

Housing New Mexico MFA

2025 Legislative Outcomes

*Prepared for
Legislative Oversight Committee
May 28, 2025*



Housing Policy & Funding Legislation

Housing New Mexico tracked 53 housing and homelessness related bills during the 2025 legislative session. Of these bills, 43 had policy or tax implications and 10 proposed an appropriation to a particular project or program. Of the policy or tax bills, the Governor signed 4 into law:

<p>SB 1 – Creates the Behavioral Health Trust Fund</p>	<p>SB 3 – Behavioral Health Reform Act directs coordination and planning among various state agencies involved in behavioral health issues and appropriates \$200 million for several programs and initiates.</p>	<p>HB 47 – Veterans’ Property Tax Exemption amends the current property tax exemption to the exemptions approved in the November 5, 2024 General Election.</p>	<p>SB 267 – Housing Application Fee amends to the Uniform Owner Resident Relations Act by regulating fees landlords can charge prospective tenants.</p>
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Appropriations for Housing

Across all bills that included appropriations, Housing New Mexico tracked \$270 million in funding passed for housing and homelessness.

These appropriations in HB 2 totaled \$178 million and included the following notable special grants:

- \$110 million to DFA “to support housing, affordable housing, transitional housing and the expansion of housing services providers.”
- \$5 million to DFA for “the Local Government Division for grants to local governments to support a direct-to-housing encampment response.”
- \$8.1 million to HCA “for startup costs to build capacity for housing providers for people experiencing homelessness.”
- \$10.3 million to HCA for Linkage, which is a \$5 million increase for previous years.

These appropriations in HB 450 totaled \$44 million and included a few of the following notable grants:

- \$13.5 million to DFA for “housing projects statewide.”
- \$7.6 million to the Local Government Division housed within DFA “to acquire land and rights of way and to plan, design, construct, furnish, equip and rehabilitate affordable, transitional and supportive housing in Albuquerque in Bernalillo County.”

SB 3 – Behavioral Health Reform Act directs coordination and planning among various state agencies involved in behavioral health issues and appropriates \$48 million.

- SB 3 appropriates \$200 million for several grant programs and the implementation of the sequential intercept model.
- The appropriation within SB 3 designates \$48 million for “expansion of housing service providers.”

Appropriations Designated for Housing New Mexico

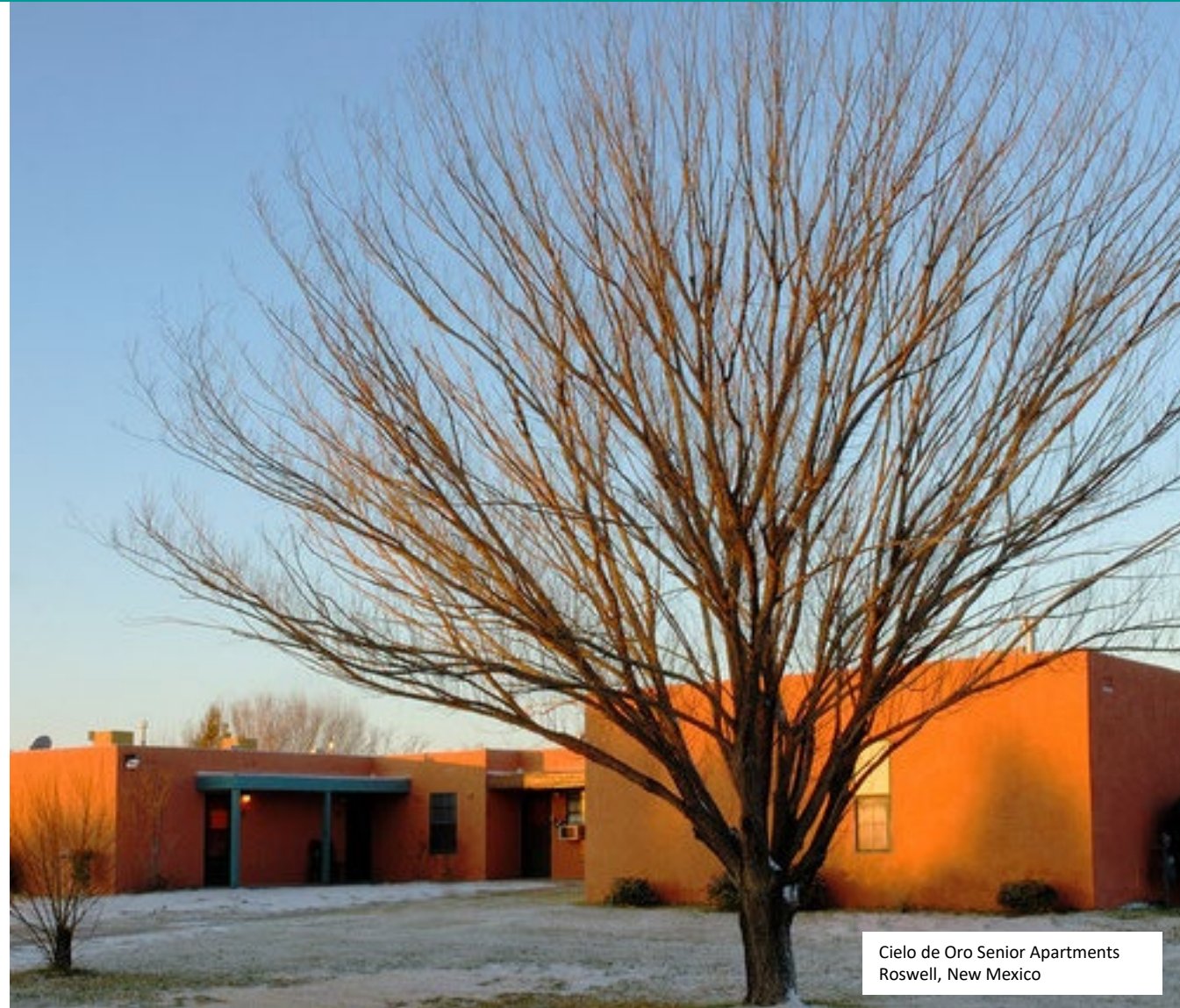
Housing New Mexico was designated as the fiscal agent for five appropriations, totaling \$14.8 million.

