

# NM Communities— An Assessment of Healthy Homes Needs

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Healthy Home initiatives are a response to scientific evidence that links substandard housing and poor health. Healthy Home interventions take a holistic approach to coordinated mitigation of housing related hazards, rather than addressing a single hazard at a time and this approach allows practitioners to address a wide array of health and safety issues. The New Mexico Department of Health partnered with the New Mexico Mortgage Finance Authority (MFA) to assess the housing conditions across the state and within communities across New Mexico. This report reviewed four broad risk factors that suggest the need for Healthy Home interventions in a community. The report focuses on the areas of statistically greatest need in the southwest and southeast parts of state, but includes information on other communities with significant need. In broad terms, the assessment reviews risk in terms of the household, housing stock and then identified a community's overall risk based on this information. Each community is rated according to the individual variables and then an aggregate review of the risk factors suggests the communities with the greatest need.

## **A. State Level Demographic Data**

Although much of New Mexico's population of 2,009,671 is concentrated in urban areas, the remainder is dispersed over a large geographic area. The state's relatively low population density means that many households are located in rural areas with poor access to quality housing options and services.<sup>1</sup> Of the total population, approximately 171,170 are children under the age of six, representing over 8.5% of the total population that is at increased risk for housing-related health impacts.<sup>2</sup> Many of these children live in low or very low income households, which are statistically more likely to reside in substandard housing. Statewide, approximately 47% of households are considered low income, earning less than 80% of Area Median Income (AMI) annually, and more than 29% are very low income, earning less than 50% of AMI annually. Aside from the Albuquerque metro region, the SE region of the state has the highest percentage (45.4%) of low income households, and the SW region has the highest percentage (28.4%) of very low income households.

New Mexico has a higher percentage (18.2%) of people living in poverty than the U.S. as a whole (14.3%), and the percentage of New Mexico children living poverty is higher yet (25.8%) than the national figure (20.0%).<sup>3</sup> In addition, a higher percentage of New

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<sup>1</sup> Demographic and housing data was provided by the Bureau of Business and Economic Research (BBER) at the University of New Mexico (UNM). Data presented was compiled from the American Community Survey (ACS) Five-Year Estimates, 2005-2009.

<sup>2</sup> Margin of Error = 2,377

<sup>3</sup> New Mexico Voices for Children, *2010 New Mexico Kids COUNT Data Book*.

<http://www.nmvoices.org/attachments/nm-kids-count-rpt-2010.pdf>

Mexico children who are Native American or Hispanic is living in poverty (34% and 31%, respectively) compared with White children (10%).<sup>4</sup>

The widespread and persistent problem of New Mexico children living in low and very low income households and/or in poverty is commonly seen as a risk factor for blood lead poisoning. Data on blood lead levels in young children are indicative of the need to address home health hazards in New Mexico. The NM Lead Poisoning Surveillance and Prevention Program (NM-LPSPP) of the Environmental Health Epidemiological Bureau (EHEB) at New Mexico's Department of Health collects blood lead level data and provides case management to children and adults with elevated blood lead levels. The NM-LPSPP reports that 10% of children under 72 months of age (n=15,119) were screened for lead in 2009. Of those, 29 (1.9 per 1000) had elevated blood lead levels. The testing rates showed a steady increase in recent years, from 3.2% of children in the population in 2006 to 9.9% of children in 2009. The SE and NW regions of the state had the highest elevated blood lead levels (3.1 and 2.5 per 1000, respectively) in 2009 and were among the three regions with the highest rates of lead testing (12.7% to 13.7% of children) in the state.

The most current lead screening data available from the NM Human Services Department Medicaid Program for fiscal year 2009 show that 4,797 Medicaid-enrolled children under 3 years of age were screened for lead, which is 6.9% of children who were eligible for the Early and Periodic Screening, Diagnostic and Treatment (EPSDT) Program. While this low screening rate demonstrates a need for improved lead screening of young children in New Mexico, it has steadily been improving in recent years – 2.0% of eligible children were screened in 2005, 4.1% in 2006, 5.5% in 2007, and 6.2% in 2008.<sup>5</sup>

## **B. State Level Housing Data**

The Centers for Disease Control and Prevention estimate that people spend more than 50% of each day inside their homes, demonstrating an urgent need to ensure that all people have access to safe, healthy housing.<sup>6</sup> Age of housing stock is generally used as an indicator of housing condition or need for housing rehab and/or repair. Furthermore, because lead-based paint was banned from residential use in 1978, housing constructed prior to that time carries some chance of containing lead-based paint on interior or exterior surfaces. The chances increase with the age of the housing units. HUD estimates for determining the likelihood of housing units containing lead based paint are as follows: 90% of units built before 1940; 80% of units built between 1940 and 1959; and 62% of units built between 1960 and 1979.

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<sup>4</sup> [http://nccp.org/profiles/NM\\_profile\\_7.html](http://nccp.org/profiles/NM_profile_7.html)

<sup>5</sup> Report provided by the Lead Poisoning Surveillance and Prevention Program, Environmental Health Epidemiological Bureau, NM Department of Health.

