



New Mexico

LAS VEGAS, NM HOUSING SUMMIT REPORT

September 13, 2023

NM Highlands University
Las Vegas, NM

Report V1.0



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The Ventana Fund is a non-profit CDFI headquartered in New Mexico. We are dedicated to financing the creation and preservation of affordable multi-family housing by providing low-interest loans for developers who serve New Mexico's low-income residents and high need communities.

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EXECUTIVE SUMMARY

New Mexico is experiencing a housing crisis. There are simply not enough homes to fill the current demand at a range of income levels. The Urban Land Institute is partnering with local leaders to assemble a series of housing summits that drill down to identify local assets that can be leveraged to provide new housing opportunities throughout the state. ULI has hosted housing events in the City of Santa Fe, the City of Albuquerque, and the City of Espanola. For the Las Vegas Housing Summit, ULI teamed up with The Ventana Fund and MainStreet de Las Vegas. The goal of the event was to bring together community members living and serving within the greater Las Vegas area to generate collaborative solutions to its housing needs.

The Inputs

1.) *The Participants:* The event was attended by just under 40 community stakeholders including several leaders working to build and sustain a thriving Las Vegas area including:

- Mayor Louie A. Trujillo of Las Vegas, New Mexico
- President Sam Minner of New Mexico Highlands University
- Tim Shields, Executive Director of New Mexico Behavioral Health Institute
- Monica Abeita, Executive Director of North Central New Mexico Economic Development District
- Elmo Baca, Chair of the Las Vegas New Mexico Community Foundation

2.) *The Hosts:* The event was hosted and facilitated by local and state leaders with a depth of knowledge regarding the development of healthy communities and vital economies including:

- Amanda Velarde, Chair of the Programs Committee of the Urban Land Institute New Mexico District Council
- Todd Clarke, Co-Chair of the Programs Committee of the Urban Land Institute New Mexico District Council
- Paul Cassidy, Vice-Chair of the Ventana Fund Board of Directors
- Michael Peranteau, Executive Director of MainStreets de Las Vegas

3.) *The Challenges*: The participants were asked to identify the housing challenges in the greater Las Vegas area and the following issues were emphasized throughout the workshop:

- Vacant and abandoned properties
- Aged and deteriorating housing stock
- Rising construction costs due to inflation
- Outside owners of properties lack incentives to sell
- Lack of affordable, workforce and rental housing
- Inadequate sewer and water infrastructure
- Lengthy property acquisition process

The Outputs

1.) The Solutions: Six multidisciplinary teams were assembled to brainstorm housing solutions. The following is a sample of the ideas generated:

- Create a land-banking system
- Pursue grants to restore vacant housing
- Expand MainStreets programs
- Pursue City abatement process
- Develop tiny housing
- Create a Community Development Corporation
- Establish a graywater reuse program
- Explore vacant schools and other spaces for multi-family housing

2.) The Plans: Teams were asked to develop a conceptual plan surrounding one of their housing solutions with the greatest potential and quantify how many units their plan might deliver. The following table summarizes the six plans.

Concept	Outcome
Implement the New Mexico Highlands University's Golf Course Master Plan	40-60 new homes
Form a Community Development Corporation	20 senior homes and 4 rental homes
Develop a Mixed Family Partnership with mixed funding sources	142 new mixed-income homes in 3-5 years
Identify nonprofit to facilitate acquisition of properties and funding	50 housing units in 2 years
Form an Educator Housing Partnership for teacher housing	28 new teacher homes in 2 years
Repurpose, restore, and renovate abated properties	400 home conversions in 5-7 years

3.) The Themes: While there was a wide array of ideas and solutions generated throughout the event, participants coalesced around a shared commitment to serving the greater Las Vegas community that can be summed up in four key areas:

- Investing in Community Partnerships
- Promoting Community Preservation
- Elevating Community Pride
- Pursuing Community Financing Mechanisms

While the housing summit occurred over a compressed timeframe of just 4 hours, the ideas generated represent a cross-section of actionable approaches to tackling the housing needs in the greater Las Vegas area.



INTRODUCTION

Cities and towns all over the nation are feeling the effects of low housing inventory and high demand and New Mexico is no exception. Several factors combine to create these conditions; fewer construction workers, high cost of construction materials, and a lack of available lots are among the reasons for the housing shortage. Compounding events include strained supply chains, rising inflation, and a demand for different housing options. The result has been a dramatic increase in home prices and rents which have skyrocketed to all-time highs over the past several years.

In 2022, New Mexico's Mortgage Finance Authority (MFA) released their report *The New Mexico Housing Strategy*. The findings show that an average of 5,100 housing units per year will be needed statewide for the next 5 years to accommodate growth. The study also reports a need for 32,000 rental units that are affordable to renters with incomes of 30% of the average median income and less.

MFA estimates that New Mexico needs to build 20,000 new homes over the next 5 years to accommodate growth. Additionally, the state is short 32,000 rental units that are affordable to low-income households.

Industry experts have been grappling with the question of how to grow New Mexico's housing market and restore balance between supply (homes) and demand (households). By constructing new housing and rehabilitating existing properties, the expectation is that prices will taper, and that there will be more affordable choices for those in need of housing.

Areas throughout New Mexico share a need for new housing, however the specific needs within each community are unique. The New Mexico District Council of the Urban Land Institute (ULI) and the Ventana Fund, in their shared commitment to a better New Mexico, have partnered to uncover specific challenges and opportunities towards the creation of new housing for New Mexico's households. Together, they have been working with community leaders to come up with solutions. On September 13, 2023, the ULI and the Ventana Fund teamed up with MainStreet de Las Vegas to assemble local leaders at New Mexico Highlands University for the ***Las Vegas Housing Summit***.