Bill	Title	Summary	Amount
HB 2	Linkages	For the supportive housing voucher program.	\$10,300,000
	Housing Creditworthiness Assistance Program	To the New Mexico Mortgage Finance Authority for administering a credit worthiness program.	\$250,000
	Mobile Home Replacement Initiative	For the North Central New Mexico Economic Development District to support mobile home replacement initiatives by the Non-Metro New Mexico Area Agency on Aging.	\$2,000,000
	Landlord Support	Comprehensive landlord support funding extended one year.	\$2,500,000
HB 450	Affordable Housing Organization Support	Grants to nonprofit organizations that provide affordable housing, homelessness services or transitional housing.	\$1,960,000
	Albuquerque Affordable Housing Support	For master planning for permanently affordable housing on publicly owned undeveloped property within the Sawmill district in Albuquerque.	\$300,000
Total			\$14,810,000

Housing New Mexico's Legislative Agenda

Housing New Mexico's two legislative priorities, \$500,000 to implement the Affordable Housing Act (SB 144) and \$500 million for the NMHTF (SB 145) with a local government set-aside, were positively received and passed their hearing with the Senate Health and Public Affairs Committee.

Both bills were referred to the Senate Finance Committee (SFC) but never added to the SFC calendar or incorporated into either the General Appropriations bill or the Capital Outlay Projects bill.



Cielo de Oro Senior Apartments
Roswell, New Mexico

Policy Bills that Gained Traction

While only a few housing and homelessness policy bills were enacted into law, there was significant traction around the following bills that reached the House or Senate Floor calendar:

- HB 98 – Automatic Expungement of Eviction Records
- HB 215 – No Use of AI for Rent Manipulation
- HB 442 – Mobile Home Rent Stabilization
- HM 35 – Mobile Home Park Regulatory Framework

Housing New Mexico was named in **HM 35 – Mobile Home Park Regulatory Framework**, which requires the Regulation and Licensing Department, the New Mexico Mortgage Finance Authority, the Public Regulation Commission, the Governor’s Office of Housing, the chair of the Opportunity Enterprise and Housing Development Review Board, the New Mexico Attorney General, a landlord of a mobile home, and a resident of a mobile home **to develop a regulation framework for mobile home park tenancies and rent stabilization for mobile home residents**. Housing New Mexico considers such legislation to be an important opportunity to provide leadership over mobile home and manufactured housing policy.

Other Policy Bills Introduced

Regulation, Planning & Zoning Legislation

HB 554	Residential Home Building Authorization	HB 554 amends New Mexico's zoning laws by removing "morals" as a basis for zoning restrictions, eliminating the term "multigenerational," and requiring home rule municipalities to allow accessory dwelling units (ADUs) and multifamily housing in designated areas.	<u>Passed in the House of Representatives - Y:50 N:10</u>
HB 418	Mobil Home Rental Agreements	HB 418 proposes changes to the Mobile Home Park Act to provide for certain landlord liabilities and requirements and provide certain rights to tenants for termination of leases for non-payment of rent and in cases of eviction due to zoning changes.	HCPAC: Reported by committee with Do Pass recommendation
HB 442	Mobile Home Rent Stabilization	House Bill 442 expands the definition of mobile homes to include manufactured housing. This bill limits rent increases in mobile home parks to once per year, capping increases at 3% in fiscal year 2026 and 5% thereafter. It also strengthens penalties for violations by increasing fines to twice the monthly rent and making each violation subject to the Unfair Practices Act.	HJC: Reported by committee with Do Not Pass but with a Do Pass recommendation on Committee Substitution
SB 310	Building & Zoning Changes	SB 310 seeks to amend New Mexico Statute Section 3-21-1 by requiring municipalities and counties to remove building height restrictions, except in historical districts, and to permit duplexes and townhouses in residential zones.	Not heard in committee
SB 312	Zoning Decision Appeals	SB 312 seeks to amend New Mexico Statute Chapter 3, Article 19, Section 3-19-8 by restricting who can appeal zoning and planning decisions. Only the property owner directly affected or owners of adjacent properties would have the right to appeal.	Not heard in committee

Tax Legislation

HB 325	Housing Construction Tax Credit	HB 325 introduces tax deductions for businesses on labor costs related to new residential construction in New Mexico, capping at \$125,000 for for-sale homes and \$75,000 for rentals, excluding renovations.	HCEDC: Reported by committee with Do Pass recommendation
HB 472	Abandoned Building Revitalization Tax Credit	HB 472 is an amendment to the Corporate Income and Franchise Tax Act that adds new material that creates a tax credit for an individual who incurs expenses for rehabilitation of an abandoned building.	Not heard in committee

Questions?