<sup>6</sup> <http://www.cdc.gov/nceh/publications/books/housing/cha02.htm>

**Table 1. Low and Very Low Income Households in New Mexico**

Region	2009 Area Median Income (AMI)	Low Income (<80% AMI) Households*		Very Low Income (<50% AMI) Households*	
		total	%	Total	%
Statewide	\$51,700	346,264	47.0	215,634	29.3
NW	\$50,800	58,784	44.2	36,379	27.4
NE	\$45,400	41,579	37.8	23,080	21.0
ABQ	\$59,500	125,060	48.9	81,955	32.1
SE	\$43,750	42,346	45.4	22,549	24.2
SW	\$42,200	62,706	43.3	41,078	28.4

Data Source: 2009 HOME Rent and Income Limits; 2005-2009 American Community Survey

\* Figures presented are approximate.

Statewide, more than 51% of housing units were constructed prior to 1979, and 5.7% were built prior to 1940. The SE region has the highest percentage of housing units built prior to 1979 (71.1%), and the NE region has the highest percentage of housing units built prior to 1940 (11.9%). The Lead-Based Paint Element of MFA's 2011-2015 Consolidated Plans takes HUD's estimates of lead contamination rates and applies them to the total housing units by age in New Mexico, using 2000 Census data. The Plan estimates that a total of 271,324 housing units statewide are at risk of lead-based paint contamination and that the majority of these units are owner-occupied, rather than renter-occupied.

**Table 2. Age and Tenure of Housing Units**

Region	Total Occupied Housing Units (estimate)		Housing Units built prior to 1979 (estimate)		Housing Units built prior to 1940 (estimate)		Owner-occupied (estimate)		Renter-occupied (estimate)	
	total	%	total	%	total	%	total	%	total	%
Statewide	736,630	100	442,044	51.3	49,058	5.7	512,671	69.6	223,959	30.4
NW	132,908	100	65,385	41.5	4,501	2.9	103,172	77.6	29,736	22.4
NE	109,986	100	72,139	51.6	16,603	11.9	80,132	72.9	29,854	27.1
ABQ metro	255,627	100	145,240	52.6	9,545	3.5	164,367	64.3	91,260	35.7
SE	93,290	100	77,599	71.1	7,793	7.1	63,836	68.4	29,454	31.6
SW	144,819	100	81,681	45.4	10,616	5.9	101,164	69.9	43,655	30.1

Source: American Community Survey 2005-2009;  
compiled by BBER, UNM

According to HUD, a household is “cost-burdened” if it spends 30% or more of household income on housing costs. The number of households that are cost-burdened in a community is often used as a general indicator of housing affordability. Generally, the lower the number of cost-burdened households, the greater the housing affordability in a community. Furthermore, a household that is cost-burdened is more likely to experience certain housing-related health risks because it has less money available to spend on maintenance and repair of the home. Statewide, more than 33% of owner-occupied households with a mortgage and more than 42% of renter-occupied households are cost-burdened. The NE region has the highest percentage (37.1%) of cost-burdened owner-occupied households with a mortgage, while the Albuquerque metro region (45.9%) followed closely by the SW region (44.5%) has the highest percentage of cost-burdened renter-occupied households.

**Table 3. Cost-burdened households in New Mexico by tenure**

Region	Cost-burdened Owner-occupied Households with a mortgage		Cost-burdened Owner-occupied Households without a mortgage		Cost-burdened Renter-occupied Households	
	Total	%	Total	%	Total	%
Statewide	103,779	33.2	23,664	11.9	95,542	42.7
NW	18,683	30.6	4,818	11.4	11,458	38.5
NE	16,868	37.1	4,444	12.8	12,914	43.3
ABQ metro	40,889	34.8	5,516	11.7	41,908	45.9
SE	8,139	24.1	2,956	9.8	9,851	33.4
SW	19,200	34.6	5,930	13.0	19,411	44.5

Source: American Community Survey 2005-2009

### **C. Community Analysis**

A local community’s physical, social, and economic dimensions shape the health of residents and may intensify health disparities. Across the nation and within New Mexico low- and moderate-income households, the elderly, young and children endure a disproportionate share of unhealthy living conditions. These conditions not only cause illnesses and injuries, and they cost millions of dollars in health care interventions and reduced productivity. In the past individual home health risks might be identified and dealt with by individual housing programs that dealt with a single issue.

However, state and community decision-makers are shifting from addressing individual risk factors and beginning to understand the importance of braiding services to improve home health conditions. This research analyzed communities in twelve dimensions of home health risk factors identifies priority areas within New Mexico where a Healthy Homes program can impact health disparities. After bringing the spectrum of home health risk factors within New Mexico into focus, the lens turns to the local community level. With the interconnected dimensions clearly in focus, housing practitioners move

closer to providing safe and healthy affordable housing to the New Mexico communities most in need.

The above New Mexico data identifies two broad geographic areas, the southeast and southwest part of the state for more detailed review. In this section, communities within those areas are analyzed to determine communities to target for intervention. The analysis examines at-risk groups, at-risk housing and uses this information to determine the communities most at risk.