The purpose of the summit was to tackle one important question; how are we going to solve the growing need for more housing options in the Las Vegas area? The structure of the event was designed to ‘crowdsource’ local solutions, generated by local community stakeholders and professionals. The event culminated with six prioritized conceptual plans that could be pursued in both the near and long term to increase the housing supply. This report documents the results of this ‘deep dive’ into the unique housing needs in the greater Las Vegas area within San Miguel County, New Mexico.

Urban Land Institute

Founded in 1936 with over 40,000 members worldwide, the mission of the Urban Land Institute is to shape the future of the built environment for transformative impact in communities worldwide. The New Mexico District Council has 120 members and an active Management Committee that provides a variety of educational events throughout the year.

Ventana Fund

The Ventana Fund is a non-profit CDFI headquartered in New Mexico. Its members are dedicated to financing the creation and preservation of affordable multi-family housing by providing low-interest loans for developers who serve New Mexico’s low-income residents and high need communities.

MainStreet de Las Vegas

The mission of MainStreet de Las Vegas is to unify the historic commercial corridor and engender pride in the community while promoting economic development and preserving historical, cultural, architectural, and natural resources through partnerships and community collaboration.

LOCAL CONTEXT

Founded in 1835, historic Las Vegas, New Mexico has a rich history, vibrant culture, and abundant natural beauty. In 1879, the Railroad arrived in Las Vegas bringing growth and commerce making it the largest City in New Mexico in 1900. Bisected by the Gallinas River, two separate communities, the City of Las Vegas to the east, and Town of West Las Vegas, merged in 1970 to create the Las Vegas that exists today. Much of the original architecture and landscape, including the Las Vegas Plaza, has been preserved over time and hundreds of historic homes, hotels, schools and churches are listed on the National Historic Register.



In April of 2022, San Miguel and Mora Counties were devastated by the Hermits Peak/Calf Canyon fire, which burned over 340,000 acres and destroyed homes, water systems, and large swaths of the landscape. Throughout the housing summit, it was evident that this recent trauma was never far from the surface as community leaders spoke with pride about the resilience of the area's residents. While billions have been released by the federal government in recovery aid, the work to rebuild will be ongoing for many years. While acknowledging the critical needs created by the fire and honoring the families who have lost so much, the work being done by the ULI and Ventana Fund is separate from these efforts. The housing summit focused on the systemic lack of affordable housing and housing diversity in the Las Vegas area.

Area Profile

Las Vegas and San Miguel County have experienced slight population loss over the past decade. According to state demographic projections, population in these areas are not expected to grow. But residents know well that there is an important difference between growing and thriving, and the latter is something to which residents are firmly invested.

Population and Housing Data			
	Las Vegas, NM	San Miguel County, NM	New Mexico
2022 Population	13,053	26,953	2,113,344
2010 Population	13,753	29,393	2,059,179
12-yr Growth	-5.1%	-8.3%	2.6%
2022 Housing Units	6,630	14,892	937,397
% Vacant	16.1%	23.1%	14.9%
% Renter-occupied	40.4%	29.0%	31.8%
% Single Family	56.3%	55.0%	68.0%
% Mobile Homes	21.0%	34.1%	16.3%
% Built < 1980	63.1%	51.4%	44.8%

Source: US Census Bureau, American Community Survey 2022

San Miguel County has approximately 7,400 jobs, and the majority are located in Las Vegas. The Las Vegas economy is rooted in the health and education sectors. The anchor institutions are New Mexico Highlands University, Luna Community College, and The Armand Hammer United World College. There are a variety of population-serving businesses such as medical facilities including a regional hospital, 2 school districts, shopping destinations, and a variety of popular restaurants. Las Vegas struggles to find local housing options for its workforce and cites housing as a factor in limiting job expansion.

