



Greater Albuquerque  
**Habitat**  
for Humanity®

**E-Newsletter**  
**October 2025**





## Some **SCARY** facts on NM Housing Crises

### *Realtor.com nationwide survey:*

A recent survey finds that Americans are nearly unanimous in agreeing that the cost of housing is too high but divided on what they believe are the main causes of the crises.

93% said housing costs are unreasonable, either

- a little too high - 15%
- too high - 36%
- way too high - 43%

### **Who's To Blame? Survey Says...**

Investors - 48%

Building Materials Cost - 46%

Greedy Landlords - 43%

Elected Officials not prioritizing affordable housing - 33%

Length of time to build - 9%

### **Buyers:**

\$385K  
Median listing home price

\$366.6K  
Median sold home price

### **Renters:**

Nearly 50% of renters in Albuquerque are cost-burdened, spending more than 30% of their income on rent.

# Mirehaven Gives Back - and Gives and Gives

MIREHAVEN GIVES BACK (MGB) is one of the many interest groups within the Del Webb Mirehaven community.

Their name reflects the desire to give back to those less fortunate by supporting a local charity each year that has been selected by the residents. Since 2017, more than \$260,000 has been donated.

This year, Greater Albuquerque Habitat for Humanity was blessed to be chosen as the 2025 Charity of Choice.

Funds are raised in myriad ways at Mirehaven, from sponsoring fun activities and charging a fee to participating in fashion shows, bingo nights, a garden tour, dinner events, and musical concerts plus community garage sale and auctions.

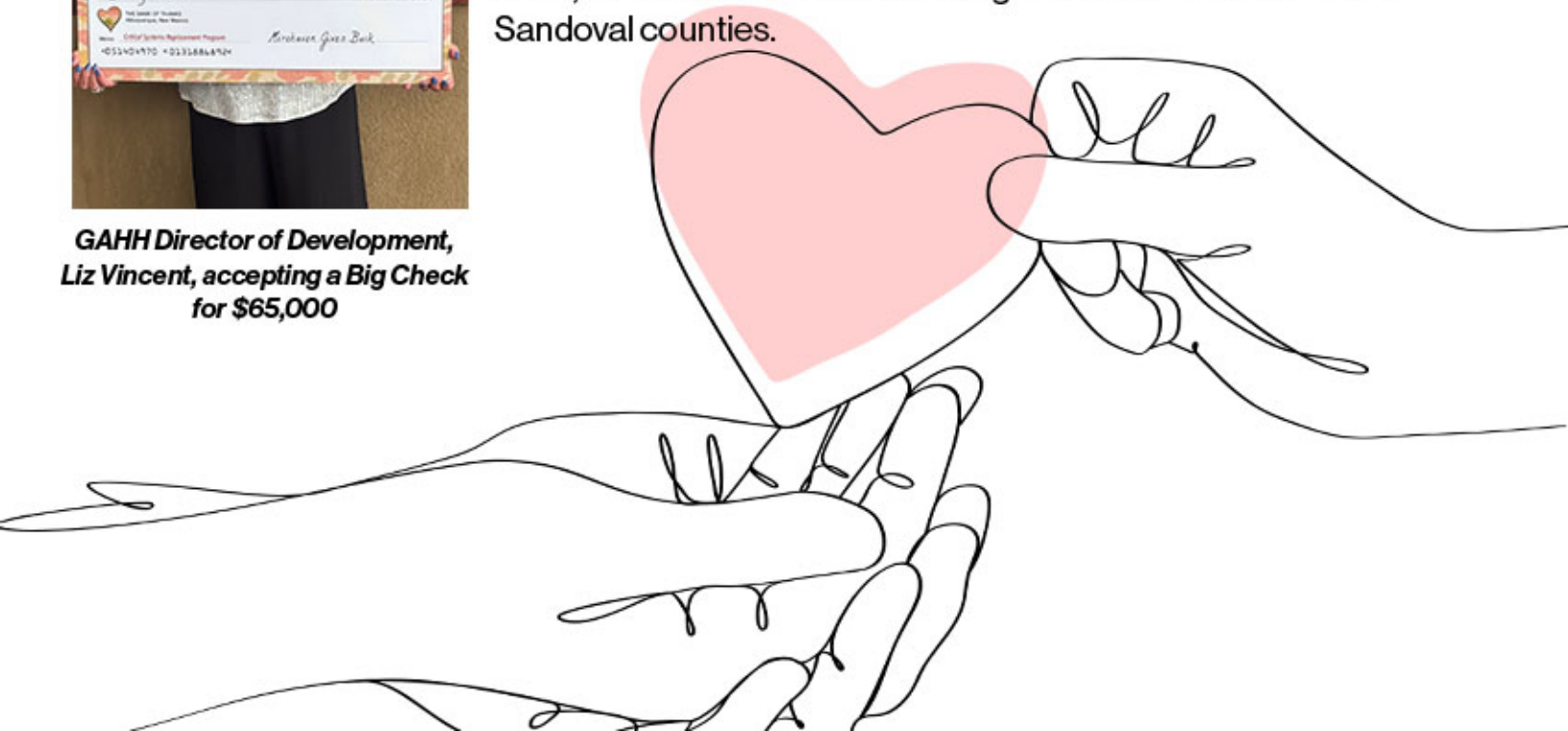
Fundraising efforts ran throughout the year, culminating in a Gala Event held on September 13th.



