

2024 |



ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE



Prepared for the
City of Rio Rancho

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I. EXECUTIVE SUMMARY

A. Introduction

Ensuring equitable access to housing is fundamental to fostering inclusive communities and upholding the principles of fairness and justice. In Rio Rancho, New Mexico, a city known for its vibrant growth and diverse population, the pursuit of fair housing practices is pivotal to addressing the needs of all residents. The Analysis of Impediments to Fair Housing Choice serves as a critical tool in identifying barriers that hinder equal housing opportunities and in devising strategies to overcome them.

This document examines various factors that impact fair housing in Rio Rancho, including socioeconomic disparities, discriminatory practices, zoning regulations, and accessibility issues. By delving into these complexities, we aim to uncover underlying challenges and propose actionable solutions that promote housing equity for every individual and family in our community.

Through collaboration with stakeholders, data-driven analysis, and a commitment to transparency, this analysis seeks to lay the groundwork for a more inclusive and accessible housing landscape in Rio Rancho. By addressing impediments to fair housing choice head-on, we can create a future where all residents have the opportunity to live, work, and thrive in a community that values diversity and ensures housing justice for all.

Background and History

Title VIII of the 1968 Civil Rights Act, also known as the federal Fair Housing Act, made it illegal to discriminate in the buying, selling, or renting of housing because of a person's race, color, religion, or national origin. Sex was added as a protected class in the 1970s. In 1988, the Fair Housing Amendments Act added familial status and disability to the list, making a total of seven federally protected classes. Federal fair housing statutes are largely covered by the following three pieces of U.S. legislation:

- The Fair Housing Act,
- The Housing Amendments Act, and
- The Americans with Disabilities Act.

State or local governments may enact fair housing laws that extend protection to other groups as well. For example, the Texas Fair Housing Act protects an individual's right to rent an apartment, buy a home, obtain a mortgage, or purchase homeowners insurance free from discrimination based on race, color, national origin, religion, sex, familial status, and disability.

This Analysis of Impediments to Fair Housing Choice (AI) documents a variety of fair housing issues faced by the residents of the City of Rio Rancho, assesses their underlying causes, and identifies goals and actions to address those issues. It aims to harness data,

community input, and policy analysis to craft solutions that will have a real impact on citizens.

The City of Rio Rancho, as an entitlement community under the U.S. Department of Housing and Urban Development (HUD), is required to submit certification of affirmatively furthering fair housing. This certification has three elements and requires that the City:

1. Complete an Analysis of Impediments to Fair Housing Choice (AI).
2. Take actions to overcome the effects of any impediments identified; and
3. Maintain records reflecting the actions taken in response to the analysis.

HUD describes impediments to fair housing choice in terms of their applicability to local, state, and federal law. The federal Fair Housing Act defines impediments as:

Any actions, omissions, or decisions taken because of race, color, religion, sex, national origin, familial status, and mental or physical disability that restrict housing choices or the availability of housing choices.

The AI is part of a multi-stage planning process: it provides a focused, comprehensive look into fair housing issues and generates fair housing goals to inform later planning processes, such as the Consolidated Plan (designating use of block grant funds), as well as other relevant activities. The AI process involves a thorough examination of a variety of sources related to housing, affirmatively furthering fair housing, the fair housing delivery system, and housing transactions, particularly for persons who are protected under fair housing law. AI sources include census data, employment, and income information, federal and state fair housing complaint information, surveys of housing industry experts and stakeholders, and related information found in the public domain.

While housing issues are complex and multi-faceted and affect all residents of the region, the purpose of this AI is to focus specifically on fair housing and related needs and actions. The AI, therefore, examines whether housing issues are experienced differently on the basis of characteristics protected by the Fair Housing Act, which was crafted to address segregation and prohibit discrimination on the basis of race, ethnicity, national origin, religion, sex, familial status, and disability. It also includes characteristics protected under state and local law, including any protections for sexual orientation and gender identity.

An AI also includes an involved public input and review process via direct contact with stakeholders, public forums to collect input from citizens and interested parties, distribution of draft reports for citizen review, and formal presentations of findings and possible actions to overcome the identified impediments.

The AI follows the Assessment of Fair Housing process and template, as developed by HUD in its 2015 regulation and Assessment Tool. As described below, its scope includes

in-depth looks at a number of areas relevant to fair housing, including trends and description of demographics; patterns of segregation and integration; identification of racially/ethnically concentrated areas of poverty (“R/ECAPs”); disproportionate housing needs (including cost burden and the adequacy and safety of housing); disparities in access to opportunity (education, employment, low poverty exposure, and environmental health); disabilities and access; publicly-supported housing; and fair housing enforcement, outreach, and capacity. In addition to data, maps, and policy analysis, it examines barriers to fair housing and their underlying causes (“contributing factors”). Most importantly, its data and analyses (including community input) provide the foundation for meaningful fair housing goals that address specific local issues.

B. Why Assess Fair Housing in Rio Rancho?

Assessing fair housing in Rio Rancho, New Mexico, is crucial for several compelling reasons that reflect the community's unique dynamics and needs:

1. **Diverse Demographic Landscape:** Rio Rancho is home to a diverse population with varying socioeconomic backgrounds, cultural heritages, and housing preferences. Assessing fair housing ensures that all residents, regardless of race, ethnicity, income level, or family status, have equitable access to housing options that meet their needs.
2. **Growth and Development Challenges:** As one of the fastest-growing cities in New Mexico, Rio Rancho faces ongoing challenges related to urban development, housing availability, and affordability. Assessing fair housing helps identify barriers that may hinder residents' ability to secure safe, affordable housing amidst rapid growth and expansion.
3. **Legal Compliance and Accountability:** By conducting fair housing assessments, Rio Rancho adheres to federal, state, and local fair housing laws and regulations. This ensures that the city remains accountable for promoting housing opportunities without discrimination based on protected characteristics such as race, disability, or familial status.
4. **Addressing Discrimination and Inequities:** Assessing fair housing allows Rio Rancho to confront and address discriminatory practices and systemic inequities that may exist within the housing market. By identifying these barriers, the city can implement targeted strategies to dismantle discriminatory practices and promote fair housing practices for all residents.
5. **Community Well-being and Quality of Life:** Access to safe, stable housing is essential for individual and community well-being. Assessing fair housing helps Rio Rancho identify areas where housing conditions may impact health outcomes, educational opportunities, and overall quality of life for residents.
6. **Promoting Economic Opportunity:** Fair housing assessments contribute to economic development by ensuring that housing policies and practices support economic stability and mobility for all residents. By fostering diverse and inclusive

neighborhoods, Rio Rancho can attract businesses, spur economic growth, and enhance community prosperity.

7. **Building Inclusive Communities:** Assessing fair housing fosters inclusive communities where individuals from diverse backgrounds can live, work, and thrive together. By promoting integration and diversity within neighborhoods, Rio Rancho can strengthen social cohesion and cultivate a sense of belonging among all residents.

In essence, assessing fair housing in Rio Rancho is not only a legal requirement but also a proactive step towards building a more equitable, inclusive, and thriving community where every resident has access to fair and affordable housing opportunities. By addressing challenges and promoting fairness in housing practices, Rio Rancho can lay the groundwork for a sustainable and prosperous future for all its residents. The City will prepare an Analysis of Impediments to Fair Housing Choice to document the assessment.

Conducting an Analysis of Impediments to Fair Housing Choice (AI):

- Taking appropriate actions to overcome the effects of any impediments identified through the analysis and
- Maintaining records reflecting the analysis and actions taken.

HUD interprets these three certifying elements to entail:

- Analyzing and working to eliminate housing discrimination in the jurisdiction.
- Promoting fair housing choices for all people.
- Providing opportunities for racially and ethnically inclusive patterns of housing occupancy.
- Promoting housing that is physically accessible to, and usable by, all people, particularly individuals with disabilities; and
- Fostering compliance with the nondiscrimination provisions of the Fair Housing Act.

On July 16, 2015, the Affirmatively Furthering Fair Housing (AFFH) Final Rule was published, providing program participants with an approach to more effectively and efficiently incorporate into the planning process the duty of affirmatively furthering the policies of the Fair Housing Act. The purpose of this rule was to refine the prior analysis of the impediments approach by replacing it with a fair housing assessment tool that would better inform HUD program participants' planning process and assist them in fulfilling the statutory obligation. Per the AFFH Rule, no Assessment of Fair Housing (AFH) will be due before the publication of the Assessment Tool applicable to the program participant. In addition, HUD must provide a minimum of nine (9) months after publication of the Assessment Tool when setting the deadline for submission of the AFH.

On February 9, 2023, HUD published a Notice of Proposed Rulemaking in the Federal Register entitled “Affirmatively Furthering Fair Housing.” The proposed rule, which builds on and refines HUD’s 2015 rule, would faithfully implement the Fair Housing Act’s statutory mandate that HUD ensure that recipients of its funding affirmatively further fair housing (AFFH). The AFFH mandate requires the agency and its program participants to proactively take meaningful actions to overcome segregation patterns, promote fair housing choices, eliminate disparities in opportunities, and foster inclusive communities free from discrimination.

C. Research Methodology/Community Participation Process

The 2023 - 2027 Analysis of Impediments to Fair Housing Choice offers a thorough examination of a variety of sources related to housing, such as demographic change, economic influences, and the state of the housing market, but also information pertaining to affirmatively furthering fair housing, the state of the fair housing delivery system and housing transactions affecting people throughout Rio Rancho. This information was collected and evaluated through four general approaches:

- **Primary Research** – the collection and analysis of raw data that did not previously exist.
- **Secondary Research** – the review of existing data and studies.
- **Quantitative Analysis** – the evaluation of objective, measurable, and numerical data.
- **Qualitative Analysis** – the evaluation and assessment of subjective data, such as people’s beliefs, feelings, attitudes, opinions, and experiences.

Some of the baseline secondary and quantitative data providing a picture of the city’s housing marketplace were drawn from the 2020 census and intercensal estimates. These data included population, personal income, poverty estimates, housing units by tenure, cost burdens, and housing conditions. Other data were drawn from records provided by the Bureau of Economic Analysis, the Bureau of Labor Statistics, and a variety of other sources. The narrative below offers a brief description of other key data sources employed for the 2023 - 2027 Rio Rancho AI.

Community Engagement

- **Stakeholder Surveys in conjunction with this Analysis** - a survey was designed to collect information from community stakeholders. These surveys were distributed in hard-copy format and were also hosted online through SurveyMonkey.com to provide an alternative means of response.

The Fair Housing Survey was designed to collect input from a broad spectrum of the community and received responses from City of Rio Rancho residents and non-residents. The survey consisted of 30 distinct questions, allowing a mixture of both multiple-choice and open-ended responses. In all, there were 103 responses to this survey, though not every question was answered by every

respondent. As a result, where a percentage of survey respondents is cited in this Analysis, it refers only to the percentage of respondents to the question being discussed and may not be a percentage of the total survey respondents.

Surveys were received over a period from February 15, 2023 – March 23, 2023. Paper surveys received were manually entered by the survey administrator into Survey Monkey for tabulation and analysis. To prevent “ballot stuffing,” the Survey Monkey software bars the submission of multiple surveys from a single IP address. The link to the online survey was distributed through various email distribution lists.

- **Stakeholder Interviews** – Key groups of community stakeholders were identified, contacted, and interviewed as part of this Analysis. These stakeholders included representatives of nonprofit organizations (especially nonprofit housing developers), municipal officials, City of Rio Rancho staff, fair housing advocates, members of the City Council, and homeless service providers. Other stakeholders not belonging to any of these groups were occasionally interviewed as dictated by the course of research carried out for this Analysis.
- **Public Meeting** – Public meetings were held to provide a forum for City of Rio Rancho residents and other interested parties to contribute to this Analysis and the City’s Consolidated Plan. These meetings were advertised via flyers distributed by the City of Rio Rancho using its various mailing distribution lists. Local libraries and nonprofits receiving the posters were asked to print and post or distribute them as appropriate. The format of these meetings ranged from small-group round-table discussions to moderated forums. Notes were taken of the public comments at all meetings.

D. Current 2024 Impediments and Contributing Factors

Impediment 1: Housing Affordability/Cost Burden Disproportionately Affects Protected Classes

High rents in relationship to the earnings of average workers put housing affordability out of reach for many. Housing is the largest monthly cost for most households. Owners and renters with a severe cost burden are at risk of homelessness. Cost-burdened households that experience a financial setback often must choose between rent and food or rent and health care for their families or face eviction or foreclosure.

A healthy housing market provides a diverse range of housing options, including rental and for-sale homes and homes affordable to people of different incomes. An examination of the percentage of households that rent their homes, and the characteristics of these renter households (age, income, and cost-burden) can help jurisdictions understand the needs of renters and the extent to which policy changes may be needed to help ensure those needs are met. By examining how the data change over time, trends can be identified to measure affordability. In 2022, the share of households who rent was 18.9%

On a positive note, there is housing stock in Rio Rancho, however, there are significant barriers to the development of affordable housing. The City's zoning code does not proactively favor high density housing development through regulatory and incentive methods. The current zoning ordinance does not permit density bonuses for affordable and mixed-income housing. Since the City of Rio Rancho has a higher ratio of dirt roads to paved roads than most cities in New Mexico, the development cost of affordable housing may be higher than elsewhere due to the cost of offsite infrastructure and access road development. This increased cost, coupled with lack of incentives and subsidized funding, may limit the amount of affordable housing that can be produced. The scarcity of funding and the cost of home retrofits are barriers to the development of housing for persons with disabilities.

Contributing Factor

- High Development Costs due to offsite infrastructure and access road development.
- Restrictive Zoning
- Lack of subsidies and incentives

Impediment 2: Inadequate Fair Housing Education and Awareness in Community especially for LEP populations

As the City continues to expand with an increasingly diverse population, fair housing education must be continuous and presented in a context that is relative to the current community concerns.

Education and awareness of fair housing laws is imperative to alleviating housing discrimination. More than half of survey respondents stated they did not know where to file a fair housing complaint. The survey also supports the notion that increased education is also needed for property owners. Of those respondents to the survey believing they had been discriminated against, 25% said a property owner or real estate professional had perpetrated the discrimination and 32% stated that a government employee perpetuated the incident. As the City continues to expand with an increasingly diverse population, fair housing education must be continuous and presented in a context that is relative to the current community concerns.

Contributing Factors:

- The City translates information to Spanish, but ideas and concepts may be taken out of context when translated.
- Stakeholder input and survey responses indicate that more fair housing education is needed for the general public and housing industry professionals.

Impediment 3: Limited resources to assist underserved populations

As the City continues to expand with an increasingly diverse population, addressing the needs of the City's most vulnerable residents is a priority. With a diverse population

comes a diverse set of needs that range from reducing traffic on congested roads to providing basic shelter for the homeless population. It is easy and convenient to blame the government for overlooking those residents who are in the most need. However, those in need often lack a clear and consistent voice. It is impossible to serve people who are unable to be reached on a consistent basis due to language or cultural barriers.

In Rio Rancho, a number of sub-populations have needs that should be addressed, but that currently go unheard and remain underserved. Every effort and outreach must be undertaken by the City to recognize that these issues exist and to find ways to identify and rectify them.

Contributing Factors:

- Vulnerable citizens lack the necessary tools and resources to access services to improve their situation. They are often on the fringes of society.
- The ability for service providers to provide wrap around services is critical to citizens accessing housing.
- Information is translated into Spanish, the most widely spoken language outside of English in Rio Rancho, but ideas and concepts may be taken out of context when translated contributing to families not accessing programs that they are eligible for.
- Many resources require some level of literacy and clients are not able to access valuable resources because of a lack of comprehension of the process.

E. Glossary of Terms

Throughout this document you will find specialized terms used to describe some of the research and findings. This glossary of terms has been prepared to familiarize the reader with some of the words and the way they are being defined and used in this Analysis of Impediments to Fair Housing Choice.

Accessibility: whether a physical structure, object, or technology is able to be used by people with disabilities such as mobility issues, hearing impairment, or vision impairment. Accessibility features include wheelchair ramps, audible crosswalk signals, and TTY numbers.

Affirmatively Further Fair Housing (AFFH): a requirement under the Fair Housing Act that local governments take steps to further fair housing, especially in places that have been historically segregated.

American Community Survey (ACS): a survey conducted by the US Census Bureau that regularly gathers information about demographics, education, income, language proficiency, disability, employment, and housing. Unlike the Census, ACS surveys are conducted both yearly and across multiple years. The surveys study samples of the population, rather than counting every person in the U.S. like the Census.

Americans With Disabilities Act (ADA): federal civil rights law that prohibits discrimination against people with disabilities.

Annual Action Plan: an annual plan used by local jurisdictions that receive money from HUD to plan how they will spend the funds to address fair housing and community development. The Annual Action Plan carries out the larger Consolidated Plan.

CDBG: Community Development Block Grant. Money that local governments receive from HUD to spend on housing and community improvement.

Census Tract: small subdivisions of cities, towns, and rural areas that the Census uses to group residents together and accurately evaluate the demographics of a community. Several census tracts, put together, make up a town, city, or rural area.

Consolidated Plan (Con Plan): a plan that helps local governments evaluate their affordable housing and community development needs and market conditions. Local governments must use their Consolidated Plan to identify how they will spend money from HUD to address fair housing and community development. Any local government that receives money from HUD in the form of CDBG, HOME, ESG, or HOPWA grants must have a Consolidated Plan. Consolidated Plans are carried out through annual Action Plans. See: Action Plan, CDBG, HOME, ESG, HOPWA.

Continuum of Care (CoC): a HUD program designed to promote commitment to the goal of ending homelessness. The program provides funding to nonprofits and state and local governments to quickly rehouse homeless individuals and families, promote access to and effect utilization of mainstream programs by homeless individuals, and optimize self-sufficiency among individuals and families experiencing homelessness.

Data and Mapping Tool (AFFHT): an online HUD resource combining data from various sources including HUD, the decennial Census data, and the American Community Survey to generate maps and tables evaluating the demographics of an area for a variety of categories, including race, national origin, disability, Limited English Proficiency, housing problems, environmental health, and school proficiency, etc.

Disparate Impact: practices in housing that negatively affect one group of people with a protected characteristic (such as race, sex, or disability, etc.) more than other people without that characteristic, even though the rules applied by landlords do not single out that group.

Dissimilarity Index: measures the percentage of a particular group's population that would have to move to a different census tract in order to be evenly distributed with a city or metropolitan area in relation to another group. The higher the Dissimilarity Index, the higher the level of segregation. For example, if a city's Black/White Dissimilarity Index were 65, then 65 percent of Black residents would need to move to another neighborhood for Black people and White people to be evenly distributed across all neighborhoods in the city.

Entitlement Jurisdiction: a local government that receives funds from HUD for housing and community development.

ESG: Emergency Solutions Grant. Funding provided by HUD to 1) engage homeless individuals and families living on the street, 2) improve the number and quality of emergency shelters for homeless individuals and families, 3) help operate these shelters, 4) provide essential services to shelter residents, 5) rapidly re-house homeless individuals and families, and 6) prevent families/individuals from becoming homeless.

Environmental Health Index: a HUD calculation based on potential exposure to harmful toxins at a neighborhood level. This includes air quality carcinogenic, respiratory, and neurological hazards. The higher the number, the less exposure to toxins harmful to human health.

Environmental Justice: the fair treatment and meaningful involvement of all people, especially minorities, in the development, implementation, and enforcement of environmental laws, regulations, and policies. In the past, environmental hazards have been concentrated near segregated neighborhoods, making minorities more likely to experience adverse health effects. Recognizing this history and working to change future environmental planning are essential pieces of environmental justice.

Exclusionary Zoning: the use of zoning ordinances to prevent certain land uses, especially the building of large and affordable apartment buildings for low-income people. A city with exclusionary zoning might only allow single-family homes to be built in the city, excluding people who cannot afford to buy a house.

Exposure Index: a measurement of how much the typical person of a specific race is exposed to people of other races. A higher number means that the average person of that race lives in a census tract with a higher percentage of people from another group.

Fair Housing Act: a federal civil rights law that prohibits housing discrimination on the basis of race, class, sex, religion, national origin, or familial status. See also: Housing Discrimination.

Gentrification: the process of renovating or improving a house or neighborhood to make it more attractive to middle-class residents. Gentrification often causes the cost of living in the neighborhood to rise, pushing out lower-income residents and attracting middle-class residents. Often, these effects which are driven by housing costs have a corresponding change in the racial demographics of an area.

HOME: HOME Investment Partnership. HOME provides grants to States and localities that communities use (often in partnership with nonprofits) to fund activities such as building, buying, and rehabilitating affordable housing for rent or ownership, or providing direct rental assistance to low-income people.

HOPWA: Housing Opportunities for Persons With AIDS. HUD makes grants under the HOPWA program to local communities, states, and nonprofits for projects that benefit low-income people living with HIV/AIDS and their families

Housing Choice Voucher (HCV): a HUD rental subsidy issued to a low-income household that promises to pay a certain amount of the household's rent. Prices, or

payment standards, are set based on the rent in the metropolitan area, and voucher households must pay any difference between the rent and the voucher amount. Participants of the HCV program are free to choose any rental housing that meets program requirements

Housing Discrimination: the refusal to rent to or inform a potential tenant about the availability of housing. Housing discrimination also applies to buying a home or getting a loan to buy a home. The Fair Housing Act makes it illegal to discriminate against a potential tenant/buyer/lender based on that person's race, class, sex, religion, national origin, or familial status.

Isolation Index: a measurement of how much the typical person of a specific race is only exposed to people of the same race. For example, an 80 percent isolation index value for White people would mean that the population of people the typical White person is exposed to is 80 percent White.

Inclusionary Zoning: a zoning ordinance that requires that a certain percentage of any newly built housing must be affordable to people with low and moderate incomes.

Jobs Availability Index: number of jobs per 1000 people within a five-mile radius of the census tract center-point. Index is computed by the UC Davis Center for Regional Change.

Jobs Proximity Index: a HUD calculation based on distances to all job locations, distance from any single job location, size of employment at that location, and labor supply to that location. The higher the number, the better the access to employment opportunities for residents in a neighborhood.