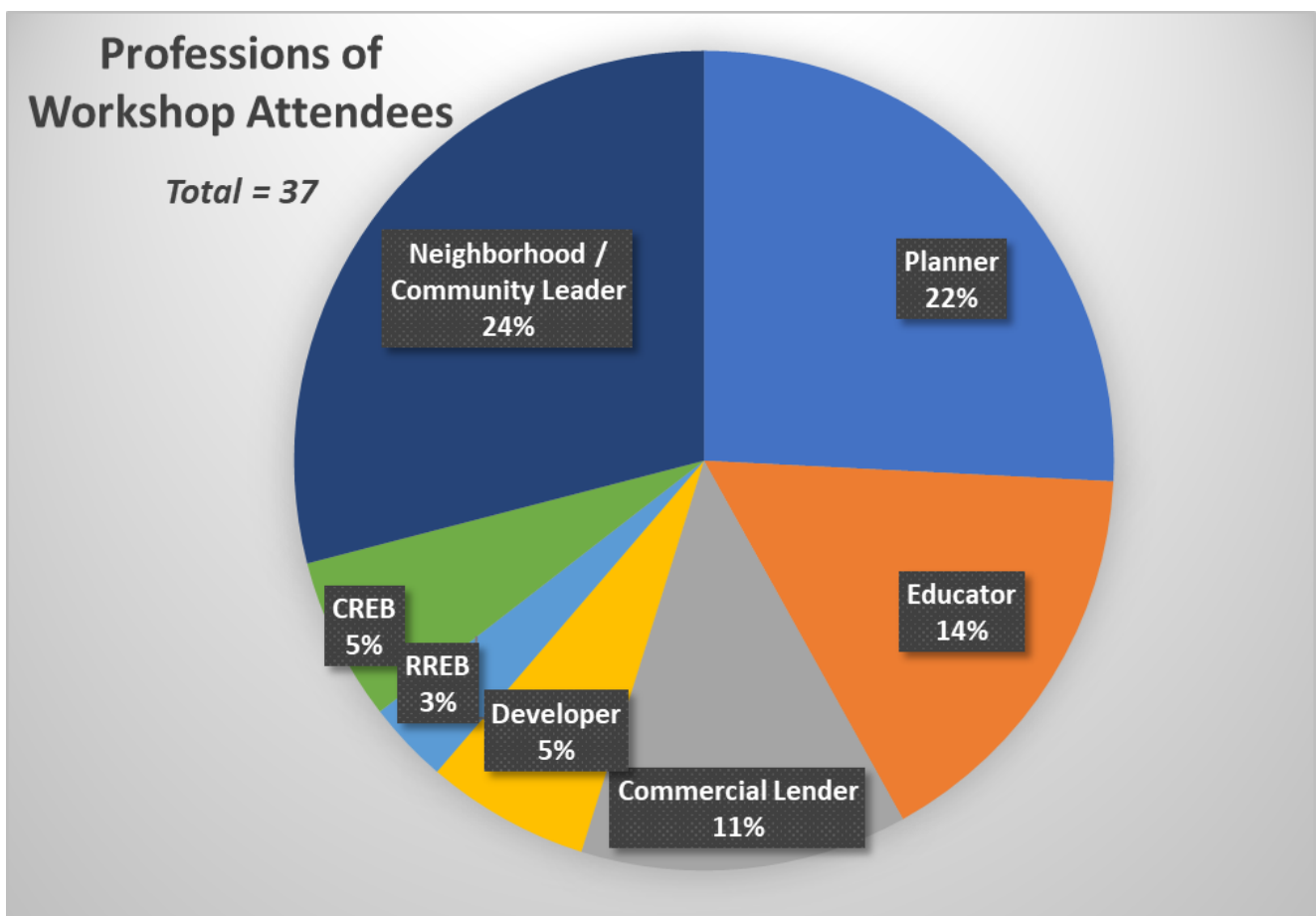
Las Vegas and San Miguel County are in need of quality housing, affordable housing, and rental housing to support the families and workforce in Las Vegas and the surrounding areas. While a large percentage of households rent their homes, San Miguel County data show a drop in available rental housing by 24 percent over the past decade. Mobile housing is in demand as an affordable alternative to single family housing, as one of every 3 homes in San Miguel County is a mobile home, however costly mobile home insurance is an impediment for many families. Although two-thirds of Las Vegas's homes were built before 1980, it has not experienced recent housing growth, and the number of vacant properties has risen by 22 percent since 2010.

These data underscore the lived experiences that participants of the housing summit expressed throughout the day, as local stakeholders vocalized a shared desire for revitalization and restoration and a deep commitment towards building a vibrant future.



PARTICIPANTS

A major strength of the Urban Land Institute is the diversity of industries represented among its membership. ULI members capitalized on this diversity in order to construct multidisciplinary teams to participate in this housing event. Targeted invitations and great community interest resulted in 48 registrations for the event. On the day of the event a total of 37 participants attended. The following chart illustrates the breakdown of professions represented among the event registrants.



Participants were encouraged to choose a table with a broad representation of professions to facilitate a range of perspectives. In total, there were 6 tables with 6 people per table. The multidisciplinary teams approach not only fostered an opportunity for balanced housing solutions but also spurred sharing and learning among participants.

EVENT OVERVIEW

The 2023 Las Vegas Housing Summit was held on September 13th at the New Mexico Highlands University Campus between the hours of 10 and 2pm.

The summit opened by emcee's Todd Clarke and Amanda Velarde, who issued their first assignment to the group by asking participants to collaborate at each table to develop a team name and logo. This was a lively icebreaker and generated a great deal of creativity.



This activity was followed by several presentations:

- Amanda Velarde, ULI New Mexico Programs Chair, welcomed attendees and provided an introduction to the ULI, recognized the sponsors, and presented the agenda for the day.
- Todd Clarke, ULI New Mexico Programs Co-Chair, provided a summary of past ULI events, the MFA's Housing Strategy, and summarized housing demand in New Mexico.
- President Sam Minner, President of New Mexico Highlands University, discussed 'courageous leadership' and introduced the Mayor of Las Vegas.
- Mayor Louie A. Trujillo, Mayor of the City of Las Vegas, discussed the housing demand in Las Vegas regarding short term housing and need among all income levels.
- Paul Cassidy, Ventana Fund Board Member, introduced the Ventana Fund, its mission, and its accomplishments.
- Monica Abeita, Executive Director of Northern Central New Mexico Economic Development District, spoke about the need for housing and in particular workforce housing in Las Vegas.
- Michael Peranteau, Executive Director of MainStreet de Las Vegas, spoke about the importance of a healthy downtown for economic vitality and sense of place.

Following the presentations, the hosts provided the audience with a high-level overview of the housing situation in New Mexico to lay the groundwork for the group activity. The hosts then tasked the six multidisciplinary teams at each table to **1) identifying the local housing challenges**, and **2) developing potential solutions**. Teams then distilled this initial brainstorming down further when they were asked to formulate a conceptual plan to increase housing units in Las Vegas, NM. By the end of the housing summit each team developed a housing plan that contained:

- The Ask: What are you asking for, from who, and what is your timeline?
- The Resources: What resources do you need and who do you need them from?
- The Outcome: What will be the outcome, how many new units will be built?

