase of approximately 104% in four years.

The PIT Count also shows the extent to which people are living without shelter. Of those counted statewide, 3,095 people were staying in emergency shelter, transitional housing, or other sheltered settings, while 2,190 were unsheltered. About 41% of the New Mexicans identified in the count were therefore living outside, in vehicles, or in other places not intended for habitation.

Even these numbers do not capture the full scope of homelessness across the state. Because the PIT Count represents a single night and can miss people who are difficult to locate, particularly in rural and dispersed communities, it is only one measure of the need. The full 2026 New Mexico Point-in-Time Count report is available in Appendix C.

These numbers reflect both the urgency of homelessness and the challenge facing the systems designed to respond. New Mexico needs sufficient emergency capacity for people experiencing an immediate housing crisis, but shelter alone cannot create long-term housing stability. People must also have somewhere affordable and appropriate to go next, along with the services and supports they may need to remain stably housed. Meeting those needs requires understanding not only the scale of homelessness across the state, but also who is experiencing housing instability and how those experiences differ.

Not All New Mexicans Are Affected Equally

Statewide data show that homelessness and housing instability are not experienced equally across New Mexico. Some populations are disproportionately represented among people experiencing homelessness, while children and young people may experience housing instability in ways that are less immediately visible.

Native American New Mexicans make up approximately 9% of the state's population but accounted for approximately 16% of people experiencing homelessness in the PIT Count. Black New Mexicans make up approximately 2% of the state's population but accounted for approximately 7% of people experiencing homelessness.

Working-age adults also make up a substantial share of people experiencing unsheltered homelessness. In Albuquerque, adults ages 35 to 44 accounted for 38% of people experiencing unsheltered homelessness, followed by adults ages 25 to 34 at 22% and adults ages 45 to 54 at 20%. Across the rest of the state, the population experiencing unsheltered homelessness skewed somewhat older, with adults ages 45 to 54 accounting for 40%, followed by adults ages 35 to 44 at 32%.

For children and young people, housing instability may look different still. During the 2025–2026 school year, the New Mexico Public Education Department identified 9,954 students experiencing homelessness under the McKinney-Vento definition. Most were not necessarily living on the street. The McKinney-Vento definition captures forms of housing instability that may be less visible in the PIT Count, including children and young people who are temporarily staying with others because they have lost housing or cannot afford their own.

These disparities are an important part of understanding the scope of New Mexico's housing challenges and shaping a statewide response that reflects the people and communities most affected.

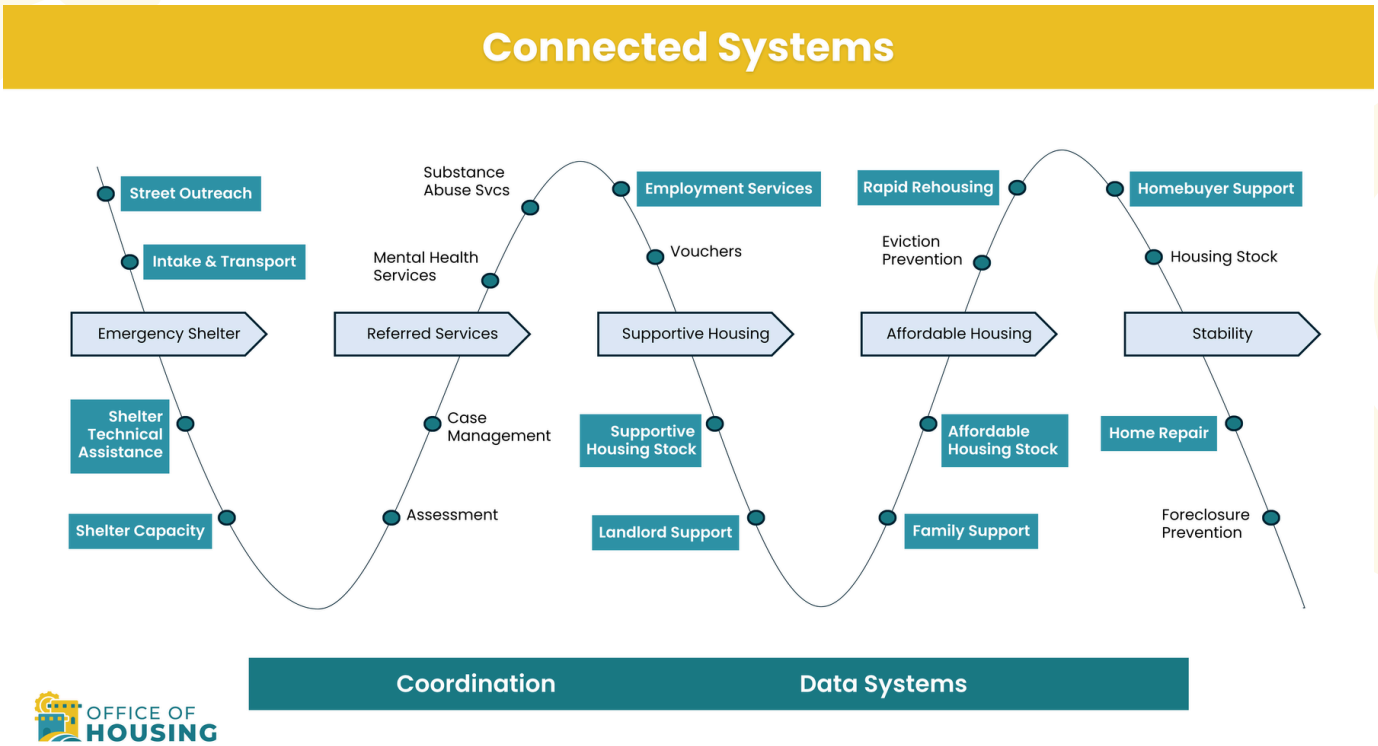
BUILDING SOLUTIONS ACROSS THE HOUSING CONTINUUM

A strong housing system depends on more than any single program or type of housing. It includes interconnected housing, services, and supports that help people prevent a housing crisis, respond when one occurs, move toward permanent housing, and remain stably housed over time.

The Office of Housing works across this continuum, investing in housing solutions and supports within its scope while partnering with state agencies, local governments, service providers, developers, housing authorities, and other organizations whose work is essential to the broader system.

What Is the Housing Continuum?

The housing continuum extends from preventing housing loss and responding to immediate homelessness to creating permanent housing opportunities and helping people remain successfully housed. It also depends on services, coordination, and infrastructure that connect people with the right resources at the right time.



OFFICE OF HOUSING

The Office of Housing works across much of this continuum. Its investments support street outreach, emergency shelter capacity and operations, case management, rapid rehousing, rental assistance and vouchers, supportive housing, and other services that help people move from homelessness toward greater stability. The Office also invests further upstream and downstream, supporting eviction and foreclosure prevention, landlords, home repair, homebuyer assistance, and the development and preservation of affordable and supportive housing.

That breadth is intentional. Someone living outside may first need outreach, transportation, shelter, and connections to behavioral health or other services before permanent housing is possible. Another household may need short-term rental assistance to prevent an eviction. A homeowner may need critical repairs to remain safely housed, while a community facing an overall shortage needs investment in new affordable housing. Meeting New Mexico's housing needs requires the ability to respond at each of these points, not only after someone has lost their home.

These interventions do not operate in isolation or necessarily follow a single, linear path. People may need different combinations of housing and services at different times, while strong coordination, connected systems, and reliable data help communities connect people with the right resources and identify where additional capacity or investment is needed.

No single organization controls every part of the continuum. The Office plays a direct role across much of this continuum through funding, programs, technical assistance, coordination, and other forms of support. Working alongside local governments, Tribal communities, housing and service providers, and other state agencies, it helps connect those efforts and strengthen New Mexico's housing and homelessness system.

The Office of Housing Approach

Every investment the Office of Housing makes begins with the same fundamental question: What will create meaningful, long-term housing stability for this community?

The answer looks different across New Mexico. The barriers facing a rural village are often different from those affecting a growing metropolitan area, a Tribal community, or a region recovering from disaster. Rather than applying a one-size-fits-all approach, the Office works alongside communities to understand local priorities, identify barriers, and determine where state resources can have the greatest impact.