Labor Market Engagement Index: a HUD calculation based on level of employment, labor force participation, and educational attainment in a census tract. The higher the number, the higher the labor force participation and human capital in the neighborhood.

Limited English Proficiency (LEP): residents who do not speak English as a first language, and who speak English less than "very well."

Local Data: any data used in this analysis that is not provided by HUD through the Data and Mapping Tool (AFFHT), or through the Census or American Community Survey.

Low Income Housing Tax Credit (LIHTC): provides tax incentives to encourage individual and corporate investors to invest in the development, acquisition, and rehabilitation of affordable rental housing.

Low Poverty Index: a HUD calculation using both family poverty rates and public assistance receipt in the form of cash-welfare (such as Temporary Assistance for Needy Families (TANF)). This is calculated at the Census Tract level. The higher the score, the less exposure to poverty in the neighborhood.

Low Transportation Cost Index: a HUD calculation that estimates transportation costs for a family of 3, with a single parent, with an income at 50 percent of the median income

for renters for the region. The higher the number, the lower the cost of transportation in the neighborhood.

Market Rate Housing: housing that is not restricted by affordable housing laws. A market rate unit can be rented for any price that the market can support.

NIMBY: Not In My Back Yard. A social and political movement that opposes housing or commercial development in local communities NIMBY complaints often involve affordable housing, with reasons ranging from traffic concerns to small town quality to, in some cases, thinly veiled racism.

Poverty Line: the minimum level of yearly income needed to allow a household to afford the necessities of life such as housing, clothing, and food. The poverty line is defined on a national basis. The 2024 US poverty line for a family of three is \$25,820.

Project-Based Section 8, Project-Based Rental Assistance, PBRA: a government-funded program that provides rental housing to low-income households in privately owned and managed rental units. The funding is specific to the building. If you move out of the building, you will no longer receive the funding.

Public Housing: housing that is owned and managed by a Public Housing Authority for eligible low-income households.

Publicly Supported Housing: housing assisted with funding through federal, State, or local agencies or programs, as well as housing that is financed or administered by or through any such agencies or programs.

Other Multi-Family Housing: multifamily housing that is owned and operated by private owners, and is subsidized through programs other than HCV, PBRA, or LIHTC. Units include properties funded through Supportive Housing for the Elderly (Section 202), and Supportive Housing for Persons with Disabilities (Section 811).

Reasonable Accommodation: a change to rules, policies, practices, or services which would allow a handicapped person an equal opportunity to use and enjoy their housing, including in public and common use areas. It is a violation of the Fair Housing Act to refuse to make a reasonable accommodation when such accommodation is necessary for the handicapped person to have equal use and enjoyment of the housing.

R/ECAPS: Racially and Ethnically Concentrated Areas of Poverty. This is a HUD-defined term indicating a census tract that has more than 50 percent Non-White residents, and 40 percent or more of the population is in poverty OR where the poverty rate is greater than three times the average poverty rate in the area. In the HUD Data and Mapping Tool (AFFHT), R/ECAPS are outlined in pink.

Rehabilitation Act (Section 504): a federal civil rights law that prohibits discrimination on the basis of disability in programs conducted by federal agencies, in programs receiving federal financial assistance, in federal employment and in the employment practices of federal contractors.

School Proficiency Index: a HUD calculation based on performance of 4th grade students on state exams to describe which neighborhoods have high-performing elementary schools nearby and which are near lower performing elementary schools. The higher the number, the higher the school system quality is in a neighborhood.

Segregation: the separation or isolation of a race/ethnic group, national origin group, individuals with disabilities, or other social group by enforced or voluntary residence in a restricted area, by barriers to social connection or dealings between persons or groups, by separate educational facilities, or by other discriminatory means.

II. COMMUNITY CHARACTERISTICS

Demographic information in this section primarily relies on data published by the United States Census Bureau. Specifically, the 2020 Decennial Census and American Community Survey (ACS) 2018-2022 5-Year Estimates are used throughout. Supplemental information is also provided through the United States Department of Housing and Urban Development (HUD) Office of Policy Development and Research (PD&R).

The demographic summary provides a current snapshot of the City's residents, housing, employment, education, and land use. This section also includes recent trends regarding these topics. Demographic data and other background information helped form the foundation for this Analysis of Impediments (AI) and AI's of the future.

A. Historical Profile

The area around Rio Rancho was originally inhabited by Native American tribes, including the Pueblo peoples, who inhabited the Rio Grande Valley for centuries. The land now known as Rio Rancho was long uninhabited open mesa land in the semi-arid, high desert, with an elevation of approximately 5,700 feet above sea level.



With the arrival of Spanish settlers in the 18th century, the area became part of New Spain and later Mexico before becoming U.S. territory in the mid-19th century. It was part of the Town of Alameda Grant to Spanish colonial settlers in the early 1700s. The land was utilized by ranchers for cattle and sheep grazing, due to its proximity to the Rio Grande as well as Albuquerque, an early and major trading post along the historic [Route 66](#) corridor. Rio Rancho's modern history began in the 1960s when AMREP Corporation purchased land to create a planned community. This marked the start of the city's planned development phase. AMREP platted the land and built model homes, calling the development Rio Rancho Estates. It aggressively marketed both the planned community development and New Mexico itself to residents from the Midwestern and Eastern states. Rio Rancho Estates was one of the most widely marketed land development programs in the U.S. and mainly attracted middle-income retirees who desired to escape crowded cities for the open Southwest. By the mid-1970s, Rio Rancho Estates' population grew to more than 5,000 residents. It soon had its first shopping center, a golf and country club, and it began attracting young families in addition to the original retirees and real estate investors. Residents formed community organizations and established churches but still had no local government.

After much local debate, [Rio Rancho](#) was incorporated in 1981. Its newly established city council quickly formed its department of public safety, as well as a library and a planning and zoning commission. The city also began developing park and recreation

programs. Throughout the latter half of the 20th century, Rio Rancho experienced steady growth, supported by housing, infrastructure, and amenities development. As Rio Rancho's population grew, its businesses expanded to meet the growing service demand. As more residents came to call Rio Rancho home, they wanted to work closer to home. Rio Rancho's economic development group worked together with AMREP, the city, the chamber of commerce, and state and area agencies to successfully attract businesses to provide nearby jobs for residents.

Since the 1990s, Rio Rancho has been one of the fastest-growing cities in New Mexico. Due to its suburban appeal and lower cost of living, it attracts residents from Albuquerque and elsewhere. The city has actively pursued economic development, attracting businesses in various sectors, including technology, healthcare, and education. For example, Intel Corporation opened a large plant in 1981, creating numerous jobs that have positively impacted both the city and the state of New Mexico. Intel recently announced its \$3.5 billion expansion in New Mexico to enable the manufacturing of cutting-edge semiconductor packaging technologies at the Rio Rancho site, one of the largest in the world.

Rio Rancho has developed a vibrant community with cultural events, recreational facilities, and a growing arts scene. It has evolved from a planned community into a bustling city with a diverse population and economy. Its history reflects a blend of Native American heritage, Spanish influence, and modern suburban development, making it a dynamic part of New Mexico's landscape.

B. Demographic Profile

The primary source of demographic data used in this study comes from the U.S. Census Bureau. The American Community Surveys (ACS) provides the most recent demographic data and important information used to show the trends in population and household changes over the years. Demographic data was analyzed and obtained from the 2020 U.S. Census 2022 American Community Survey (ACS).

Population

According to ACS estimates, Rio Rancho, New Mexico, has experienced an 18.88% population increase, with the population increasing from 87,521 in 2010 to 104,046 in 2020.

Age and Sex Over the Years

According to the 2022 American Community Survey 5-Year Estimates, the median age of Rio Rancho Residents is 39. The largest concentration of residents is in the 25-44 age range, making up 26.06% of this population.

Overall, the most significant demographic is 18-64 years old at 61,564. Regarding sex, females have historically slightly outnumbered males within the city. That trend has continued during the period under review, as women edged out men 50.58% to 49.42% as of the 2022 census, a slight change from 2018 numbers that reflected 51.38 % to 48.62% for women to men. The senior citizen population of 65 and over has experienced

a 27.42% increase. With this observation, the city will need to consider the growing number of elderly when developing community housing plans.

AGE & SEX POPULATION CHARACTERISTICS						
Age	2018			2022		
	Both Sexes	Male	Female	Both Sexes	Male	Female
	94,765	46,072	48,693	104,351	51,573	52,778
Under 18 years	23,446	11,893	11,553	25,201	12,939	12,262
18 to 24 years	7,644	3,845	3,799	8,425	4,418	4,007
25 to 44 years	25,235	12,195	13,040	27,196	13,510	13,686
45 to 64 years	24,638	11,815	12,823	25,943	12,502	13,441
65 years and over	13,802	6,324	7,478	17,586	8,204	9,382
Median Age [years]	38.3	37.3	38.9	39	38.2	39.8

Table 1: Age & Sex Population Characteristics Source: U.S. Census Bureau 2017 & 2022 5-yr ACS Estimates, www.census.gov

Households

According to the 2022 ACS 5 Year Estimates Survey, there are currently 156,054 households in Rio Rancho, New Mexico. Currently the household size for an overall household size is 2.46 and the family size is 3.24 this number differs slightly from the family size for a married couple which is 3.26. Un married partner households are comprised of .30% same sex couples and 4.0% opposite couples.

HOUSEHOLD TYPE			
	2018		2022
Family Households	70.80%	Family Households	60.20%
Non-Family Households	29.20%	Non-Family Households	39.80%
Total Households	75,429	Total Households	156,054
MARITAL STATUS			
Never married	28.50%	Never married	34.80%
Now married, except separated	51.70%	Now married, except separated	45.30%
Divorced or separated	14.70%	Divorced or separated	15.00%
Widowed	5.10%	Widowed	5.00%
Average household size	2.80	Average household size	2.46

Table 2: Household Type Source: U.S. Census Bureau 2022 5-yr ACS Estimates, www.census.gov

According to the 2022 ACS 5-Year Estimates Survey, there are currently 38,190 households in Rio Rancho, New Mexico. Currently the average household size is 2.5 and the family size is 2.72. The data also shows most households are owner-occupied married-couple family households. The majority of renter-occupied households are female lead, no spouse present family.

HOUSEHOLD AND FAMILIES					
	Total	Married couple	Male householder	Female householder	Nonfamily household
Total Households	38,190	21,187	1,895	5,124	9,984
Average Household Size	2.72	3.29	2.83	3.14	1.26
FAMILIES					
Total Families	28,206	21,187	1,895	5,124	(X)
Average Family Size	3.14	3.26	2.43	2.93	(X)
HOUSING TENURE					
Owner-Occupied Housing	81.10%	87.60%	80.60%	67.90%	74.40%
Renter-Occupied Housing	18.90%	12.40%	19.40%	32.10%	25.60%

Table 3: Household and Families Source: U.S. Census Bureau 2022 5-yr ACS Estimates, www.census.gov

Race and Ethnicity

Rio Rancho's racial makeup consisted of 63.39% White; 10.95% Black or African American; 1.33% American Indian and/or Alaskan Native; 5.09% Asian; 0.12% Pacific Islander; 7.41% from some other races; and 11.71% from two or more races; 13.10% were Hispanic or Latino of any race.

RACE AND ETHNICITY		
	Number	Percentage
TOTAL POPULATION	104,046	100%
White	48,168	46.29%
Black or African American	2,559	2.46%
American Indian and Alaska Native	3,353	3.22%
Asian	2,011	1.93%
Native Hawaiian and Other Pacific Islander	140	0.13%
Some other race	499	0.48%
Two or more races	3,982	3.83%
HISPANIC OR LATINO		
Hispanic or Latino	43,334	41.65%
Not Hispanic or Latino	60,712	58.35%

Table 4: Race and Ethnicity Source: U.S. Census Bureau 2020 Decennial, www.census.gov

Origin and Ancestry

According to the U.S. Census Bureau's 2022 5-yr American Community Survey Estimates, there were approximately 5,524 foreign-born individuals in Rio Rancho, New Mexico. Most of the foreign-born population originated from Latin America, at 53.70%, while another notable portion comes from Asia, at 23.70%.

US Citizen Status		
Naturalized citizen	3,622	45.80%
Not a citizen	1,902	54.20%
Total Foreign-Born Population	5,524	100%

Table 5: Foreign-Born Source: U.S. Census Bureau 2022 5-yr ACS Estimates, www.census.gov

WORLD REGION OF BIRTH OF FOREIGN BORN		
Foreign-born population excluding population born at sea	5,524	100%
Europe	826	15.00%
Asia	1,311	23.70%
Africa	251	4.50%
Oceania	39	0.70%
Latin America	2,967	53.70%
Northern America	130	2.40%

Table 6: World Region of Birth Source: U.S. Census Bureau 2022 5-yr ACS Estimates, www.census.gov

The following table presents the ancestry of Rio Rancho residents in 2022. The most common ancestries identified were German (12.20%), English (9.30%), and Irish (8.30%).

ANCESTRY		
Total population	104,351	100%
American	4,398	4.20%
Arab	497	0.50%
Czech	136	0.10%
Danish	563	0.50%
Dutch	800	0.80%
English	9,716	9.30%
French	3,211	3.0%
German	12,753	12.20%
Greek	277	0.30%
Hungarian	236	0.20%
Irish	8,706	8.30%
Italian	4,708	4.50%

Lithuanian	126	0.10%
Norwegian	945	0.90%
Polish	2,034	1.90%
Portuguese	339	0.30%
Russian	296	0.30%
Scottish	4,380	4.20%
Slovak	66	0.10%
Sub-Saharan African	533	0.50%
Swedish	1,053	1.00%
Swiss	170	0.20%
Ukrainian	295	0.30%
Welsh	733	0.70%
West Indian (excluding Hispanic origin groups)	164	0.20%

Table 7: Ancestry Source: U.S. Census Bureau 2022 5-yr ACS Estimates, www.census.gov

Limited English Proficiency

Section 601 of Title VI, the Civil Rights Act of 1964, is the federal law that protects individuals from discrimination based on their race, color, or national origin in programs or activities that receive federal financial assistance. One type of national origin discrimination is based on a person’s inability to speak, read, write, or understand English. In certain situations, failure to ensure that persons who are LEP can effectively participate in or benefit from federally assisted programs may violate the Civil Rights Act.

The LEP population of Rio Rancho is consistent with the national origin data. Spanish is, by far, the most spoken language among LEP individuals in Rio Rancho, New Mexico. Although English is predominantly spoken, roughly 18% of the population speak other languages, which suggests a need for accommodations of those non-English speaking residents. The city’s two largest non-English speaking populations are Spanish and Asian and Pacific Islander languages.

LANGUAGE SPOKEN AT HOME		
Population 5 years and over	99,009	100%
English only	82,410	82.40%
Spanish	13,587	12.00%
Other Indo-European languages	743	1.00%
Asian and Pacific Islander languages	1,240	3.30%
Other languages	1,029	1.20%

Table 8: Language Spoken at Home Source: U.S. Census Bureau 2022 5-yr ACS Estimates, www.census.gov

Income Profile

The income and poverty profile presents an overview of household income, data elements that include household size, low-income population, and percentage of median family households in poverty. As noted in the table below, the median household income

for Rio Rancho increased from \$63,014 in 2018 to \$78,978 in 2022, while the mean family income also increased from \$75,602 in 2018 to \$96,302 in 2022.

HOUSEHOLD INCOME				
	2018		2022	
	Total Number of Households	%	Total Number of Households	%
Total Households	34,078	100%	38,190	100%
Less than \$10,000	1,772	5.20%	917	2.40%
\$10,000 to \$14,999	920	2.70%	840	2.20%
\$15,000 to \$24,999	2,590	7.60%	1,795	4.70%
\$25,000 to \$34,999	2,590	7.60%	2,139	5.60%
\$35,000 to \$49,999	5,214	15.30%	4,048	10.60%
\$50,000 to \$74,999	7,565	22.20%	8,364	21.90%
\$75,000 to \$99,999	5,214	15.30%	6,187	16.20%
\$100,000 to \$149,999	4,975	14.60%	8,096	21.20%
\$150,000 to \$199,999	2,079	6.10%	3,246	8.50%
\$200,000 or more	1,159	3.40%	2,559	6.70%
Median Household Income	\$63,014.00		\$78,978.00	
Mean Family Income	\$75,602.00		\$96,302.00	

Table 9: Household Income Source: U.S. Census Bureau 2018 & 2022 5-yr ACS Estimates, www.census.gov

The Department of Housing and Urban Development (HUD) sets income limits that determine eligibility for assisted housing programs including the Public Housing. Since FY 2011, HUD has based its median family income estimates on data from the Census Bureau’s American Community Survey (ACS). Since FY 2012, there has been a 3-year lag between the ACS estimates and the fiscal year for which the income limits are in effect. For example, the FY 2022 median family incomes and income limits were based on the ACS 2019 data. The FY 2023 median family incomes and income limits would ordinarily be based on the ACS 2020 estimates. However, because of the lack of 1-year ACS 2020 estimates described above, HUD intends to instead base the FY 2023 median family incomes and income limits on ACS 2021 data.

The CDBG Program provides annual grants on a formula basis to Entitlement Communities to support viable communities by providing decent housing, a suitable living environment, and opportunities to expand economic opportunities, principally for low-and moderate-income persons. For a project or program to qualify for CDBG funds, 51% of the program beneficiaries must be low- to moderate-income as defined by HUD.

The following table reflects the current HUD income limits for one to eight-person households who earn at or below 80% of the Area Median Income (AMI) for Rio Rancho, NM.

2024 CDBG MAXIMUM INCOME LIMITS

Household Size	Extremely Low-Income Limits	Very Low (50%) Income Limits	Low (80%) Income Limits
1	\$18,150.00	\$30,250.00	\$48,400.00
2	\$20,750.00	\$34,600.00	\$55,300.00
3	\$25,820.00	\$38,900.00	\$62,200.00
4	\$31,200.00	\$43,200.00	\$69,100.00
5	\$36,580.00	\$46,700.00	\$74,650.00
6	\$41,960.00	\$50,150.00	\$80,200.00
7	\$47,340.00	\$53,600.00	\$85,700.00
8	\$57,720.00	\$57,050.00	\$91,250.00

Table 10: FY 24 Income Limits Summary Source: <https://www.huduser.gov/>

Percentage of Poverty in Rio Rancho, NM

According to U.S. Census and ACS data; Female head of household, no husband present, families with related children under the age of 18 whose income was below poverty level was 48.60% in 2022. The most common racial or ethnic group living below the poverty line in Rio Rancho, NM is White, followed by Hispanic and Black of the population for whom poverty status is determined live below the poverty line, a number that is higher than the national average of 12.6%.

POVERTY CHARACTERISTICS						
	All Families		Married-couple families		Female householder, no spouse present	
	Total	% Below Poverty Level	Total	% Below Poverty Level	Total	% Below Poverty Level
Families	28,206	5.40%	21,187	2.30%	5,124	17.90%
With related children of householder under 18 years	13,090	7.00%	8,671	2.80%	3,378	17.3%
With related children of householder under 5 years	1,611	13.00%	1,240	1.60%	204	56.90%
With related children of householder under 5 years and 5 to 17 years	1,932	6.60%	1,313	2.00%	535	19.10%

With related children of householder 5 to 17 years	9,547	6.00%	6,118	3.30%	2,639	13.80%
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Table 11: Family Poverty Source: U.S. Census Bureau 2022 5-yr ACS Estimates, www.census.gov

A. Employment Profile

Data regarding the labor force, defined as the total number of persons working or looking for work and employment, is gathered from the decennial census, and American Community Survey estimates are presented below. The labor force participation decreased from 62.90 percent in 2018 to 62.40 percent in 2022. The employed population increased by 3.6 percent during that time.

EMPLOYMENT				
	2018		2022	
Population 16 years and over	74,118	100%	82,402	100%
In labor force	46,651	62.90%	51,406	62.40%
Not in labor force	27,467	37.10%	30,996	37.60%
Population 16 years and over	74,118	100%	82,402	100%
Civilian labor force	46,423	62.60%	51,146	62.10%
Employed	43,161	58.20%	48,339	61.80%
Unemployed	3,262	4.40%	2,807	3.40%
Armed Forces	228	0.30%	260	0.30%

Table 12: Employment Source: U.S. Census Bureau 2018 & 2022 5-yr ACS Estimates, www.census.gov

Jobs Held by Residents

According to the 2022 5-year American Community Survey Estimates, 48.35% of Rio Rancho's residents 16 years of age and over were part of the labor force in 2022. The largest portion of Rio Rancho workers are in management, business, science, and arts occupations, with sales and office occupations coming in second. Service and production occupations combined account for about thirty-three percent of the workforce.

The following charts illustrate the categories of workers and their occupations.

OCCUPATIONAL CHARACTERISTICS		
Occupations of Rio Rancho Residents	Estimated Number of Residents	% Employed by Occupation
Civilian employed population 16 years and over	48,339	100%
Management, business, science, and arts occupations	19,911	41.20%
Service occupations	6,934	14.30%
Sales and office occupations	12,418	25.70%
Natural resources, construction, and maintenance occupations	4,710	9.70%

Production, transportation, and material moving occupations	4,366	9.00%
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Table 13

Table 13: Occupational Characteristics: Source: U.S. Census Bureau 2022 5-yr ACS Estimates, www.census.gov

WORK CLASS CHARACTERISTICS		
Worker Class in Rio Rancho, NM	Estimated Number of Residents	% Employed by Worker Class
Civilian employed population 16 years+	48,339	100%
Private wage and salary workers	36,201	74.90%
Government workers	10,059	20.80%
Self-employed workers in own not incorporated business	1,899	3.90%
Unpaid family workers	180	0.40%

Table 14: Work Class Characteristics: Source: U.S. Census Bureau 2022 5-yr ACS Estimates, www.census.gov

Means of Transportation to Work

According to the 2022 5-Yr American Community Survey, an estimated 188,641 workers commute to work daily. 85% commuted by car, truck, or van, 11.11% carpooled, 0.75 utilized public transportation, and 3.14% did not identify their means of transportation. Workers had a mean travel time to work of approximately 19 minutes.