Teams worked diligently as facilitators walked around the room to capture the conversations and answer questions. After each team refined their conceptual plans, they reported them out to the audience. Attendees were then asked to vote for the team with:

- The “most exciting” housing plan
- The “lowest hanging fruit” housing plan

After the emcee’s delivered closing remarks and thanked the dedicated participants who remained active and engaged for the entire 4 hours, the event concluded.



THE TEAMS

Team Name: The Eclectics

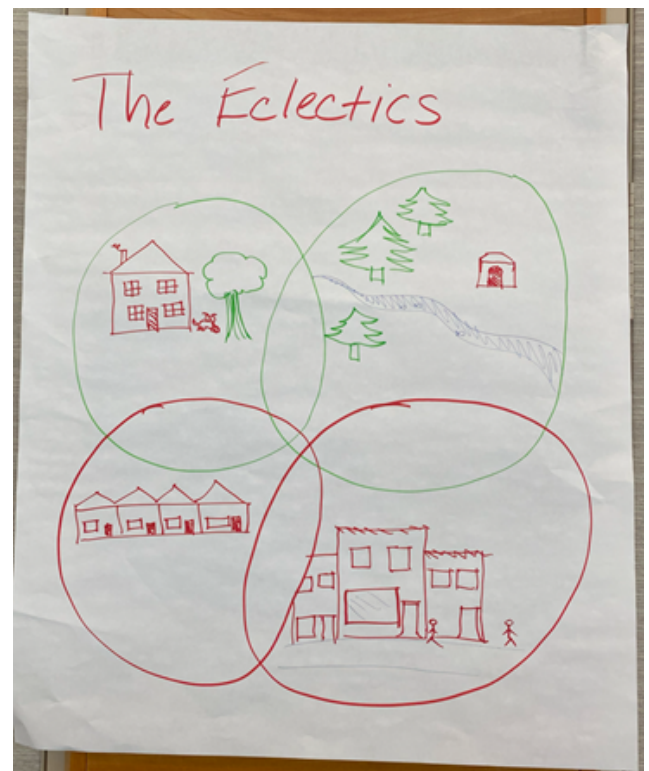
Team Slogan: "Asked by the man to start a plan, we got our names, you can't be the same, we're called the eclectics which rhymes with septic which is important to housing, you know." - Kayt Peck, Las Vegas Poet Laureate

Team Brainstorm:

Challenges
Inflexible zoning
Lack of diverse housing types and tenure
Lack quality affordable housing for workers
Lack rental properties for students
Hard to build infill development
Owners of vacant properties lack incentive to sell
Job recruitment and preservation
Few investors willing to take risks

Solutions
Zoning reform
Shared community resources
Preserve workforce housing
Faith based development on church land
Support MainStreets programs
Encourage sales of outside owned homes
Renovate Old Town housing
Create Community Development Cooperation

Team Logo:



Conceptual Plan: Golf Course Housing Site Development Plan

The Ask:

- For Highlands University to implement the Golf Course Master Plan

The Resources:

- Golf Course housing comprehensive plan
- USDA rural development planning grant for feasibility study and market analysis

The Outcome:

- 40-60 new homes, \$5 million

*This team generated multiple additional housing concepts that included utilizing Luna Community College's Heritage Building Program to rehabilitate Victorian and adobe homes, recruiting local entrepreneurs for buildings using SBA funds for business development, and pursuing NCNMEDD home rehabilitation program.

THE TEAMS

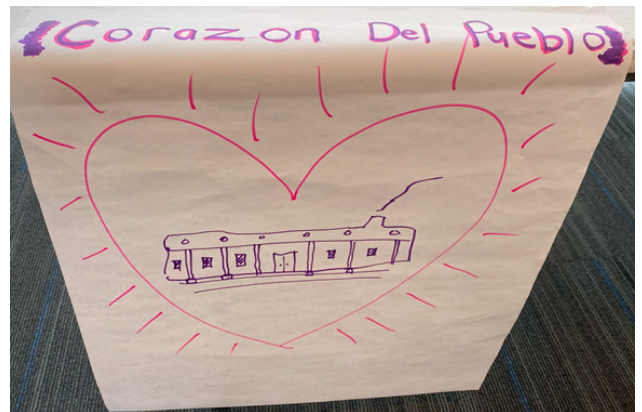
Team Name: Corozon del Pueblo

Team Slogan: We are dealing with people who need help

Team Brainstorm:

Team Logo:

Challenges
Limited entities to fund new housing
Difficult to repurpose abandoned buildings
Homeowners don't want to sell
Lengthy property acquisition process
Airbnb's takes potential apartments off the market
Solutions
Create a community development corporation
Convert vacant schools to housing
Add density in MainStreet district
Create live <u>work spaces</u>
Limit Airbnb's
Develop Tiny Homes
Demonstrate potential with Pilot Projects



Conceptual Plan: CDC Development & Pilot Project

The Ask:

- To form a Community Development Corporation (CDC) to apply for funds & manage projects
- \$1.3 million

The Resources:

- Institutions to adopt each home (Highland University, VWC, Luna Community College, State Hospital) & rent to people in need
- Memorial middle school property

The Outcome:

- 4 rental homes adopted by institutions (pilot program)
- 20 housing units at Memorial Middle School (senior housing possible)