Housing and homelessness challenges are rarely solved through funding alone. Successful investments often depend on workforce development, supportive services, infrastructure, community partnerships, and other local conditions that influence whether housing solutions can succeed over time. For that reason, the Office approaches these challenges as part of a larger system, designing investments that build not only housing, but the conditions that support long-term economic security and stability.

This approach allows the Office to respond to immediate needs while building the relationships, knowledge, and capacity needed for long-term progress.

Seeing the Bigger Picture

"This past year has been a great year for affordable housing because the NMDWS Office of Housing has been proactive in aligning efforts to improve housing across the state. Their involvement has helped advance approaches that not only build more affordable housing, but create broader community impact by recognizing housing development as an economic stimulus and an opportunity to revitalize neighborhoods.

By combining resources, they have helped strengthen neighborhoods, encourage small businesses, create job opportunities, and connect new housing to existing amenities and businesses. **This big-picture approach has helped us expand our own thinking about how our developments can become part of a greater community.**"

— Chris Baca, YES Housing



How We Work

Listen to Communities
- Build relationships
- Understand local priorities
- Learn from lived experience

Identify Gaps
- Assess barriers
- Analyze needs
- Target opportunities

Invest in Solutions
- Strengthen the housing continuum
- Support innovation
- Leverage additional investment

Support Implementation
- Convene partners
- Build capacity
- Solve challenges together

Track Progress
- Measure performance
- Learn from experience
- Adapt strategies

Build the Next Pipeline of Projects
- Strengthen communities
- Inform future policy
- Build a sustainable project pipeline

A STRATEGIC PARTNER IN NEW MEXICO'S HOUSING ECOSYSTEM

The Office fills a unique role within New Mexico's overall housing and homelessness landscape. Rather than duplicating existing efforts, it identifies gaps where targeted and intentional state leadership can have the greatest impact. Through strategic investment, capacity building, policy leadership, and coordination, the Office helps communities develop sustainable housing solutions tailored to their unique needs.

Strategic Investments

One of the Office's primary responsibilities is making strategic investments where they can have the greatest impact. Since joining the Department of Workforce Solutions, the Office has successfully administered and deployed over $151 million in state appropriations to communities across New Mexico, all while operating under ambitious state fiscal year timelines and managing the impacts of a rapidly changing federal housing agenda.

Rather than simply moving funding, the Office has remained focused on ensuring each investment addresses a demonstrated need and advances long-term goals. Funding decisions consider legislative intent alongside statewide housing priorities, community needs, and opportunities to create lasting impact. While many appropriations identify broad housing and service delivery purposes, the Office works to direct those resources toward projects that produce meaningful results for New Mexicans while strengthening the state's housing continuum.

That includes supporting affordable housing developments, strengthening homelessness response systems, and investing in innovative solutions that address unmet needs. The Office works to build a balanced statewide portfolio that reflects the diversity of New Mexico's communities, directing resources across rural, Tribal, and urban areas while supporting projects that can serve as proof of concept for future strategies.



"The Office of Housing has been an invaluable partner to Las Cruces, providing flexible funding that has helped us move critical housing projects forward. Their investment has not only supported the projects underway today, but has also **helped build local capacity and position our community for successful housing projects well into the future.**"

— Natalie Green, City of Las Cruces

Coordination

The Office is also uniquely positioned within the executive branch to play an important coordination role. Housing and homelessness challenges rarely fall within the responsibility of a single agency or organization, and meaningful progress depends on collaboration. Through initiatives such as the Interagency Council on Homelessness and regional partnerships across New Mexico, the Office brings together state agencies, local governments, nonprofit organizations, housing providers, and community leaders to coordinate efforts, share information, and align resources. In communities from Farmington to Hobbs, this approach has helped organizations transform parallel efforts into coordinated action.

Building Capacity

Lasting housing solutions depend on more than financial resources alone. Many local governments, nonprofit organizations, Tribal communities, and housing providers have ambitious plans to address housing needs, but often lack the staff, technical expertise, or resources to bring those ideas to fruition. The Office helps communities develop and expand these capabilities through technical assistance, professional development, training opportunities, and strategic support.

Capacity building is also about investing in people. By supporting local leaders, service providers, and housing professionals, the Office helps communities develop the knowledge, relationships, and organizational strength needed to sustain housing and homelessness efforts over time.

Policy Leadership

Policy leadership is a core part of the Office's role in strengthening New Mexico's housing system. In addition to investing in housing and homelessness programs, the Office examines the policies, processes, and structural barriers that influence whether housing can be built, preserved, and accessed across the state.

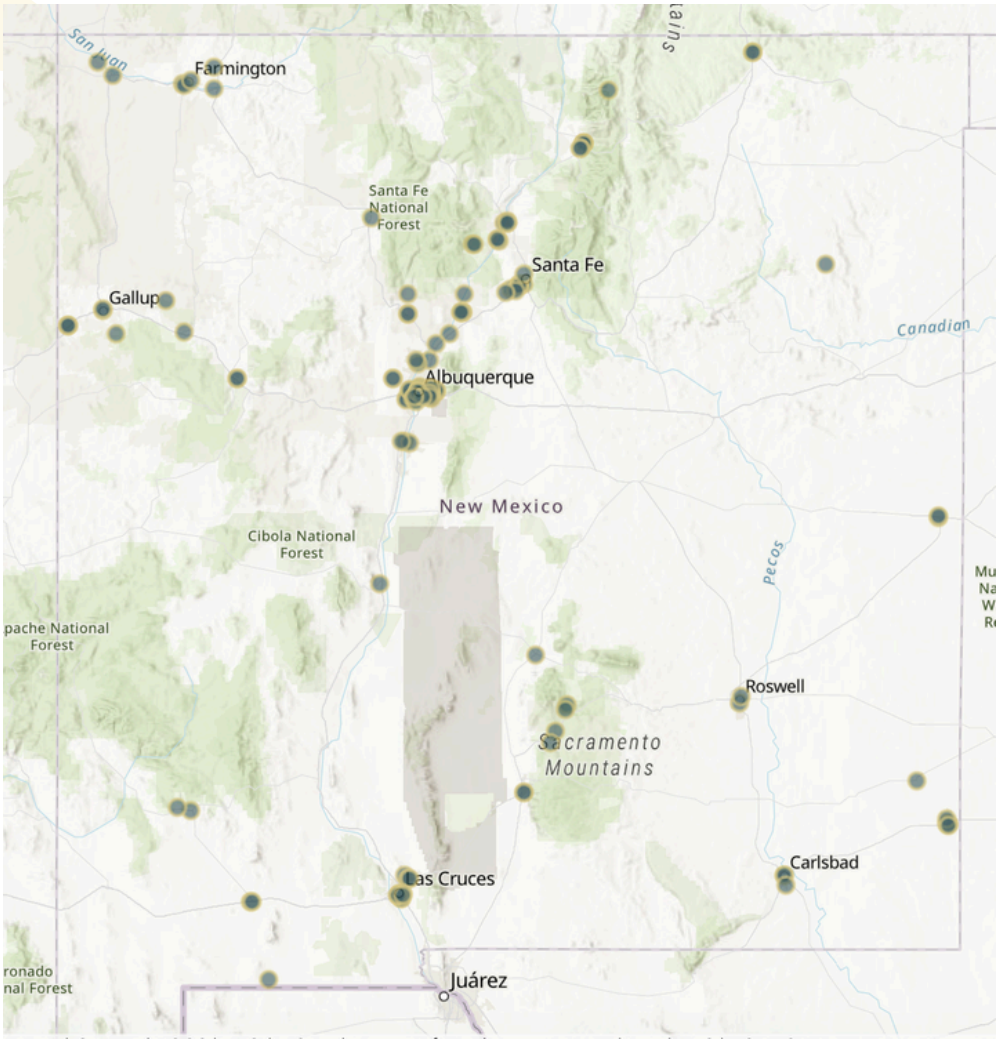
In Fiscal Year 2026, that work included a comprehensive examination of New Mexico's affordable housing landscape and the factors constraining housing supply. The analysis identified four significant barriers: inconsistent and delayed permitting and entitlement processes, restrictive and inconsistent zoning and land-use rules, fragmented funding pools, and building codes that can increase development costs or constrain density. It also identified more than 30 potential policy and implementation levers aimed at increasing housing access, including strategies related to state and local government action, capacity and workforce development, funding and financing, and housing production and preservation.