MEANS OF TRANSPORTATION TO WORK				
	Total	Car, truck, or van -- drove alone	Car, truck, or van -- carpooled	Public transportation (excluding taxicab)
Workers 16 years and over in households	42,159	35,832	4,684	316
TIME OF DEPARTURE TO GO TO WORK				
12:00 a.m. to 4:59 a.m.	4.20%	4.40%	2.00%	7.00%
5:00 a.m. to 5:29 a.m.	3.70%	4.00%	1.40%	0.00%
5:30 a.m. to 5:59 a.m.	5.60%	6.00%	3.90%	2.80%
6:00 a.m. to 6:29 a.m.	10.90%	10.60%	13.30%	43.40%
6:30 a.m. to 6:59 a.m.	13.40%	12.90%	18.30%	25.90%
7:00 a.m. to 7:29 a.m.	15.00%	14.90%	19.50%	15.80%
7:30 a.m. to 7:59 a.m.	13.90%	13.70%	9.00%	0.00%
8:00 a.m. to 8:29 a.m.	9.40%	9.40%	10.20%	0.00%
8:30 a.m. to 8:59 a.m.	3.10%	2.80%	4.00%	0.00%
9:00 a.m. to 11:59 p.m.	21.00%	21.40%	18.40%	5.10%
TRAVEL TIME TO WORK				
Less than 10 minutes	9.80%	9.70%	5.80%	0.00%
10 to 14 minutes	10.20%	10.70%	8.40%	2.50%
15 to 19 minutes	11.30%	11.40%	10.10%	8.20%
20 to 24 minutes	13.20%	12.50%	18.50%	0.00%
25 to 29 minutes	8.30%	7.90%	13.10%	0.00%

30 to 34 minutes	17.80%	17.40%	20.20%	0.00%
35 to 44 minutes	9.40%	10.10%	6.20%	4.40%
45 to 59 minutes	12.00%	12.50%	11.20%	12.30%
60 or more minutes	8.00%	7.70%	6.60%	72.50%
Mean travel time to work (minutes)	28.5	28.4	28	69.7

Table 15: Means of Transportation: Source: U.S. Census Bureau 2022 5-yr ACS Estimates, www.census.gov

Major Employers

The Rio Rancho Chamber of Commerce, New Mexico Department of Workforce Solutions, and New Mexico Career Development Association supplied the information on the table below which was verified with the companies where possible.

Company	Full-Time Local Employment	Primary Services
Rio Rancho Public Schools	2,200	Public School District
Intel Corporation	1,100	Technology
Presbyterian Healthcare Services	1,000	Healthcare
City of Rio Rancho	700	Municipal Government
Hewlett-Packard	650	Software

Table 16: Major Employers: Source: City of Rio Rancho, <https://www.bizjournals.com/albuquerque/subscriber-only/2018/06/29/largest-rio-rancho-employers.html>

B. Housing Profile

Fair housing is also concerned with the availability of a range of housing types and prices. This section provides an overview of the housing market and of the dynamics affecting housing availability by analyzing the characteristics of housing stock, housing conditions, housing market sales, foreclosure data, owner/renter affordability, and housing problems. Housing stock impacts the ability to access adequate housing. This includes the number, type, size, and affordability of units. This is particularly important to low- and moderate-income persons, and persons in protected classes, including disabled persons, families with children, and the elderly.

Demographics

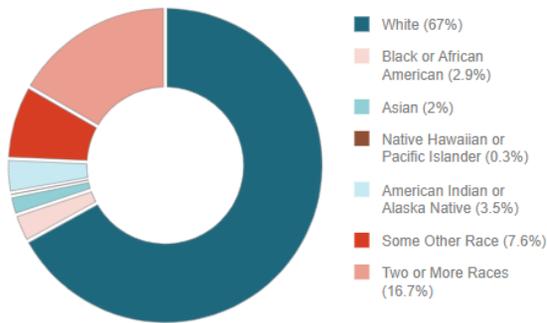
Examining the demographics of the City is key to understanding and addressing the housing needs of Rio Rancho. Data on age, racial composition, disability, and socioeconomic status can provide insight into who lives in the City and help to inform decisions about how to meet diverse needs and allocate resources where most needed. Examining demographic data is also important for identifying mobility trends among different populations into and out of the City. Rio Rancho’s total population increase by 19.9 percent since 2012. Nearly 60 percent of the population is between the age of 18 and 64, while 16.9 percent are 65 years or older.



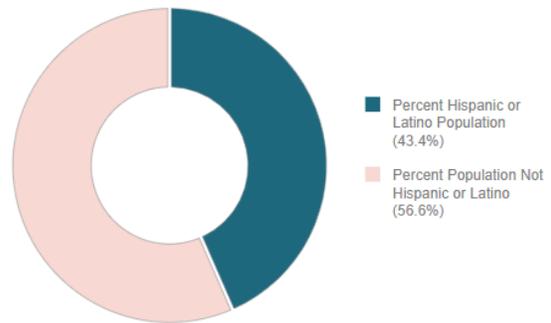
Source: [Census](#)
2008-2012 - 2018-2022 Data Contains: Rio Rancho, NM

The population of Rio Rancho is characterized by diversity in ethnicity and race. While the majority of residents identify as White, there is also a notable Hispanic or Latino population, as well as smaller percentages of Native American, African American, Asian, and other ethnic groups.

Racial Composition



Ethnic Composition



Characteristics of Housing

According to the U.S. Census, the number of housing units in Rio Rancho has increased by 8.4% from 36,583 in 2018 to 39,680 in 2023 with 91% of the units occupied while 8.6% or 2,505 of the units were vacant. The City’s homeowner vacancy rate decreased from 2.4% in 2018 to 0.8% in 2023 and the rental vacancy rate has increased from 6.6% to 8.6% in 2023.

Housing Unit Data		
	2018	2023
Total housing units	36,583	39,680
Occupied housing units	34,078	38,190
Vacant housing units	2,505	1,490
Homeowner vacancy rate	2.4	0.8%
Rental vacancy rate	6.6	8.6%

Table 17: Housing Unit Data, US Census, 2022 American Community Survey 5-Year Estimates

Housing Stock

As shown in the following table, Rio Rancho reported a total of 38,190 occupied housing units in 2023. Of the total occupied housing units, 30,972 housing units were owner occupied. Similarly, 7,217 units were renter occupied. The vast majority of owner-occupied housing units within the City are single-family detached units (approximately 88.3%) followed by units with 3 or 4 or more apartments (approximately 3.0%).

Physical Housing Characteristics for Occupied Housing Units		
Occupied housing units	38,190	100.0%
Owner-occupied	30,972	81.1%
Renter-occupied	7,217	18.9%
Units in Structure		
Total housing units	38,190	100.00%
1-unit, detached	33,724	88.3%
1-unit, attached	877	2.3%
2 units	30	0.1%
3 or 4 units	1,149	3.0%
5 to 9 units	556	1.5%
10 or more units	1039	2.7%
Mobile home	815	2.1%

Table 18: Housing Unit Data, US Census, 2022 American Community Survey 5-Year Estimates

Age of Structure

The age of a dwelling unit is a factor used to evaluate the structural quality of the unit. The average industry standard for the life span of a single-family dwelling is generally 50 years. However, this typical life span often depends on the quality of the original construction and continued maintenance of the unit. Using this standard, some homes found within the City constructed prior to 1970 may be approaching the end of their utility.

The table below identifies the age of year-round residential structures. The majority of the units in the City were built from 1980 to 1999 (40.6%). When considering the average life span of a dwelling unit, the homes built before 1970 will have already reached their 50-year life span. Thus, less than 12% of the City's housing units have reached their life span. These homes require regular maintenance to remain structurally sound.

Housing Stock Age		
Total housing units	38,190	100%
Built 2020 or later	471	1.2%
Built 2010 to 2019	5,297	13.9%
Built 2000 to 2009	12,089	31.7%
Built 1980 to 1999	15,492	40.6%
Built 1960 to 1979	4,283	11.2%
Built 1940 to 1959	527	1.4%
Built 1939 or earlier	31	0.1%

Table 19: Housing Unit Data, US Census, 2022 American Community Survey 5-Year Estimates

Comprehensive Housing Affordability Strategy (CHAS)

HUD’s Comprehensive Housing Affordability Strategy (CHAS) is a commonly used gauge of housing affordability, or lack thereof. HUD considers a housing unit affordable if the occupant household expends no more than 30% of its income on housing cost. In the situation where the household expends greater than 30% of its income on housing cost, the household is considered cost burdened. In cases where housing cost is 50% of income or greater, the household is considered severely cost burdened. Cost burdened households have fewer financial resources to meet other basic needs (food, clothing, transportation, medical, etc.), less resources to properly maintain the housing structure, and are at greater risk for foreclosure or eviction.

Income Categories

- Extremely Low Income: 0%-30% of the Area Median Income (AMI)
- Low Income: 31%-50% of the AMI
- Moderate Income: 51%-80% of the AMI
- Middle and Upper Income: 80% or More of the AMI

Housing Problem categories are defined below:

“Substandard Housing – lacking complete plumbing or kitchen facilities” is defined as a household without hot and cold piped water, a flush toilet and a bathtub or shower, and kitchen facilities that lack a sink with piped water, a range or stove, or a refrigerator. The second housing problem identified is households living in overcrowded conditions.

There are two forms of overcrowding defined by HUD:

- Severely overcrowded is defined as a household having complete kitchens and bathrooms but housing more than 1.51 persons per room excluding bathrooms, porches, foyers, halls, or half-rooms.
- Overcrowded is defined as a household having complete kitchens and bathrooms but housing more than 1.01 to 1.5 persons per room excluding bathrooms, porches, foyers, halls, or half-rooms.

Overcrowding				
Occupants Per Room	Owner	%	Renter	%
1.00 or less occupants per room	30,561	98.6%	6,930	96.20%
1.01 to 1.50 occupants per room	358	1.2%	231	3.2%
1.51 or more occupants per room	67	.20%	43	.60%
Total	30,986	(X)	280	(X)

Table 20: Housing Unit Data, US Census, 2022 American Community Survey 5-Year Estimates

The final housing problem identified is cost burden. Cost burden is a fraction of a household’s total gross income spent on housing costs. For renters, housing costs include

rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities. Cost burden is broken into two categories based on severity:

- Severe housing cost burden greater than 50% of income
- Housing cost burden greater than 30% of income

Although the 2022 ACS data provides an estimate of the number of households that are cost-burdened, CHAS data provides the number and percentages of households by income level within the City of Rio Rancho that had housing problems as well as the size and type of household. The below analysis is based on this data. The latest available CHAS data is generated from the 2016-2020 ACS data, while dated, provides detailed information about housing cost burdens for all categories.

CHAS data indicates that more renter households disproportionately experience at least one housing problem in comparison to homeowners. Renter households only represent 18 percent of all households, but 36 percent of renter households have at least one housing problem.

Housing Problems Table			
Income Distribution Overview	Owner	Renter	Total
Household Income <= 30% HAMFI	1,565	985	2,550
Household Income >30% to <=50% HAMFI	1,525	1,110	2,635
Household Income >50% to <=80% HAMFI	4,120	1,725	5,845
Household Income >80% to <=100% HAMFI	3,145	1,165	4,310
Household Income >100% HAMFI	17,800	2,340	20,140
Total	28,155	7,325	35,475
Housing Problems Overview 1	Owner	Renter	Total
Household has at least 1 of 4 Housing Problems	6,470	3,655	10,125
Household has none of 4 Housing Problems OR cost burden not available no other problems	21,685	3,665	25,350
Total	28,155	7,325	35,475
Severe Housing Problems Overview 2	Owner	Renter	Total
Household has at least 1 of 4 Severe Housing Problems	2,665	1,745	4,410
Household has none of 4 Severe Housing Problems OR cost burden not available no other problems	25,490	5,580	31,070
Total	28,155	7,325	35,475
Housing Cost Burden Overview 3	Owner	Renter	Total
Cost Burden <=30%	22,065	3,690	25,755
Cost Burden >30% to <=50%	3,805	1,945	5,750

Cost Burden >50%	2,150	1,570	3,720
Cost Burden not available	135	110	245
Total	28,155	7,325	35,475
Income by Housing Problems (Owners and Renters)	Household has at least 1 of 4 Housing Problems	Household has none of 4 Housing Problems	Total
Household Income <= 30% HAMFI	2,090	460	2,550
Household Income >30% to <=50% HAMFI	2,020	615	2,635
Household Income >50% to <=80% HAMFI	3,440	2,405	5,845
Household Income >80% to <=100% HAMFI	1,230	3,080	4,310
Household Income >100% HAMFI	1,345	18,790	20,140
Total	10,125	25,350	35,475
Income by Housing Problems (Renters only)	Household has at least 1 of 4 Housing Problems	Household has none of 4 Housing Problems OR cost burden not available no other problems	Total
Household Income <= 30% HAMFI	835	150	985
Household Income >30% to <=50% HAMFI	1,035	75	1,110
Household Income >50% to <=80% HAMFI	1,310	415	1,725
Household Income >80% to <=100% HAMFI	285	880	1,165
Household Income >100% HAMFI	195	2,145	2,340
Total	3,655	3,665	7,325
Income by Housing Problems (Owners only)	Household has at least 1 of 4 Housing Problems	Household has none of 4 Housing Problems OR cost burden not available no other problems	Total
Household Income <= 30% HAMFI	1,255	310	1,565
Household Income >30% to <=50% HAMFI	985	540	1,525
Household Income >50% to <=80% HAMFI	2,130	1,990	4,120
Household Income >80% to <=100% HAMFI	945	2,200	3,145
Household Income >100% HAMFI	1,150	16,645	17,800
Total	6,470	21,685	28,155
Income by Cost Burden (Owners and Renters)	Cost burden > 30%	Cost burden > 50%	Total
Household Income <= 30% HAMFI	2,040	1,840	2,550
Household Income >30% to <=50% HAMFI	2,005	1,125	2,635
Household Income >50% to <=80% HAMFI	3,375	570	5,845
Household Income >80% to <=100% HAMFI	1,090	120	4,310

Household Income >100% HAMFI	960	60	20,140
Total	9,470	3,720	35,475
Income by Cost Burden (Renters only)			
	Cost burden > 30%	Cost burden > 50%	Total
Household Income <= 30% HAMFI	785	785	985
Household Income >30% to <=50% HAMFI	1,030	550	1,110
Household Income >50% to <=80% HAMFI	1,295	180	1,725
Household Income >80% to <=100% HAMFI	270	10	1,165
Household Income >100% HAMFI	135	45	2,340
Total	3,515	1,570	7,325
Income by Cost Burden (Owners only)			
	Cost burden > 30%	Cost burden > 50%	Total
Household Income <= 30% HAMFI	1,260	1,060	1,565
Household Income >30% to <=50% HAMFI	970	575	1,525
Household Income >50% to <=80% HAMFI	2,080	390	4,120
Household Income >80% to <=100% HAMFI	820	110	3,145
Household Income >100% HAMFI	825	15	17,800
Total	5,955	2,150	28,155

Table 21: HUD CHAS Data, <https://www.huduser.gov/portal/datasets/cp.html#year2016-2020>

Rental Affordability

A healthy housing market provides a diverse range of housing options, including rental and for-sale homes and homes affordable to people of different incomes. An examination of the percentage of households that rent their homes, and the characteristics of these renter households (age, income, and cost-burden) can help jurisdictions understand the needs of renters and the extent to which policy changes may be needed to help ensure those needs are met.

By examining how the data change over time, jurisdictions can spot trends, such as increased or decreased rental affordability. Data at the MSA and state levels provide benchmarks that can be helpful for interpreting the jurisdiction's data. In addition to developing new dedicated affordable rental homes, it is important to consider how both to preserve existing dedicated affordable rental homes and to preserve unsubsidized rental homes that are nevertheless affordable. Since the overall supply of homes for rent can affect rent levels, localities interested in making rental homes more affordable also may wish to focus on reducing barriers to the creation of new supply.

Renter Housing

The supply of rentals has increased between 2020 and 2022 just over 200 units. There were 6,997 occupied units paying rent in 2020 and 6,788 occupied units paying rent in 2022. The median monthly rent in 2020 was \$1,157 and increased to \$1,357 per month in 2022, a 17.28 percent increase. A moderate share of households rent in Rio Rancho underscoring the importance of quality affordable rental housing. As of 2022, 18.9% of households in Rio Rancho were renters, lower than the renter percentage in New Mexico

(37.6%) and lower than the renter percentage in the U.S. (35.2%). The share of Rio Rancho households who rent remained flat in 2022. The following table estimates rental rates within the City according to the 2020 and 2022 ACS data.

The area median rent is estimated at \$1,357 according to the 2022 ACS estimates, which is lower than the 2-bedroom rent limit of \$1,222. The average rents commercially tend to exceed the area median rent and the fair market rent limits. The rental market in Rio Rancho is increasingly more competitive as evidenced by the 17 percent increase in rent prices over the last two years. It is also important to note that assisted rental housing units do not disproportionately impact the market forces dictating rents in the City. Renters seeking efficiency and 1-bedroom units may face a tougher time accessing available units as its increasingly cost prohibitive to rent such units.

# of Bedrooms Limit	Fair Market Rent	High Rent Limit 80% of Units	Low Rent Limit 20% of Units
0	\$828	\$828	\$756
1	\$1,005	\$1,005	\$810
2	\$1,222	\$1,222	\$972
3	\$1,722	\$1,426	\$1,123
4	\$2,064	\$1,571	\$1,253

GROSS RENT	2022		2020	
<i>Occupied units paying rent</i>	6,788	100%	6,997	100%
Less than \$500	74	1.1	89	1.3
\$500 to \$999	972	14.3	2016	28.8
\$1,000 to \$1,499	3240	47.7	3565	51.0
\$1,500 to \$1,999	1920	28.3	1119	16.0
\$2,000 to \$2,499	436	6.4	127	1.8
\$2,500 to \$2,999	29	0.4	14	0.2
\$3,000 or more	117	1.7	67	1.0
No cash rent	416	(X)	326	(X)
Median (dollars)	1,357	(X)	1,157	(X)

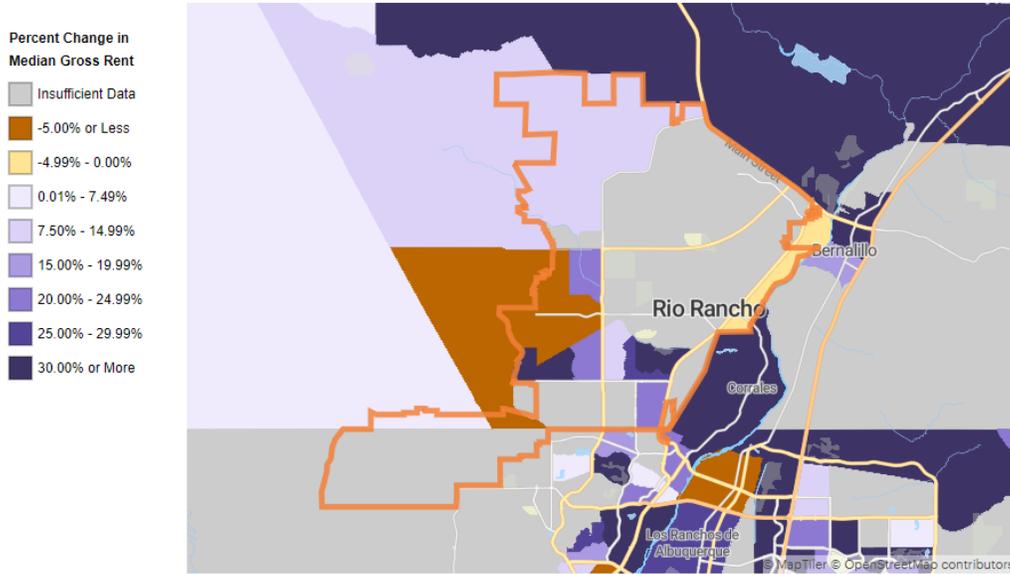
Table 22: Gross Median Rent, US Census, 2022 American Community Survey 5-Year Estimates

Fair Market Rents (FMRs) are primarily used to determine payment standard amounts for HUD assisted housing. The High HOME Rent Limit for an area is the lesser of the Section 8 Fair Market Rent (FMR) for the area or a rent equal to 30% of the annual income of a family whose income equals 65% of the area median income, as determined by HUD. The Low HOME Rent Limit for an area is 30% of the annual income of a family whose income equals 50% of the area median income, as determined by HUD, capped by the High HOME Rent Limit. HUD’s Economic and Market Analysis Division calculates the HOME rents each year using the FMRs and Section 8 Income Limits. The 2023 HUD Fair Market Rents and HOME Rent Limits for the Albuquerque, NM HUD MSA are shown in the table below.

Fair Market Rent, HOME High Rent Limit, and HOME Low Rent Limit

Change in Median Rent by Neighborhood

Neighborhood-level data on rent trends can help jurisdictions spot large rent increases that could lead to (or be markers of) displacement in certain neighborhood as well as decreases in other neighborhoods that could be signs of continued or growing distress. The map below illustrates the change in median gross rent in Rio Rancho between 2017 and 2022 by census tract. Use the map to determine how rents within each census tract compared to the +21.4% overall change.



The National Low Income Housing Coalition’s “Out of Reach” 2024 Annual Report calculates the amount of money a household must earn in order to afford a rental unit based on the number of bedrooms in a rental unit at the Fair Market Rent (FMR), consistent with HUD’s affordability standard of paying no more than 30% of income for housing costs. Data is presented in the Renter Affordability table for the Albuquerque Metro Statistical Area (MSA).

As noted in the 2024 Out of Reach Report, the NLIHC estimates that the median income for a renter in the Albuquerque MSA is \$42,162. The Area’s Fair Market Rent (FMR) for a two-bedroom apartment is \$1,222 and in order to afford this level of rent and utilities, without paying more than 30% of income on housing, a person would need to work 51 hours per week at the mean renter wage and 78 hours at minimum wage of \$12.00 per hour.