THE TEAMS

Team Name: Housing Crusaders

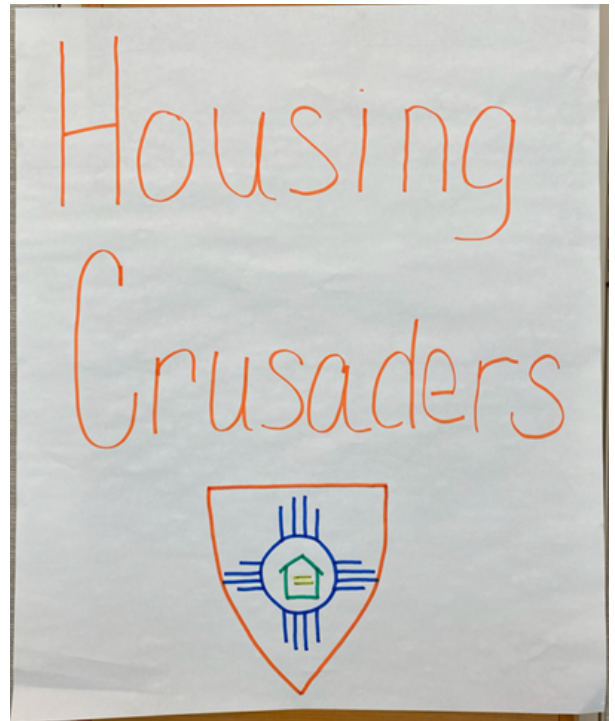
Team Slogan: Fair Housing and Equal Opportunity in Northern New Mexico

Team Brainstorm:

Team Logo:

Challenges
Tapping into the water system
Sewer infrastructure inadequate for new homes
Inflation of construction materials
Significant backlog to install meters for utilities
State inspector shortage
Lack of Funding

Solutions
Toilet to tap graywater program
Test expanding sewer lines first
Project-based housing vouchers



Conceptual Plan: Mixed Family Development Partnership

The Ask:

- \$30 million
- 25 Acres
- Multi-level Mixed Income Development (Low, Moderate, High - includes workforce housing)

The Resources:

- City, County, Housing Authority Partnership
- Mixed funding cash, grants, investors

The Outcome:

- 142 housing units in 3-5 years

THE TEAMS

Team Name: Outside the Box

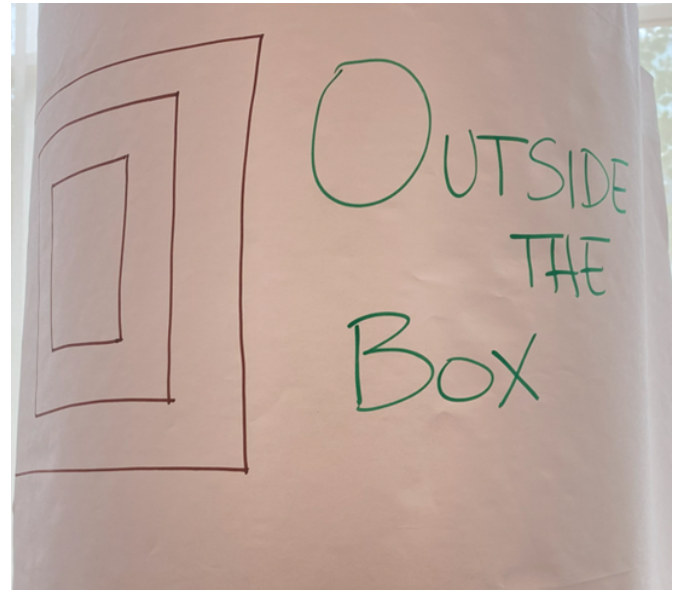
Team Slogan: Finding creative ways to fund affordable housing

Team Brainstorm:

Team Logo:

Challenges
Lack of financing for new housing
Mobile home financing too expensive
Lack of senior housing
400 vacant housing units
Lack appraisers, property <u>mgrs</u> , skilled labor
Water Availability
Lack of Section 8 Vouchers
Multiple owners of properties
Deteriorating housing stock

Solutions
Build home equity through grant funding
Retain land ownership
Land banking (<u>i.e.</u> golf course housing)
Acquire grants to restore vacant housing



Conceptual Plan: Land-banking Program

The Ask:

- To identify a nonprofit to organize the process

The Resources:

- Properties acquired through fire sales and other methods
- Grant funding through State & City to clear the land and build the infrastructure

The Outcome:

- 50 Housing Units in 2 years

THE TEAMS

Team Name: Northern New Mexico Housing Advisory Committee (NNMHAC)

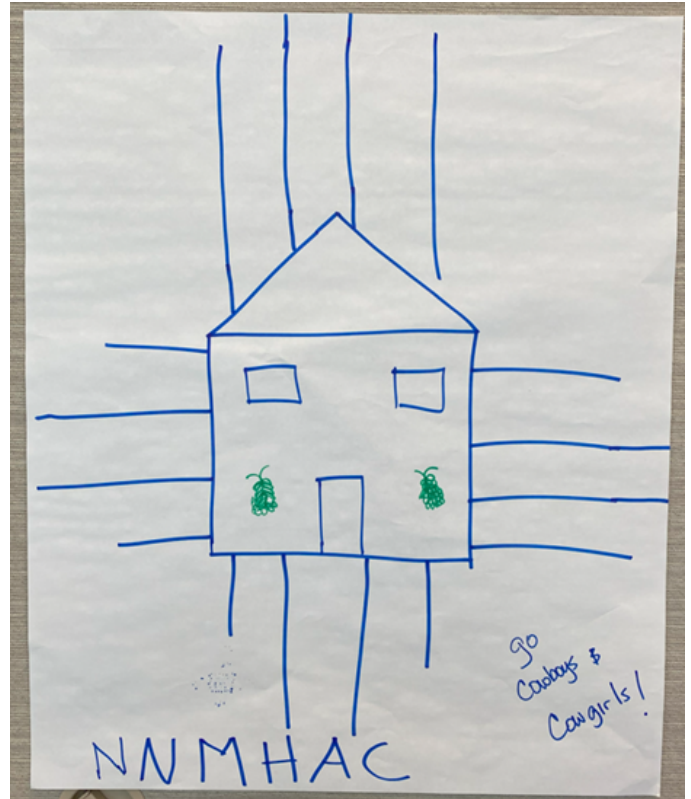
Team Slogan: Putting our ideas together to come up with Housing Solutions