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We Are Housing New Mexico

2025 Legislative Summary of Housing Bill and Funding

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*Indicates bill/appropriation was designated for Housing New Mexico – See Table 10

1 Bills Signed into Law				
Bill	Title	Sponsor	Summary	Action
SB 1	BEHAVIORAL HEALTH TRUST FUND	George K. Muñoz Elizabeth "Liz" Stefanics Pat Woods Jay C. Block Dayan Hochman-Vigil	SB 1 creates the behavioral health trust fund.	Signed by Governor - Chapter 2 - Feb. 27
SB 3	BEHAVIORAL HEALTH REFORM & INVESTMENT ACT	Peter Wirth	SB 3 is a companion to SB 2 which provides for appropriations for several grant programs and the implementation of the sequential intercept model. That bill includes a clause referring to this bill and the associated appropriations totaling \$200 million.	Signed by Governor - Chapter 3 - Feb. 27
HB 47	VETERAN PROPERTY TAX EXEMPTIONS	Art De La Cruz Alan T. Martinez Luis M. Terrazas	HB 47 amends the current property tax exemption to the exemptions approved in the November 5, 2024 General Election.	Signed by Governor - Chapter 10 - Mar. 20
SB 267	HOUSING APPLICATION FEES	Carrie Hamblen Heather Berghmans Leo Jaramillo Linda M. Trujillo	SB 267 proposes amendments to the Uniform Owner-Resident Relations Act. It defines a “screening fee” as a one-time charge for background or credit checks and caps it at \$50, requiring owners to disclose and obtain written consent before charging it.	Signed by Governor - Chapter 122 - Apr. 8

HB 2	GENERAL APPROPRIATION S ACT	Nathan P. Small Meredith A. Dixon	HB 2 appropriates money from the general fund, other revenues, internal services funds/interagency transfers, and federal funds for the operation of state agencies, higher education, and public schools.	Signed by Governor - Chapter 160 - Apr. 11
HB 450	CAPITAL OUTLAY PROJECTS	Derrick J. Lente	HB450 appropriates \$1.2 billion from all sources, including \$799.8 million from the general fund, \$292 million from severance tax bonds, and \$133 million from other state funds.	Signed by Governor - Chapter 159 - Apr. 11

2 Bills that Reached the House or Senate Floor Calendar

Bill	Title	Sponsor	Summary	Action
HB 98	AUTOMATIC EXPUNGEMENT OF EVICTION RECORDS	Janelle Anyanonu D. Wonda Johnson	HB 98 adds a new section to the Uniform Owner-Resident Relations Act that requires automatic expungement of an eviction, five years from the date of the eviction.	HGEIC: Reported by committee with Do Pass recommendation HJC: Reported by committee with Do Pass recommendation
HB 215	NO USE OF AI FOR RENT MANIPULATION	Andrea Romero Angelica Rubio	HB 215 amends the Uniform Owner-Resident Relations Act by incorporating a ban on the use of artificial intelligence (AI) to manipulate rent pricing.	HCEDC: Reported by committee with Do Pass recommendation HJC: Reported by committee with Do Not Pass but with a Do Pass recommendation on Committee Substitution
HB 442	MOBILE HOME RENT STABILIZATION	Marian Matthews Cristina Parajon Patrica Roybal Caballero	House Bill 442 expands the definition of mobile homes to include manufactured housing. This bill limits rent increases in mobile home parks to once per year, capping increases at 3% in fiscal year 2026 and 5% thereafter. It also strengthens penalties for violations by increasing fines to twice the monthly rent and making each violation subject to the Unfair Practices Act.	HCPAC: Reported by committee with Do Pass recommendation HJC: Reported by committee with Do Not Pass but with a Do Pass recommendation on Committee Substitution
HM 35	MOBILE HOME PARK REGULATORY FRAMEWORK	Marian Matthews	HM 35 directs the development of a regulatory framework for mobile home park tenancies after installation of homes in a park and a rent stabilization program for mobile home residents.	HGEIC: Reported by committee with Do Not Pass but with a Do Pass recommendation on Committee Substitution

3 Bills that Died

Bill	Title	Sponsor	Summary	Action
SB 7	PURCHASE OF SINGLE FAMILY HOMES	Harold Pope	SB 77 proposes prohibiting a hedge fund, private equity firm, corporation or other business from purchasing single-family residential property.	SHPAC: Do Not Pass, Bill Has Died

SB 186	MULTIFAMILY HOUSING VALUATION	Peter Wirth George K. Muñoz Joshua N. Hernandez	SB186 establishes a special method for valuing certain residential multifamily housing for property tax purposes.	STBTC: Reported by committee with Do Pass recommendation with amendment(s) SFC: Reported by committee with Do Pass recommendation Failed to Pass in the Senate, Bill Has Died
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4 Appropriation Bills Funded

Bill	Title	Sponsor	Summary	Appropriation	Action
*HB 453	HOUSING CREDITWORTHINESS ASSISTANCE PROGRAM	Janelle Anyanonu	HB 453 amends the Affordable Housing Act allows for funding of credit worthiness program.	\$250,000	Appropriation included in House Bill 2
SB 273	VETERAN TRANSITIONAL HOUSING	Elizabeth "Liz" Stefanics Debra M. Sariñana William E. Sharer Anthony L. Thornton Jay C. Block	SB 273 proposes a \$500,000 appropriation from the general fund to the veteran's services department to contract for services to support transitional housing for veterans and their families.	\$200,000	Appropriation included in House Bill 2
*SB 320	MOBILE HOME REPLACEMENT INIATIVE	Roberto "Bobby" J. Gonzales	\$2,000,000 is appropriated from the general fund for the north central New Mexico economic development district to support mobile home replacement initiatives by the non-metro New Mexico area agency on aging.	\$2,000,000	Appropriation included in House Bill 2
*SB 422	AFFORDABLE HOUSING ORGANIZATION SUPPORT	Micaelita Debbie O'Malley Mimi Stewart	SB 422 appropriates \$5 million to the department of finance and administration for MFA to administer grants to nonprofit organizations that provide affordable housing, homelessness services or transitional housing.	\$1,960,000	Appropriation included in House Bill 450 (DFA – 1)
*SB 232	ABQ AFFORDABLE HOUSING	Micaelita Debbie O'Malley Katy M. Duhigg	SB 232 appropriates \$500,000 to LGD/DFA to contract for master planning for permanently affordable housing on publicly owned undeveloped property within the Sawmill district in Albuquerque.	\$300,000	Appropriation included in House Bill 450 (LGD – 1)