2024 Out of Reach Data		New Mexico	Rio Rancho
Number of Households			
Total households		812,852	367,877
Renter households		254,673	118,861
% of total households that are renters		31%	32%
2024 Housing Wage			

Housing Wage for 0 bdrm FMR	\$15.52	\$15.92
Housing Wage for 1 bdrm FMR	\$18.11	\$19.33
Housing Wage for 2 bdrm FMR	\$21.81	\$23.50
Housing Wage for 3 bdrm FMR	\$29.91	\$33.12
Housing Wage for 4 bdrm FMR	\$34.86	\$39.69
2024 Fair Market Rent		
Zero-bedroom FMR	\$807	\$828
One-bedroom FMR	\$942	\$1,005
Two-bedroom FMR	\$1,134	\$1,222
Three-bedroom FMR	\$1,556	\$1,722
Four-bedroom FMR	\$1,813	\$2,064
Annual Income Needed to Afford		
Income needed to afford 0 bdrm FMR	\$32,278	\$33,120
Income needed to afford 1 bdrm FMR	\$37,672	\$40,200
Income needed to afford 2 bdrm FMR	\$45,359	\$48,880
Income needed to afford 3 bdrm FMR	\$62,222	\$68,880
Income needed to afford 4 bdrm FMR	\$72,506	\$82,560
Supplemental Security Income (SSI) Payment		
SSI monthly payment	\$943	\$943
Rent affordable to SSI recipient	\$283	\$283
2023 Minimum wage		
Minimum wage	\$12.00	\$12.00
Rent affordable with full-time job paying minimum wage	\$624	\$624
Work Hours/Week at Minimum Wage Needed to Afford FMR		
Work hours per week at min. wage needed to afford 0 bdrm FMR	52	53
Work hours per week at min. wage needed to afford 1 bdrm FMR	60	64
Work hours per week at min. wage needed to afford 2 bdrm FMR	73	78
Work hours per week at min. wage needed to afford 3 bdrm FMR	100	110
Work hours per week at min. wage needed to afford 4 bdrm FMR	116	132
2024 Area Median Income Levels (AMI)		
30% of Area Median Income (AMI)	\$23,760	\$25,920
50% of Area Median Income (AMI)	\$39,600	\$43,200
Median Renter Household Income	\$40,869	\$42,162

Table 24: Source: National Low Income Housing Coalition, 2024 Out of Reach, <https://nlihc.org/oor/state/tx>

Share of Renter Households Cost Burdened by Race/Ethnicity

A moderately cost burdened renter household spends between 30 and 49.9% of their household income on gross rent (defined as monthly rent plus utilities expenses). A severely cost burdened renter household spends 50% or more of their household income on gross rent. Examining how the share of renter households that are cost-burdened changes over time can help the City understand whether affordability problems are easing or worsening. In Rio Rancho, the share of renter households that are moderately or severely cost burdened decreased from 49.5% in 2017 to 48.2% in 2022. Additionally, the share of renter households in Rio Rancho that were moderately or severely cost-burdened in 2022 (48.2%) was higher than the share in the Albuquerque, New Mexico Metro Area, (47.3%), and higher the share in the United States, (46.5%).

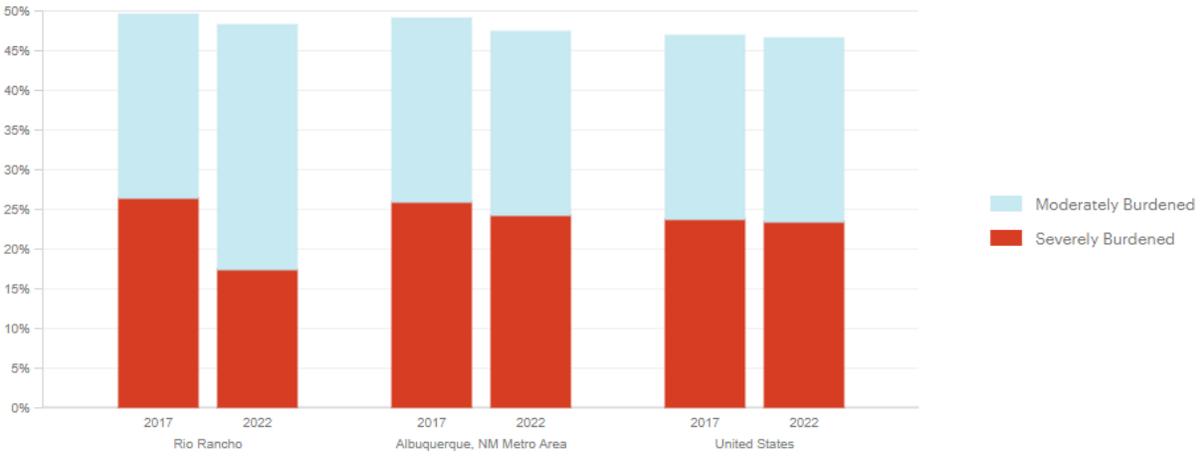
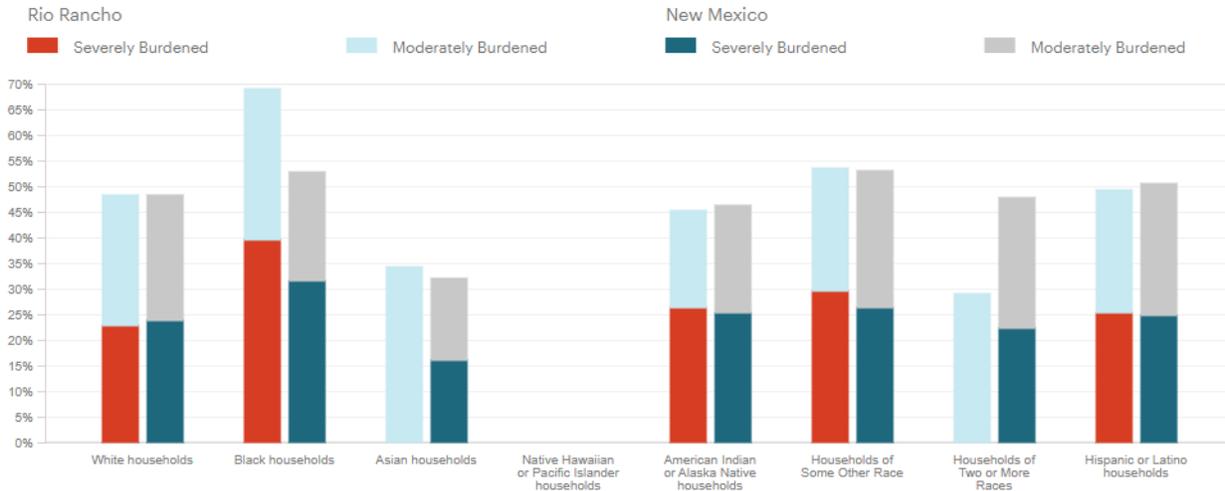


Figure 1: Share of Renter Households Moderately or Severely Cost Burdened

Across the U.S. there are substantial disparities in rental cost burdens by race and ethnicity. Although data may be limited for some races or ethnic groups, the City can use these charts to examine how the prevalence of both moderate and severe cost burdens vary across population subsets. The data shows that Black households must dedicate a greater portion of their income to housing as opposed to other resources, followed by Hispanic, and households with two or more races. Asian families were the least likely to experience cost burden, but the percentage of this group facing cost burden still remains high.

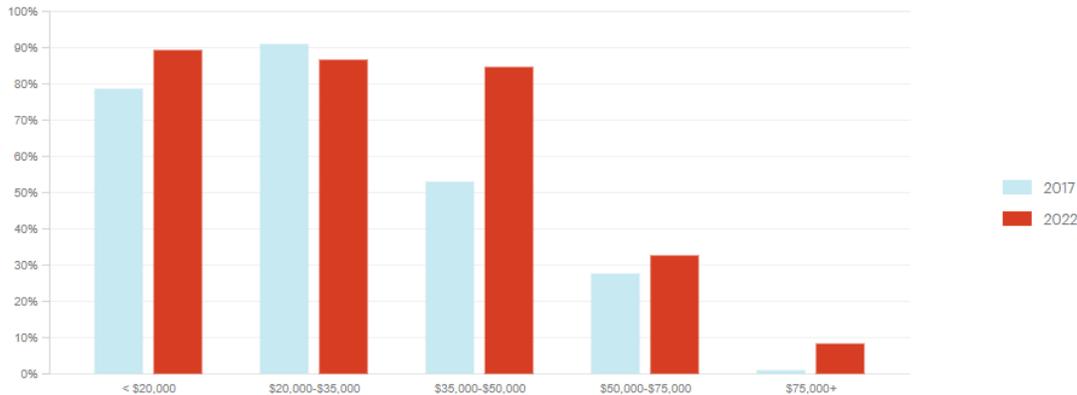


Source: Census
2008-2012 - 2018-2022 Data Contains: Rio Rancho, NM

The incidence of housing cost burdens is generally highest for unassisted renter households with the lowest incomes, a key reason federal housing vouchers and federally funded public housing are targeted primarily toward extremely low-income renters. In developing a local housing strategy, it is important to consider both the incidence of moderate- and severe housing cost burdens among households of different income levels and the absolute number of renter households with these problems within each income category. It is also important to consider whether the incidence of housing problems is

rising among certain income groups as well as whether there are important gaps not targeted by federal assistance.

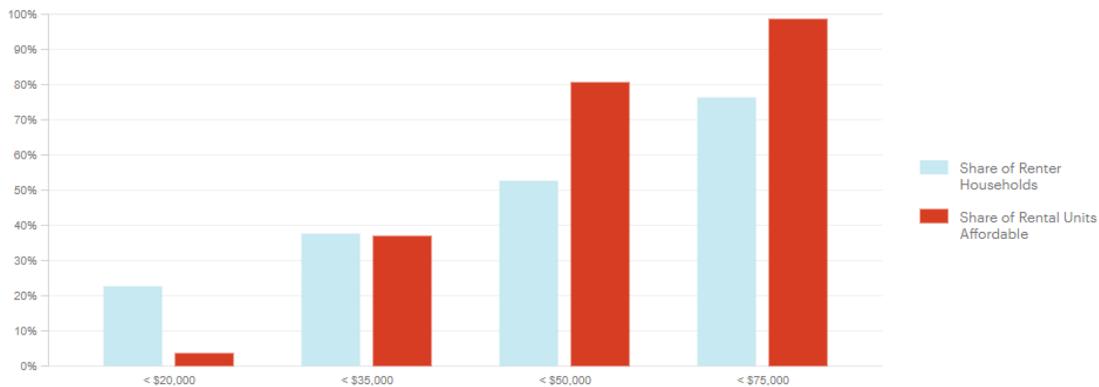
In Rio Rancho, renter households with incomes of less than \$20,000 had the highest incidence of cost burden in 2022 (88.9%), with no significant difference in incidents for households earning less than \$35,000 (86.4%) and those earning less than \$50,000 (84.2%). As shown in the previous visualization, the share of households rent burdened in Rio Rancho decreased overall from 2017 to 2022.



Source: [Census](#)
2008-2012 - 2018-2022 Data Contains: Rio Rancho, NM

Distribution of Renter Households and Affordable Rental Units by Income 2020

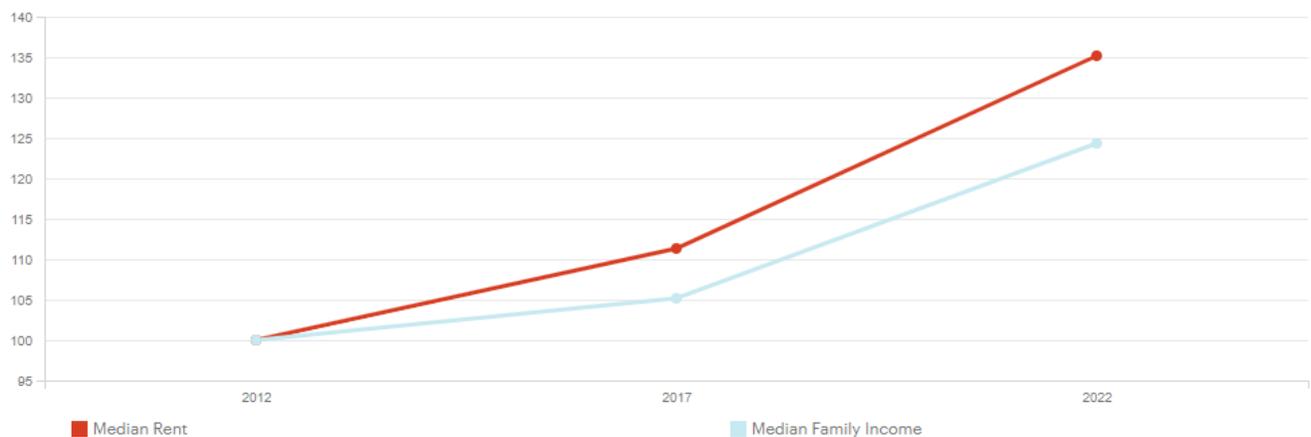
This chart compares the cumulative share of renters below specified income levels to the share of the rental stock affordable to households with these incomes to help in identifying housing supply shortages at different income levels. It is important to note that some of the units identified as affordable to people of a particular income level may in fact be occupied by households with higher incomes, reducing the stock available for lower income households. There are deficits in affordable supply for the lowest income households in nearly all markets, including Rio Rancho.



Source: [Census](#)
2008-2012 - 2018-2022 Data Contains: Rio Rancho, NM

Comparison of Trends in Rent and Income (Indexed) 2012 to 2022

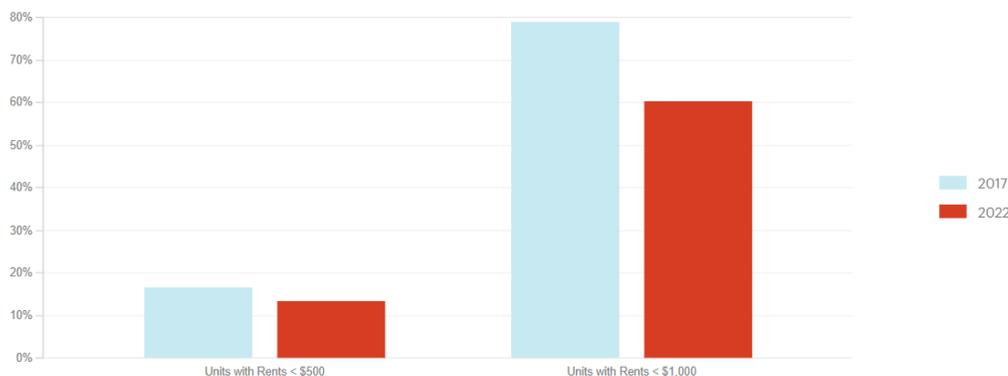
Rents are rising faster than incomes in Rio Rancho and nationally, leading to decreased affordability. In other localities and regions, incomes are increasing faster than rents, leading to increased affordability. The monthly median rent in Rio Rancho rose from \$1,004 in 2012 to \$1,357 in 2022 (growth of 35.2%). During this same period, the annual median family income in Rio Rancho rose from \$69,216 to \$86,077 (growth of 24.4%).



Source: Census
2008-2012 - 2018-2022 Data Contains: Rio Rancho, NM

Change in Stock of Rental Units below \$500 and \$1,000 a Month 2017 to 2022

Some localities are experiencing a reduction in the stock of units with low rents as owners renovate housing or simply align rents with a rising market. In Rio Rancho, 1.1% of rental units in 2022 had a monthly rent of \$500 or less, and 15.4% of units rented for \$1,000 or less monthly. This is a smaller share than in 2017, when 39.1% of rented units in Rio Rancho had a gross rent of \$1,000 or less. Based on affordability standards defining an affordable rent at or below 30% of income, monthly rent levels at \$500 and \$1,000 are affordable to households with annual incomes of \$20,000 and \$40,000, respectively.

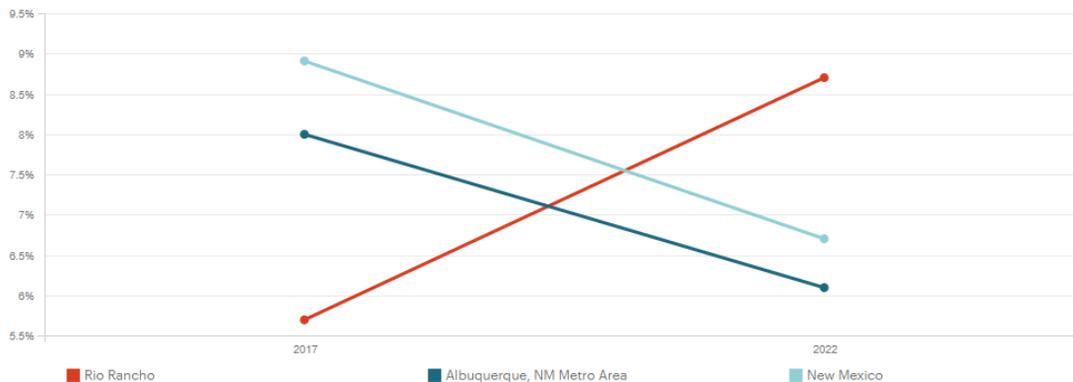


Source: Census
2008-2012 - 2018-2022 Data Contains: Rio Rancho, NM

Change in Rental Vacancy Rates

Since 2017, the vacancy rate in Rio Rancho rose by 3 percentage point(s) (the number of vacant rental units increased from 438 to 688). As of 2022, the rental unit vacancy rate

in Rio Rancho was 8.7%, and has been higher than the state of New Mexico's rate, which was 6.7% in 2022. All else being equal, higher vacancy rates are a sign of a softer housing market, in which there are fewer signs of supply limitations. Dropping rental vacancy rates may indicate increasing pressure on a local jurisdiction's rental housing supply.



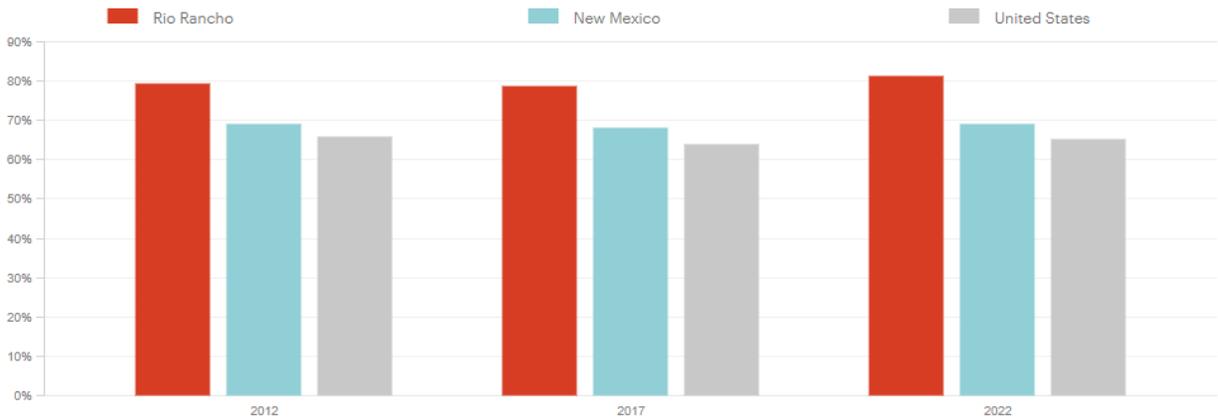
Source: [Census](#)
2008-2012 - 2018-2022 Data Contains: Rio Rancho, NM

Homeownership Affordability

An examination of the homeownership rate and affordability of owner-occupied homes is important for developing a strategic approach to homeownership. Localities with homeownership rates that are low relative to the region or state may want to consider policies to encourage homeownership. There are also several policy options to bring homeownership within reach of low- and moderate-income households, such as community land trusts, deed-restricted homeownership, housing counseling, down payment assistance, and shared appreciation mortgages. In addition to helping renters become homeowners, many localities focus on helping existing homeowners stay in their homes through policies including foreclosure prevention and property tax relief. Since the overall supply of homes for sale can affect home prices, localities interested in making homes more affordable also may wish to can also focus on reducing barriers to the creation of new supply of affordable housing.

Homeownership Rate

The state and national averages provide useful context for understanding a locality's homeownership rate and the change over time in that rate. In 2022, 81.1% of households in Rio Rancho owned their homes. This is higher than the state of New Mexico (68.7%) and higher than the homeownership rate in the United States (64.8%). Between 2017 and 2022, the homeownership rate in Rio Rancho rose by 2.7 percentage points and the number of homeowners increased from 26,178 to 30,986.

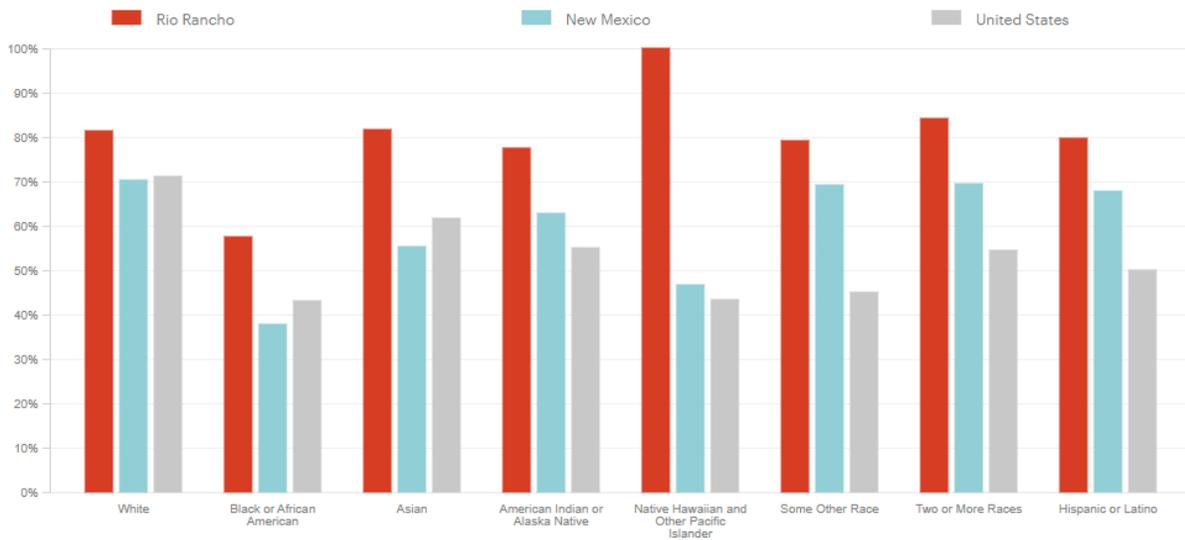


Source: [Census](#)
2008-2012 - 2018-2022 Data Contains: Rio Rancho, NM

Homeownership Rate by Race/Ethnicity

Across the U.S. there are significant variations in homeownership rates by race and ethnicity. Localities can use these charts to compare homeownership rates by race or ethnicity in their jurisdiction to those of the state and the U.S. as a whole, and to understand how trends and disparities in homeownership rates have changed within their jurisdiction over time.