Following an exciting live auction and wonderful entertainment, Mirehaven presented GAHH with their check for the \$65,000 that they had worked so hard to raise for us, all throughout the year.

All proceeds raised are designated to our Senior Critical System Replacement program. The program provides major system replacements such as roofs, windows, heating, or cooling and more, for low-income homeowners in Bernalillo and S. Sandoval counties.

**GAHH Director of Development,  
Liz Vincent, accepting a Big Check  
for \$65,000**



# H.R.1 Brings Back Charitable Donation Deductions for Non-Itemizers



Over the last few years, folks who didn't itemize and took the standard deduction instead, lost out on any charitable deduction benefits. The new tax law, passed on July 4, 2025, works to eradicate that loss for the average donor.

The new law will benefit specifically smaller donors and provide incentive for more Americans to think about charitable giving as part of their tax planning strategy. But as the government gives, so does she take away as the new law is stricter for wealthier donors and those already itemizing.

Key tax law changes affecting charitable donations take effect for the 2026 tax year. While the impact varies based on income level and giving habits, 2025 is a transition year with its own set of rules before the new changes kick in.

Here is a basic primer on the new rules and who qualifies:

## **For taxpayers who do not itemize:**

- New "above-the-line" deduction: For the first time, those taking the standard deduction can claim a limited deduction for cash contributions.
- Maximum deduction: Up to \$1,000 for single filers and \$2,000 for married couples filing jointly. Example: You and your spouse donate \$1,000 to Greater ABQ Habitat for Humanity and designate it to new construction. Not only can you claim the deduction on your federal taxes, but you will also receive a 50% credit voucher on your NM State Taxes
- Cash donations only: This deduction applies only to cash gifts, not to non-cash property like clothing or stock.

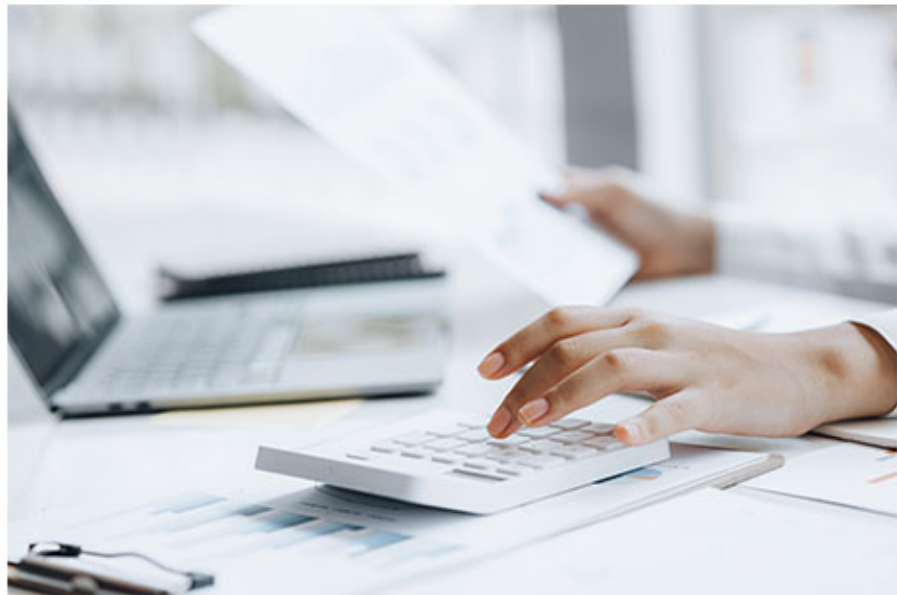
**Exclusions: Donations to donor-advised funds (DAFs) or private foundations do not qualify.**

# H.R.1 Brings Back Charitable Donation Deductions for Non-Itemizers

(Continued)

## For taxpayers who itemize:

- New adjusted gross income (AGI) floor: Charitable deductions are only available for contributions that exceed 0.5% of your AGI.  
**Example: If your AGI is \$100,000, the amount given over \$500 is deductible.**
- Cap on deduction value for high earners: For taxpayers in the top 37% tax bracket, the value of itemized deductions, including charitable gifts, is capped at 35%.
- 60% of AGI cash gift limit is permanent: The ability to deduct cash gifts to public charities up to 60% of your AGI has been made permanent.
- Increased **SALT** deduction cap: The limit for state and local tax deductions increases to \$40,000 for 2025–2029 for those with income under \$500,000. This could make itemizing more attractive to some taxpayers, allowing them to also deduct their charitable contributions.