Team Brainstorm:

Team Logo:

<i>Challenges</i>
Old housing stock
Lack of affordability
Lack of new single-family development
Lack of infrastructure / Old infrastructure
Lack financial resources
Lack of water
Older homes require special skills to restore
Lack of good jobs

<i>Solutions</i>
Zoning changes that support housing
Easier permitting process
Encourage lenders to use CRA funds
Elevate community pride
Annex land for tiny housing developments
Extend mental health resources to community
Cities remove substandard housing
Offer financial coaching for housing projects



Conceptual Plan: Educator Housing Partnership

The Ask:

- School board and elected officials to donate land for teacher housing
- Community buy-in
- \$6 million

The Resources:

- Affordable Housing Act
- Partnership with MFA
- Private and state funds

The Outcome:

- 28 New Units in 2 years

THE TEAMS

Team Name: R3 – Renovate, Restore and Repurpose

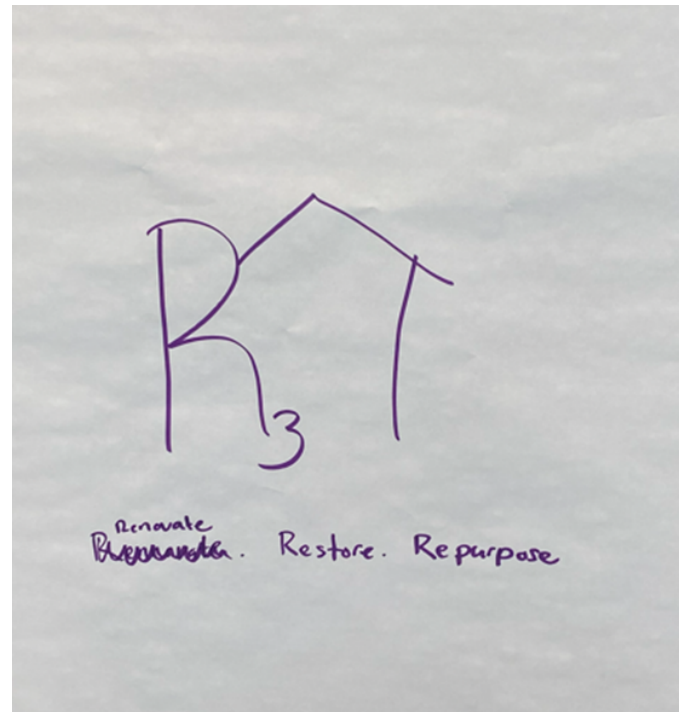
Team Slogan: All about reusing what we have and making it work for the people

Team Brainstorm:

Challenges
1100 Vacant properties (com, schools & res)
Lengthy city abatement process
Remote property owners not caring for property
Outsider investors drive up prices
Outsiders making changes without public input
High job vacancies due to lack of housing
Vacant commercial priced too high
Lack of affordable and workforce housing

Solutions
Mainstreet programs for redevelopment
State historic preservation funds
Use City abatement process

Team Logo:



Conceptual Plan: New Home Conversions

The Ask:

- For City of Las Vegas to donate its inventory of abated homes

The Resources:

- MFA's Restoring Our Communities (ROC) program funds acquisition & rehabilitation
- City of Las Vegas abated properties
- City of Las Vegas owned vacant land

The Outcome:

- 400 New Unit Conversions in 5-7 years

CONCLUSION

Following the team presentations of their conceptual plans, participants were asked to vote for the “most exciting” and “lowest hanging fruit”. They were provided sticky dots that they applied to their chosen poster board. The votes were tallied and the results are shown below.

Housing Teams Voting Results				
Team	Concept	Most Exciting	Lowest Hanging Fruit	Total Votes
The Eclectics	NMHU Golf Course	0	4	4
Corozon Del Pueblo	CDC & Pilot Project	5	6	11
Housing Crusaders	Mixed Family Development	15	1	16
Outside the Box	Land-Banking Program	1	2	3
NNMHAC	Educator Housing	3	6	9
R3	Existing Home Conversions	7	12	19

Team R3 was chosen as a winner in the “low hanging fruit” category meaning that attendees believed this proposal offered the best near-term achievement potential. The plan centers around reuse and repurposing vacant, underutilized, and abandoned properties, including residences, commercial properties and schools. Community leaders could look to the R3 proposal as offering a viable path forward for addressing the immediate housing needs in the Las Vegas area.

In the category of “most exciting”, The Housing Crusaders offered the most desired path forward towards mixed family housing options for Las Vegas area residents. While this plan may be considered a longer-term solution, community leaders could develop interim action steps that could bring Las Vegas and San Miguel County closer towards achieving its goals.

While the housing summit attracted a wide array of attendees with a variety of perspectives and experiences, there was a high level of commonalities shared between participants. These commonalities all related to a sense of community and a shared responsibility to tackle the housing issue in the area.

Common Themes

1.) Community Partnerships: Many teams identified creative partnerships that could generate new housing. This usually involved a government entity, a financial or housing agency, and local institutions in the area (education, healthcare). Many groups included neighbors in this partnership. This repeated theme emphasized the importance of community relationships and action from within to achieve new housing.