In Rio Rancho, as of 2022, the homeownership rate for white householders was 81.5%, compared to 70.3% in New Mexico and 71.1% in the United States as a whole. During this same time period, the Rio Rancho homeownership rate for Black or African American householders was 57.5%, higher than New Mexico's 37.8%, and higher than the United States rate of 43.1%. See the chart for the homeownership rates of other racial and ethnic groups.

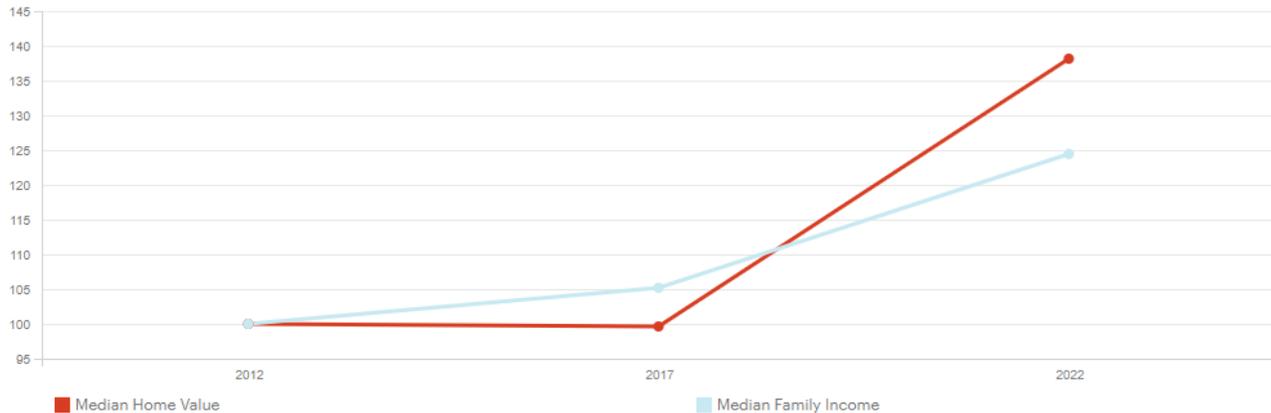


Source: [Census](#)
2008-2012 - 2018-2022 Data Contains: Rio Rancho, NM

Comparison of Trends in Median Home Values and Median Family Incomes

Median home values in Rio Rancho have risen \$68,100 in nominal dollars since 2012. As of 2022, a median home value in Rio Rancho was \$246,700 (increase of 38.1% since

2012). During the period between 2012 and 2022, median family income in Rio Rancho has grown from \$69,216 (2012) to \$86,077 (2022), a growth of 24.4%.

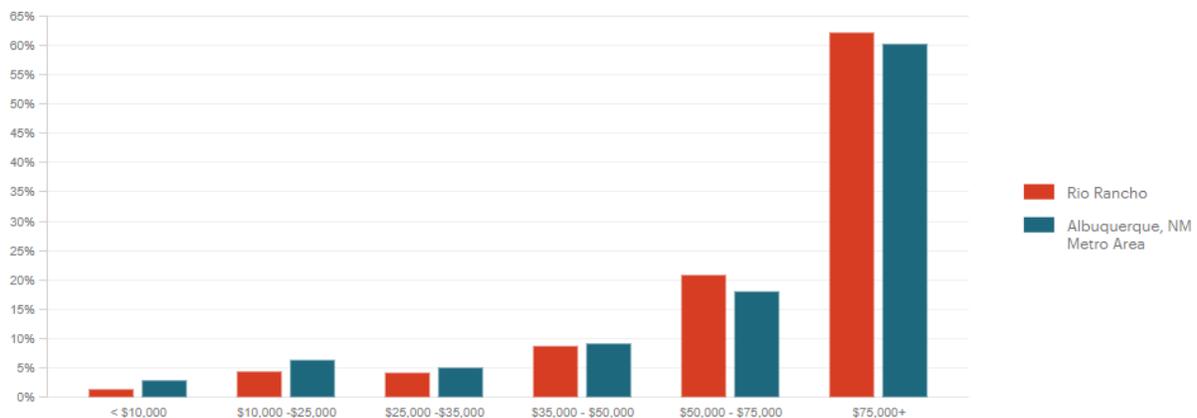


Source: Census
2008-2012 - 2018-2022 Data Contains: Rio Rancho, NM

Distribution of Homeowners with Mortgages by Income

This chart indicates the relative incomes of homeowners with mortgages in Rio Rancho compared to those in Albuquerque, NM Metro Area. When the incomes of homeowners with mortgages are lower in the jurisdiction than in the broader region, homes in the jurisdiction are generally more affordable than in the region.

In Rio Rancho, as of 2022, 5.2% of homeowners with a mortgage earned under \$25,000 annually, compared with 8.6% of homeowners in Albuquerque, NM Metro Area. Homeowners with mortgages earning over \$75,000 annually make up 62.0% of this share in Rio Rancho, greater than 60.0% for Albuquerque, NM Metro Area.

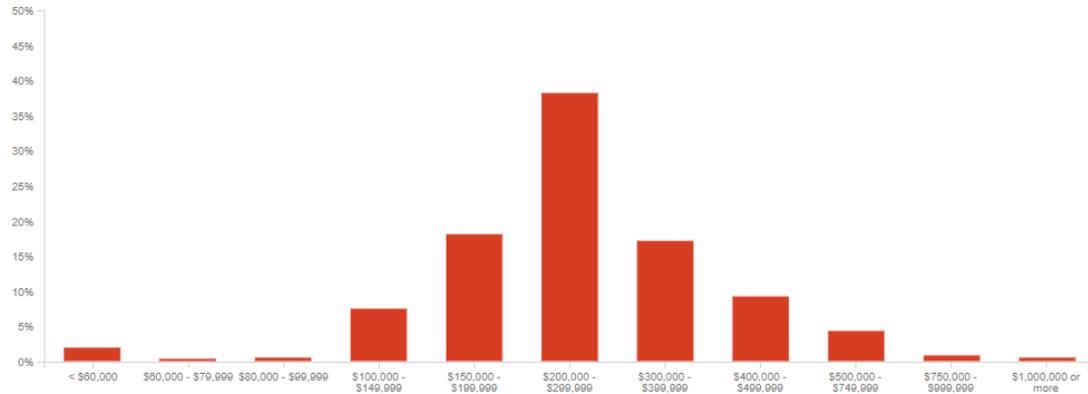


Source: Census 2008-2012 - 2018-2022 Data Contains: Rio Rancho, NM

Distribution of Reported Home Values 2022

This chart shows the distribution of reported home values of owner-occupied homes in Rio Rancho. The area median income (AMI) for Rio Rancho was \$77,100 in 2022. Using a general rule of thumb, households at 60%, 80%, 100% and \$120% of the AMI in Rio

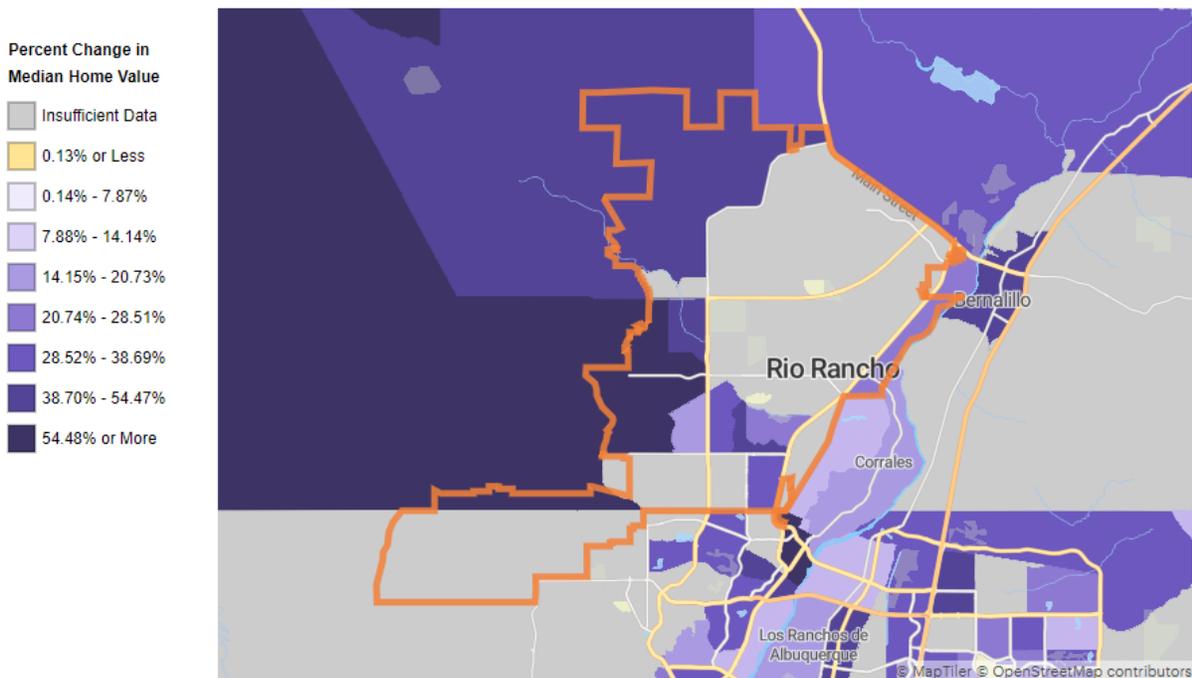
Rancho could afford homes of about \$135,900, \$181,200, \$231,300, and \$271,800, respectively.



Source: Census
2008-2012 - 2018-2022 Data Contains: Rio Rancho, NM

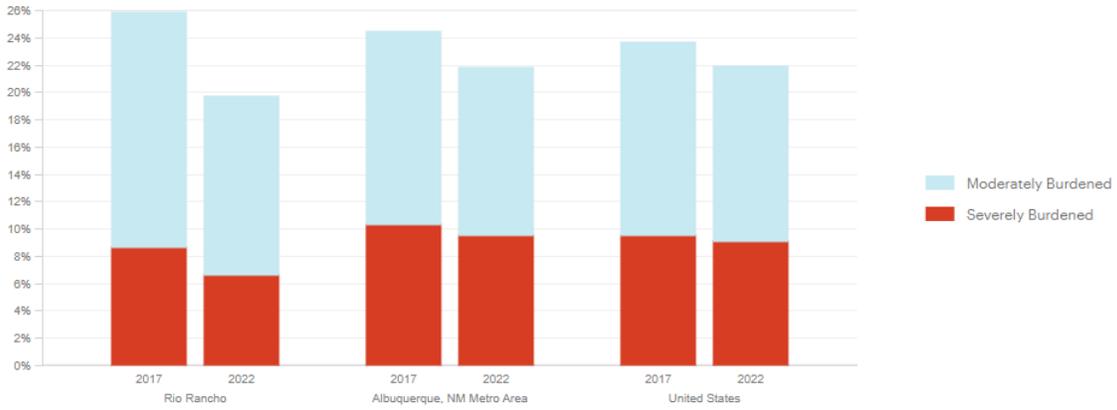
Change in Median Home Value by Neighborhood

Recent trends in home prices can help you design and target your programs and policies to those neighborhoods subjected to the greatest upward (or downward) pressure on housing prices. The map below illustrates the change in median home prices in Rio Rancho between 2017 and 2022 by census tract. Use the map to determine how home prices within each census tract in Rio Rancho compared to the 38.6% overall change.



Share of Owner Households Moderately or Severely Cost Burdened

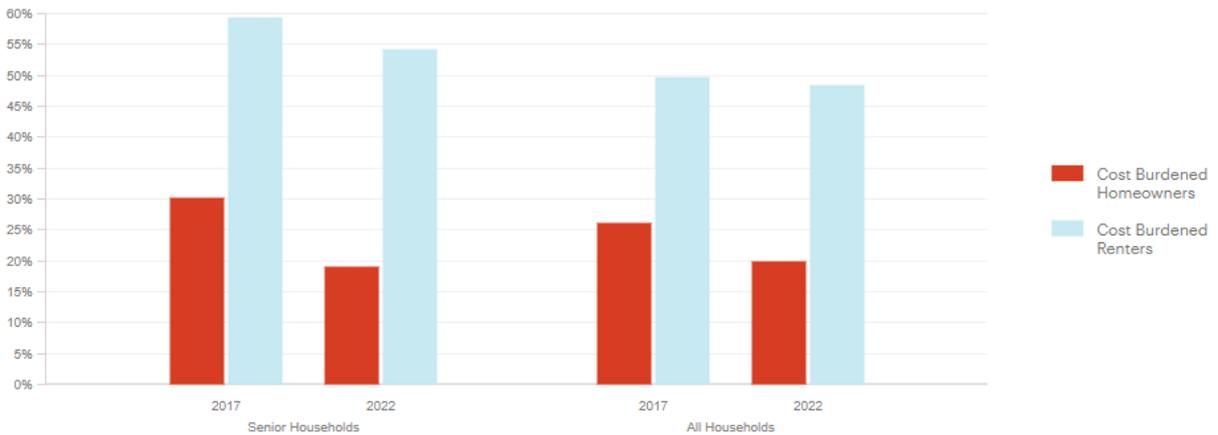
In Rio Rancho, the share of owner households that were moderately or severely cost burdened decreased from 25.9% in 2017 to 19.7% in 2022. This share is lower than the Albuquerque, NM Metro Area's 21.8%, and lower than the United States as a whole, where 21.9% of homeowners were cost burdened in 2022.



Source: [Census](#), 2008-2012 - 2018-2022 Data Contains: Rio Rancho, NM

Cost Burdened Senior Households 2017 to 2022

This chart examines whether cost burdens are greater among senior households than the general population in the jurisdiction. In Rio Rancho, as of 2022, a larger share of senior renter households are burdened (54.0%) than are renter households overall (48.2%). For senior homeowners, the inverse relationship exists. To determine whether the trends in cost-burden for senior households are similar to or different from the trends for all households, compare the left set of bars to the right set of bars.



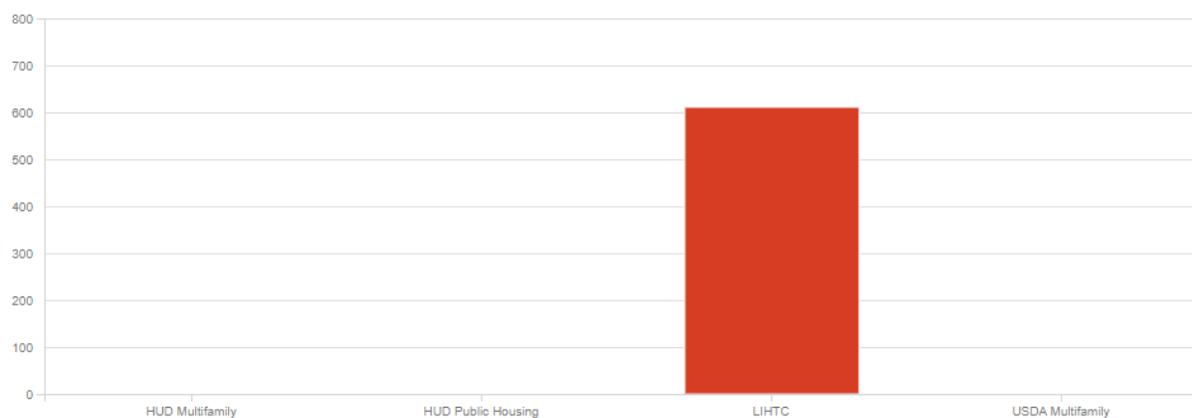
Source: [Census](#)
2013-2017 - 2018-2022 Data Contains: Rio Rancho, NM

Dedicated Affordable Housing

There are two main types of affordable housing: (a) dedicated affordable housing that comes with binding rent and/or income restrictions to ensure it is occupied by low-income households and (b) market affordable housing – units that rent or sell at an affordable price but have no binding restrictions. This section focuses on the first type, providing information about the amount and location of dedicated affordable housing in the jurisdiction. Surveying the landscape of existing affordable housing in the jurisdiction can help clarify gaps left by federal subsidies and identify the extent to which existing dedicated affordable housing units may be at risk of loss from the subsidized inventory as federal regulatory agreements expire.

Federally Subsidized Housing Units

In 2021, the inventory of federally subsidized rental housing in Rio Rancho included 611 units and comprised 8.5% of Rio Rancho's total rental stock. Of these subsidized units, 0 are HUD public housing units. Remaining units are privately owned and receive federal subsidies. In addition to the federally subsidized rental programs tracked here, some jurisdictions also have rental units that are subsidized by state or local sources. Not included in this inventory are approximately 73 Housing Choice Vouchers, the majority of which are tenant-based (assigned to individuals who may use them in rental housing of their choosing) and a portion of which may be project-based (tied to specific units). Tenant-based vouchers may be used in Low Income Housing Tax Credit properties or in other privately-owned units that meet voucher program criteria.



Source: HUD Multifamily DB, HUD's Picture of Subsidized Households, LIHTC, USDA

C. Segregation Analysis

Dissimilarity Index

The dissimilarity index compares the residential locations of two groups within a jurisdiction to measure the degree to which group members are segregated or geographically separate from one another.

The index value is presented as a number between 0 and 100, which represents the share of one group that would need to move to new neighborhoods (approximated as census tracts) in order to have the same distribution across neighborhoods as the comparison group. For example, a dissimilarity index of 0 for black households relative to white households in a jurisdiction would indicate total integration, with both groups living in the same proportions across all jurisdiction neighborhoods. Alternatively, an index score of 100 would indicate complete residential segregation. In this scenario, 100% of households in one or the other group would need to move to new neighborhoods to achieve a balanced distribution across the jurisdiction.

Index values between 0 and 30 are generally assumed to indicate more integrated communities and low levels of segregation, while values between 31 and 60 indicate

moderate segregation and values between 61 and 100 indicate high levels of segregation.

The index is calculated at the Core-Based Statistical Area (CBSA) level (also referred to informally as “metro area”), when white residents and Black, Latino, and/or Asian residents represent at least 5% of total CBSA population.

In Rio Rancho, the dissimilarity index value was N/A for Non-Hispanic Black and Non-Hispanic White residents, N/A for Non-Hispanic Asian and Non-Hispanic White residents, and 10.6 for Hispanic and Non-Hispanic White residents.



Source: Census
2018-2022 Data Contains: Rio Rancho, NM

III. ACCESS TO OPPORTUNITY

Access to opportunity measures poverty, local conditions, access to jobs, education, healthy and safe living conditions, public services, and amenities, which are critical factors to consider when measuring fair housing choice. Social research has demonstrated negative effects of residential segregation on income and opportunity for minority families, who are commonly concentrated in communities “characterized by older housing stock, slow growth, and low tax bases – the resources that support public services and schools.”¹ Households living in lower-income areas of racial and ethnic concentration have fewer opportunities for education, wealth building, and employment.²

To describe the variation in neighborhood opportunity across regions, HUD has adopted a “Communities of Opportunity” model based on research developed by The Kirwan Institute for the Study of Race and Ethnicity at Ohio State University. Communities of Opportunity is a framework that assigns each neighborhood a score reflecting the degree to which its residents have access to amenities and services such as good schools, jobs, stable housing, transit, low crime, and minimal health hazards.

HUD and the Institute draw upon an extensive research base demonstrating the importance of neighborhood conditions in predicting life outcomes. The ultimate goals of the exercise are to bring opportunities to amenity-deprived areas and to connect people to existing opportunities throughout a region. The Institute argues that “we need to assess the geographic differences in resources and opportunities across a region to make informed, affirmative interventions into failures and gaps in ‘free market’ opportunities.”

The Communities of Opportunity model is highly spatial and therefore map-based, generating a geographic footprint of inequality. The process of creating opportunity maps involves building a set of indicators that reflect local issues and are also based on research that validates the connections between the indicators and increased opportunity. Data is collected at the smallest geographic unit possible for each indicator and organized into sectors (prosperity, mobility, etc.), which are then combined to create a composite opportunity map. The resulting maps allow communities to analyze opportunity, “comprehensively and comparatively, to communicate who has access to opportunity-rich areas and who does not, and to understand what needs to be remedied in opportunity-poor communities,” according to the Institute.

Overview of HUD-Defined Opportunity Factors

HUD developed opportunity indicators to identify communities with disparate access to opportunity and identify protected classes experiencing disparate impacts of unfair housing choice. The opportunity index includes scores for: poverty, education, employment, transportation, and environmental health. The following sections provide definitions of each opportunity indicator as defined in HUD’s AFFH-T Data Documentation

¹ Orfield, Myron. “Land Use and Housing Policies to Reduce Concentrated Poverty and Racial Segregation.” *Fordham Urban Law Journal*. Volume 33, Issue 3, 2005.

² Turner, Margery, et al. “Discrimination in Metropolitan Housing Markets: National Results from Phase I HDS 2000. Urban Institute. Online: huduser.org/Publications/pdf/Phase1_Report.pdf

and describe local findings. Values for each range from 0 to 100 with 0 representing a low score and less access to opportunity and 100 representing a high score and more access to opportunity.

A. Low Poverty Index

The Low Poverty Index measures poverty in a community, a higher score represents a more prosperous community with lower poverty levels. This indicator measures family poverty rates and the receipt of public assistance, such as cash welfare.

The table below shows Poverty Index scores across race and ethnicity. In general, the Black and Hispanic communities are the least prosperous and experience the most poverty, while the White and Asian/Pacific Islander non-Hispanic communities are the most prosperous and experience the least poverty in the city and the Albuquerque Region.