This work reflects an important part of the Office's statewide role: bringing together data, community and stakeholder experience, and the state's investment perspective to identify where systemic changes could make it easier to produce and preserve housing. Rather than treating funding, regulation, development capacity, and local implementation as separate issues, the Office is working to understand how those pieces interact and where greater alignment could remove barriers or accelerate progress.

INVESTING ACROSS NEW MEXICO

The Office's statewide portfolio reflects the range of housing needs across New Mexico. Funding supports different points along the housing continuum, from affordable housing development and homeownership to shelter, supportive housing, homelessness prevention, and other community-based responses. The sections below highlight the major categories of that work.

FY 2026 Statewide Map of OOH Investments



INVESTMENTS IN HOUSING

In Fiscal Year 2026, the Office awarded $118.5 million to expand and preserve housing opportunities across New Mexico. Funding supported four primary areas: affordable and attainable housing, homeownership assistance, affordable housing preservation, and supportive housing. These projects are anticipated to create or preserve 2,602 housing units.

Affordable and Attainable Housing

To address housing costs, the Office of Housing is investing directly in affordable and attainable housing developments across the state. Projects range from large multifamily communities to small single-family home infill projects, ensuring any affordable housing built can respond to a variety of community needs and preferences. The section ahead highlights six of the Office of Housing's twenty-four ongoing affordable and attainable housing projects.

A New Purpose for an Albuquerque Landmark

In downtown Albuquerque, a vacant 13-story office tower is being transformed into housing. The Office of Housing invested $10 million in the adaptive reuse of the former Wells Fargo building at Third Street and Lomas, helping convert the property into 100 affordable apartments for working New Mexicans. The mixed-use redevelopment will also bring new life to a prominent downtown property, with commercial and community space planned alongside the housing.

"The Office of Housing was pivotal to our goal of converting a 13-story, 150,000-square-foot office building in downtown Albuquerque into a mixed-use development with 100 affordable workforce housing units. Without their expertise, speed, and funding, our project would still be on the drawing board. I can't thank them enough for believing in this project, and I look forward to bringing more affordable housing projects to the Office in the future."

— Adam Silverman



Project	Description
Ruidoso Workforce Housing Project	The 2024 South Fork Fire destroyed a significant number of homes in Ruidoso, turning housing recovery into one of the area's most urgent needs. The Ruidoso Workforce Housing Project is a partnership between the Office of Housing and the Village of Ruidoso. Office of Housing funding supported land acquisition and the construction of local infrastructure for affordable housing. The Office awarded $5,374,500 to support land acquisition and infrastructure for 88 housing units serving households earning less than 150% of Area Median Income (AMI).
Red River Workforce Housing	Red River Workforce Housing addressed the need for attainable housing options for the local workforce by investing $1,600,000 to create 6 modular rental homes for individuals earning up to 120% AMI. The development includes a 20-year affordability commitment, ensuring these units remain accessible to working residents for the long term.
Arroyo Oeste	In Santa Fe, the Office awarded $6.5 million to Arroyo Oeste to expand affordable homeownership opportunities for households earning up to 120% AMI. The project will create 20 single-family homes for purchase, helping increase the supply of attainable ownership options in a high-cost housing market.
Coyote Mesa	In Los Alamos, the Coyote Mesa development will add much needed multi-family rental housing for households earning up to 120% AMI. Backed by a $4,964,800 Office of Housing investment, the project aims to expand affordable rental options in a community facing rising housing costs. The development will include 380 housing units in total, 218 of which will be affordable for households earning up to 120% AMI. Of those, 98 affordable units are directly supported by the Office's funding.
Peachtree, Phase I	The state's $4.3 million investment has already added 144 new rental homes at Peachtree Canyon Apartments for working families and individuals earning up to 60% AMI. Now complete, the project is part of a larger multi-phase community that includes shared outdoor spaces and amenities to support long-term housing stability in Las Cruces.
Tierra Linda	The Office awarded $9,509,324 to Tierra Linda to support the development of 240 new apartment units in southwest Albuquerque for households earning 60% AMI or less, including dedicated housing for veterans. The development will expand access to safe, quality housing near the city's major transit and employment centers.

Removing Barriers to Homeownership

The Office of Housing also invests in helping New Mexicans take the step from renting into homeownership. For many working families, the obstacle to owning a home isn't the mortgage; it's coming up with the cash for a down payment or closing costs. These investments target that upfront gap directly, helping first-time and low- to moderate-income New Mexicans become homeowners. Through two homeownership assistance programs, the Office has invested $2.1 million and helped 68 households overcome these upfront costs.

Project	Description
Valencia County Homebuyer Assistance Program	In Valencia County, a $1,800,000 partnership provides moderate-income buyers (less than 150% AMI) with up to $30,000 in interest-free down payment assistance toward the purchase of newly constructed homes, forgiven over time as long as the home remains the buyer's primary residence.
Gallup Closing Cost and Downpayment Assistance Program	In partnership with the Northwest New Mexico Council of Governments (NWNM COG), a $300,000 closing-cost and down-payment assistance program helps first-time and low- or moderate-income buyers purchase homes that had been completed and were sitting empty because qualified buyers could not afford to close the sale.

Affordable Housing Preservation

For homeowners on a fixed or limited income, a failing roof or an aging furnace isn't just an inconvenience. Left unaddressed, it can force a family out of a home they've lived in for years and lead to a decrease in the available affordable housing stock. In addition, the expiration of affordability covenants result in entire apartment buildings leaving the affordable housing stock to become market-rate rentals. To prevent such loss, the Office of Housing invests in repairing and preserving existing housing across New Mexico. The Office has invested $18,850,537 in these preservation programs, preserving 111 housing units.

Project	Description
BernCo Home Rehab	The Office of Housing invested $1,000,020 in BernCo Home Rehab, which funds critical repairs and improvements for income-qualified homeowners in Bernalillo County, including accessibility modifications for older adults and people with disabilities, structural repairs, and the replacement of major systems like plumbing, electrical, roofing, and heating. The program provides zero-interest, conditionally forgivable loans with no monthly payments, provided homeowners continue to meet program requirements. The program helped preserve 27 housing units.

Poblana Place Apartments	The Office awarded $17,850,517 to Bernalillo County to preserve Poblana Place Apartments, an 84-unit, as an affordable apartment complex in Albuquerque. The investment keeps existing affordable housing in service while adding supportive services for seniors and displaced youth living at the complex.