5 Appropriation Bills Not Funded

Bill	Title	Sponsor	Summary	Appropriation	Action
SB 144	AFFORDABLE HOUSING ACT FUNDING	Roberto "Bobby" J. Gonzales	SB 144 makes a one-time, appropriation from the general fund to DFA for the MFA to carry out the	\$500,0000	SHPAC: Reported by committee with Do Pass

			provisions of the Affordable Housing Act (AHA).		recommendation
SB 145	HOUSING TRUST FUND & AFFORDABLE HOUSING	Roberto "Bobby" J. Gonzales	SB 145 makes a one-time, non-reverting, appropriation of \$500 million from the general fund to the New Mexico Housing Trust Fund (NMHTF). Additionally, the bill proposed to set-aside 10% of the appropriation for local governments.	\$500,000,000	SHPAC: Reported by committee with Do Pass recommendation with amendment(s)
HB 118	PROFESSIONAL RECRUITMENT & RETENTION ACT	Kathleen Cates	HB 118 proposes a general fund appropriation to create a downpayment assistance program, which would be administered by MFA, to assist certain professionals.	\$5,000,000	HGEIC: Reported by committee with Do Pass recommendation
SB 350/ HB 420	HOUSING SUPPORT NEEDS & STABILIZATION	Jaramillo, Nava, Brantley, Sanchez, Berghams	SB 350/HB 420 appropriates \$6 million to address transitional housing support needs for the reentry population and administer housing stabilization programs in fiscal year 2026.	\$6,000,000	Sent to STBTC - Referrals: STBTC/SFC STBTC: Reported by committee with Do Pass recommendation
		Pamelya Herndon			HHHC: Reported by committee with Do Pass recommendation

6 Bills that Passed in the House or Senate

Bill	Title	Sponsor	Summary	Action
SB 2	PUBLIC HEALTH & SAFETY INITIATIVES	Benny Shendo, Jr. George K. Muñoz David M. Gallegos Jay C. Block Dayan Hochman-Vigil	SB 2 provides for appropriations for several grant programs and the implementation of the sequential intercept model. That bill includes a clause referring to this bill and the associated appropriations totaling \$200 million.	SHPAC: Reported by committee with Do Pass recommendation SFC: Reported by committee with Do Not Pass but with a Do Pass recommendation on Committee Substitution <u>Passed in the Senate - Y:37 N:4</u> Sent to HAFC - Referrals: HAFC <i>See companion bill SB 3 – Bills Signed into Law</i>
HB 571	BUILDING HOUSING COMMUNITIES	Rebecca Dow Andrea Romero Jonathan A. Henry	House Bill 571 directs the Department of Finance and Administration to create a program that awards certificates to municipalities that adopt or establish one or more department-approved strategies to increase housing affordability and accessibility.	HRDLC: Reported by committee with Do Pass recommendation HGEIC: Reported by committee with Do Pass recommendation Passed in the House of Representatives - <u>Y:59 N:0</u> STBTC: Reported by committee with Do Pass recommendation <u>Passed in the Senate - Y:37 N:0</u>

				<i>Pocket Vetoed</i>
HB 448	OFFICE OF HOUSING PLANNING & PRODUCTION	Meredith A. Dixon Janelle Anyanonu Cristina Parajon	HB 448 creates an Office of Housing Planning and Production that would be administratively attached to the Department of Finance and Administration.	HGEIC: Reported by committee with Do Pass recommendation HAFC: Reported by committee with Do Pass recommendation <u>Passed in the House of Representatives - Y:49 N:17</u> SHPAC: Reported by committee with Do Pass recommendation
HB 426	MOBILE HOME PARK SALE NOTICES	Cristina Parajon Marian Matthews Antonio Maestas Andrea Romero Sarah Silva	HB 426 proposes adding a new section of the Mobile Home Park Act to require notice to tenants before the sale of a mobile home park and providing an opportunity to purchase to the residents.	HCEDC: Reported by committee with Do Not Pass but with a Do Pass recommendation on Committee Substitution HJC: Reported by committee with Do Pass recommendation <u>Passed in the House of Representatives - Y:37 N:26</u>
HB 339	HOUSING DISCRIMINATION & HUMAN RIGHTS ACT	Angelica Rubio Andrea Romero	HB 339 seeks to amend the human rights act by providing that housing discrimination based on source of income is a discriminatory practice, and providing for enforcement by the attorney general.	HCPAC: Reported by committee with Do Pass recommendation with amendment(s) HJC: Reported by committee with Do Pass recommendation House of Representatives Floor Amendment <u>Passed in the House of Representatives - Y:42 N:24</u> STBTC: Reported by committee with Do Pass recommendation with amendment(s)
HB 253	SEALING OF CERTAIN COURT RECORDS	Andrea Romero Angelica Rubio Kristina Ortez Cristina Parajon	HB 253 proposes amendments to the Uniform Owner-Resident Relations Act and the Mobile Home Park Act to regulate eviction court records. It mandates sealing eviction records upon filing and restricts access, allowing owners to unseal them after at least 15 days unless specific conditions apply, such as mutual agreement or an appeal.	HCPAC: Reported by committee with Do Pass recommendation; HJC: Reported by committee with Do Not Pass but with a Do Pass recommendation on Committee Substitution <u>Passed in the House of Representatives - Y:38 N:25</u> STBTC: Reported by committee with Do Pass recommendation
HB 554	RESIDENTIAL HOME BUILDING AUTHORIZATION	Andrea Romero Cristina Parajon	HB 554 amends New Mexico's zoning laws by removing "morals" as a basis for zoning restrictions, eliminating the term "multigenerational," and requiring home rule municipalities to allow accessory dwelling units (ADUs) and multifamily housing in designated areas.	HCPAC: Reported by committee with Do Pass recommendation with amendment(s) HGEIC: Reported by committee with Do Pass recommendation with amendment(s) <u>Passed in the House of Representatives - Y:50 N:10</u>
HB 220	IGNITION-RESISTANT CONSTRUCTION	Tara L. Lujan Joseph L. Sanchez	HB 220 amends the Homeowner Association Act by adding new material that restricts Homeowners Association (HOAs) from prohibiting or unreasonably restricting the use of ignition-resistant.	HCEDC: Reported by committee with Do Pass recommendation HJC: Reported by committee with Do Pass recommendation <u>Passed in the House of Representatives - Y:57 N:6</u>