***This again benefits those who choose to take advantage of the NM State Tax Credit program! The minimum accepted donation is \$1,000 and the maximum accepted donation is \$2 Million, for individuals and corporations alike.***

## For corporations:

- New charitable deduction floor: For a charitable gift to be deductible, it must exceed 1% of the corporation's taxable income.
- 10% annual cap remains: The overall limit of 10% of taxable income remains in place.

One other notable change - Increased estate and gift tax exemption. The exemption is permanently increased to \$15 million per individual (with inflation adjustments) beginning in 2026.

# H.R.1 Brings Back Charitable Donation Deductions for Non-Itemizers

(Continued)

As we wind up to "tax Season" in early 2026, you may want to consider accelerating your charitable giving into 2025, before the new, less favorable rules for itemizers and corporations take effect in 2026.

Some Strategies include:

- **Higher-income donors** can front-load large gifts in 2025 to take advantage of the current, uncapped tax deduction rate.
- **"Bunching" contributions** by consolidating several years of donations into one tax year can help itemizers clear the new 0.5% AGI floor that takes effect in 2026.
- **Donating appreciated stock** or other non-cash assets can still offer significant tax advantages by allowing you to avoid capital gains tax.
- **Using a Donor-Advised Fund (DAF)** allows donors to contribute a large amount in 2025 to receive an immediate deduction while distributing grants to charities over time.

While this article is in no way meant as professional tax advice, we do want to provide you with some basic information and strategies that you can take to your tax advisor to discuss.

## Wanna Scare Uncle Sam?

### DID YOU KNOW?

Individuals and businesses can financially support affordable home ownership in Albuquerque and receive a credit on their NM state taxes

Through the New Mexico State Tax Program, all donations of \$1,000 or more, designated to new construction, will receive a credit voucher from the NM Mortgage Finance Authority for 50% of your gift amount.



Greater Albuquerque  
**Habitat for Humanity**



Contact:  
[liz@habitatbqrr.org](mailto:liz@habitatbqrr.org)

**GIVING TUESDAY**  
**DECEMBER 2, 2025**



Did you know? You can financially support affordable homeownership in Bernalillo and south Sandoval counties and receive a personal or business tax credit on your NM State taxes. Receive a tax credit for 50% of the value of your gift of \$1,000 or more.

Provide lower-income neighbors with the keys to their forever home and receive the key to your tax savings.

For additional information contact:

Liz Vincent at [liz@habitatbqrr.org](mailto:liz@habitatbqrr.org) or (505) 359-2423



# NM Housing Authority Awards Grant for Veterans and Seniors

GAHH has been awarded two substantial grants to operate our Critical Systems Repair program.

Qualifying repair areas included roofs, windows, HVAC, water heaters, and ADA accessibility upgrades inside of homes. The program's goal is to provide critical repairs performed by qualified, licensed contractors to ensure issues were resolved and met code requirements and these homes would be safe and secure. In many situations, having the required repairs completed and paid for would allow aging or ill homeowners on fixed or limited incomes to remain safe in their homes, reducing or eliminating the fear of housing insecurity.

The first award, approved in July of 2025, provides two years' worth of funding for Veteran Home improvements. GAHH anticipates providing services to 30-40 veterans in need of improvements and/or retrofits within their homes due to inaccessibility. In addition to the aforementioned system replacements, GAHH will also replace tubs with walk-in showers and bars, raised toilets, exterior home ramps, door widening (where architecturally possible) and lowered bath vanities.

The second award, approved in September of 2025, provides two-year's worth of funding for the same program but specifically for low-income seniors. Both programs are available at no cost to homeowners in Bernalillo and South Sandoval counties.

If you know of someone, either elderly or a veteran, in need of repairs such as these, to their home, please have them contact Construction Program Assistant, Toye at (505) 359-2436 for more information and program eligibility.

One final note – while eligibility is based on income and household size, veteran disability benefits are NOT used in qualifying income.



ROOF AND WINDOW REPLACEMENT LAST YEAR