Supportive Housing

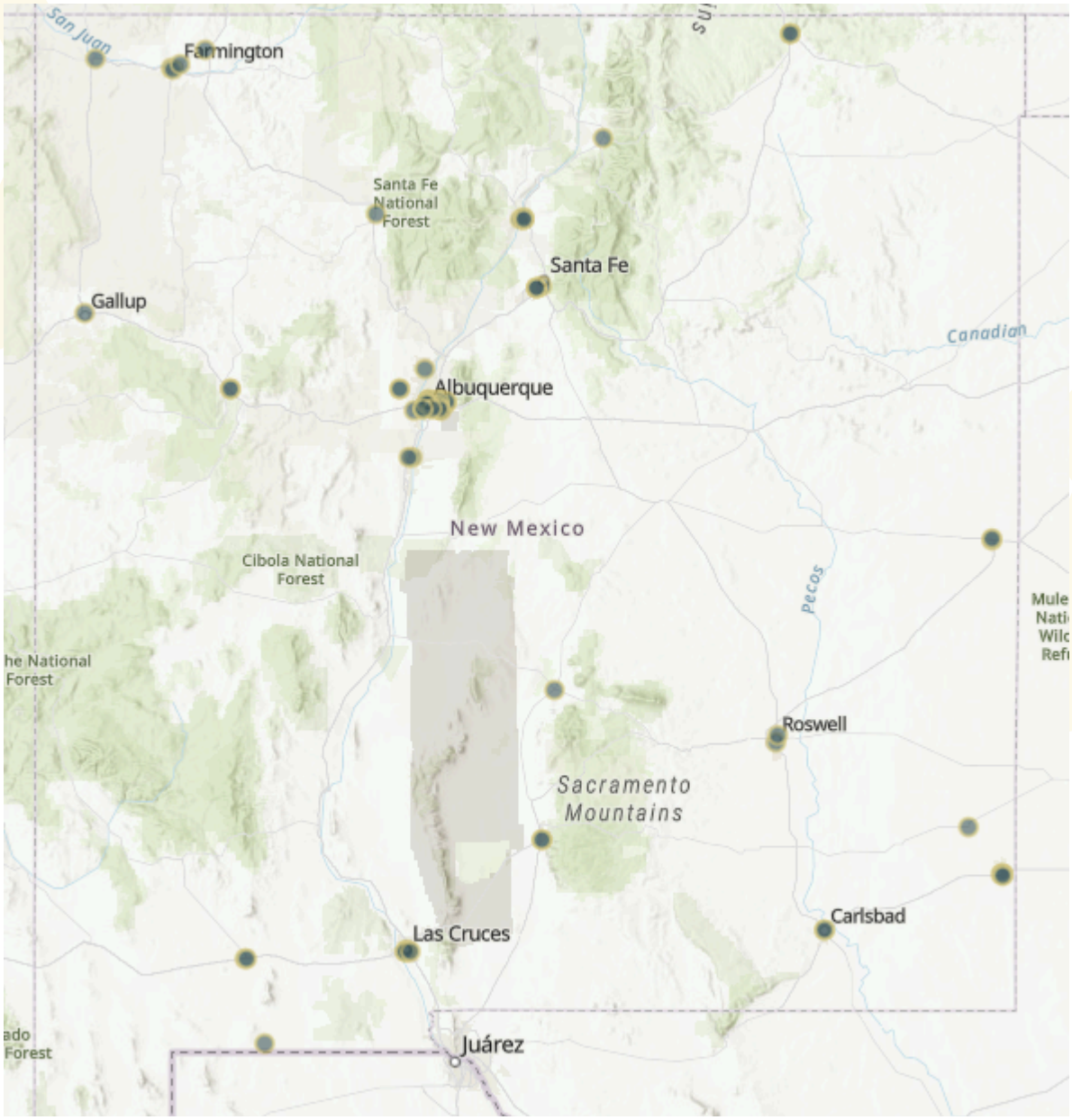
For many people exiting homelessness, a lease alone isn't enough. Lasting stability may also require case management, behavioral health services, rental assistance, or a landlord willing to accept a housing voucher. The Office invests in supportive housing and wraparound services that help people in the below 30% AMI range to secure and maintain stable housing.

Project	Description
Cornerstone Apartments	When the federal government unexpectedly terminated a grant supporting a critical supportive housing project in Silver City, the Office of Housing filled the gap so that the years of planning already invested in the project were not lost. The result was a $3,000,000 investment in support of Cornerstone Apartments, a 30-unit development for individuals exiting homelessness. The project combines affordable housing, rental assistance, and on-site supportive services with community amenities designed to help residents maintain long-term stability.
Amador Crossing	In Las Cruces, Amador Crossing will add 50 units of permanent supportive housing connected to Community of Hope, backed by a $2,043,478 investment from the Office. The two-story building will offer one-bedroom units, including ADA-accessible options, for people exiting homelessness and earning less than 80% AMI. On-site case management and behavioral health services will help residents build and maintain greater stability as they move out of homelessness.
Landlord Risk Mitigation Fund	Also in Las Cruces, a $100,000 investment established the Landlord Risk Mitigation Fund, which helps recruit and retain landlords willing to accept housing vouchers. The fund covers costs landlords might otherwise be reluctant to take on, such as damages beyond the standard security deposit, extraordinary cleaning or pest infestation, up to two months of delinquent rent, and rent charged above Fair Market Rent. By offsetting those costs, the fund makes it easier for people using housing vouchers to secure homes in the private rental market.
Land Acquisition for Supportive Housing	Office of Housing provided $3,100,000 for the acquisition of a site in Albuquerque that will be the future home of at least 40 supportive housing units for seniors experiencing homelessness and other vulnerable populations. The site includes an existing building that will be converted into space for service providers to work with the supportive housing residents and other community members.

INVESTMENTS ADDRESSING HOMELESSNESS

The Office invests across the homelessness response system, strengthening emergency shelter capacity, expanding transitional housing and supportive services, and partnering with organizations serving families, youth, survivors of domestic violence, and other New Mexicans experiencing homelessness. In Fiscal Year 2026, a $32 million investment by the Office of Housing delivered results at scale: over 11,000 individuals served across the homelessness system and 1,029 beds created or preserved.

FY 2026 Statewide Map of OOH Homelessness Investments



Centering Youth Experience in New Mexico's Response to Homelessness



New Mexico's Youth Homelessness System Improvement (YHSI) initiative is bringing young people with lived experience of homelessness directly into the work of improving the systems designed to serve them. Overseen by the Office of Housing, the two-year initiative is supported by a $1.99 million grant from the U.S. Department of Housing and Urban Development, making New Mexico one of 38 communities nationwide participating in YHSI.

During the initiative's first year, young people with lived experience of homelessness from across the state participated in cohorts, focus groups, and surveys to share their experiences and help identify gaps in the current system. The state allocated $336,310 in GRO funding to ensure youth were fairly compensated for the time and expertise they contributed to the work.

That input is now being used to develop a series of trainings for youth service providers, a new assessment tool and prioritization plan for accessing housing services, and a statewide definition of youth homelessness. In YHSI's second year, a statewide Youth Advisory Board will be established to further amplify youth voices in spaces where decisions are made, including the New Mexico Legislature.

The statewide effort is supported by 12 subrecipient organizations under the leadership of the Office of Housing, with five regional coordinators covering the state to help ensure communities across New Mexico are represented in the work. YHSI partners include Affirming Heart Victims Services; Children, Youth and Families Department; Centro Sávila; DreamTree Project; Families & Youth Innovations Plus; Native American Community Academy; NMCAN; New Mexico Highlands University's Center for Excellence in Social Work; New Mexico Public Education Department; Sagrado Strategies; SBS Evaluation & Program Development Specialists; and YouthWorks.

"I started this because I was homeless a few years ago and I had no support at the time. I had a place to live, but it was trashy and unsafe, and because I had somewhere to stay, I was not able to get the help I needed.

Working with FYI Plus and the youth homelessness team, I'm hoping to have an impact and a better future for those who went through something similar to what I went through. I want to continue to be involved so that I can help create a better future for those [youth]. I don't want teens and youth to go through what I went through, because it is a struggle, it really is. I know so many youth here who just need help, and right now there's not much help we can get."

— Kira, 18, Silver City
YHSI Lived Experience Expert

Family Stabilization Program

The Family Stabilization Program was a pilot designed to help school districts identify and support students and families experiencing homelessness or housing insecurity. The program provided flexible assistance for temporary housing, transportation, food, and utility costs, as well as dedicated Housing Navigators who coordinated case management, connected families to longer-term housing, and helped address barriers that could interrupt a child's education.

Three programs received a collective $4,850,000, delivered in partnership with the New Mexico Public Education Department and the Albuquerque, Santa Fe, Las Cruces public school districts. Funds helped identify and support students and families experiencing homelessness or housing insecurity. By linking housing support directly to the school system, the program has served 2,021 individuals and 487 households, helping to keep students enrolled, improve attendance, and strengthen family stability.

Meeting Families Where They Are

One family entered the Albuquerque Public Schools Housing Stabilization Program with work authorization, professional credentials, and five children. The mother held a nursing degree but struggled to find consistent employment despite taking temporary nursing assignments, while the father attended English classes.

When the father met with APS Program Director, Cristal Wilson, the two spent more than an hour communicating through translation apps because no Arabic interpreter was available. He described seeking assistance from multiple organizations only to feel dismissed or misunderstood. Then he shared something that stayed with Cristal: the schools had been the only place where his family felt they had been treated with respect.

Before leaving, he asked Cristal to help him practice his English.

The family's experience illustrates the importance of meeting families where they are and building support around the places they already know and trust.

Family Stabilization Programs by School District

School District Partner	Individuals Served	Households Served	Funds Awarded
Las Cruces Public Schools (LCPS)	607	131	$1,400,000
Albuquerque Public Schools (APS)	958	263	$2,600,000
Santa Fe Public Schools (SFPS)	456	93	$850,000

Housing Stability Employment Services

The Housing Stability Program helps New Mexicans experiencing or at risk of homelessness build greater stability through employment, education, training, and connections to community resources. In FY2026, the program processed 430 referrals and provided services to 201 clients, with 91 clients confirmed as entering employment or starting school.