				STBTC: Reported by committee with Do Pass recommendation
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7 Bills that Passed a Committee Vote

Bill	Title	Sponsor	Summary	Action
SB 205	STATE OFFICE OF HOUSING PLANNING & PRODUCTION	Michael Padilla Cindy Nava Meredith A. Dixon Roberto "Bobby" J. Gonzales Janelle Anyanonu	SB 205 creates an Office of Housing Planning and Production that would be administratively attached to the Department of Finance and Administration.	SHPAC: Reported by committee with Do Pass recommendation <i>See companion Bill HB 448 – Bills that Passed in the House or Senate</i>
HB 114	BAN DISCRIMINATORY RESTRICTIVE COVENANTS	Eleanor Chávez Reena Szczepanski	HB 114 amends the Unlawful Discriminatory Practices section within New Mexico Human Rights law by incorporating a ban on restrictive covenants that restrict property ownership based on a protected class.	HGEIC: Reported by committee with Do Pass recommendation with amendment(s))
SB 216	RENT CONTROL & CERTAIN ENTITIES	Linda M. Lopez Antoinette Sedillo Lopez Harold Pope Shannon D. Pinto Patricia Roybal Caballero	SB 216 repeals the state ban on locally enacted rent control for privately owned real property.	SHPAC: Reported by committee with Do Pass recommendation
SB 239	HOMEOWNER ASSOC. LOT OWNER REMEDY	Mimi Stewart	SB 239 amends the Homeowner Association (HOA) Act to allow a lot owner with a complaint against another lot owner or the HOA board to file a complaint to the state department of justice	STBTC: Reported by committee with Do Pass recommendation
HB 325	HOUSING CONSTRUCTION TAX CREDIT	Leo Jaramillo Cindy Nava Joshua A. Sanchez Heather Berghmans	HB 325 introduces tax deductions for businesses on labor costs related to new residential construction in New Mexico, capping at \$125,000 for for-sale homes and \$75,000 for rentals, excluding renovations. It also includes a "hold harmless" provision to reimburse local governments for lost revenue.	HCEDC: Reported by committee with Do Pass recommendation
HB 418	MOBILE HOME RENTAL AGREEMENTS & LANDLORDS	Cristina Parajon	HB 418 proposes changes to the Mobile Home Park Act to provide for certain landlord liabilities and requirements and provide certain rights to tenants for termination of leases for non-payment of rent and in cases of eviction due to zoning changes.	HCPAC: Reported by committee with Do Pass recommendation
HB 440	HOMEOWNERS ASSOC. LIENS	Lujan, Maestas	HB 440 restricts Homeowners Associations' ability to foreclose on a property if the lien is less than 12 months delinquent, the lien is less than	HCPAC: Reported by committee with Do Pass recommendation

			\$5,000, and if the assessments consist only fines.	
HB 442	MOBILE HOME RENT STABILIZATION	Marian Matthews	House Bill 442 expands the definition of mobile homes to include manufactured housing. This bill limits rent increases in mobile home parks to once per year, capping increases at 3% in fiscal year 2026 and 5% thereafter. It also strengthens penalties for violations by increasing fines to twice the monthly rent and making each violation subject to the Unfair Practices Act.	HJC: Reported by committee with Do Not Pass but with a Do Pass recommendation on Committee Substitution
HJR 11	CHANGE ANTI-DONATION CLAUSE, CA	Kathleen Cates Andrea Romero Christine Chandler Patricia Roybal Caballero	Joint Resolution proposes to repeal and replace Article 9, Section 14 of the constitution to allow the state to make donations of public funds to private persons or entities for public purposes.	HGEIC: Reported by committee without a recommendation

8 Bills Introduced but Not Heard in Any Committee

Bill	Title	Sponsor	Summary	Action
HB 43	HOUSING INCOME TO RENT SCREENING CALCULATIONS	Kathleen Cates	HB 43 amends the Uniform Owner Resident Relations Act by requiring landlords to use housing assistance in the calculation of prospective tenants' rent-to-income ratio.	Sent to HCPAC - Referrals: HCPAC/HGEIC
HB 122	CONDOMINIUM OWNER OCCUPANCY REQUIREMENTS	Kathleen Cates	HB 122 proposes an amendment to the New Mexico Condominium Act that creates a requirement that condominiums created on or after July 1, 2025, at least 55% of the units must be owner-occupied and that at least 35% of the governing body members of the association managing a condominium must own and occupy units within that condominium.	Sent to HGEIC - Referrals: HGEIC/HCEDC
HB 135	HOUSING STUDY REQUIREMENT FOR LEDA FUNDS	Kristina Ortez Antoinette Sedillo Lopez	HB 135 proposes an amendment to the Local Economic Development Act that requires qualifying entities to conduct a housing study for affected counties and municipalities before submitting applications for public support.	Sent to HRDLC - Referrals: HRDLC/HCEDC
SB 190	HOMELESSNESS REDUCTION	Harold Pope	SB 190 amends the Healthcare Authority Act by proposing to incorporate a homelessness reduction division.	Sent to SRC - Referrals: SRC/SFC
HB 232	PROHIBIT CERTAIN HOMEOWNER ASSOCIATION FEES	Tara L. Lujan Angelica Rubio Cristina Parajon Janelle Anyanonu Joanne J. Ferrary	HB 232 amends the Homeowner Association Act by prohibiting HOAs from assessing fees on the sale of a lot or real property by an owner in the HOA development.	Sent to HCEDC - Referrals: HCEDC/HJC