#### **D. Evaluating Healthy Home Risk Factors**

Substandard housing conditions have been shown to significantly affect public health and quality of life. According to the Centers for Disease Control and Prevention, childhood lead poisoning, injuries, respiratory diseases such as asthma, and quality of life concerns have been linked to more than six million substandard housing units nationwide.<sup>7</sup> Substandard housing also poses increased risk to residents for fire, electrical injuries, rodent bites, and other injuries and illnesses. Related issues impacting resident health include exposure to pesticide residues, indoor toxicants, tobacco smoke and combustion gases in the home. Contributing to the risks posed by housing-related health hazards are factors such as income, unemployment, race/ethnicity and geographic residence, which can affect health status and influence access to decent, affordable housing. The need for a Healthy Homes Production Program in New Mexico is based on analysis of a variety of these factors that together paint a broad picture of the risks posed by housing-related health hazards statewide.<sup>8</sup>

Evaluated risk factors are listed below, along with the communities that have the highest instances of the risks. Healthy Home Icons will be used to provide a quick sense of a community's risk:

- Total Housing Units
- Elderly (65+) in Household
- Children (<18) in Household
- <50% AMI
- 50-80% AMI
- Renter Households
- Cost Burdened Renters
- Owner-Occupied Households
- Cost Burdened
- Owner-Occupied Households
- Lead Paint Risk
- Deteriorating Housing Stock Risk
- Deteriorating Housing Stock Risk
- Likelihood of Radon in the soil

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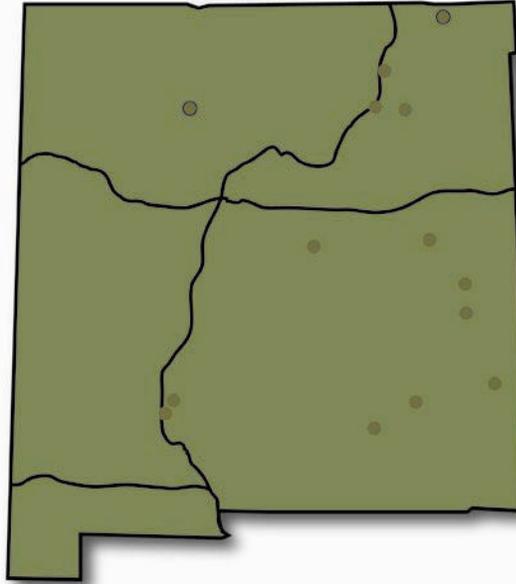
<sup>7</sup> <http://www.cdc.gov/nceh/lead/healthyhomes.htm>

<sup>8</sup> Data tables for Rating Factor 3 appear in Appendix C.



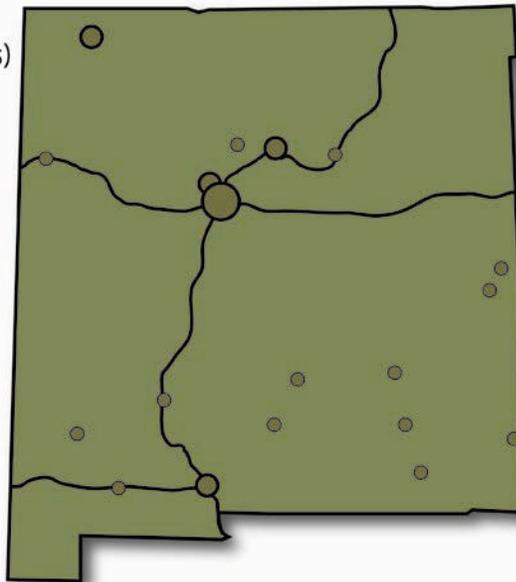
### Percentage of 65+ Households

- Elephant Butte
- Elida
- House
- Tatum
- Reserve
- Encino
- Cuba
- Williamsburg
- Folsom
- Wagon
- Mound
- Springer
- Roy
- Floyd
- Lake Arthur
- Hope



### Households with an adult 65+ (1000+ units)

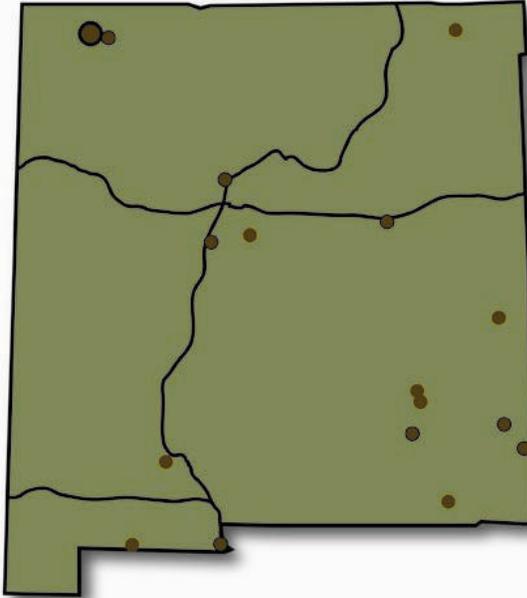
- Albuquerque
- Las Cruces
- Santa Fe
- Rio Rancho
- Roswell
- Alamogordo
- Farmington
- Clovis
- Carlsbad
- Hobbs
- Deming
- Ruidoso
- Silver City
- Gallup
- Las Vegas
- Truth or Consequences
- Los Alamos CDP\*
- Artesia
- Portales