The program also expanded its statewide capacity, adding Housing Stability staff and resources in Hobbs, Taos, Deming, and Silver City. Housing Stability clients can now receive assistance through 13 America's Job Center offices across New Mexico. Monthly statewide meetings supported consistent service delivery, staff collaboration, and continued program development.

Partnerships with shelters and community organizations created additional referral pathways and connected clients with employment case management and targeted assistance to address barriers to employment. Partners included the Gateway Center, Family Gateway, Gateway Young Adult Shelter, Jobs for America's Graduates, Goodwill, Crossroads Transitional Housing Program, SAFE House Domestic Violence Shelter, YDI, Chicanos por la Causa, Community Bridges, Grand Summit, Bernalillo County Family Wellness Shelter, the City of Albuquerque, Albuquerque Community Safety, and Mesilla Valley Community of Hope. The program also coordinated with Pre-Apprenticeship, WIOA Youth, and the Veteran Team to enroll clients and provide material support to people already participating in those programs.

For many clients, relatively small material needs can stand between them and employment. The program provided resources including laptops, gas cards, work and interview clothing, and assistance with employment-related expenses. When these resources became depleted during the year, referrals declined, particularly among clients referred by community organizations who needed only short-term assistance to obtain or maintain employment. The program has since secured additional laptops and is pursuing funding for gas cards and required pre-employment expenses such as food handler licenses, background checks, and fingerprinting.

For example, one client was 18 years old and staying at the Gateway Women's Shelter when she began working with the program. With a laptop provided through Housing Stability, she was able to pursue a position at the University of New Mexico and complete several rounds of virtual interviews. She is now a full-time employee in UNM's Psychology Department and has secured housing of her own.

Fiscal Year 2026 also brought significant changes to the program itself. Funding for the Housing Stability Program shifted from the federally funded Emergency Rental Assistance Program to state funding through the Office of Housing. The program established automatic referrals when individuals identify themselves as homeless through NMJobs and developed a streamlined digital Initial Assessment process. Toward the end of the fiscal year, a new Workforce Development Specialist began providing primarily on-site employment services at the Gateway Center, allowing the program to expand services to the newly opened Gateway Men's Shelter.

Emergency Shelter and Homeless Services

The Office invested in facilities and operations that provide safe shelter, treatment, and housing navigation services for people experiencing homelessness. These investments spanned both large, coordinated campuses and standalone shelters. The Office awarded $20,246,153 to emergency shelter and homeless services, funding 47 different projects across the state.

Pathways in Española

In Española, the Office of Housing responded to an urgent need for expanded shelter capacity as state and local partners addressed the ongoing emergency stemming from opioid addiction. The Española Pathways Shelter was emerging from earlier operational challenges when law enforcement and social service partners identified a critical need for the shelter to extend its hours. Through an emergency procurement of $251,561, the Office supported the transition to 24/7 operations, allowing Pathways to hire additional staff and serve 96 unduplicated individuals in May and June.

Having staff onsite 24 hours a day also saved lives, as staff were able to intervene and prevent several opiate overdose deaths on or near their property during times when they would have normally been closed. Española Pathways Shelter was also able to utilize the funding to upgrade their hot water system to better provide showers for clients; upgrade their kitchen to meet commercial kitchen requirements; replace dilapidated furniture for clients at Eagle Village, their Recovery Housing Program; upgrade exterior lighting to meet city requirements and add safety to the property; and to upgrade shelter technology to meet the current needs of their operations.

The Española Pathways Shelter also received $26,700 of Winter Readiness funding during the winter of 2025. This funding ensured that the shelter could meet the needs of their clients during extreme cold by providing essential support during code blue activations in Northern Santa Fe County and Rio Arriba County.

Urban Alchemy

Urban Alchemy provides homeless services in Santa Fe. The Office supported the organization's shelter, street outreach, and winter readiness work through three investments. The Office invested $1.2 million in urgent facility improvements at Agape House Emergency Shelter, improving safety, sanitation, and service delivery while operating the shelter, preserving 96 beds and serving 323 individuals.

A $442,023 investment supported street outreach, connecting people living unsheltered with services and other resources and serving 718 individuals. The Office also provided $21,750 for Code Blue Winter Readiness services to help keep people experiencing homelessness safe during periods of dangerous cold. The program made 1,000 contacts with individuals.

The Gateway System

The Gateway System represents the Office of Housing's largest cumulative investments and impacts in addressing homelessness. In Fiscal Year 2026, the Office awarded Gateway System facilities and programs $14,751,056. In turn, that investment served 5,214 individuals in the Albuquerque area and created or preserved 913 beds. That investment supported a range of facilities and improvements across the Gateway system.

Gateway Young Adult Housing and Treatment Navigation Center

The Gateway Young Adult Housing and Treatment Navigation Center received $317,810 to provide 41 beds specifically for unsheltered, vulnerable transition-age youth between 18 and 24 years old, serving 43 young adults with overnight housing, safety, case management, and supportive services tailored to their needs.

Code Blue Winter Readiness and Extreme Heat Outreach Programs

Extreme temperatures can quickly become life-threatening for New Mexicans living without shelter. Through its Code Blue Winter Readiness and Extreme Heat Response and Outreach programs, the Office provides flexible funding that helps communities respond quickly when dangerous weather puts people at immediate risk.

During the winter of 2025, the Office distributed $827,972 across programs statewide through Code Blue funding, interacting with 11,281 contacts. Local nonprofits and partners used the funding to expand outreach, open additional low-barrier beds, extend warming services, and provide hot meals and safe indoor spaces during periods of dangerous cold. The table below shows the programs and communities supported through Code Blue funding.

Answering the Call in Gallup

When Gallup community partners identified a critical gap in winter shelter services, people experiencing homelessness had no overnight shelter available during freezing temperatures. Gallup Community Health convened local partners and reached out to the Office of Housing for support.

Code Blue Winter Readiness funding helped establish warming centers throughout the community, serving as many as 80 people each night during the coldest months of the year.

"The Gallup Warming Shelter provided a critical lifeline for individuals experiencing homelessness during the coldest winter months, offering a safe, warm environment while connecting guests to essential community resources. Its impact extended beyond emergency shelter by **improving health, safety, and dignity for some of our community's most vulnerable residents.**"

— Dr. Val Wangler, Gallup Community Health

Code Blue Investments

Location	Program Name / Partner Organization	Number of Contacts
Alamogordo	COPE	4,984
Albuquerque	Crossroads for Women, Casa Q, Centro Savila, Enlace Communitario, Hopeworks, New Day, NM Harm Reduction Collaborative, NM ReEntry Center, Transgender Resource Center	3,054
Carlsbad	Affirming Heart	150
Clovis	Nurstead	39
Deming	Project Comunidad	45
Espanola	Pathways Shelter	109
Farmington	Family Crisis Center	331
Gallup	City of Gallup	636
Hobbs	Isaiah's Soup Kitchen, Sheri's House of Hope	68
Las Cruces	Mesilla Valley	181
Lea County	Guidance Center Lea County, United Way Lea County	175
Raton	Raton Community Development Collaborative, Youth Heartline	335
Rio Rancho	Haven House	18
Roswell	Assurance Home	13
Santa Fe	Urban Alchemy	1,000
Taos	DreamTree	143



At the end of the fiscal year, the Office expanded this emergency-response approach to periods of extreme heat, awarding $30,000 to three programs supporting cooling centers, heat-response outreach, and food pantries. The Eastern Regional Housing Authority received $10,000 for work in Roswell and another $10,000 for work in Chaves County, while the Town of Tatum in Lea County received $10,000 for cooling centers and outreach. The Extreme Heat Response and Outreach Program continued into fiscal year 2027, extending support beyond the close of the fiscal year.

Community Takes the Lead in Roswell

Community organizations and faith-based partners in Roswell saw firsthand how extreme summer heat was putting people experiencing homelessness and other vulnerable residents at risk. With support from the Office of Housing, local partners operated a cooling center that offered more than a place to escape dangerous temperatures. Residents could access cold water and hot meals, take a shower, charge a phone, use computers to search for work or other resources, and simply rest in a safe, welcoming space.