SB 310	BUILDING & ZONING CHANGES	Antonio Maestas	SB 310 seeks to amend New Mexico Statute Section 3-21-1 by requiring municipalities and counties to remove building height restrictions, except in historical districts, and to permit duplexes and townhouses in residential zones.	Sent to SHPAC - Referrals: SHPAC/SJC
SB 312	ZONING DECISION APPEALS	Antonio Maestas	SB 312 seeks to amend New Mexico Statute Chapter 3, Article 19, Section 3-19-8 by restricting who can appeal zoning and planning decisions. Only the property owner directly affected or owners of adjacent properties would have the right to appeal.	Sent to SHPAC - Referrals: SHPAC/SJC
SB 293	HOUSING STUDY FOR SOME DEVELOPMENT PROJECTS	Antoinette Sedillo Lopez Linda M. Lopez	SB 293 would require that an affordable housing study be conducted and provided with a petition to a governing body of an approved tax increment development.	Sent to SHPAC - Referrals: SHPAC/STBTC
SB 400	RELEASE OF CERTAIN PEOPLE FROM RENT AGREEMENT	Sedillo Lopez	SB 400 allows for people who are victims of domestic violence or sexual assault to be released from rental agreements and be released from financial responsibility.	Sent to SHPAC - Referrals: SHPAC/SJC
HB 583	REDEMPTION RIGHT SALE OR TRANSFER	John Block	HB 583 proposes changes to state law on the redemption process after a foreclosure by prioritizing the homeowner, the homeowner's heirs, family members, and nonprofit housing organizations, while prohibiting junior mortgagees/lienholders from selling or assigning their redemption rights.	Sent to HCEDC - Referrals: HCEDC/HJC
HB 492	ECONOMIC DEVELOPMENT PLANNING BUREAU	Cynthia Borrego	HB 492 establishes the Planning Bureau within the Economic Development Department.	Sent to HGEIC - Referrals: HGEIC/HAFC
HB 472	ABANDONED BUILDING REVITALIZATION TAX CREDIT	Jonathan A. Henry Rebecca Dow	HB 472 is an amendment to the Corporate Income and Franchise Tax Act that adds new material that creates a tax credit for an individual who incurs expenses for rehabilitation of an abandoned building.	Sent to HCEDC - Referrals: HCEDC/HTRC
HB 290	VIBRANT COMMUNITIES ACT	Andrea Romero Christine Chandler Patricia Roybal Caballero	The act is enabling legislation for HJR 11, which would repeal and replace the Anti-Donation Clause of the New Mexico Constitution, removing specific exceptions previously approved by voters and replacing them with a broad exception for donations to private entities to accomplish a "public purpose" for the benefit of public health, safety, or welfare.	Sent to HGEIC - Referrals: HGEIC/HJC <i>See companion HJR 11 - HGEIC: Reported by committee without a recommendation</i>

9 Housing Appropriations

House Bill 2 – General Appropriations Act

Page	Agency	#	Amount	Purpose
55	RLD	7	\$1,447,600	code compliance oversight; issue licenses, permits and citations; perform inspections; administer exams; process complaints; and enforce laws, rules and regulations relating to manufactured housing standards
			90,700	
			\$286,200	
56			\$1,575,500	
96	HCA	3	\$17,798,600	from the federal temporary assistance for needy families block grant for transfer to the children, youth and families department for supportive housing, adoption services, foster care services, multilevel response system implementation
98	HCA	4	\$2,288,000	from the opioid crisis recovery fund for housing assistance for people affected by opioid use disorder
*190	MFA	36	\$250,000	To the New Mexico mortgage finance authority for administering a credit worthiness program.
190	DFA	37	\$5,000,000	To the local government division for grants to local governments to support a direct-to-housing encampment response, with streamlined housing placements, on-campsite services from outreach workers, housing navigators and case managers, ongoing closed campsite maintenance and an intensive focus on closure and cleaning of campsites.
191	DFA	40	\$110,000,000	To support housing, affordable housing, transitional housing and the expansion of housing services providers that facilitate behavioral health services and substance abuse recovery, homelessness assistance and prevention for persons with behavioral health needs, for expenditure in fiscal year 2026, including up to eighty million dollars (\$80,000,000) for programs in the city of Albuquerque and Bernalillo county to be shared equally and ten million dollars (\$10,000,000) for programs in the city of Las Cruces and Dona Ana county.
191	DFA	41	\$2,000,000	For housing assistance personnel and programs.
191	DFA	42	\$2,000,000	For consulting and strategic planning to support innovative models to end homelessness.
*192	MFA	192	\$2,000,000	To the New Mexico mortgage finance authority for the north central New Mexico economic development district for housing projects for senior citizens living in manufactured housing.
*193	DFA	52	\$2,500,000	The period of time for expending the five hundred thousand dollars (\$500,000) appropriated from the general fund and the two million dollars (\$2,000,000) appropriated from the mortgage regulatory fund in Subsection 47 of Section 5 of Chapter 210 of Laws 2023 as extended in Subsection 46 of Section 5 of Chapter 69 of Laws 2024 for a comprehensive landlord support program is extended through fiscal year 2026.
194	DFA	58	\$10,000,000	for transitional housing and shelter facilities for victims of domestic violence, including up to five million dollars (\$5,000,000) for facilities in northwest New Mexico, is extended through fiscal year 2026.
213	HCA	162	\$8,129,400	For startup costs to build capacity for housing providers for people experiencing homelessness and to build capacity for medical services for people involved with the criminal justice system.
*213	HCA	166	\$10,300,000	For additional vouchers in the linkages program.
220	VSD	210	\$200,000	To leverage federal revenues for transitional housing services for homeless veterans and their families, including life skills training and case management services.