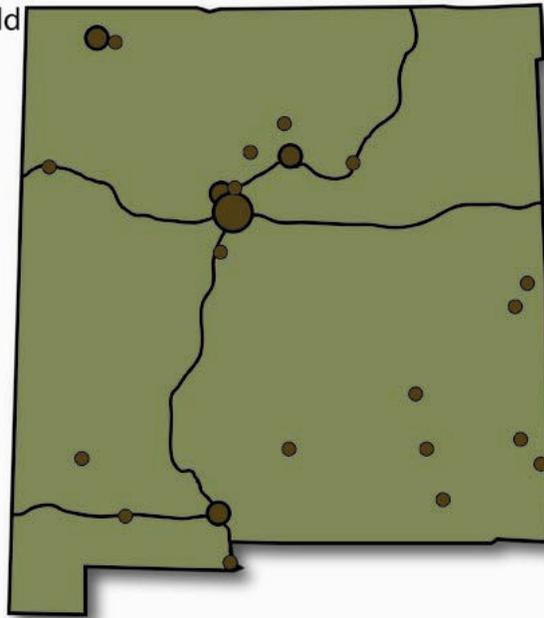
### Percent of Households with a child <18

- Dora
- Sunland Park
- Park
- Dexter
- Hatch
- Columbus
- Bloomfield
- Lovington
- Los Lunas
- Moriarty
- Hagerman
- Bernalillo
- Des Moines
- Santa Rosa
- Loving
- Farmington
- El Rancho
- CDP
- Hobbs



### Households with a child (1000+ units)

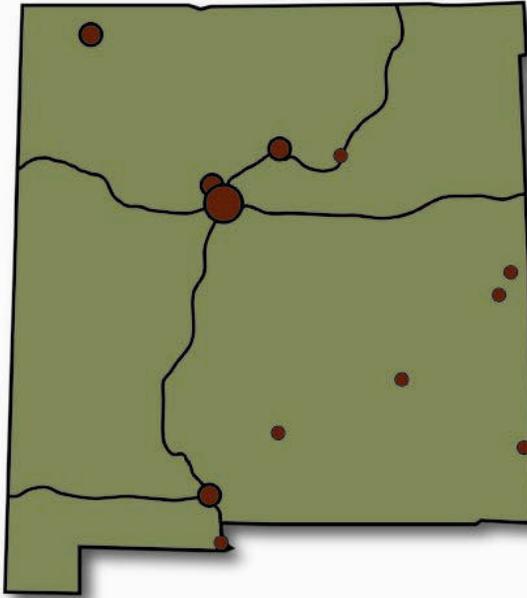
- Albuquerque
- Rio Rancho
- Las Cruces
- Santa Fe
- Roswell
- Farmington
- Clovis
- Alamogordo
- Hobbs
- Carlsbad
- Gallup
- Los Lunas
- Sunland Park
- Deming
- Los Alamos
- CDP\*
- Las Vegas
- Lovington
- Portales
- Artesia
- Espanola
- Bernalillo
- Bloomfield
- Silver City





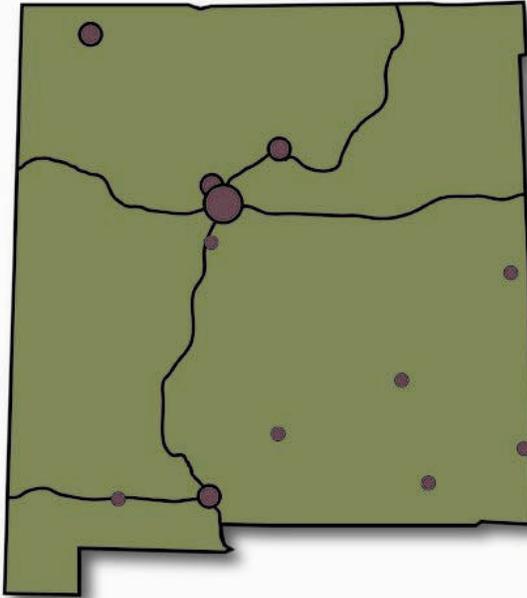
### Cost-Burdened Units: Renters

- Albuquerque
- Las Cruces
- Santa Fe
- Rio Rancho
- Roswell
- Alamogordo
- Clovis
- Farmington
- Portales
- Las Vegas
- Hobbs
- Sunland Park



### Cost-Burdened Units: Owner Occupied

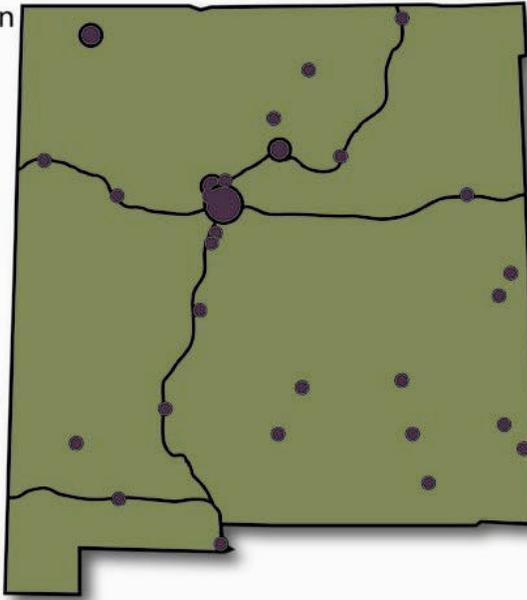
- Albuquerque
- Rio Rancho
- Santa Fe
- Las Cruces
- Roswell
- Farmington
- Alamogordo
- Clovis
- Deming
- Los Lunas
- Hobbs
- Carlsbad