The center also created opportunities to connect people with services and resources that could help address longer-term needs. For residents without stable housing or basic utilities at home, that combination of immediate safety, essential services, and connection made the cooling center an important part of Roswell's community response.

"What we learned is that a cooling center becomes so much more than a place to cool off. **It becomes a place where relationships are built and people feel safe enough to ask for help.** That opens the door to housing, healthcare, employment, identification documents, and other resources that can help someone move forward."

— Jeneva Martinez, With Many Hands Organizer

BUILDING CAPACITY ACROSS THE HOUSING AND HOMELESSNESS SYSTEM

Strong housing and homelessness systems depend on the people, organizations, and communities doing the work every day. Across New Mexico, local governments, nonprofit organizations, Tribal communities, housing providers, and frontline workers bring deep knowledge of their communities, but often operate with limited staff, resources, training opportunities, or organizational capacity.

The Office of Housing intentionally invests in strengthening that foundation. Rather than prescribing a single approach, the Office works alongside communities to identify needs, build skills and systems, improve coordination and data, and elevate approaches already showing promise across New Mexico. These investments reflect a broader commitment to building a housing and homelessness system that is not only better resourced, but better equipped to respond to changing needs over time.

Investing in the Housing and Homelessness Workforce

The strength of New Mexico's housing and homelessness system depends on the people leading organizations and providing services in communities across the state. After surveying more than 60 homeless service providers across the state, the Office identified shared challenges related to staff capacity, crisis intervention, serving people with severe mental illness, and diversifying funding. In response, the Office partnered with CNM Ingenuity, New Mexico Highlands University, and SBS Evaluation & Program Development Specialists to develop two statewide professional development programs: the Leadership Training Series and Frontline Service Provider Training Series.

The Leadership Series focused on organizational and systems-level challenges, including workforce recruitment and retention, crisis response, sustainable funding, leadership development, and using data to communicate impact. The Frontline Series provided practical training for professionals working directly with individuals and families experiencing housing instability, with topics including trauma-informed communication, severe mental illness, crisis response and debriefing, de-escalation, and collaborative service coordination. Training was led by New Mexico-based instructors with experience in the state's housing, behavioral health, nonprofit, and public service systems, helping ensure the curriculum reflected the realities of serving communities across New Mexico.

Demand for both programs exceeded available capacity. Together, the two series reached 155 participants representing more than 56 organizations serving 30 of New Mexico's 33 counties, including rural and Tribal communities. Participants completed 10 training sessions and 10 Community Conversations that created additional opportunities for peer learning, resource sharing, and relationship building across the state's homelessness response system. Frontline participants were also compensated for their participation, recognizing the value of their time and expertise. The initiative is now expanding into a second cohort. For more information about the Leadership and Frontline Service Provider Training Series, including program outcomes and participant experiences, see Appendix D.

Helping Local Leaders Move From Interest to Action

Local governments play a critical role in determining whether and how housing gets built, but affordable housing development can be difficult to navigate without a shared understanding of the policies, financing tools, development processes, and partnerships involved.

In 2026, the Office launched the Affordable Housing Playbook for Local New Mexico Leaders, a first-of-its-kind statewide learning series designed for local government staff and elected officials. Across four sessions, participants explored housing fundamentals and local market dynamics, the development process, project feasibility, stakeholder roles, and strategies for implementation. The goal was practical: give local leaders the knowledge, tools, and confidence to make informed decisions and move their communities from an interest in addressing housing needs toward action.

The series also created opportunities for peer learning and a shared language around affordable housing, helping local leaders better understand their role within a development process that often requires coordination among governments, developers, funders, service providers, and other partners. Additional information about the Affordable Housing Playbook for Local New Mexico Leaders is available in Appendix E.



Partnership and Accountability in Practice

Strengthening the housing and homelessness system also requires improving how existing programs operate. In late 2025, the Office of Housing identified the need for a Corrective Action Plan to support the City of Albuquerque in strengthening operations within the Gateway System. Rather than approaching the work solely as a compliance exercise, the Office partnered with the City and providers to strengthen the systems, tools, and information needed to manage performance over time.

A key component was an eight-week Enhanced Operational Reporting initiative that engaged more than 50 staff across the Gateway System and its partner organizations in designing, testing, and implementing a more consistent approach to data collection and performance management. The work established shared performance measures covering bed supply and utilization, intakes and discharges, length of stay, positive exits, critical incidents, case-management services, and demographic information. It also resulted in changes to existing reporting systems, including updates to the census form and the integration of case-management data into HMIS.

The initiative also developed real-time dashboards, standardized reporting processes, and training and guidance to help staff use the new tools. These changes gave the Office, the City, and providers a more consistent way to understand how the Gateway System was operating and identify where additional attention or improvement was needed.

Learning From What Is Already Working

Some of New Mexico's most promising solutions are already being developed within its communities. The Office commissioned the Promising Practices Evaluation to identify and document innovative approaches to homelessness and housing instability that have emerged from local need, cultural knowledge, lived experience, and the expertise of providers working directly with their communities.

The evaluation examined practices across five regions of the state and a range of services, including emergency shelter, transitional housing, street outreach, housing navigation, mobile and integrative care, youth pathways, and other supportive services. Through a structured process that included document review, interviews, regional discussions, frontline staff surveys, administrative data review, and site visits, the evaluation documented 10 promising practices for deeper examination.

The practices illustrate the range of innovation already taking place across New Mexico. They include Centro Sávila's high-fidelity wraparound model for youth and families; Santa Fe's coordinated Code Blue response to dangerous winter weather; Cuba Cares, a school-based resource model serving families in a rural and predominantly Indigenous community; Future Focused Education's behavioral health pre-apprenticeship; Siembra Leadership High School's Engagement Credits model; UNM Street Medicine; and Urban Alchemy's outreach and interim housing work in Santa Fe, among others.

Early results demonstrate why these approaches warrant closer attention. Future Focused Education saw 10 of 11 participants complete its behavioral health pre-apprenticeship, while Siembra's Engagement Credits model reached 366 students, approximately 63% of the school's enrollment, in a single semester. Santa Fe's Code Blue response transported 167 people to safety and served 350 meals during severe-weather activations. These outcomes are not directly comparable across programs, nor are all of the practices at the same stage of evidence development, but they provide concrete examples of locally developed approaches showing promise.

Rather than imposing a single model of success, the evaluation examined where promising local approaches could benefit from additional evaluation, technical assistance, or investment. Its findings will help the Office identify practices that may be strengthened or adapted while informing future programming, technical assistance priorities, and funding strategies. The full Promising Practices Evaluation is available in Appendix F.

Establishing Statewide Shelter Standards

New Mexico's emergency shelters have historically operated without a single set of statewide minimum standards, instead navigating a mix of building codes, local requirements, and standards tied to individual funding sources. In FY2026, the Office of Housing began developing a statewide framework to establish consistent baseline expectations while recognizing the different models, populations, and communities shelters serve.

The Office developed proposed minimum standards across five areas: facilities and physical plant, operations, staffing and training, resident rights and processes, and program standards. The standards address fundamental expectations ranging from safe and sanitary facilities and emergency planning to staff qualifications, resident grievance processes, coordinated entry, Homeless Management Information System (HMIS) participation, and case management.

Provider input has been central to the development of the standards. The Office began with a statewide survey and brought together about two dozen shelter and service providers for a June working session. Participants reviewed every proposed minimum, identifying what worked, what was too restrictive, and where requirements needed to be strengthened or clarified. Three of the five areas generally held up as proposed, particularly facilities and physical plant, operations, and resident rights. Providers also identified specific areas for revision, including staffing requirements that may not work across every shelter model and language such as "adequate" and "acceptable" that could be interpreted inconsistently.



The process also identified where shelters may need additional resources to meet statewide expectations. Among 12 survey respondents, staffing and training received the lowest average self-rating at 3.5 out of 5, compared with 4.6 for resident rights and processes and 4.3 for both facilities and operations. Eight of the 12 providers identified having enough staff as a concern about implementing new standards, while six identified the cost of meeting them. During the working session, providers prioritized statewide training and facilities funding among the resources that would help shelters successfully implement the standards.