222	CD	222	\$2,000,000	To expand reentry services, career technical programming and housing opportunities for the New Mexico corrections department population.
HB 2 Subtotal			\$177,866,000	
House Bill 450 – Capital Outlay Projects				
Page	Agency	#	Amount	Purpose
14	ALTSD	1	\$600,000	to acquire and to plan, design and construct affordable housing complexes for low-to-moderate-income senior citizens in Bernalillo county
14	ALTSD	2	\$25,000	to acquire land and rights of way for and to plan, design, construct, equip and furnish affordable senior housing in Albuquerque and in Bernalillo county;
*102	DFA	1	\$1,960,000	to plan, design and construct an affordable cottage housing project serving low-income households in the International district in Albuquerque in Bernalillo county
102	DFA	4	\$13,500,000	for housing projects statewide
106	IAD	24	\$100,000	plan and design a community housing development near White Cliff road in the Baahaali chapter of the Navajo Nation in McKinley county
113	IAD	65	\$250,000	to purchase equipment and to plan, design, construct, renovate, repair and furnish residential housing and infrastructure at Navajo preparatory school in San Juan county
117	IAD	97	\$1,500,000	to plan, design, construct, renovate and make improvements to the Tamaya historical village housing at the Pueblo of Santa Ana in Sandoval county
118	IAD	100	\$1,000,000	to demolish and remove existing structures and to plan, design, construct, renovate, furnish and equip tribal housing in the Pueblo of Santo Domingo in Sandoval county
118	IAD	103	\$1,500,000	to plan, design, construct, equip, repair and improve tribal housing in the Pueblo of Zia in Sandoval county
121	IAD	119	\$1,500,000	to plan, design and construct infrastructure for phase 2 of the Spider Rock road housing development in the Pueblo of Taos in Taos county
128	LGD	3	\$350,000	to purchase, equip and install information technology and related infrastructure, including tracking programs for data on homelessness, in Albuquerque in Bernalillo county
130	LGD	13	\$400,000	to plan, design and construct drainage improvements and to purchase, deliver and equip lobby furniture and classroom training furniture for a program that provides affordable medical care and addiction treatment services to indigent and homeless individuals in Bernalillo county
130	LGD	17	\$100,000	To plan, design and construct improvements to the el Centro familiar and Seybold village housing complexes in Bernalillo county
131	LGD	23	\$200,000	to purchase and deliver a mobile four-stall shower, a refrigerator and a commercial grill for an organization that serves refugees and homeless and low-income individuals in Bernalillo county
132	LGD	24	\$200,000	to acquire land for and to plan, design, construct, renovate, furnish and equip improvements to cottages and a former clinic for use as affordable and transitional housing in the International district in Albuquerque in Bernalillo county
138	LGD	59	\$7,562,000	to acquire land and rights of way and to plan, design, construct, furnish, equip and rehabilitate affordable, transitional and supportive housing in Albuquerque in Bernalillo county;
142	LGD	85	\$25,000	to purchase equipment for a dental school providing health care services for the homeless in Albuquerque in Bernalillo county
143	LGD	93	\$50,000	to plan, design, construct, purchase, equip and improve an emergency housing center recovery facility in Albuquerque in Bernalillo county;
144	LGD	97	\$240,000	to plan, design, construct and expand a preschool facility for children and families experiencing homelessness in Albuquerque in Bernalillo county

147	LGD	119	\$200,000	to plan, design, construct, renovate, furnish and equip a kitchen facility, including buildings and grounds, steam tables, refrigeration, tables and chairs and a drink station, for meal services for displaced persons and families experiencing homelessness in Albuquerque in Bernalillo county
148	LGD	123	\$100,000	to purchase land for and to plan, design and construct utility infrastructure for an affordable housing subdivision in Albuquerque in Bernalillo county
151	LGD	141	\$350,000	to acquire land, buildings and rights of way and to plan, design, construct, repair, improve and equip motels as affordable housing units in Albuquerque in Bernalillo county;
152	LGD	149	\$275,000	to plan, design, construct, equip and improve transitional housing at the New Mexico veterans integration center in Albuquerque in Bernalillo county
155	LGD	164	\$50,000	to acquire land for and to plan, design, construct, repair and improve affordable public housing in Albuquerque in Bernalillo county
157	LGD	177	\$300,000	to develop a long-range strategic plan for a mixed-used development, including permanent affordable housing, in the Sawmill district in Albuquerque in Bernalillo county
158	LGD	180	\$325,000	to plan, design, construct, purchase, equip and improve a center for emergency housing and community services in the southeast area of Albuquerque in Bernalillo county
161	LGD	203	\$25,000	to plan, design, construct, repair and renovate buildings for supportive and transitional housing in Albuquerque in Bernalillo county
163	LGD	213	\$75,000	to plan, design, construct, purchase, equip and install a housing center for emergency and other housing needs in Albuquerque in Bernalillo county
164	LGD	217	\$75,000	to plan, design, construct, purchase, equip and install improvements at a housing center for young adults in Albuquerque in Bernalillo county
*164	LGD	218	\$624,444	to acquire and renovate multifamily housing facilities, including energy efficiency upgrades and improvements, to preserve affordable housing options in the International district in Albuquerque in Bernalillo county
176	LGD	298	\$800,000	to plan, design, construct, improve, furnish, expand and equip a fifty-unit housing project to extend the Mesilla Valley resource campus providing services to the homeless, including supportive housing and service buildings, in Las Cruces in Dona Ana county
176	LGD	299	\$710,000	to plan, design, construct, furnish, equip and improve a facility, including converting an outdoor patio area into an office, at a community service center for the homeless in Las Cruces in Dona Ana county
177	LGD	303	\$590,000	to plan, design, construct, expand and improve the Mesilla Valley resource campus providing services to the homeless, including supportive housing and service buildings, in Las Cruces in Dona Ana county
177	LGD	306	\$1,050,000	to plan, design and construct the Paseos Verdes affordable housing complex in Las Cruces in Dona Ana county
181	LGD	335	\$100,000	to demolish and remove existing structures and to purchase, plan, design, construct, equip, renovate and furnish affordable housing in Santa Clara in Grant county
183	LGD	348	\$1,300,000	to plan, design and construct housing for county employees in Harding county
186	LGD	370	\$200,000	to plan, design and construct utility infrastructure for low-income housing projects in Los Alamos county
183	LGD	380	\$50,000	to acquire land for and to plan, design and construct affordable housing projects, including infrastructure and utility improvements and extensions, in McKinley county
187	LGD	386	\$75,000	to acquire land for and to plan, design and construct affordable housing, including utility and infrastructure extension, in Gallup in McKinley county
189	LGD	393	\$175,000	to demolish an existing building and to acquire, plan, design and construct a transitional housing development and to renovate existing housing units in Gallup in McKinley county