LOW POVERTY INDEX		
	(Rio Rancho, NM CDBG) Jurisdiction	(Albuquerque, NM) Region
Total Population		
White, Non-Hispanic	59.27	50.27
Black, Non-Hispanic	60.70	40.95
Hispanic	59.57	35.08
Asian or Pacific Islander, Non-Hispanic	65.86	52.98
Native American, Non-Hispanic	61.19	29.13
Population below federal poverty line		
White, Non-Hispanic	49.05	36.32
Black, Non-Hispanic	53.22	30.39
Hispanic	48.05	25.12
Asian or Pacific Islander, Non-Hispanic	42.74	34.40
Native American, Non-Hispanic	54.41	22.02

Table 25: Low Poverty Index: Source: HUD AFFH Mapping Tool, <https://egis.hud.gov/affht/>

B. School Proficiency Index

The School Proficiency Index measures the quality of the school systems in a community. The higher the score, the higher the school system met HUD’s definition of proficiency. This indicator uses school-level data on the performance of 4th-grade students on state exams to describe which neighborhoods have high-performing elementary schools nearby and which are near lower-performing elementary schools.

Rio Rancho schools, public, charter and private, receive accolades for their academic success and athletic championships. The University of New Mexico’s West Campus is located in Rio Rancho, as well as the Rio Rancho Campus of Central New Mexico Community College, which recently moved its automotive program, including electric vehicles, to Rio Rancho.

SCHOOL PROFICIENCY INDEX		
	(Rio Rancho, NM CDBG) Jurisdiction	(Albuquerque, NM) Region
Total Population		
White, Non-Hispanic	68.35	58.97
Black, Non-Hispanic	67.71	48.59
Hispanic	67.66	41.77
Asian or Pacific Islander, Non-Hispanic	71.36	59.53
Native American, Non-Hispanic	67.59	38.49
Population below federal poverty line		
White, Non-Hispanic	63.46	51.95
Black, Non-Hispanic	76.55	41.19
Hispanic	66.95	37.37
Asian or Pacific Islander, Non-Hispanic	78.17	49.76
Native American, Non-Hispanic	62.93	35.25

Table 26: School Proficiency Index: Source: HUD AFFH Mapping Tool, <https://egis.hud.gov/affht/>

C. Labor Market Engagement Index

The Labor Market Engagement Index measures a community’s level of employment, labor force participation, and educational attainment in a community, the higher the score, the higher the opportunity for engagement in the labor market.

The table below shows the Labor Market Engagement Index scores across race and ethnicity. In the table below, white non-Hispanic, Asian, or Pacific Islander non-Hispanic, and Native American non-Hispanic communities have the most labor market engagement even when in poverty. The black non-Hispanic and Hispanic communities have the most minor Labor market engagement. Comparatively, the numbers in the Albuquerque Region are relatively similar.

LABOR MARKET INDEX		
	(Rio Rancho, NM CDBG) Jurisdiction	(Albuquerque, NM) Region

Total Population		
White, Non-Hispanic	50.39	55.38
Black, Non-Hispanic	51.29	46.52
Hispanic	50.66	39.74
Asian or Pacific Islander, Non-Hispanic	58.14	60.51
Native American, Non-Hispanic	50.99	32.17
Population below federal poverty line		
White, Non-Hispanic	42.00	46.06
Black, Non-Hispanic	60.14	43.21
Hispanic	45.66	32.62
Asian or Pacific Islander, Non-Hispanic	59.67	51.33
Native American, Non-Hispanic	48.01	27.90

Table 27: Labor Market Index: Source: HUD AFFH Mapping Tool, <https://egis.hud.gov/affht/>

D. Transit Index

The Transit Index measures the utilization of public transportation in a community. Transit access describes the accessibility of amenities using public transit. The higher the score, the more likely residents in that community utilize public transit. This indicator estimates transit trips taken by families that: are a 3-person single-parent family with income at 50 percent of the median income for renters for the region (i.e., the Core-Based Statistical Area (CBSA)).

Table 20 shows the Transit Index scores across race and ethnicity. Based on these parameters, transit use is consistent across racial and ethnic communities with the Hispanic community below the poverty line with the highest score, while regionally Black Non-Hispanic and Hispanic communities have the highest score.

TRANSIT INDEX		
	(Rio Rancho, NM CDBG) Jurisdiction	(Albuquerque, NM) Region
Total Population		
White, Non-Hispanic	31.03	56.52
Black, Non-Hispanic	29.96	60.42
Hispanic	29.32	59.10
Asian or Pacific Islander, Non-Hispanic	31.72	61.25
Native American, Non-Hispanic	29.20	58.90
Population below federal poverty line		
White, Non-Hispanic	34.25	64.14
Black, Non-Hispanic	35.91	70.51
Hispanic	32.51	64.50
Asian or Pacific Islander, Non-Hispanic	35.52	67.71
Native American, Non-Hispanic	29.69	64.20

Table 28: Transit Index: Source: HUD AFFH Mapping Tool, <https://egis.hud.gov/affht/>

E. Low Transportation Cost Index

The Low Transportation Cost Index estimates transportation costs for families that are a 3-person single-parent family with income at 50% of the median income for renters for the region. The table below shows the Low Transportation Cost Index scores across race and ethnicity.

LOW TRANSPORTATION COST INDEX		
	(Rio Rancho, NM CDBG) Jurisdiction	(Albuquerque, NM) Region
Total Population		
White, Non-Hispanic	25.26	38.69
Black, Non-Hispanic	24.57	43.04
Hispanic	24.00	38.42
Asian or Pacific Islander, Non-Hispanic	24.53	42.28
Native American, Non-Hispanic	24.56	35.43
Population below federal poverty line		
White, Non-Hispanic	27.67	45.04
Black, Non-Hispanic	26.73	51.02
Hispanic	27.64	41.95
Asian or Pacific Islander, Non-Hispanic	28.93	51.17
Native American, Non-Hispanic	24.13	39.99

Table 29: Low Transportation Cost Index: Source: HUD AFFH Mapping Tool, <https://egis.hud.gov/affht/>

F. Jobs Proximity Index

The Jobs Proximity Index measures the distance of job locations from a community. Greater weight is given to larger employment centers. The competition for a job location measured by labor supply is inversely weighted. Table 22 shows the Jobs Proximity Index scores across race and ethnicity. In this table, we see that the Black, Hispanic, and Native American population lives closest to where they work, followed by the White and Asian/Pacific Islander Non-Hispanic population in both CDBG areas and the Rio Rancho region.

JOBS PROXIMITY INDEX		
	(Rio Rancho, NM CDBG) Jurisdiction	(Albuquerque, NM) Region
Total Population		
White, Non-Hispanic	27.23	46.41
Black, Non-Hispanic	24.21	46.69
Hispanic	25.28	42.95
Asian or Pacific Islander, Non-Hispanic	27.00	51.97
Native American, Non-Hispanic	27.70	40.65
Population below federal poverty line		
White, Non-Hispanic	22.72	53.24
Black, Non-Hispanic	30.18	54.32
Hispanic	27.74	45.72
Asian or Pacific Islander, Non-Hispanic	22.33	57.23
Native American, Non-Hispanic	25.05	42.08

Table 30: Jobs Proximity Index: Source: HUD AFFH Mapping Tool, <https://egis.hud.gov/affht/>

G. Environmental Health Index

The environmental health index measures the environmental quality of a community. The higher the score, the less exposure a community has to harmful environmental toxins. The index measures the potential for exposure to harmful toxins within a community, as determined by the Environmental Protection Agency's Toxic Release Inventory by volume and toxicity.

Table 23 shows Environmental Health Index scores for Rio Rancho communities, across race, ethnicity, and poverty. In this table, we see that the Hispanic community has the greatest exposure to environmental toxins. For communities below the federal poverty level, the White, Asian Pacific Islander, and Native American, Non-Hispanic community below the poverty line has the least exposure to environmental toxins, while the Black and Hispanic community below the poverty line has the most risk of exposure to environmental toxins. Looking at the indices overall, White, Non-Hispanic population tends to live in more prosperous communities, have access to higher-quality schools, and have the most labor market engagement. Black non-Hispanic and Hispanic communities are the least prosperous, have the least access to quality schools, and have the lowest labor market engagement. Understanding the disproportionality of opportunity access within White, Non-Hispanic communities compared to minority communities will help inform the location of housing that is accessible to minority communities to ensure they are also given access to housing within higher opportunity neighborhoods.

ENVIRONMENTAL HEALTH INDEX		
	(Rio Rancho, NM CDBG) Jurisdiction	(Albuquerque, NM) Region
Total Population		
White, Non-Hispanic	78.07	71.99
Black, Non-Hispanic	79.17	66.41
Hispanic	79.64	65.64
Asian or Pacific Islander, Non-Hispanic	77.09	70.29
Native American, Non-Hispanic	79.59	74.67
Population below federal poverty line		
White, Non-Hispanic	79.23	66.61
Black, Non-Hispanic	77.97	60.41
Hispanic	78.72	63.71
Asian or Pacific Islander, Non-Hispanic	77.99	65.05
Native American, Non-Hispanic	82.28	73.24

Table 31: Environmental Health Index: Source: HUD AFFH Mapping Tool, <https://egis.hud.gov/affht/>

IV. LOCAL OPPORTUNITY FACTORS

In addition to the Access to Opportunity Indices provided by HUD. Data provided by the ACS and HUD Comprehensive Housing Affordability Strategy (CHAS) provides insight into the conditions of Communities and Housing. The following analysis examines employment, education, broadband access, transportation, environmental justice, and disproportionate housing.

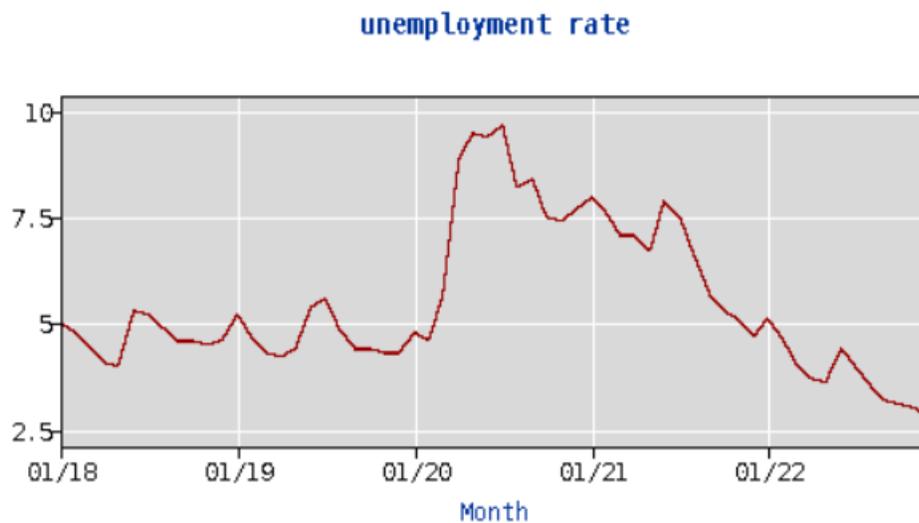
A. Unemployment

Household income is a determining factor of where people can afford to live and the quality of housing conditions they can afford to have. Quality jobs provide access to sufficient household income and improve housing choices. The tables below show employment status over time and by gender and race/ethnicity. Employment status is assessed for the population over 16 years and over. People aged 16 to 64 years who are seeking employment or currently working are participating in the labor force. An individual not actively seeking a job is not considered to be participating in the labor force and, thus, is not part of the unemployment calculation.

The City of Rio Rancho's unemployment rate remained relatively consistent from 2018 to 2022, except for a spike in 2020 and 2021 due to the COVID-19 pandemic.

UNEMPLOYMENT RATES IN RIO RANCHO, TX					
YEAR	2018	2019	2020	2021	2022
Unemployment Rate	4.7%	4.7%	7.7%	6.6%	3.8%

Table 32: Unemployment Source: U.S. Bureau of Labor Statistics, <https://data.bls.gov/pdq/SurveyOutputServlet>



The rate of unemployment is higher for males than for the female population. The data shows significant disparities between racial and ethnic groups. The Black or African American community experiences higher rates of unemployment than other racial and ethnic communities.

2022 UNEMPLOYMENT RATE

SEX	
Male	5.4%
Female	5.0%
RACE AND HISPANIC OR LATINO ORIGIN	
White alone	5.30%
Black or African American alone	14.40%
American Indian and Alaska Native alone	2.40%
Asian alone	2.70%
Native Hawaiian and Other Pacific Islander alone	0.00%
Some other race alone	4.60%
Two or more races	6.30%
Hispanic or Latino origin (of any race)	5.20%
White alone, not Hispanic or Latino	5.70%

Table33: Unemployment Rate Source: U.S. Census Bureau 2022 5-yr ACS Estimates, www.census.gov

B. Occupation by Industry

In addition to employment patterns, a closer look at where residents work helps to assess overall access to economic opportunity. Educational Services, Professional Scientific and Management, and Retail Trade comprise 47.60 percent of the employed population over 16, the largest share of jobs in the city.

JOB INDUSTRY		
Industry Sector	Number of Employees	Percent
Civilian employed population 16 years and over	81,893	100%
Agriculture, forestry, fishing and hunting, and mining	573	0.70%
Construction	5,978	7.30%
Manufacturing	4,832	5.90%
Wholesale trade	2,539	3.10%
Retail trade	9,418	11.50%
Transportation and warehousing, and utilities	3,603	4.40%
Information	1,474	1.80%
Finance and insurance, and real estate and rental and leasing	6,797	8.30%
Professional, scientific, and management, and administrative	9,500	11.60%
Educational services, and health care and social assistance	20,064	24.50%
Arts, entertainment, recreation, accommodation, and food services	6,142	7.50%
Other services (except public administration)	4,668	5.70%
Public administration	6,306	7.70%

Table 34: Occupation by Industry Source: U.S. Census Bureau 2022 5-yr ACS Estimates, www.census.gov

C. Minimum Wage

The current minimum wage in the State of New Mexico is \$12.00 per hour. The state minimum wage is the same for all individuals, regardless of how many dependents they may have. A living wage is an hourly rate that an individual in a household must earn to support himself or herself and their family.

According to MIT, the living wage shown is the hourly rate that an individual in a household must earn to support his or herself and their family. The assumption is the sole provider is working full-time (2080 hours per year). Based on MIT’s Living Wage Calculator, Sandoval County minimum wage is \$9.83 below the \$21.83 living wage for one adult with no children and \$3.42 below the living wage for two working adults with one child within the Sandoval County limits. Considering these gaps between the minimum and living wages, households with adults earning minimum wage would need additional assistance securing housing in Rio Rancho.

1 ADULT				
	0 Children	1 Child	2 Children	3 Children
Living Wage	\$21.83	\$39.26	\$50.10	\$66.59
Poverty Wage	\$7.24	\$9.83	\$12.41	\$15.00
Minimum Wage	\$12.00	\$12.00	\$12.00	\$12.00

Table 35: Living Wage- 1 Adult Source: MIT Living Wage Calculator, [Living Wage Calculator - Living Wage Calculation for Sandoval County, NM \(mit.edu\)](#)

2 ADULTS (1 WORKING)				
	0 Children	1 Child	2 Children	3 Children
Living Wage	\$30.84	\$36.86	\$41.74	\$45.84
Poverty Wage	\$9.83	\$12.41	\$15.00	\$17.59
Minimum Wage	\$12.00	\$12.00	\$12.00	\$12.00

Table 36: Living Wage-2 Adults 1 Working Source: MIT Living Wage Calculator, [Living Wage Calculator - Living Wage Calculation for Sandoval County, NM \(mit.edu\)](#)

2 ADULTS (BOTH WORKING)				
	0 Children	1 Child	2 Children	3 Children
Living Wage	\$15.42	\$21.97	\$27.65	\$32.71
Poverty Wage	\$4.91	\$6.21	\$7.50	\$8.79
Minimum Wage	\$12.00	\$12.00	\$12.00	\$12.00

Table 37: Living Wage-2 Adults Working Source: MIT Living Wage Calculator, [Living Wage Calculator - Living Wage Calculation for Sandoval County, NM \(mit.edu\)](#)

D. Educational Attainment

The educational attainment levels vary across Rio Rancho, with a mix of individuals holding high school diplomas, associate degrees, bachelor's degrees, and higher qualifications. Educational attainment is a key factor in future wages and economic opportunities. Rio Rancho residents have access to vocational training, community college courses, and bachelor's and graduate programs through nearby institutions. Several higher education institutions near Rio Rancho, including Central New Mexico

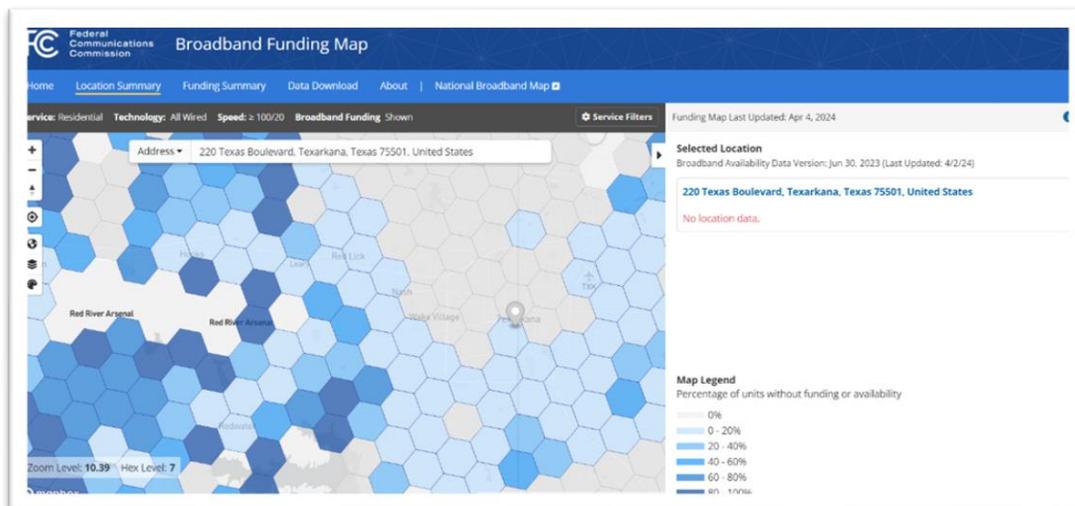
Community College (CNM) and the University of New Mexico (UNM), offer a range of programs and courses.

EDUCATIONAL ATTAINMENT				
	Male	Female	Male	Female
	18 to 24 years		25 years and over	
Less than 9th grade	678	500	742	485
9th to 12th grade, no diploma	(X)	(X)	1,265	1,335
High school graduate (includes GED)	1,855	1,559	8,013	8,498
Some college, no degree	1,692	1,803	8,944	9,456
Associate degree	(X)	(X)	4,083	4,451
Bachelor's degree	193	145	7,290	7,474
Graduate or professional degree	(X)	(X)	3,879	4,810
	4,418	4,007	34,216	36,509

Table 38: Educational Attainment: Source: U.S. Census Bureau 2022 5-yr ACS Estimates, www.census.gov

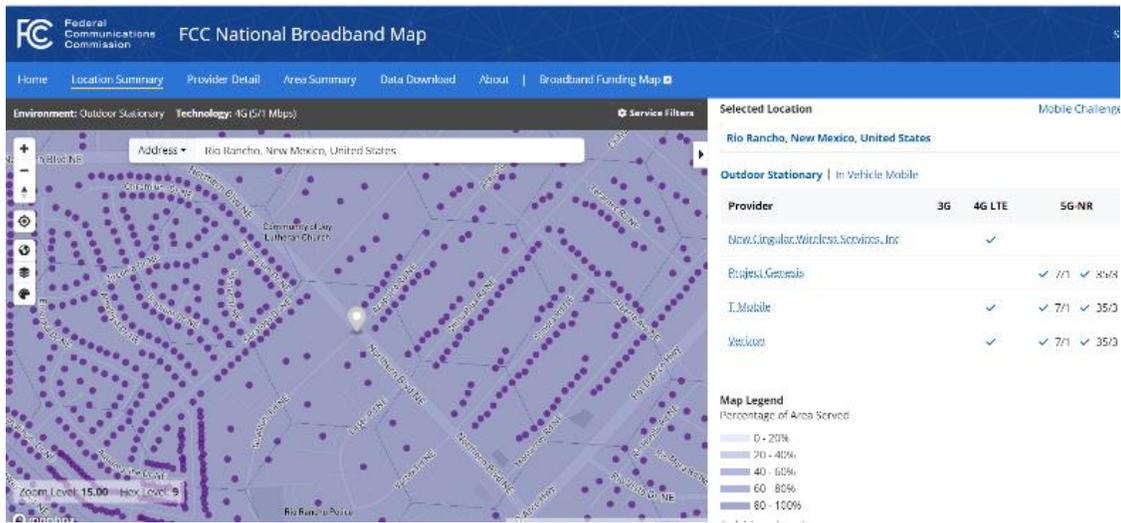
E. Broadband Access

Throughout the United States, there is a significant digital divide, a gap between those who have ready access to the internet and computers and those who do not. The divide is perpetuated by geographical and financial limitations, such as the fact that people cannot afford to pay a monthly service fee for broadband service (an internet connection fast enough to stream a video). Nationwide, less than half of households living on or under \$20,000 are connected. This lack of internet access in communities supports a deficit in opportunity, education, and other prospects. From a fair housing perspective, ensuring that residential broadband is available to housing projects both within and on the city's outskirts will support community viability and improve the quality of life for residents. The figures show that Rio Rancho has a sufficient number of fixed broadband providers, and underserved areas are receiving supplemental funding to bridge the gaps.



Source: Federal Communications Commission (FCC) Fixed Broadband Deployment, <https://fundingmap.fcc.gov/home>

The figure below shows that Rio Rancho has fixed broadband providers and areas that are underserved are receiving supplemental funding to bridge the gaps; however, more development and expansion of services can be provided.



