



Campaign for a Dedicated Funding Source

Our goal is to secure \$20 million a year in dedicated revenue for the NM Housing Trust Fund

How has the money previously allocated to the NM Housing Trust Fund been used?

Since its creation in 2005 the NM Housing Trust Fund, which is managed by the NM Mortgage Finance Authority, has received \$15 million in state appropriations. As of September 2008, all but \$85,000 of the \$15 million allocated to the Trust Fund has been committed to specific projects. NM Housing Trust Fund dollars have funded:

- 21 separate affordable housing projects across New Mexico
- 602 units of homeownership housing
- 772 units of rental housing

NM Housing Trust Fund dollars have leveraged \$116 million in other sources of funding.

Who lives in the housing created by the NM Housing Trust Fund?

New Mexico families with low and moderate incomes live in the housing created by the NM Housing Trust Fund. These households have incomes that range from below 30 percent of area median income up to 120 percent of area median income. As a result, many families will be able to buy their first home or will have reasonable rents that will put them on the path to homeownership. In addition, many elderly people and people with disabilities will be able to settle into a decent home knowing that they can afford to stay there with their fixed incomes.

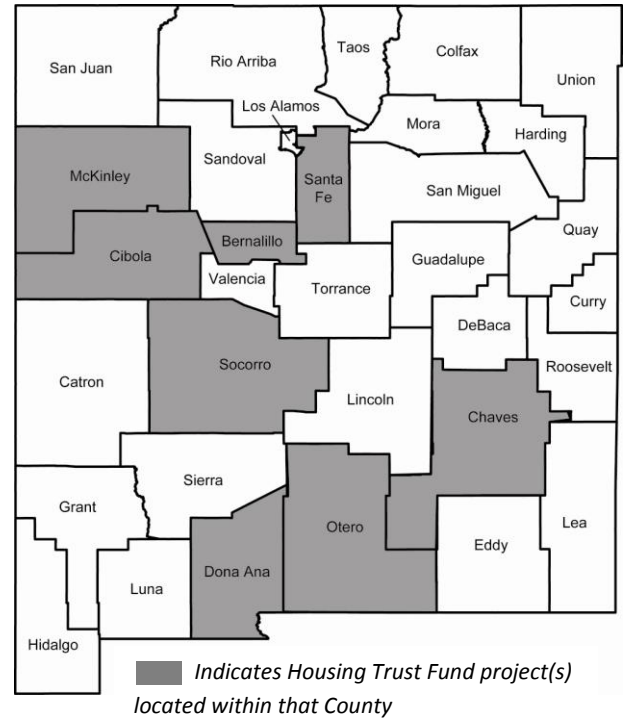
Why does the NM Housing Trust fund need a dedicated source of revenue?

According to the Governor's Poverty Reduction Task Force, 31 percent of mortgaged homeowners and 48 percent of renters in New Mexico pay more than 30 percent of household income for housing costs. This means that approximately 200,000 New Mexican households are paying a large portion of their income towards housing costs. Many of these households struggle to pay for housing and the rising costs of other basic necessities, and are at risk of losing their housing or are living in unsafe or overcrowded conditions. Many other households are actually living in their cars, shelters or motels because they can no longer afford to pay for housing and other basic necessities. The NM Housing Trust Fund has been a successful and powerful tool in addressing the housing needs of New Mexico's families, funding the construction of approximately 1374 units of affordable housing for low and moderate income New Mexicans. However, the Trust Fund has only received \$1 or \$2 million annually since 2006. This level of funding is inadequate to meet New Mexico's housing needs. A dedicated funding source would ensure that this already successful program continues to be a powerful tool for providing safe, decent and affordable housing.

Where will the dedicated source of revenue come from?

The goal of the NM Housing Trust Fund Campaign is to secure \$20 million in annual dedicated revenue for the Trust Fund. The first phase of our campaign is to pass legislation that will increase the document recording fee and direct the revenue generated by that increase into the NM Housing Trust Fund. The document recording fee is collected by each county clerk's office, which by law must record and file certain documents, most of which are related to real estate transactions. Under our proposed legislation, the document recording fee increase will generate approximately \$10 to \$12 million annually for the NM Housing Trust Fund.

Housing Trust Fund Projects by County



For more information about the Campaign please contact Lisa Hval at (505) 217-9570 or Lisa-L@nmceb.org