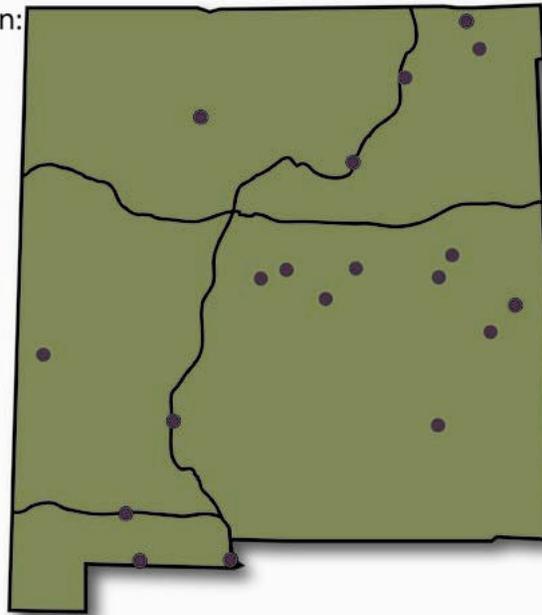
**Below 80% of NM Median  
1000+ Units**

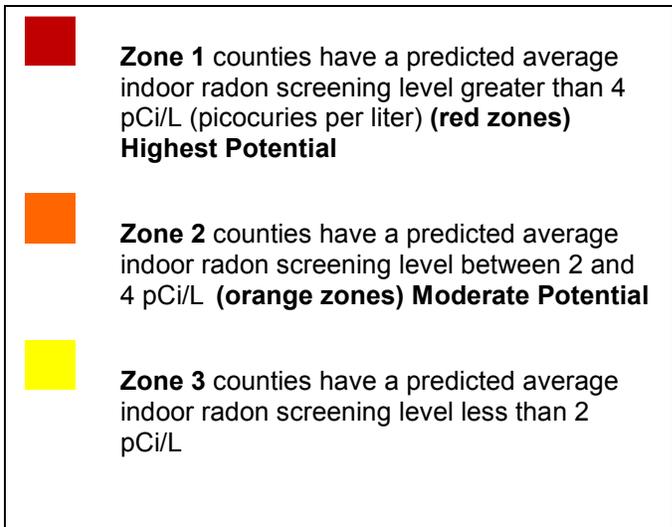
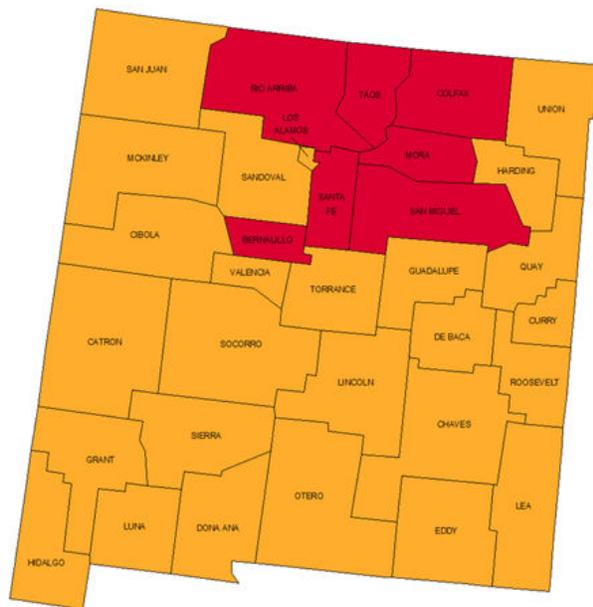
- Albuquerque
- Las Cruces
- Santa Fe
- Roswell
- Rio Rancho
- Clovis
- Alamogordo
- Farmington
- Hobbs
- Carlsbad
- Deming
- Las Vegas
- Sunland Park
- Portales
- Silver City
- Gallup
- Truth or Consequences
- Los Lunas
- Espanola
- Socorro
- Lovington
- Artesia
- Grants
- Raton
- Belen
- Ruidoso
- Tucumcari
- Bernalillo
- Taos
- Los Ranchos de Albuquerque



**Below 50% of NM Median:  
(percentage of units)**

- Folsom
- Columbus
- Elida
- Cuba
- Reserve
- House
- Grenville
- Sunland Park
- Corona
- Willard
- Mountainair
- Fort Sumner
- Las Vegas
- Truth or Consequences
- Lake Arthur
- Deming
- Portales
- Springer
- Vaughn
- Lordsburg





EPA's Map of Radon Risk in NM

### E. Risk at the Community Level

The University of New Mexico's Bureau of Business and Economic Research provided statistical data on the above risk factors for communities across New Mexico from the 2009 American Community Survey (ACS). This allowed each community to be evaluated on the presence and percentage of risk factors present. In addition, communities could be compared to each other and to the New Mexico average for each risk factor. The analysis examined the communities that exceeded the NM average for individual risk factors. Greater focus was given to the communities that exceeded the average in multiple categories. Finally, the communities with median household incomes below 75% of the NM median household were reviewed to determine the presence of multiple risk factors.