190	LGD	397	\$150,000	to plan, design and construct workforce housing for north central regional transit district employees in Espanola in Rio Arriba county
202	LGD	477	\$100,000	to plan, design, construct, purchase, equip and install road improvements, solar arrays and grey water filtration systems at the Nueva Acequia affordable housing complex in Santa Fe county;
197	LGD	478	\$190,000	to plan, design, construct, equip, expand and improve the Valle Vista public housing development in the Santa Fe county
203	LGD	484	\$171,000	to plan, design, construct, renovate, equip and improve public housing units and site infrastructure at the Santa Cruz public housing development in Santa Fe county
203	LGD	487	\$415,000	to plan, design and construct a community park for a workforce housing development in Santa Fe in Santa Fe county
204	LGD	492	\$55,000	to plan, design, construct, renovate and furnish an administration building for a program serving homeless youth, including a laundry room renovation and the purchase and installation of security gates and doors, a washing machine, a dryer and a utility sink, in Santa Fe in Santa Fe county
204	LGD	493	\$390,000	to plan, design, construct, purchase and install upgrades to the camino de Jacobo public housing units in Santa Fe in Santa Fe county
205	LGD	502	\$710,000	to acquire land and facilities and to plan, design, construct, purchase and equip permanent and transitional housing in Santa Fe in Santa Fe county
*215	MFA	-	\$300,000	to plan, design, construct and renovate a former medical and dental clinic for use as affordable and transitional housing in the International district in Albuquerque in Bernalillo county
217	DOT	7	\$2,000,000	to acquire rights of way and to plan, design and construct roads and infrastructure, including water, sewer, utilities and bridges, for an affordable housing project in the Kinney Brick and Mountainview neighborhoods of Bernalillo county
220	DOT	52	\$1,500,000	to plan, design and construct road and infrastructure improvements, including sewer and water systems, for an affordable housing development in Carlsbad in Eddy county
HB 450 Subtotal			\$44,492,444	
Total of HB 2 and HB 450			\$222,358,444	
SB 3			\$48,000,000	Behavioral Health Reform Act directs coordination and planning among various state agencies involved in behavioral health issues and appropriates \$200,000,000 for several grant programs and the implementation of the sequential intercept model. The appropriation within SB 3 designates \$48,000,000 for “expansion of housing service providers.”
Total of HB 2, HB 450 and SB 3			\$270,358,444	

10 Appropriations Assigned to Housing New Mexico as the Administrative Agency from HB 2 and HB 450

Bill	Title	Sponsor	Summary	Amount
HB 2	LINKAGES	-	For the supportive housing voucher program	\$10,300,000
HB 2	HOUSING CREDITWORTHINESS ASSISTANCE PROGRAM	Janelle Anyanonu	To the New Mexico mortgage finance authority for administering a credit worthiness program.	\$250,000

HB 2	MOBILE HOME REPLACEMENT INITIATIVE	Roberto "Bobby" J. Gonzales	For the north central New Mexico economic development district to support mobile home replacement initiatives by the non-metro New Mexico area agency on aging.	\$2,000,000
HB 450	AFFORDABLE HOUSING ORGANIZATION SUPPORT	Micaelita Debbie O'Malley Mimi Stewart	Grants to nonprofit organizations that provide affordable housing, homelessness services or transitional housing.	\$1,960,000
HB 450	ABQ AFFORDABLE HOUSING	Micaelita Debbie O'Malley Katy M. Duhigg	For master planning for permanently affordable housing on publicly owned undeveloped property within the Sawmill district in Albuquerque.	\$300,000
HB 2	CONTINUING AUTHORIZATION	Nathan Small Meredith Dixon	Comprehensive Landlord Support funding extended one year	\$2,500,000
Total				\$14,810,000

11 Key Abbreviations

Abbreviation	Meaning
HAFC	House Appropriations & Finance Committee
HCPAC	House Consumer & Public Affairs Committee
HGEIC	House Government, Elections & Indian Affairs Committee
HGUAC	House Government & Urban Affairs
HHGAC	House Health & Government Affairs Committee
HHGIC	House Health, Government & Indian Affairs Committee
HHHC	House Health & Human Services Committee
HLLC	House Local Government, Land Grants & Cultural Affairs Committee
HLVMC	House Labor, Veterans' and Military Affairs Committee
HRDLC	House Rural Development, Land Grants & Cultural Affairs
HRPAC	House Regulatory & Public Affairs Committee
HSIVC	House State Government, Indian & Veterans' Affairs Committee
HTRC	House Taxation & Revenue Committee
SFC	Senate Finance Committee
SHPAC	Senate Health and Public Affairs Committee
SIRC	Senate Indian, Rural and Cultural Affairs Committee
SJC	Senate Judiciary Committee
SPAC	Senate Public Affairs Committee