Source: Federal Communications Commission (FCC) Fixed Broadband Deployment, <https://fundingmap.fcc.gov/home>

F. Environmental Justice and Health

Historically, environmentally hazardous sites have been disproportionately placed in communities of color, leading to exposure to hazardous materials and a higher risk of health problems. Siting of these dangerous environmental sites corresponds with housing segregation and zoning, placing high intensity uses near areas zoned multifamily or redlined communities. Environmental Justice and fair housing advocacy both seek to address racial segregation, disparities in access to political power, municipal fragmentation, boundary-drawing around resources, disinvestment, and administrative silos.

The figure displays the location of sites that report to the U.S. Environmental Protection Agency (EPA). These sites include superfund sites- uncontrolled hazardous waste sites, toxic release sites, chemical releases, and waste management activities; air pollution sites- stationary sources of air pollution; and brownfields- previously developed land that is known or potentially contaminated. Extended exposure to these sites can cause various harmful effects on human health and the environment. Based on this data, meaningful advances need to take place around the location of publicly assisted housing and enforcing environmental justice regulations to provide communities with safe environments in which to live.

V. ANALYSIS OF PUBLIC POLICY IMPEDIMENTS

A. General Plan Land Use Element

Since 1968, the Fair Housing Act has prohibited explicit and implicit discriminatory practices through land use policies, building codes, public services, and other public and private practices, such as conditional or special use permits and real estate broker steering, that limit access to fair housing choice for members of protected classes.⁶ Though examples and effects of such practices vary from jurisdiction to jurisdiction, in general, public and private policies should aim to further fair housing goals and proactively address potentially discriminatory practices and trends.

Zoning ordinances and land use regulations are designed to regulate the development and use of property, in some cases, the promotion or preservation of other factors, such as community character, site and location of services, housing typology, and the overall planning process, may deter fair housing choice by limiting housing choice and access to protected classes.⁷ The following sections examine critical public and private policy areas and their potential impact on fair housing choice in the City of Rio Rancho, New Mexico.

Land use policies are fundamental to ensuring housing opportunities. Any land use policies that do not promote a variety of housing opportunities can impede housing choice. The General Plan Land Use Element is a long-term land use policy that determines the type, amount, location, and density of land uses within the City in a manner prescribed by State Planning Law. The Land Use Element is the blueprint for the growth and development of the area.

Of the one third of the City that is developed, the largest land use is residential. The next largest land use is Civic and Institutional uses, which is primarily comprised of large tracts of land that are occupied by Rio Rancho schools.

The Growth Node scenario included economic development focused in master-planned activity centers surrounded by multi-family and single-family housing, with large-lot development in outlying areas. The scenario was modified to include infill and a downtown or government node to serve as an urban center. Overall, the majority of existing development is found in the southern part of the City and along major roads to the east and northeast. Much of the City's opportunity to grow is to the north and northwest. Areas that do not currently have Specific Area Plans in place and are generally undeveloped. Development will usually be limited to low-density residential development until a Specific Area Plan can be adopted.

B. Comprehensive Plan Land Use Designations for Housing

According to the City’s Comprehensive Plan, residential structures should be designed and built to ensure intensity and density compatibility with adjacent single-family detached dwellings. The building intensities and densities allowable within the range of land use designations provide for a wide range of housing opportunities throughout the city suitable to accommodate households of all incomes.

Land Use Designation	Description	Notes
RF-1	Single Family Residential District	This district permits a low density of population in which the primary land use is a single-family dwelling unit.
RF-2	Single Family Residential District	This district permits a moderate density of population in which the principal use is single-family dwelling units.
RF-3	Mixed Residential District	This district permits a moderate density of population in which the principal use is single-family attached or detached townhome or patio home dwelling units or for small-scale multi-family units.
RF-4	Single Family Residential District	This district permits a moderate density of population in which the principal use is single-family dwelling units.
RF-5	Single Family Residential District	This district permits a moderately high density of population in which the principal use is single-family dwelling units.
RF-6	Multi-Family Residential District	This district permits a high density of population in which the principal use is multi-family dwelling units..
MH	Mobile Home Residential District	This district permits a low density of population in which the principal use is a mobile home dwelling.
E-1	Estate Residential District	This district permits a low density of population in which the principal use is a mobile home dwelling.

Table 39: Rio Rancho Zoning

<https://www.codepublishing.com/NM/RioRancho/html/RioRancho150/RioRancho154.html>

C. Zoning Ordinance & Building Codes

The City provides the Land Use Planning and Zoning Regulations for the unincorporated City. The City provides for land use designations, general plan amendment procedures, zoning classifications, zoning districts (including permitted uses, development standards and other regulatory considerations), and general provisions. The regulations contain key definitions of terms that have the potential to impact fair housing choice. An evaluation of these definitions is contained within the Fair Housing Impediment Study summarized in the table below:

Fair Housing Impediment Study

Type of Impediment “Practice or Regulatory”	Compliance Yes or No Compliance	Evaluation Description	Jurisdiction Practice	Comments
Regulatory	Yes	Definition of “Family”	One or more persons who are related by blood or marriage, and including any foster children, or a group of not more than five persons living together as a housekeeping unit by joint agreement on a nonprofit cost sharing basis, or a combination of persons related by blood or marriage along with unrelated adults living together and occupying a single housekeeping unit. In addition, up to 10 persons with a disability or handicap, including any staff residents, residing in a dwelling shall be considered a family.	City definition complies with State law and does not discriminate based on the individual characteristics of the person or persons living in the dwelling unit.
Regulatory	Yes	Single Housekeeping Unit - Group Home- (as related to the definition of “Family”)	No definition exists specifically for Group Home, but the definition of family includes up to 5 unrelated persons living together as a single housekeeping unit or up to 10 persons with a disability or handicap.	City definition complies with State law and does not discriminate based on the individual characteristics of the person or persons living in the dwelling unit.
Regulatory	Yes	Definition of a “disability”	City does not define disability.	City uses “Disability” definition set forth in State Codes.
Practice	Yes	Personal Characteristics of residents considered?	City does not regulate or consider residents personal characteristics.	City provides equal access to housing for special needs residents such as the homeless, elderly, and disabled.

Regulatory	Yes	Zoning for Fair Housing	City's Comprehensive Plan promotes Fair Housing; Zoning Ordinance does not conflict with that policy.	City General Plan requires compliance with all Fair Housing laws and policies. Among the first provisions is the City's Reasonable Accommodation procedure.
Regulatory	Yes	Senior Housing Restrictions & Federal Law	City permits multi-family senior housing in accordance with zoning standards. An age-targeted facility for "seniors" (typically 55 years and over) that can provide a continuum of care and living arrangements from independent living apartments to assisted care units, nursing care beds, memory units for memory-impaired residents, and other health conditions. Living units can be owned or leased, separate or attached, and with varying degrees of independence for residents, but all units are under a common management.	Senior Housing means multiple-family dwelling units, each of which is occupied by one resident who is required to be at least 55 years of age.
Regulatory	Yes	Allow ADA Modifications in municipal-supplied or managed housing?	City complies with State law. City allows as a conditional use.	City complies with State law. The City encourages ADA access modifications.
Practice	Yes	On-site supporting services permitted?	City does not prohibit on-site supportive services in connection with housing.	City encourages services needed by residents.
Regulatory	Yes	Restrict number of unrelated persons residing together if they are disabled?	The City definitions of Health Facilities provide for a range of living situations for disabled persons.	City complies with State law.

Table 40: Rio Rancho Zoning

<https://www.codepublishing.com/NM/RioRancho/html/RioRancho150/RioRancho154.html>

Based on the fair housing impediment study conducted of the Comprehensive Plan Housing Element, Land Use Element and Zoning Ordinance, there are no impediments identified.

State housing law requires that cities facilitate and encourage the provision of housing for a full range of economic segments of the community and special needs groups. Local government policies that limit or exclude housing for persons with disabilities, lower income people, people who are homeless, families with children, or other groups may violate the Fair Housing Act. Municipalities must take these factors into account when regulating land use and development standards throughout its residential zones. The Housing Element of the Plan includes a constraints analysis that examines potential constraints to the development of affordable housing. Key elements of analysis include where certain uses are allowable within the community and development standards.

- ***Single Family***

Single-family residences are permitted by right or allowed in 7 zones. This includes both conventional one family dwellings and manufactured housing.

- ***Multi-Family***

Multiple-family residential developments are permitted by right in one zones.

- ***Condominium***

Condominiums are permitted by right in one zone.

Manufactured Housing

The City encourages the new placement of Manufactured Homes, as well as any new Manufactured Home Development to occur within Manufactured Home Parks and Manufactured Home Subdivisions and to accommodate the isolated placement of a Manufactured Home on an individual Lot. Use is permitted by right in one districts.

The City's Comprehensive Plan appears to follow the federal regulations governing fair housing. The City uses provisions in their Annexation Agreements that require Owners/Developers to pay development assessments to the City on a per lot basis for re-investments in existing neighborhoods and contributions to housing affordability. The development assessments are used by the City in its sole discretion for beautification, restoration, and revitalization improvements to existing neighborhoods and for the promotion of addressing the City's workforce/affordable housing needs and implementation of a workforce housing program. Based on the review of the City's Zoning Ordinance, it is recommended that there is a need to add information, definitions and provisions concerning Fair Housing.

It is recommended that the City include language in the Zoning Ordinance stating the City's commitment to affirmatively further fair housing through its land use regulations and public

policies, such as zoning, to promote fair housing choice for all residents in the City. The statement should include mention of the Fair Housing Act of 1968, the Americans with Disabilities Act of 1990, as well as identification of the federal protected classes. The City should consider including the following definitions: “Fair Housing Act,” “Americans with Disabilities Act,” “Handicap,” and “Reasonable Accommodation

The Federal Courts have ruled that four to six persons with a disability living together in a single-family residence, should be considered a “family,” and thereby be permitted to live together as a family in any zoning district that permits residential uses. The City allows for up to 10 people to cohabitate and be considered as a family.

The City should consider adopting a written reasonable accommodation policy that allows for changes in rules and procedures to afford persons with disabilities equal opportunity to housing, as required by the Fair Housing Act. A reasonable accommodation policy would allow the City flexibility in the application of zoning and land use, as well as providing housing developers guidance in requesting reasonable accommodations.

Accessibility Regulations

HUD encourages its grantees to incorporate “visitability” principles into their designs. Housing that is “visitable” includes the most basic level of accessibility that enables persons with disabilities to visit the home of a friend, family member, or neighbor. “Visitable” homes have at least one accessible means of egress/ingress for each unit, and all interior and bathroom doorways have at least a 32- inch clear opening. As a minimum, HUD grantees are required to abide by all Federal laws governing accessibility for disabled persons. Rio Rancho appears to be in full compliance with the HUD visitability standards.

Federal laws governing accessibility requirements include Section 504 of the Rehabilitation Act, the Americans with Disabilities Act, and the Fair Housing Act.

Section 504 of the Rehabilitation Act (24 CFR Part 8), known as “Section 504” prohibits discrimination against persons with disabilities in any program receiving Federal funds. Specifically, Section 504 concerns the design and construction of housing to ensure that a portion of all housing developed with Federal funds is accessible to those with mobility, visual, and hearing impairments.

The Americans with Disabilities Act (42 U.S.C. 12131; 47 U.S.C. 155, 201, 218, and 225) (ADA) prohibits discrimination against persons with disabilities in all programs and activities sponsored by state and local governments. Specifically, ADA gives HUD jurisdiction over housing discrimination against persons with disabilities.

The Fair Housing Act prohibits discrimination in the sale or rental of housing. It also requires that property owners must make reasonable modifications dwellings and common use areas

to accommodate persons who have a disability. For all new residential buildings of four or more units built after March 13, 1991: public and common areas must be accessible to persons with disabilities; doors and hallways must be wide enough for wheelchairs; all housing units must have accessible routes into and through the unit; there must be accessible light switches, outlets, thermostats; bathroom walls must be reinforced to allow for the installation of grab bars; and kitchens and baths must be accessible so they can be used by persons in wheelchairs.

D. Home Mortgage Disclosure Act (HMDA)

Homeownership provides a path towards building wealth and gaining long-term housing stability. At the same time, low-income households and protected classes continue to lack access to fair lending opportunities or lag behind in the economic benefits associated with homeownership due to the lingering effects of historic lending practices and policies that systematically excluded members of protected classes from homeownership opportunities. The following section analyzes current lending patterns within the City of Rio Rancho and the greater metropolitan area to assess overall access to home lending for protected classes to identify potential barriers to fair housing.

The private sector has traditionally generated the most easily recognized impediments to fair housing choice in regard to discrimination in the sale, rental, or advertising of dwellings; the provision of brokerage services; or in the availability of financing for real estate purchases. The Fair Housing Act and local laws prohibits such practices as the failure to give the same terms, privileges, or information; charging different fees; steering prospective buyers or renters toward a certain area or neighborhood; or using advertising that discourages prospective buyers or renters because of race, color, religion, sex, handicap, familial status, and national origin.

To live up to the requirements of fair housing law, all persons must have the ability to live where they want and can afford, including equal access to homeownership opportunities. Prospective homebuyers need access to mortgage credit, and programs that offer homeownership should be available without discrimination. The task in this Home Mortgage Disclosure Act (HMDA) analysis is to determine the degree to which home loan lenders are meeting the housing needs of Rio Rancho residents.

The Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (F.I.R.R.E.A.) requires any commercial institution that makes five (5) or more home mortgage loans, to report all home loan activity to the Federal Reserve Bank under the Home Mortgage Disclosure Act (HMDA). The annual HMDA data can be found online at www.ffiec.gov/hmda/. The most recent HMDA Data is that of 2023, which is the data that was used for this analysis. The following tables provide an analysis of the HMDA data in the Albuquerque Metropolitan Statistical Area (MSA). The MSA includes the following areas: Bernalillo, Sandoval, Tarrant, and Valencia.

Home lending patterns are established using the latest available data from the Home Mortgage Disclosure Act (HMDA) for the Albuquerque Metropolitan Statistical Area (MSA) 2012- 2022, with an emphasis on information available from 2022. The MSA is the smallest available geographic unit in the 2022 HMDA dataset, which also provides a broader understanding of the regional lending trends occurring in the Albuquerque Metro area. The following section analyzes current lending patterns within Rio Rancho and the greater metropolitan area to assess overall access to home lending for protected classes to identify potential barriers to fair housing.

E. Loan Origination, Type, and Purpose

There are no clear trends in the data provided in the table below, growing concerns with lackluster housing production and the tightening of lending and credit standards, as expressed by local developers through focus groups and conversations, in recent years have led to some market uncertainty in the region. Nonetheless, mortgage brokers expect further tightening of lending as spikes in interest rates continue to soar.

All Originated Mortgages, Rio Rancho, NM 2020-2022

Year	All originated mortgages	% Change from Previous Year
2021	17,286	X
2022	23,762	37.46
2023	43,296	82.20
TOTAL	84,344	X

Table 41: Source: Home Mortgage Disclosure Act Data, <https://www.ffiec.gov/hmda/default.htm>

During 2023, over 70.63 percent of all lending activity in Rio Rancho was in the form of conventional loans, which are private loans that are not backed by a governmental entity. Nationally, conventional loans comprise 75 percent of all lending activity.⁸ A smaller percentage of conventional loans in Rio Rancho may signal market gaps in the local private lending market and possibly indicate a lack of savings and income for residents in Rio Rancho. Only about 18.29 percent are FHA loans, which are mortgages issued by lenders approved by the Federal Housing Administration (FHA) and insured by the FHA. These loans have lower down payment requirements and other underwriting criteria that make them more accessible to borrowers with limited assets or lower credit scores.⁹ Based on HMDA data, nationwide FHA loans represented 14.3 percent of all mortgage lending activity.

Loans Purchased by Type of Loan & Amount, Rio Rancho, NM 2022

Loan Type	# of Records	\$ Amount	Percent of Total
Conventional	263	\$63,305,000	50.43%
FHA	174	\$29,600,000	23.58%
FSA/RHS	34	\$5,130,000	4.09%
VA	114	\$27,490,000	21.90%

Loan Purpose			
Home Purchase	467	\$96,855,000	79.60%
Home Improvement	1	\$105,000	0.09%
Refinancing	52	\$13,800,000	11.34%
Cash Out Refinancing	44	\$10,300,000	8.47%
Other Purpose	1	\$615,000	0.51%
TOTALS	565	\$121,675,000	100%

Table 42: Source: Home Mortgage Disclosure Act Data, <https://www.ffiec.gov/hmda/default.htm>

A market that relies more heavily on conventional loans is an indicator of a healthy lending and real estate market, as borrowers and lenders opt for more conventional loans. However, a shift from government-backed mortgages may also signal a narrowing of options for borrowers from protected classes that have been historically left out of the private mortgage market and homeownership. In the case of Rio Rancho, data indicates that there is a fairly balanced market that responds to the financial need of all borrowers in the area. In addition to home purchase loans, cash-out or refinancing products were key components of the local lending market. Approximately 20 percent of the lending activity was for refinancing or cash-out purposes while home improvement loans were just under one percent.

Based on the 2023 HMDA data, which relies on self-reporting, most loans were given to Non-Hispanic Whites in the Albuquerque MSA. White borrowers were 69.81 percent of all loans. The 2023 data shows a disparity in lending practices on the basis of race as evidenced by the percentage of loans originated to the ethnic and racial makeup of the City. White families makeup 46 percent of the population but were approved for nearly 70 percent of loans originated. Such discrepancies could highlight a disparity in access to capital for communities of color in the Rio Rancho area, which could limit access to homeownership, and in turn long-term wealth and stability. For example, Hispanic families make up about 41 percent of the population and only originated about 35% of all loans in Rio Rancho. It's also worth noting that the derived variable provided by HMDA combines borrower and co-borrower characteristics, about 7 percent of loans reported as "Joint" where the borrower and co-borrower stood for a combination of White and non-White races that could not be classified under one of the other race categories.

⁸ Conventional Loans," Consumer Financial Protection Bureau. Available at: <https://www.consumerfinance.gov/owning-a-home/loan-options/conventional-loans/>

⁹ Let FHA Help You," U.S. Department of Housing and Urban Development. Available at: <https://www.hud.gov/buying/loans>

Disposition of Loan Applications, by Race of Applicant, 2023 Albuquerque, NM MSA

Race (Not Hispanic or Latino)	# of Loan Originated	Total Amount	Percent of Loans
American Indian or Alaska Native	409	\$81,195,000	2%
Asian	465	\$136,355,000	3%
Black or African American	390	\$92,330,000	2%
Native Hawaiian or Other Pacific Islander	28	\$6,920,000	0%
White	12,068	\$2,699,960,000	70%
Free Form Text Only	10	\$1,580,000	0%
Race Not Available	3,337	\$0	19%
Joint	543	\$1,172,365,000	3%
TOTALS	17,286	\$488,385,000	100%

Table 43: Source: Home Mortgage Disclosure Act Data, <https://www.ffiec.gov/hmda/default.htm>

Hispanic or Latino borrowers were underrepresented in the home lending activity of the area in 2022. As the table below highlights, Hispanic or Latinos borrowers were only about 35 percent of all lending activity of the area but makeup about 41 percent of the population. Moreover, the totals loan amount for Hispanic or Latino borrowers was significantly lower than the total loan amounts for Non- Hispanic or Latino borrowers.

Disposition of Loan Applications, by Ethnicity of Applicant, 2024 Albuquerque, NM MSA

Ethnicity	# of Loan Originated	Percent of Loans	Total Amount
Hispanic or Latino	6,116	4.11%	\$1,217,160,000
Not Hispanic or Latino	7,198	94.06%	\$1,746,620,000
Joint	40	1.79%	\$343,395,000
Free Form Text Only	1	0.04%	\$7,795,000
TOTALS	17,286	(X)	3,314,970,000

Table 44: Source: Home Mortgage Disclosure Act Data, <https://www.ffiec.gov/hmda/default.htm>

In addition to challenges based on race and ethnicity in the local lending market, there is also a gender gap in lending activity. As the table below demonstrates, female borrowers represented approximately 25 percent of all lending activity in 2023. It should be noted that when females represent slightly more than half of the population. It is worth noting that the HMDA dataset also provides data on Joint applications with male and female co-applicants, which accounted for about 37 percent of the lending activity in the area.

**Disposition of Loan Applications, by Sex of Applicant, 2023
Albuquerque, NM MSA**

Sex	# of Loan Originated	Percent of Loans	Total Amount
Female	4,271	24.71%	\$810,355,000
Joint	6,370	36.85%	\$1,664,840,000
Male	5,226	30.23%	\$1,147,750,000
Sex Not Available	1,419	8.21%	\$ 729,055,000
TOTALS	2,704	(X)	\$488,520,000

Table 45: Source: Home Mortgage Disclosure Act Data, <https://www.ffiec.gov/hmda/default.htm>

F. Loan Denials

In addition to overall application numbers, a closer look at denial rates per loan type, loan purpose, and borrower demographics helps to reveal potential disparities in the home lending market. As the table below highlights, conventional loans represent the largest percent of denials across all loans and have the highest rates of denials within each of the loan types. At 36 percent of all denials, home purchase had the highest proportion of denials followed by cash out refinance. Within the individual loan type, about 78 percent of conventional loans were denied, while government-backed FHA have denial rates of just under 15 percent.

**Loan Application Denials, Loan Type, 2023
Albuquerque, NM MSA**

Loan Type	# of Applications		% of all Denials
	Denied	Amount	
Conventional Loan	4,144	555,250,000	78.75%
FHA	775	250,305,000	14.73%
VA	328	105,750,000	6.23%
USDA	15	3,185,000	0.29%
TOTALS	1027	129,235,000	(X)

Table 46: Source: Home Mortgage Disclosure Act Data, <https://www.ffiec.gov/hmda/default.htm>

Across the Albuquerque MSA, minority borrowers did not have a disproportionate percentage of denial rates within each race or ethnicity for all lending activity in the area. This includes home purchase, home improvement, refinancing, and other purpose loans.