What emerges from the information supports the fact that a statewide Healthy Home program would benefit households in many New Mexico communities. However, individual communities in the southeast and southwest part of the state present more urgent needs that could be address first. Excluding the largest cities in New Mexico, Albuquerque, Las Cruces and Santa Fe as a unique urban center whose population size and demographic makeup both specify the need for a Healthy Home Program and skew the data, the analysis shifts to smaller communities. When communities with under 20,000 households were ranked according to their status for all risk factors the five communities with the highest risks include four (4) from the southeast; Farmington,

Hobbs, Clovis, Roswell, Alamogordo and Farmington from the northwest. Carlsbad, Deming Portales, Sunland Park and Las Vegas round out the bottom half of the top ten communities that demonstrate the highest risk.

Sixty-three (63) communities from across the state are above the New Mexico average in one of the twelve risk factors. Thirty-two communities from the southeast and southwest are above the NM average in six or more (50%+) of the categories come. In this group Clovis, Ruidoso Downs, Artesia, Dexter, Hobbs, Loving, Sunland Park, Dora, Hatch and Lovington all share a high number of households with children age 18 and under. Twenty-four communities are above average in nine or more (75%+) of those risk factors; ten of these high-risk communities come from the southeast and southwest. In this category, Deming, Williamsburg, Roswell, Hagerman and Portales all have a high number of households with children age 18 and under as part of their profile. More than half of the communities, sixty-four, have older housing stock, built before 1949, than the NM average. In twenty-three communities from the southeast and southwest, this older housing stock represents 50% or more of the housing stock.

## F. Risks in Communities (Ranked by Population)

### Las Cruces



Las Cruces is the largest city in the southern part of the state and a program could impact a number of low income and cost burdened families. The city of Las Cruces has nearly 35,000 households, 31%, have children 18 years old or younger and nearly 8000 households have adult residents over age 65. Over 10,000 households are below 50% of the median income with another 5800 between 50% and 80% of the median. 46% of the population is below 80% of median. Less than 1/2 of Las Cruces households are renters. Of the renters, over 50% or 7805 households are cost burdened, paying over 30% of their income on housing expenses. 25% of home owners, over 5000, are also cost burdened. Overall, 37% of all households in Las Cruces are cost-burdened. 39% of the homes are at risk for lead paint, and over 20% are in moderate or severe need of rehabilitation.

## Roswell



Roswell is a relatively large city with a number of dimensions to be addressed. All dimensions of risk are above the NM average, except for cost-burdened renters. Roswell has 6346 households with children and 4689 with residents over age 65. The community has almost 5000 households below 50% of the NM median and another 3419 between 50% and 80% of median. This means that 48.6% of Roswell's residents are below 80% of the NM median household income. Although less than 1/3 of Roswell households rent, 43%, 2419 households, are cost-burdened. By contrast, only 20% or 2300 home-owner households are cost-burdened. 76% of Roswell's housing stock was built before 1979, posing a risk of lead paint. 36% of the housing was built between 1960 and 1979, and may be in need of upgrades. Another 41%, built before 1960 is in need of moderate or severe need of rehabilitation.

## Alamogordo



Alamogordo is above average the NM average in 25% of the categories, but the town has relatively low income households and with some older housing stock. 1/3 of households have children and 26% have residents 65 and older. 24% or 3574 households are below 50% of the median income, with another 2800 between 50% and 80% of median. 39% of renters are cost burdened along with 20% of home owners. Over 50% of the housing stock was built before 1979, with the majority of construction between 1950 and 1979.

## Farmington



Farmington has over 14000 households and 41% of all households have children. Almost 3000 households, 21%, have residents 65 years or older. Almost 4900 households are below 80% of the NM median income and the community as a whole has a median income of 113% of the NM median. Of 15,000 housing units, nearly 1/3 of the units are rentals. 1800 of these rental households are cost burdened. 9700 housing units are owner occupied and only 22% of those households are cost burdened. The city is split between units built before 1979 (54%) and those built afterward. Only 4% of the units are very old, built prior to 1949.

## Clovis



Clovis is younger city with low income households and older housing stock. More Clovis households have children (40%) have adults 65 or older (22%). There are relatively high numbers of low income households, 30% are below 50% of the NM median income and another 18% are between 50% and 80% of median. 40% of households in the community rent and 2 out of every 5 renter households, nearly 2000, are cost burdened. 21% of home owners are cost- burdened. 77% of housing in Clovis was built before 1979, with 41% built between 1960 and 1979 and 37% built before 1959.

## Hobbs



Like Clovis, Hobbs has young households, low income residents and older housing stock. Children under age 18 live in 40% of Hobbs' households, while only 22% have adults 65 or older. 26% are below 50% of the NM median household income and another 16% are between 50 and 80%. A total of 4500 households are at or below 80% of the NM median income level. 30% of renters are cost burdened and only 15% of home owners are cost-burdened. 72% of all housing in Hobbs was built before 1979, with 40% built between 1960 and 1979. 32% was built before 1960.

## Carlsbad



Carlsbad, like Hobbs and Carlsbad, also has young households, low income households and old housing stock. Households in Carlsbad more frequently have children (35%) than have adults 65 or older (28%). The city as a whole is close to the NM median income, but 22% of households are below 50% and another 18% between 50 and 80% of that level. 29% of renters are cost-burdened and 15% of home owners are cost burdened. Combined, 1900 households in Carlsbad are cost burdened. 80% of Carlsbad housing was built before 1979, with 38% in moderate need of rehab and 42% in severe need based upon the age of construction.