2.) Community Preservation: Every team mentioned a desire to restore old and abandoned properties, whether they are vacant residences or historic buildings in need of a lift. As a town with a rich history of culture and architecture, this is revered by residents and there is a clear desire to preserve and protect and revitalize existing properties.

3.) Community Pride: Most teams vocalized concerns about property owners who live outside of Las Vegas and do not have incentives to care for or sell their properties. There was also concern about outside investors purchasing commercial buildings and 'pricing out' local residents. Teams expressed community pride as a core value and the need to identify mechanisms for resilience to outside influences that may not have the community interests in mind.

4.) Community Financing: Several groups identified a desire to initiate a Community Development Corporation or a similar entity dedicated to securing funding for new housing. This group would be driven by local representation, garner local support, and pursue the development of diverse and affordable housing opportunities in San Miguel County.



THANK YOU

ULI NM would like to give a special thank you to Kendra Montanari, Transportation Planning & Technical Services Manager, at Mid-Region Council of Governments for putting this report together. It is with your efforts that we are able to showcase these wonderful events and create an impact throughout the state!

Thank you to our partners at Ventana Fund for sponsoring the Housing Summit events. Through your support, we are able to continue these events!



Appendix A: Housing Demand

Demand for Housing in Las Vegas, San Miguel County, & Mora County

While a current, in-depth housing needs assessment has not been conducted for the City of Las Vegas, San Miguel County, or Mora County, the need for housing in these areas is evident based on the input from stakeholders attending the housing summit. This document reviews the available information on the needs in the communities and is the start to quantifying the demand for units in the area.

Current Need Information Available: MFA Housing Studies

MFA's 2020 & 2023 Housing Needs Assessments

MFA's 2023 Statewide Housing Needs Assessment makes only a few references and recommendations for San Miguel and Mora Counties.

- The report states that low incomes impact housing affordability, even though home prices are below the statewide median.
- Large scale development may be difficult with declining population trends and higher than average poverty rates.
- Scattered site development for senior housing in Mora County could be supported to create more local housing opportunities for aging populations.
- Rehabilitating and weatherizing existing vacant or aging single family housing stock could meet local demands for housing.
- The City of Las Vegas has been developing affordable apartments using MFA funding and has established relationships with developers that will assist in new production in the future.

MFA's 2020 Statewide Housing Needs Assessment makes the same references and recommendations as the 2023 version, but adds the following information:

- In San Miguel County there is an estimated shortage of 1,334 housing units that are considered affordable for households making less than 80% of AMI, and an estimated 679 renter households could be eligible for Down Payment Assistance to purchase a home.
- In Mora County there is an estimated shortage of 134 housing units that are considered affordable for households making less than 80% of AMI, and an estimated 123 renter households could be eligible for Down Payment Assistance to purchase a home.

2022 MFA Housing Strategy

The 2022 MFA Housing Strategy Report highlights that 5,100 new units need to be produced statewide per year to support expected population growth by 2035 but does not give specified new production goals for San Miguel or Mora Counties due to projected population declines in the area. It does highlight the following:

- In San Miguel County there is a shortage of 571 rental units that are affordable for people making less than 30% AMI
- In Mora County there is a shortage of 31 rental units that are affordable for people making less than 30% AMI

- Statewide, there is a goal to streamline the process of converting manufactured housing from chattel property to real property (manufactured housing makes up 36% and 34% of the housing stock in San Miguel and Mora Counties respectively)
- Statewide, there is a goal to preserve and improve existing affordable housing through rehabilitation and repurposing vacant properties (in San Miguel and Mora Counties there are 4,375 and 1,268 vacant units respectively)

On the Ground Housing Demand

1. Hermits Peak/Calf Canyon Fire & Restoration Work

In April of 2022, San Miguel and Mora Counties were devastated by the Hermits Peak/Calf Canyon fire, which burned over 340,000 acres and destroyed homes, infrastructure and water systems, and large swaths of the landscape. While the federal government has released billions for recovery aid through FEMA, the impacts of the fire will be felt for generations, and the recovery will take time.

The Housing Summit focused on the housing needs of the community aside from the critical needs created by the fire. However, housing in the area will be impacted by both the loss of units and with ongoing and future restoration work. With some 120 people working in restoration until 2026, and another 50 being requested along with an extension to 2028, there will be increased pressure on housing in the area as rebuilding efforts take place.

In June of 2023, UNM's Design Planning Assistance Center worked with both undergraduate and graduate students in the Architecture, Landscape Architecture, and Community and Regional Planning programs to publish a report with planning and design ideas for the area to potentially use going forward in the efforts to rebuild. Their research may have reduced some of the legwork required for the community to start working on future housing designs and projects.

2. Local Area Lowdown

Although the populations of both counties are projected to decline, as the Housing Summit discussed, there is a difference between growing and thriving, and the need for housing in the area was highlighted by several institutions, like Highlands University, who cited that potential professors come to Las Vegas for the worldclass facility but run into issues with a lack of rental and for sale housing.

As of November 15th, some of the anchor institutions had the following job openings:

- Highlands University, 125 job postings,
- Alta Vista Regional Hospital, 28 job postings
- Luna Community College, 33 job postings

If all of the six major conceptual plans that were discussed during the housing summit came to fruition, the community could see up to 704 new units added to the housing stock of the area. This development could assist in breaking the cycle of disinvestment in the community and catalyze further job growth and expansion in the area.

Conclusion, Defined Need, and Further Community Input:

It is easy to say that 400 units need to be created in the area to replace those estimated to be lost to the fire, that another ballparked 150 units need to be created to house current job demand and potentially future restoration workers. However, without further stakeholder input and data collection from the people on the ground on the actual needs of the community, it is difficult to estimate a comprehensive level of demand for new units that the community could use as a target.