Provider input also raised a central design question: how to establish consistent statewide health and safety minimums while accounting for meaningful differences among family, congregate, non-congregate, scattered-site, and other shelter models. The Office is continuing that work through a provider working group and a separate Tribal engagement process with the Southwest Indigenous Housing Collaborative. Additional findings from the statewide shelter standards survey and provider engagement process are available in Appendix G.

A Shared Foundation for Quality and Safety

"There is tremendous diversity among shelters across our state, from the types of programs and services they provide to the different populations and needs they serve. That diversity is important to recognize, while also recognizing the value of clear baseline standards that establish a consistent foundation for quality and safety. It was valuable to come together with shelter providers from across the state to talk about what those standards mean in different shelter settings and how we can move forward together."

— Connie Chavez, CEO, Heading Home



Strengthening Statewide Coordination

Housing instability and homelessness intersect with many of the systems New Mexicans rely on, from health care and behavioral health to workforce services, education, transportation, public safety, and other supports. Addressing those challenges requires state agencies to work across traditional boundaries and identify where their programs, resources, and expertise can work together more effectively.

In Fiscal Year 2026, the Office of Housing initiated the New Mexico Interagency Council on Homelessness (NMICH) to create a formal structure for that coordination. The Council brings together leaders from 15 state departments, creating a cross-agency forum for identifying shared challenges, gaps, and opportunities to strengthen New Mexico's response to homelessness.

The Council first convened on December 1, 2025, with Jeff Olivet, former Executive Director of the U.S. Interagency Council on Homelessness, joining Cabinet Secretaries and their designees to help frame the cross-disciplinary work ahead. The discussion also examined connections between homelessness, housing instability, and the state's ongoing behavioral health reforms.

Since that first meeting, the Council has continued to meet with a focus on specific populations and opportunities for greater coordination across agencies. Discussions have examined youth homelessness and senior homelessness, while also identifying cross-cutting opportunities such as establishing common data fields, strengthening shared data infrastructure, and identifying areas where agencies can better align programs, resources, and responses.

The Office is now working to ensure that this collaboration becomes a lasting part of the state's approach to homelessness. As NMICH approaches its first anniversary, the Office is proposing legislation to formally establish the Council in state law, with defined powers, funding, and legal standing. Codifying the Council would provide the structure and continuity needed to sustain its work across administrations, creating an enduring forum for identifying gaps, developing shared strategies, and coordinating New Mexico's statewide response to homelessness.

Building Coordination That Lasts

"Homelessness is a multi-sector challenge that requires multi-sector solutions and cross-agency coordination to be more effective and efficient. We need an infrastructure that brings agencies together to work on these issues, regardless of who is in office."

— Jeff Olivet, former Executive Director
U.S. Interagency Council on Homelessness

LOOKING AHEAD

New Mexico's housing and homelessness challenges developed over decades and will require sustained commitment to address. While the Office of Housing has made significant progress in expanding investment, building capacity, and leveraging statewide coordination, its work has also revealed important lessons about what it will take to maintain that momentum over the long term. As communities across New Mexico continue responding to evolving housing needs, the Office believes future progress will depend not only on sustained investment, but also on continued collaboration, stronger local capacity, and a shared commitment to treating housing as a statewide priority.

The Office believes New Mexico is uniquely positioned to become a national leader in housing innovation. As a state with a relatively small population, expansive geography, and deeply connected communities, New Mexico has an opportunity to develop housing solutions that are responsive to local needs while strengthening systems statewide. The relationships that define New Mexico, between neighbors, local governments, nonprofit organizations, Tribal communities, and state agencies, create a foundation for collaboration that many states cannot replicate. By continuing to invest in people, partnerships, and long-term solutions, New Mexico can become a national model for building a housing system that is innovative, coordinated, sustainable, and rooted in dignity.



APPENDIX

Appendix A: List of Acronyms

Acronym	Title
ADA	Americans with Disabilities Act
AMI	Area Median Income
APS	Albuquerque Public Schools
CNM	Central New Mexico Community College
COG	Council of Governments
DFA	New Mexico Department of Finance & Administrations
DWS	New Mexico Department of Workforce Solutions
EMS	Emergency Medical Services
HB2	House Bill 2
HMIS	Homeless Management Information System
LCPS	Las Cruces Public Schools

Acronym	Title
MFA	New Mexico Mortgage Finance Authority
NMICH	New Mexico Interagency Council on Homelessness
NWNMCOG	Northwest New Mexico Council of Governments
OOH	Office of Housing
PIT	Point-In-Time
RFP	Request for Proposals
SFPS	Santa Fe Public Schools
UNM	University of New Mexico
WIOA	Workforce Innovation and Opportunity Act
YDI	Youth Development, Inc.
YHSI	Youth Homelessness Systems Improvement

Appendix B: Project Inventory

Investments in Housing

Table 1: Investments in Affordable and Attainable Housing

Location	Project Name	Funds Awarded	Units	Description
Albuquerque	Aldea del Rio	$3,000,000	300	Townhomes and Multifamily
Albuquerque	Cottages at 161 Chama	$1,800,000	20	The Cottages at 161 Chama are 21 400-500 square foot cottages in Albuquerque's International District. This will be the second cottage project in Albuquerque and will serve low-income households exiting poverty, treatment, or homelessness. The goal is to rent the cottages for about $1 a square foot.
Albuquerque	Planning for State Fairgrounds	$380,000	NA	Affordable housing portion of Master Site Plan
Albuquerque	Sombra del Oeste	$1,500,000	14	New townhome community
Albuquerque	Tierra Linda	$9,509,324	240	New apartment construction
Albuquerque	Uptown Connect	$1,000,000	175	Multi family rental housing
Albuquerque	Wells Fargo Building	$10,000,000	100	Office Conversion to 100 units of affordable rentals
Albuquerque	West Mesa Ridge A	$3,500,000	128	New affordable apartment construction
Albuquerque	West Mesa Ridge B	$10,000,000	144	Multi-family rental affordable housing
Carlsbad	Affordable Housing Developments	$1,612,000	26	Single family home ownership development
Hobbs	Habitat for Humanity Development	$860,000	14	Match funding from JF Maddox Foundation @ 86K per home for 10 homes

Location	Project Name	Funds Awarded	Units	Description
Las Cruces	Arcadia 4 Subdivision	$3,250,000	52	Single family home ownership
Las Cruces	Peachtree Phase I	$4,300,000	144	Single family home ownership
Las Cruces	Pedrena Senior Apartments	$400,000	80	Affordable housing complex
Las Cruces	Skylark Subdivision	$1,081,522	32	Single family home ownership
Los Alamos	Coyote Mesa	$4,964,800	98	Multi family rental housing
Red River	Red River Workforce Housing	$1,600,000	6	Modular rental housing
Ruidoso	Ruidoso Workforce Housing Project	$5,374,500	88	Land acquisition and infrastructure for affordable housing
Santa Fe	Arroyo Oeste	$6,500,000	20	Single family home ownership development
Santa Fe	Las Estrellas Land Purchase	$4,490,000	78	To purchase land awarded in City of Santa Fe RFP for large development that includes affordable housing
Santa Fe County	Tierra Contenta Spine Infrastructure	$2,000,000	600	Tierra Contenta spine infrastructure
Taos	Workforce Housing - Infrastructure	$5,200,000	92	Curb to stub out infrastructure on property already owned and dedicated to variety of "missing middle" housing options

Table 2: Investments in Removing Barriers to Home Ownership

Location	Project Name	Funds Awarded	Households Served	Description
Valencia County	Homeowner Assistance	$1,800,000	60	Purchase price reduction for new affordable homes for sale
Gallup	Down Payment / Closing Costs	$300,000	8	Downpayment assistance for existing housing development

Table 3: Investments in Affordable Housing Preservation

Location	Project Name	Funds Awarded	Units	Description
Albuquerque	Poblana Place Apartments	$17,850,517	84	Multi-family rental affordable housing
Bernalillo County	Home Repair	$1,000,020	27	Repair to preserve affordable housing units

Table 4: Investments in Supportive Housing for Households earning less than 30% AMI

Location	Project Name	Funds Awarded	Units / Families Served	Description
Albuquerque	Land Acquisition for Supportive Housing	$3,100,000	40	Acquisition of site for housing and social services for seniors and other low income households
Las Cruces	Amador Crossing	$2,043,478	50	Permanent supportive housing connected to Community of Hope
Las Cruces	Landlord Mitigation Fund	$100,000	71	Program covers costs required to recruit and retain landlords who will accept housing vouchers, such as extraordinary damages in excess of the security deposit; extraordinary cleaning and pest infestation; delinquent rent up to two months; rent over Fair Market Rent.
Silver City	Cornerstone Apartment	$3,000,000	30	Supportive housing for people exiting homelessness

Investments Addressing Homelessness

Table 5: Family Stabilization Program

The Family Stabilization Program was a pilot to enable school districts to identify and support students and families experiencing homelessness or housing insecurity. Funds were used for flexible assistance such as temporary housing, transportation, food, or utility costs and for dedicated Housing Navigators who coordinate case management, connect families to longer-term housing, and reduce barriers that interrupt a child's education.