## Deming



Deming has above NM average risk in every category reviewed. The town has almost 5400 households, and 38.2% have one or more members under the age of 18 and 35% of the households have a person over age 65. 63.7% of Deming's population is below 80% of the NM median income. 1/3 of renters and nearly 1/3 of home owners are cost burdened. Over 50 % of the housing stock is at risk for lead paint, with 39% at sever risk. Over 1500 units were built before 1959, which puts them at risk for being substandard units.

## Portales



Portales has households with children, low-income households, old housing stock and many cost-burdened renters. More than 1/3 Portales households, 36%, have children while 22% have adults 65 or older. 43% of households are below 50% of median and another 19% are between 50% and 80% of median. This group includes 2700 households. As a whole, Portales' income is roughly 60% of the New Mexico median incomes. The low incomes translate into high levels of cost-burdened renters; 60% of renters pay more than 30% of their income to housing expenses. Roughly 39% of the entire community is cost-burdened. Portales has a relatively large percentage of older homes. 72% of housing units are at risk for lead paint, built before 1979. Of these 30% were built between 1960 and 1979, with 43% built before 1959. Of the last group 25% of the 43% are older than 1949.

## Silver City



Silver City is an older community, with low income households and older housing stock. While only 25% have children, 34% have members over age 65. Silver City's median household income is 73% of the NM median and there over 50% of the households are below 80% of that state median average. 2400 of 4400 households are LMI households. Not surprisingly, 41% of renters are cost burdened, with 17% of home owners cost burdened. On a percentage basis, there appear to be more post-1980 construction in Silver City, there are large percentages of housing stock that are quite old. Only 63%

was built before 1979. 33% was built between 1960 and 1979, 9% between 1949 and 1959 and 20% built before 1949.

### Sunland Park



Sunland Park households tend to be younger, lower income, and more cost burdened. Over 55% of Sunland Park Households have children, 2239 households. Relatively few, 23% have household members 65 years or older. The median income of Sunland Park is 51% of the NM state median. Nearly 2000 households, 49%, are below 50% of the state median and another 20% are between 50% and 80%. 59% of the 1600 renters are cost burdened, while only 26% of the 2400 home owners are cost burdened. Housing in Sunland Park is relatively new, with only 24% built before 1979. However, younger housing stock contains some substandard units.

### Artesia



In Artesia, 40% of the households have children and 27% have members 65 or older. The community is slightly above the NM Median income, but 29%, 1100 households are below 50% of the median. 29% of renters, 349 households are cost-burdened, only 16% of homeowners are cost burdened. 75% of housing units in Artesia were built before 1979, with 33% in the preceding decade and 42% built before 1959.

### Ruidoso



Only 22% of households in Ruidoso have children, but 42% of households have a member over the age of 65. The median income is slightly above the NM Median, but 26% of households are below 50% and 38% are below 80% of NM median income. The housing stock in Ruidoso is relatively new, with only 54% of housing units built before 1979. Between 1960 and 1979 39% of housing units were constructed and 15% were built before 1959.

## Lovington



Lovington has relatively high number of households with children and older housing stock than average. 46% of Lovington households have young children and 23% have household members 65 and older. The community is 93% of the state's median income, but 24% are below 50% and a total of 44% are below 80% of median. 31% of renters are cost-burdened and 17% of home owners are cost-burdened. Most of the housing stock, 82%, was built before 1979, with 73% built between 1950 and 1979.

## Truth or Consequences



Only 25 % of households in Truth or Consequences (T or C) have children, while 38% have members 65 and older. T or C's median income is 54% of the NM median household income. 45% of households are below 50% of median and a total of 70% are below 80% of median. 40% of renters are cost burdened and 30% of home owners are cost burdened, comprising over 1000 households. 33% of the community is cost burdened. 65% of T or C's housing was built before 1979, with 45% built between 1959 and 1979.

## Socorro



More households in Socorro have children (31%) than have household members aged 65 or older (23%). The median income of Socorro households is 67% of the NM median income, with 39% of households below 50% of median and 56% below 80%. 49% of renters are cost burdened and 21% of home owners are cost burdened. 69% of the housing units were built before 1979, with 39% built between 1960 and 1979 and 31% built before 1959. 51% of housing was built between 1950 and 1979.

## Mesilla



Mesilla has an older population, with 42% of households containing residents 65 or older and only 26% with people age 18 or younger. Although Mesilla's median income

is 116% of the NM median income, 32% of households are below 50% of median and an additional 10% are between 50 and 80% of median. There are relatively few (256) renter-occupied housing units, but 65% of those renters are cost burdened. 26% of the 968 home owners are cost burdened. Mesilla has a mix of old and new housing stock. 66% was built before 1979. 31% of the community's housing was built before 1949, with 5% built between 1950 and 1959 and 30% built between 1960 and 1979.

### Eunice



In Eunice, 37% of households have people 18 years and younger and only 19% of households have a persons aged 65 or older. Eunice's median income is 112% of the state median income. 17% of households are below 50% of the NM median and 21% are between 50% and 80% of the NM median. Eunice has relatively few cost burdened households, with 15% of renters and 6% of home owners. Less than 100 households are cost burdened in the community. 78% of Eunice's housing is pre-1979 and 70% was built between 1959 and 1979.