Total Denials by Derived Race and Ethnicity, 2022

Albuquerque, NM MSA

Race/Ethnicity	# of Applications Denied	% of all Denials
RACE		
2 or more minority races	21	0.40%
American Indian or Alaska Native	209	3.97%
Asian	122	2.32%
Black or African American	163	3.10%
Free Form Text Only	9	0.17%
Joint	132	2.51%
Native Hawaiian or Other Pacific Islander	25	0.48%
Race Not Available	1,370	26.04%
White	3,211	61.02%
ETHNICITY		
Hispanic or Latino	2328	44%
Not Hispanic or Latino	1,744	33%
Ethnicity Not Available	884	17%
Free Form Text Only	13	.25%
Joint	293	6%

Table 47: Source: Home Mortgage Disclosure Act Data, <https://www.ffiec.gov/hmda/default.htm>

G. Loan Denial Reasons for Home Purchases

In addition to general denial rates based on the loan type, loan purpose, and borrower characteristics, an assessment of the primary reasons provided for application denials helps to understand potential barriers keeping borrowers from accessing homeownership opportunities. The following section examines denial reasons through the lens of race and ethnicity to reveal potential barriers to fair housing choice in the home buying market for protected classes.

The reasons for loan denials were consistent among demographic groups with debt-to-income ratio, credit history, and unverifiable information being among the top reasons in 2023. For some borrowers, a debt-to-income ratio was the primary reason given by financial institutions for denial of an application. It is worth pointing out that though Hispanic or Latino borrowers made up only a fraction of the lending activity. The denial reasons given for the group reflected similar trends noted in other demographic groups with debt-to-income and credit history being the top reasons for loan denial.

H. Discussion of Results

As data from this chapter has shown, discrepancies in the home lending market have improved for communities of color in the Albuquerque MSA since the last Analysis of Impediments to Fair Housing Choice. Based on HMDA data, recent lending activity does

reflect the racial composition of the area and does not represent that ethnic composition of the area. Hispanic borrowers are underrepresented and White borrowers overrepresented in the local market. Moreover, denial rates by ethnicity are disproportionately impacting communities of color, regardless of income. Female and Hispanic borrowers, in particular, are experiencing hurdles in effectively securing a home loan in the area.

The 2023 HMDA data also reveals that issues related to debt-to-income ratios and credit history are the main reasons for loan denials in the area. Other factors, such as adequate collateral, down payments, and mortgage insurance, are playing a drastically less significant role in loan denials. Though these denial reasons are affecting all borrowers, in some cases, such as with debt-to-income ratios, the effects are experienced more pronouncedly by Asian and Native Hawaiian or Other Pacific Islander borrowers. When borrowers from communities of color are able to secure a loan, their average loan amounts are often lower than those from White borrowers. Such differences highlight the ongoing struggle for communities of color in securing adequate capital to access the home buying market in the area and ultimately build lasting family wealth.

Looking ahead, Rio Rancho will continue to monitor these lending patterns to tailor local programs to meet the needs of all residents and encourage greater financial security and homeownership opportunities in the jurisdiction.

VI. FAIR HOUSING TRENDS AND COMPLAINTS

Understanding fair housing trends and complaints is critical in assessing housing access free from discrimination. This chapter reviews the fair housing enforcement process and fair housing complaints filed at the local and federal levels to assess trends, emerging issues, and potential barriers to fair housing access, enforcement, and education in the context of Rio Rancho.

The Rio Rancho is committed to furthering fair housing efforts by promoting fair and equal housing opportunities for its residents. It is committed to highlighting the Fair Housing Law, Title VIII of the Civil Rights Act of 1968 by continuing to address discrimination in our community and to support programs that will educate the public about the right to equal housing opportunities.

It is the City's policy to provide services without regard to race, color, ancestry, religion, national origin, age, gender, marital status, familial status, source of income, sexual orientation, or disability. This commitment extends to all grant-funded housing programs provided by the City.

What is Housing Discrimination?

Housing discrimination is unjust or prejudicial treatment of individuals, in the area of housing and real estate, based on the individual's protected class. Within the context of an increasingly diverse society, the potential for discrimination in housing choice remains an issue which must be vigilantly observed. In efforts to combat discrimination, federal and state laws have been enacted to provide a framework for ensuring fair housing choice.

Affirmatively Furthering Fair Housing

The Fair Housing Act has two goals: to end housing discrimination and to promote diverse, inclusive communities. The second goal is referred to as Affirmatively Furthering Fair Housing (AFFH), and it embodies our strongly held American values of fair access and equal opportunity.

The Affirmatively Furthering Fair Housing provision was part of the Fair Housing Act when it was passed by Congress in 1968. Through that provision, Congress directed HUD to make sure that neither the agency itself, nor the cities, counties, states, and public housing agencies it funds, discriminate in their programs. Further, Congress intended that HUD programs be used to expand housing choices and help make all neighborhoods places of opportunity, providing their residents with access to the community assets and resources they need to flourish.

Fair Housing Complaints

The Office of Fair Housing and Equal Opportunity [FHEO] administers federal laws and establishes national policies that make sure all Americans have equal access to the housing of their choice. Individuals who believe they are victims of housing discrimination can choose to file a fair housing complaint through the respective Regional FHEO. Typically, when a complaint is filed with the agency, a case is opened and an investigation of the allegations of housing discrimination is reviewed.

If the complaint is not successfully mediated, the FHEO determines whether reasonable cause exists to believe that a discriminatory housing practice has occurred. Where reasonable cause is found, the parties to the complaint are notified by HUD's issuance of a "Determination," as well as a "Charge of Discrimination," and a hearing is scheduled before a HUD administrative law judge. Either party [complainant or respondent] may cause the HUD-scheduled administrative proceeding to be terminated by electing instead to have the matter litigated in Federal court.

Complaints Filed With HUD

Region VI of the Office of Fair Housing and Equal Opportunity (FHEO) receives complaints by households regarding alleged violations of the Fair Housing Act for cities and counties throughout New Mexico, Texas, Oklahoma, Arkansas, Louisiana. The mission of the FHEO is to protect individuals from employment, housing, and public accommodation discrimination, and hate violence. To achieve this mission, the FHEO maintains databases of and investigates complaints of housing discrimination, as well as complaints in the areas of employment, housing, public accommodations, and hate violence.

Complaints filed with HUD are classified by race, national origin, disability, familial status, religion, sex, and retaliation bases. FHEO investigates complaints which may be of one or both of the following types:

- Discrimination under the Fair Housing Act (including housing that is privately owned and operated)
- Discrimination and other civil rights violations in housing and community development programs, including those funded by HUD.

Complaints involving discrimination under the Fair Housing Act may be applied in cases where one's discrimination in renting or buying a home, getting a mortgage, seeking housing assistance, or engaging in other housing-related activities are violated. The filing of these complaints may be against property owners, property managers, developers, real estate agents, mortgage lenders, homeowner associations, insurance providers, and others who affect housing opportunities.

Complaints involving discrimination in housing and community development programs may be based on the violation of rights because of discrimination and other violations of

civil rights in HUD programs. For example, the failure to ensure meaningful access by persons with limited English proficiency. Applicable laws include:

- Title VI of the Civil Rights Act of 1964 (race, color, national origin)
- Section 109 of the Housing and Community Development Act of 1974
- Section 504 of the Rehabilitation Act of 1973 (disability)
- Title II of the American with Disabilities Act of 1990
- Architectural Barriers Act of 1968
- Age Discrimination Act of 1975
- Title IX of the Education Amendments Act of 1972

Complaints may be filed against any recipient or sub-recipient of HUD financial assistance, including states, local governments, and private entities operating housing and community development and other types of services, programs, or activities. At the time of this report, complaint data has not been received.

Complaint Trends

Over the last five years from 2019 to 2023 a total of 2 fair housing cases were filed with HUD³. Complaints by type were most commonly made on the basis of disability, followed by sex and religion. According to the National Fair Housing Alliance 2023 Fair Housing Trends Report, the number of complaints filed nationwide in 2022 was 33,007, which was the highest number of reported complaints of housing discrimination in a single year⁴. Additionally, there was a startling uptick in hate crime offenses and the number of reported victims of hate crimes.⁵ There was a 15.3 percent increase in the number of housing-related hate crimes.

Overall, the 2023 National Fair Housing Trends Report shows that private fair housing organizations continue to address the majority of housing discrimination complaints reported throughout the country. The report also revealed that private, non-profit fair housing organizations provide the largest support for people alleging housing discrimination. These groups processed 73.94 percent of complaints filed in 2022 compared to 5.80 percent processed by HUD, 20.15 percent by FHAP agencies, and 0.11 percent by DOJ. The report also revealed that discrimination based on disability accounted for the majority (53.26 percent) of complaints filed with FHOs, HUD, and FHAP agencies. However, the report also showed in 2022, there were 2,490 complaints based on sex, the highest number recorded since 2005 when NFHA began collecting data specifically on sex

³ City of Rio Rancho – 2019 -2023 Fair Housing Complaint Data

⁴ NFHA, <https://nationalfairhousing.org/resource/2023-fair-housing-trends-report/>

complaints. Similarly, the report also revealed there was an uptick in all the “other” categories of complaints regarding source of income, marital status, age, and domestic violence with significant increases in complaints regarding source of income and domestic violence.

While outreach and education efforts to inform the public on fair housing protections have resulted in significant progress for Rio Rancho more will need to be done in the next five years to ensure that recent fair housing trends are curbed or eliminated and that all residents are provided fair housing choice and access.

VII. REVIEW OF PRIOR AND CURRENT FAIR HOUSING ACTIONS

Affirmatively Furthering Fair Housing

Affirmatively furthering fair housing requires overcoming historic patterns of segregation, promoting fair housing choice, and fostering an inclusive community. Identifying Rio Rancho's barriers to fair housing calls for the development of comprehensive strategies and timely actions to overcome existing impediments.

The Analysis of Impediments assesses previous actions taken and current conditions that may continue to restrict housing choice for people protected under State and federal fair housing laws.

With such an assessment in mind, this section presents the previously identified impediments to fair housing choice and a summary of the actions taken to address those challenges. The analysis and its results will help outline the underlying conditions and trends still relevant in Rio Rancho.

Effective Tuesday, September 8, 2020, HUD's "Preserving Community and Neighborhood Choice" Final Rule officially repealed HUD's 2015 housing rule known as "Affirmatively Furthering Fair Housing" or AFFH and the 1994 Analysis of Impediments to Fair Housing Choice (A.I.) where they appear in regulation. HUD's new housing rule is intended to lessen the paperwork burden on local grantees and empowering entitlement communities by giving them maximum flexibility in designing and implementing sound policies that reflect local needs by eliminating overly burdensome, intrusive, and inconsistent reporting and monitoring requirements.

HUD's new rule will still require that grantees commit to "use funds to take active steps to promote fair housing," however, the grantee AFFH certifications will be deemed sufficient provided the grantee took any action during the relevant time period related to promoting fair housing.

Previous Impediments to Fair Housing Choice

The previously identified barriers to fair housing choice in Rio Rancho's 2016 Assessment of Fair Housing are listed below. The barriers identified are not listed in any order or priority. The analysis and status of these impediments are based on the data available at the time and the feedback provided by community members and stakeholders. An analysis of past and existing trends is further addressed in other sections of this document.

As presented in the 2016 Assessment of Fair Housing, the barriers identified in 2016 provided the City a path forward in furthering fair housing protections in the jurisdiction. Assessing the status of these actions helps to inform the current trends that may continue to limit fair housing choice in Rio Rancho.

The following are detailed descriptions of the impediments as presented in the City of Albuquerque/City of Rio Rancho Assessment of Fair Housing 2016-2017:

IMPEDIMENT	DESCRIPTION AND ACTIONS UNDERTAKEN
<p>Disproportionate in access to opportunity</p>	<p>Contributing Factor</p> <ul style="list-style-type: none"> • The availability, type, frequency and reliability of public transportation • Location of employers • Location and type of affordable housing <p>Goals</p> <ul style="list-style-type: none"> • Actions Develop more complete and integrated transit systems <p>Remediation of Impediments</p> <ul style="list-style-type: none"> • The City did not make significant process in addressing this impediment during the last Consolidated Plan period.
<p>Disproportionate in access to opportunity – Transportation</p>	<p>Contributing Factor</p> <ul style="list-style-type: none"> • Missing pedestrian and bike infrastructure • Non-ADA compliant ADA ramps <p>Goals</p> <ul style="list-style-type: none"> • Complete ADA ramp remediation • Sidewalk crossings • Bikeway Infrastructure <p>Remediation of Impediments</p> <ul style="list-style-type: none"> • The City has completed more 203 ramp remediations since 2016-2017 program year.
<p>Disproportionate housing needs – Disability Access</p>	<p>Contributing Factor</p> <ul style="list-style-type: none"> • Private discrimination • The availability of affordable units in a range of types and sizes <p>Goals</p>

	<ul style="list-style-type: none"> • Adopt, enact, and enforce a Fair Housing ordinance that addresses discrimination of those classes protected by Title VIII of the Civil Rights Act of 1968 • Increase supply of higher density housing in new planned communities and specific area plans by evaluating planning and zoning ordinances and encouraging development of subsidized housing • Increase supply of subsidized high-density housing <p>Remediation of Impediments</p> <ul style="list-style-type: none"> • Since the 2016-2017 AFFH there have been at least three major multi-family apartment complex developments in Rio Rancho: Enchanted Vista Apartments (174 units), Casa de Encantado (152 units), and Sandoval Flats (218 units). All are income sensitive for low- and moderate-income families and Senior Citizens; all are considered to be handicap accessible. • In addition to the increase of affordable housing, the City also passed an Affordable Housing Plan Ordinance (O28/R115) addressing the housing needs of the low-to-moderate income families residing in Rio Rancho.
<p>Disproportionate housing needs – Private Discrimination</p>	<p>Contributing Factor</p> <ul style="list-style-type: none"> • The lack of affordable accessible units in a range of unit sizes • Access to publicly supported housing <p>Goals</p> <ul style="list-style-type: none"> • Increase supply of higher density housing in new planned communities and specific area plans <p>Remediation of Impediments</p> <ul style="list-style-type: none"> • In December 2023, the City adopted an Affordable Housing Ordinance (O28/R115) to require long-term affordability of affordable housing developments. • Since the 2016-2017 AFFH there have been at least three major multi-family apartment complex developments in Rio Rancho: Enchanted Vista Apartments (174 units), Casa de

	Encantado (152 units), and Sandoval Flats (218 units). All are income sensitive for low- and moderate-income families and Senior Citizens; all are considered to be handicap accessible.
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Table 48: Source: City of Albuquerque/City of Rio Rancho Assessment of Fair Housing 2016-2017

VIII. IMPEDIMENTS TO FAIR HOUSING CHOICE

The following are the identified impediments based on the assessment conducted throughout the 2024 Analysis of Impediments to Fair Housing Choice process. The new identified impediments to fair housing access and choice represent ongoing issues in Rio Rancho, NM. Of the previously identified impediments, a lack of public awareness of fair housing laws, concentration of low-income housing, mortgage lending practices and denial rates among certain races, lack of landlord tenant coordination and limited public transportation are still present in the City and will continue to be addressed. Below is a list of impediments:

Impediment 1: Housing Affordability/Cost Burden Disproportionately Affects Protected Classes

High rents in relationship to the earnings of average workers put housing affordability out of reach for many. Housing is the largest monthly cost for most households. Owners and renters with a severe cost burden are at risk of homelessness. Cost-burdened households that experience a financial setback often must choose between rent and food or rent and health care for their families or face eviction or foreclosure.

A healthy housing market provides a diverse range of housing options, including rental and for-sale homes and homes affordable to people of different incomes. An examination of the percentage of households that rent their homes, and the characteristics of these renter households (age, income, and cost-burden) can help jurisdictions understand the needs of renters and the extent to which policy changes may be needed to help ensure those needs are met. By examining how the data change over time, trends can be identified to measure affordability. In 2022, the share of households who rent was 18.9%

On a positive note, there is housing stock in Rio Rancho, however, there are significant barriers to the development of affordable housing. The City's zoning code does not proactively favor high density housing development through regulatory and incentive methods. The current zoning ordinance does not permit density bonuses for affordable and mixed-income housing. Since the City of Rio Rancho has a higher ratio of dirt roads to paved roads than most cities in New Mexico, the development cost of affordable housing may be higher than elsewhere due to the cost of offsite infrastructure and access road development. This increased cost, coupled with lack of incentives and subsidized funding, may limit the amount of affordable housing that can be produced. The scarcity of funding and the cost of home retrofits are barriers to the development of housing for persons with disabilities.

Contributing Factor

- High Development Costs due to offsite infrastructure and access road development.

- Restrictive Zoning
- Lack of subsidies and incentives

Recommendations:

- Support provision of tax incentives for developers, apartment owners or owners of secondary residential properties who are willing to set aside a certain number of their existing apartments / homes as affordable housing.
- Encourage more private sector investment in existing affordable housing properties to supplement federally funded efforts.
- Use CDBG funds to increase and maintain the availability of high-quality, affordable rental and for-sale housing through new construction and rehabilitation.
- Explore opportunities for accessing additional funding for affordable housing, either through the State of New Mexico or through formation of a HOME consortium with neighboring jurisdictions.
- Consider and adopt zoning code amendments that could increase possibilities for development of affordable housing by assembling a workgroup consisting of affordable housing developers and municipal planning staff to discuss zoning related barriers to affordable housing development. Once identified, draft zoning code amendments to address barriers and adopt zoning amendments.
- Ensure that affirmative marketing plans are in place and are effective in promoting affordable housing opportunities to diverse groups of residents, including people of color.

Impediment 2: Inadequate Fair Housing Education and Awareness in Community especially for LEP populations

As the City continues to expand with an increasingly diverse population, fair housing education must be continuous and presented in a context that is relative to the current community concerns.

Education and awareness of fair housing laws is imperative to alleviating housing discrimination. More than half of survey respondents stated they did not know where to file a fair housing complaint. The survey also supports the notion that increased education is also needed for property owners. Of those respondents to the survey believing they had been discriminated against, 25% said a property owner or real estate professional had perpetrated the discrimination and 32% stated that a government employee perpetuated the incident. As the City continues to expand with an increasingly diverse population, fair housing education must be continuous and presented in a context that is relative to the current community concerns.

Contributing Factors:

- The City translates information to Spanish, but ideas and concepts may be taken out of context when translated.
- Stakeholder input and survey responses indicate that more fair housing education is needed for the general public and housing industry professionals.

Recommendations:

- Expand its fair housing education and outreach efforts to groups that are underrepresented in its pool of clients to help continue to keep the public informed of their rights and specifically targeting more efforts in minority areas especially areas where residents have limited English Proficiency.
- Develop culturally appropriate outreach materials for the Hispanic/Latino community.
- Develop a fair housing education program in English and Spanish that reaches members of the public who are most vulnerable to housing discrimination, including racial and ethnic minorities, low-income populations, people with limited English proficiency, and people with disabilities. Focus on incorporating fair housing education components into other scheduled events (e.g., a fair housing booth at a community or school event) or working through existing organizations with ties to various community groups, including organizations that serve Spanish-speaking residents.
- Fund and promote Fair Housing Education and Housing Counseling activities with CDBG Public Service funds.
- Seek public and private partners to disseminate fair housing information to residents.
- As part of the City's fair housing education program, develop a curriculum that helps prospective renters recognize discriminatory leasing practices and unfair or illegal lease terms and outlines resources available to assist with landlord/tenant disputes or potential evictions.
- Offer a seminar focused on "Landlord Rights and Responsibilities" targeted to private landlords with units in Rio Rancho to review fair housing laws and best practices regarding tenant selection, accommodations for people with disabilities, lease terms, and other key topics.

Impediment 3: Limited resources to assist underserved populations

As the City continues to expand with an increasingly diverse population, addressing the needs of the City's most vulnerable residents is a priority. With a diverse population comes a diverse set of needs that range from reducing traffic on congested roads to providing basic shelter for the homeless population. It is easy and convenient to blame the government for overlooking those residents who are in the most need. However, those

in need often lack a clear and consistent voice. It is impossible to serve people who are unable to be reached on a consistent basis due to language or cultural barriers.

In Rio Rancho, a number of sub-populations have needs that should be addressed, but that currently go unheard and remain underserved. Every effort and outreach must be undertaken by the City to recognize that these issues exist and to find ways to identify and rectify them.

Contributing Factors:

- Vulnerable citizens lack the necessary tools and resources to access services to improve their situation. They are often on the fringes of society.
- The ability for service providers to provide wrap around services is critical to citizens accessing housing.
- Information is translated into Spanish, the most widely spoken language outside of English in Rio Rancho, but ideas and concepts may be taken out of context when translated contributing to families not accessing programs that they are eligible for.
- Many resources require some level of literacy and clients are not able to access valuable resources because of a lack of comprehension of the process.

Recommendations:

- Expand collaboration to ensure to inclusion of the widest spectrum of the housing community to develop strategies to improve outcomes of underserved populations.
- Develop and nurture Non-Profit Partnerships to assist in meeting the needs of vulnerable citizens by devising a collaborative plan that will engage the City with its local nonprofit service providers to identify needs and present action steps to address the needs. Specifically, focus on assisting citizens with limited reading proficiency with accessing needed resources.
- Translate all notices, document, and forms into the most commonly spoken languages to encourage all citizens to participate fully in the community. Partner with trusted providers to not only translate the materials but to assist LEP populations with fully understanding the concept and process.
- Increase Outreach to Non-English-speaking populations

VII. CONCLUSION

Through this Analysis of Impediments to Fair Housing Choice, several barriers have been identified that restrict the housing choice available to residents of Rio Rancho. These barriers may prevent residents from realizing their right to fair and equitable treatment under the law. It is imperative that residents know their rights and that those providing

housing or related services know their responsibilities. The City will work diligently toward achieving fair housing choices for its residents using the recommendations to address the identified impediments. However, it should be noted that these impediments are largely systemic and will require effort from both private sector and public sector actors to correct. The City has an important role to play but cannot, on its own, bring about the change necessary to remove these impediments to fair housing choices.

The recommendations proposed in this document address impediments relative to the need for fair housing education, the age of housing stock, unequal distribution of resources, disparities in lending practices, and affordable housing location. Implementation of the recommendations can assist the city in achieving the reality of an open and inclusive region that truly embraces fair housing choices for all its residents.