Location	Project Name	Funds Awarded	Households Served	Description
Albuquerque	Albuquerque Public Schools Family Stabilization Program	$2,600,000	263	Family Stabilization Program
Las Cruces	Las Cruces Public Schools Family Stabilization Program	$1,400,000	131	Family Stabilization Program
Santa Fe	Santa Fe Public Schools Family Stabilization Program	$850,000	93	Family Stabilization Program

Table 6: Investments in Emergency Shelter and Homeless Services

Location	Project Name	Funds Awarded	Individuals Served	Description
Statewide	NM Coalition to End Homelessness Balance of State COC Funding	$470,000	Not Applicable	Gap in BOS COC funding
Albuquerque	Centro Savila	$213,000	246	Gap funding for behavioral health services
Albuquerque	Enlace Communitario	$80,000	115	Gap funding for housing assistance
Albuquerque	Gateway System	$14,751,056	5,241	Men and women's housing navigation and treatment center at Gateway at Gibson operations; first responder receiving area operations; roof replacement for medical respite at Gateway at Gibson; roof replacement over maintenance area at Gateway at Gibson (CoGen facility); Gateway West operations; Gateway West capital. Shared costs across the Gateway system.
Albuquerque	Gateway Young Adult Housing and Treatment Navigation Center	$317,810	Not Applicable in Fiscal Year 2026	Young Adult Housing and Treatment Navigation Center providing 41 beds specifically for unsheltered, vulnerable transition-aged youth. This Center will offer critical overnight housing, safety, case management, and supportive services tailored to meet the unique needs of young adults experiencing homelessness.
Albuquerque and Gallup	CBCS Street Outreach and High Utilizers Contract	$593,705	77	Street outreach and high utilizer coordination and capacity building
Espanola	CBCS Street Outreach and High Utilizers Contract	$546,961	28	Outreach/services for people experiencing homelessness in Espanola
Espanola	Espanola Pathways Shelter	$251,561	96	24/7 operations for May and June 2026

Continued

Table 6: Investments in Emergency Shelter and Homeless Services

Location	Project Name	Funds Awarded	Individuals Served	Description
Las Cruces	Building for Outreach	$850,000	Not Applicable in Fiscal Year 2026	Purchase of a building for outreach services
Santa Fe	Agape House Emergency Shelter Improvements and Operations	$1,200,000	323	Urgent partnership on facility improvements to improve safety, sanitation, and service delivery. Partnership to fund one year of Emergency Shelter operations under a new service provider, Urban Alchemy
Santa Fe	Urban Alchemy Street Outreach contract	$442,023	718	Street outreach to people experiencing homelessness
Santa Fe	Life Link Housing for Human Trafficking Victims	$250,000	41	Housing services to people who are victims of human trafficking
Taos	Americorps	$45,407	300	Support for DreamTree clients

Table 7: Investments in Code Blue Winter Readiness and Extreme Heat Outreach Programs

State investment that helps nonprofits expand outreach and emergency shelter during extreme cold or heat, ensuring people living unsheltered can access safe indoor space and lifesaving support.

Location	Partner	Funds Awarded	Num. of Contacts	Description
Alamogordo	COPE	$85,800	4984	Services to keep people warm/safe during cold weather
Albuquerque	Adelante	$20,000	-	Services to keep people warm/safe during cold weather
Albuquerque	Casa Q	$6,800	14	Services to keep people warm/safe during cold weather
Albuquerque	Centro Savila	$14,934	677	Services to keep people warm/safe during cold weather
Albuquerque	Crossroads for Women	$13,150	211	Services to keep people warm/safe during cold weather
Albuquerque	Enlace Communitario	$116,850	326	Services to keep people warm/safe during cold weather
Albuquerque	Family Promise of ABQ	$10,250	-	Services to keep people warm/safe during cold weather
Albuquerque	Hopeworks	$42,326	300	Services to keep people warm/safe during cold weather
Albuquerque	New Day	$22,400	69	Services to keep people warm/safe during cold weather
Albuquerque	NM Harm Reduction Collaborative	$7,855	1045	Services to keep people warm/safe during cold weather

Continued

Table 7: Investments in Code Blue Winter Readiness and Extreme Heat Outreach Programs

Location	Partner	Funds Awarded	Num. of Contacts	Description
Albuquerque	NM ReEntry Center	$30,000	60	Services to keep people warm/safe during cold weather
Albuquerque	Trangender Resource Center	$5,500	352	Services to keep people warm/safe during cold weather
Carlsbad	Affirming Heart	$7,420	150	Services to keep people warm/safe during cold weather
Chaves County	Town of Tatum/Food Pantry	$10,000	874	Cooling center/street outreach during hot weather
Clovis	Nurstead	$55,000	39	Services to keep people warm/safe during cold weather
Deming	Project Comunidad	$13,590	45	Services to keep people warm/safe during cold weather
Espanola	Pathways Shelter	$26,700	109	Services to keep people warm/safe during cold weather
Farmington	Family Crisis Center	$18,500	331	Services to keep people warm/safe during cold weather
Gallup	City of Gallup	$218,700	636	Services to keep people warm/safe during cold weather
Hobbs	Isaiah's Soup Kitchen	$5,525	50	Services to keep people warm/safe during cold weather
Hobbs	Sheri's House of Hope	$6,758	18	Services to keep people warm/safe during cold weather

Continued

Table 7: Investments in Code Blue Winter Readiness and Extreme Heat Outreach Programs

Location	Partner	Funds Awarded	Num. of Contacts	Description
Las Cruces	Mesilla Valley	$8,767	181	Services to keep people warm/safe during cold weather
Las Vegas	Samaritan House	$4,410	-	Services to keep people warm/safe during cold weather
Lea County	Guidance Center Lea County	$937	25	Services to keep people warm/safe during cold weather
Lea County	United Way Lea County	$9,000	150	Services to keep people warm/safe during cold weather
Raton	Raton Community Development Collaborative	$7,000	145	Services to keep people warm/safe during cold weather
Raton	Youth Heartline	$5,000	190	Services to keep people warm/safe during cold weather
Rio Rancho	Haven House	$6,250	18	Services to keep people warm/safe during cold weather
Roswell	Assurance Home	$900	13	Services to keep people warm/safe during cold weather
Roswell	ERHA	$10,000	249	Cooling center during hot weather
Santa Fe	Urban Alchemy	$21,750	1000	Services to keep people warm/safe during cold weather

Continued

Table 7: Investments in Code Blue Winter Readiness and Extreme Heat Outreach Programs

Location	Partner	Funds Awarded	Num. of Contacts	Description
Taos	DreamTree	$35,900	143	Services to keep people warm/safe during cold weather
Tatum	ERHA	$10,000	-	Cooling center/street outreach & food pantry during hot weather

Appendix C: 2026 Point-In-Time Report

Appendix D: One Mission Many Voices (Leadership and Frontline Service Provider Training Series Report)

Appendix E: Affordable Housing Playbook

Appendix F: Our Communities Know the Way Home (Promising Practices Evaluation Report)

Appendix G: Shelter Standards Report (June 2026)

View the Appendix by scanning the QR code or clicking on the links above.

OFFICE OF HOUSING

FY26 ANNUAL REPORT

This report tells the story of what is possible when we listen to communities, invest strategically, build local capacity, and work together toward shared goals. While much has been accomplished, housing challenges that developed over decades will require sustained commitment. Continued state leadership, legislative partnership, and reliable investment will be essential to maintaining this momentum.

— Sarita Nair, Secretary
New Mexico Department of Workforce Solutions