### Lordsburg



Lordsburg has a near equal split of households with young children and those aged 65 and older, with 32% and 33% respectively. The community's median income is 83% of the NM median, with 41% of households below 50% of the NM median and 49% below 80% of the NM Median. About twice as many households own homes in Lordsburg than rent. However, 36% of renters are cost-burdened compared to only 16% of home owners. Housing stock in Lordsburg tends to be older, with 79% built before 1979. 21% of housing was built before 1949, with 10% built between 1950 and 1959. 48% of housing was built between 1960 and 1979.

### G. Healthy Home Risk in Low-Income Communities

There are 42 communities whose median income is below 75% of the NM median household income. These communities have fewer resources to maintain their housing stock so their condition may be more appropriate to intervene. 17 of these communities are in the SE/SW part of the state and these communities have 29,000 of the 51,000 households. In communities in the southern third of New Mexico, here are more households with children under 18 and more households with people over 65. The communities generally have lower incomes, with more households below 50% and

below 80% of the NM median. The communities have more renters and more cost burdened renters than communities in other parts of the state. They have slightly more housing units built before 1949 and 1959, but the communities show more units constructed between 1960 and 1979 than in the northeast and northwest.

Silver City has a relatively large number of households and over 1000 households with young children. The community also has over 1000 households with people aged 65 or older. While the community is close to 75% of the NM median, there are over 1400 households below 50% of the NM median and almost 2400 total households below 80% of NM median. In addition, 40% of the nearly 1500 renter households are cost burdened and nearly 500 owner occupied units are cost burdened. In that economic context, Silver City has some of the oldest housing stock in the state, with 3165 units with possible lead paint, 1022 units built before 1949, and over 2000 units built between 1950 and 1979.

Socorro has nearly 3000 households, 30% of which have children under 18 and 23% which have adults 65 or older. 39%, over 1100 households are below 50% of the NM median, with another 500 households between 50% and 80% of NM median. Almost half of the 1266 rental households are cost burdened. Nearly 2500 of the 3580 housing units in Socorro were built before 1979; these older units are almost evenly split between pre-1959 units and 1960-1979 units.

Hatch is a smaller community, but half of the households have children under age 18. 237 of the 350 households are below 80% of the NM median.

Bayard has almost 1000 households, with 1/3 having children 18 and under and slightly more than 1/3 with adults 65 and older. Although the figures in each of the categories are not extreme, Bayard shows on the higher side of this cohort in all categories, with low income households, cost-burdened renters and owners and older housing stock.

Portales is one of the larger communities in this group, with almost 4400 households. Almost 1600 of the households have children 18 and under. Almost 1900 of the households are below 50% of the NM median and 2705 total households are below 80% of the NM median. 60% of the 2100 renter households are cost-burdened. 3700 of the 5100 housing units are older than 1979, with 2200 over 50 years old and another 1500 built between 1960 and 1979.

Deming is also a larger community, with almost 5400 households. Over 2000 of those households have members aged 18 and younger. Another 1900 households have adults age 65 and older. In addition to those potentially at risk groups, Deming has a large number of households below 50% of the median, almost 2400, with 3200 total households below 80% of the NM median. Almost half of Deming households are renters and 50% of these renters are cost burdened. And additional 888 owner-occupied households are cost burdened as well. 4484 of the 6240 housing units were built before 1979. 1800 housing units were built in the decade before the cessation of

lead paint and almost 2700 units were built prior to 1959. Three out of every 10 units in Deming were built before 1949.

Truth or Consequences has slightly more than 3000 households, more of which have adults aged 65 or older (38%) than children aged 18 or younger (25%). 7 out of every 10 households is below 80% of the NM median and 45% of all households are below 50% of the NM median. Roughly 1/3 of the households rent in T or C. Over 1000 renters and home owners are cost-burdened. 2800 housing units potentially have lead paint and 1200 are 50 years or older.

Over half of Sunland Park's 4064 households have children aged 18 or younger, while 900 have adults 65 or older. Half of the community's households are below 50% of the NM median and 2808 households are below 80% of median. Although only 25% of the Sunland Park's housing was built prior to 1979, community's housing stock has other issues. Sunland Park is working to develop infrastructure and move beyond its colonia status. [http://www.donaanacounty.org/health/supp\\_info/index.php?page=9](http://www.donaanacounty.org/health/supp_info/index.php?page=9)

Las Vegas and is a community in the North below 75% of NM median that exhibits Healthy Home risk factors. Las Vegas is a community of over 5000 households. There are more households (1714) with children than with adults 65 or older (1246). The community's median income is 55% of the NM median and almost 2400 very low-income households below 50% of NM median. Las Vegas has a high number of renters, with 40% of the 6200 units represented. Half of Las Vegas renters and 29% of homeowners are cost burdened. A high number and high percentage of the housing stock is very old, built before 1949. 43% of all units are built before 1959.

The communities in this section demonstrate significant need for Healthy Home interventions. Low incomes present in these towns and cities exacerbate the risk. While a state-wide Healthy Homes program is necessary, communities in the southeast and southwest of New Mexico the risks demonstrated above are correlated with epidemiological data. In particular, Deming, Sunland Park and the three cities in the southeast, Hobbs, Artesia and Carlsbad, stand out as areas for further inquiry. Though further north, Portales and Clovis also warrant inclusion in a Healthy Homes Pilot.