The key takeaway here is that there is a recognition for the need to bring quality affordable housing units into the area, and the Housing Summit is the start. Creating Housing Needs Assessments and Affordable Housing Plans may be a good idea for both counties, as they are catalysts for the local governments to make donations under the Affordable Housing Act, and donate land, buildings, and infrastructure costs to developers to use for affordable housing purposes. The City of Las Vegas does have an Affordable Housing Plan that was drafted in 2012, but the landscape has changed in the last ten years, and an update may be a good idea to capture current information about the housing issues that the community is facing today.

Housing Summits can bring together people to create collaborative solutions to collective problems, and the overarching themes of a sense of community and a shared responsibility leave the stakeholders in a good spot in starting to tackle the housing issues being faced.

Appendix B: Community Profile

Demographics (2023)

Population	Las Vegas	San Miguel Co.	Mora Co.	New Mexico	USA
2023 Total Population	13,149	26,646	4,081	2,127,919	337,470,185
2010 Total Population	13,998	29,393	4,881	2,059,179	308,745,538
2010-2023 Population: Annual Growth Rate	-0.5%	-0.8%	-1.4%	0.3%	0.8%

Race and Ethnicity	Las Vegas	San Miguel Co.	Mora Co.	New Mexico	USA
Hispanic	81%	76%	80%	48%	19%
White (Non-Hispanic)	14%	19%	17%	36%	57%
Other Races (Non-Hispanic)	5%	5%	3%	16%	24%

Age	Las Vegas	San Miguel Co.	Mora Co.	New Mexico	USA
Gen A (After 2012)	10%	10%	9%	13%	12%
Gen Z (1997-2012)	21%	20%	16%	20%	20%
Millenials (1982-1996)	20%	18%	16%	20%	20%
Gen X (1965-1981)	18%	20%	20%	20%	21%
Baby Boomers (1946-1964)	24%	26%	31%	22%	21%
Silent Gen (before 1946)	7%	6%	7%	6%	6%
Median Age	40.4	43.1	49.3	38.8	39.1

Education (Population 25+ Years)	Las Vegas	San Miguel Co.	Mora Co.	New Mexico	USA
No High School Diploma/GED	13%	13%	7%	11%	10%
High School Diploma/GED	27%	26%	40%	27%	27%
Associates Degree/Some College	29%	35%	34%	31%	27%
Bachelor's Degree	18%	13%	6%	17%	22%
Graduate/Professional Degree	13%	13%	13%	14%	14%

Income	Las Vegas	San Miguel Co.	Mora Co.	New Mexico	USA
Household Income less than \$15,000	29%	24%	25%	13%	9%
Household Income \$15,000-\$24,999	9%	11%	13%	9%	7%
Household Income \$25,000-\$34,999	10%	10%	10%	9%	7%
Household Income \$35,000-\$49,999	10%	13%	14%	13%	11%
Household Income \$50,000-\$74,999	17%	16%	18%	17%	16%
Household Income \$75,000-\$99,999	12%	12%	11%	11%	13%
Household Income \$100,000-\$149,999	8%	10%	7%	15%	17%
Household Income \$150,000-\$199,999	3%	3%	1%	6%	9%
Household Income \$200,000 or greater	2%	2%	1%	6%	11%
Median Household Income	\$37,714	\$40,345	\$36,502	\$56,548	\$72,603
Households Below the Poverty Level	32%	27%	27%	18%	12%

Housing	Las Vegas	San Miguel Co.	Mora Co.	New Mexico	USA
Total Housing Units	6,602	14,706	2,820	955,691	144,063,309
Occupancy Rate	85%	77%	67%	88%	90%
Average Household Size	2.20	2.27	2.17	2.47	2.53
Renter Occupied Housing Units	36.0%	28.2%	18.7%	30.9%	35.1%
Median Home Value	\$136,844	\$156,908	\$124,298	\$227,711	\$308,943

Housing Units in Structure	Las Vegas	San Miguel Co.	Mora Co.	New Mexico	USA
Single Family Homes	51%	53%	66%	64%	62%
Townhomes (Attached Units)	4%	2%	0%	4%	6%
Duplexes - Fourplexes (2-4 Units)	12%	6%	0%	6%	8%
Multi Family (5+ Units)	9%	5%	0%	10%	19%
Mobile Homes	24%	34%	33%	17%	6%

Labor Force	Las Vegas	San Miguel Co.	Mora Co.	New Mexico	USA
Civilian Population Age 16+ in Labor Force	5,136	10,355	1,244	936,192	170,341,597
Employed Civilian Population Age 16+	4,902	9,864	1,168	891,093	163,036,143
Unemployment Rate	4.6%	4.7%	6.1%	4.8%	4.3%

Jobs	Las Vegas	San Miguel Co.	Mora Co.	New Mexico	USA
Total Jobs	6,615	8,541	1,088	875,866	153,323,159
Total Businesses	583	814	134	69,004	12,297,209
Job to Housing Units Ratio	1.00	0.58	0.39	0.92	1.06

Commute to Work	Las Vegas	San Miguel Co.	Mora Co.	New Mexico	USA
Drove Alone	77%	80%	74%	84%	81%
Carpooled	15%	13%	21%	11%	10%
Took Public Transportation	0%	1%	0%	1%	5%
Bicycled or Walked	7%	5%	5%	3%	3%
Worked From Home	14%	11%	11%	9%	11%
Other	1%	1%	0%	1%	1%

Sources: ESRI Business Analyst, Infogroup, U.S. Census. Prepared by MRMPO.