



**ESTIMATED ADDITIONAL OPERATING BUDGET IMPACT (dollars in thousands)**

|              | <b>FY24</b> | <b>FY25</b> | <b>FY26</b> | <b>3 Year<br/>Total Cost</b> | <b>Recurring or<br/>Nonrecurring</b> | <b>Fund<br/>Affected</b> |
|--------------|-------------|-------------|-------------|------------------------------|--------------------------------------|--------------------------|
| <b>Total</b> | NFI         | NFI         | NFI         | NFI                          | NFI                                  | NFI                      |

(Parenthesis ( ) Indicate Expenditure Decreases)

Duplicates/Conflicts with/Companion to/Relates to:  
 Duplicates/Relates to Appropriation in the General Appropriation Act

**SECTION III: NARRATIVE**

**BILL SUMMARY**

SB 212 requires Regional Housing Authorities to create and annually update an affordable housing plan that includes the following elements:

- an assessment of the affordable housing availability in the region
- the projected need for affordable housing in the region for a five-year period
- strategies that the regional housing authority plans on implementing to increase the availability of affordable housing based on the projected need by the end of that five-year period.

**FISCAL IMPLICATIONS**

SB 212 does not appropriate any funding for development or implementation of the plans that the passage of this bill would mandate. These plans could cost each agency \$75,000 and \$150,000, based on similar initiatives.

**SIGNIFICANT ISSUES**

There are three regional housing authorities (RHAs): Northern Regional Housing Authority, Eastern Regional Housing Authority, and Western Regional Housing Authority. See attached Table 1 for summaries of each authority.

The U.S. Department of Housing and Urban Development (HUD) funds all RHAs, approves operational activities, budgets and conducts all monitoring. In the 2009 Legislative Session, the New Mexico state legislature amended the Regional Housing Law 11-3A-29 NMSA 1978, to re-define the activities of the Regional Housing Authorities and mandated that MFA provide oversight of certain activities, to include submission of an Annual Report, relative to their operations and fiscal activities, to the Department of Finance & Administration (DFA), Legislative Oversight Committee (LOC), and the Legislative Finance Committee (LFC).

RHAs currently produce a universal 5-Year action plan that is reviewed and approved by HUD. The plan is updated annually and provides detail information on the preservation/rehabilitation needs of each property within the RHA’s portfolio. The majority of these properties are over 30 years old and in need of significant rehabilitation. A few RHAs are seeking to create a Housing Development Corporation wing to pursue and access more federal and state resources for development.

## CONFLICT, DUPLICATION, COMPANIONSHIP, RELATIONSHIP

In the fall of 2022 MFA published the New Mexico Housing Strategy that addresses components required in SB 212 including: gaps in affordable housing stock, projected development needs, and strategies to increase and preserve affordable housings.

HB 260 proposes a \$500,000 appropriation to the Department of Finance and Administration for New Mexico Mortgage Finance Authority to conduct an affordable housing study that includes the following elements:

- locations in the state where affordable housing is needed
- vacancies in state- and locally owned properties
- state and locally owned land that could be used for housing development  
the necessity of creating a fund to provide funding for building infrastructure.

## AMENDMENTS

**Table 1: Regional Housing Authority Summaries**

| <b>Eastern Regional Housing Authority</b>  |                       |                           |
|--|-----------------------|---------------------------|
| <b>Public Housing Authority</b>            | <b>Low-Rent Units</b> | <b>Section 8 Vouchers</b> |
| Alamogordo                                 | 221                   | 0                         |
| Clayton                                    | 50                    | 0                         |
| Clovis                                     | 132                   | 608                       |
| Fort Sumner                                | 47                    | 0                         |
| <b>Total</b>                               | <b>450</b>            | <b>608</b>                |
| <b>Western Regional Housing Authority</b>  |                       |                           |
| <b>Public Housing Authority</b>            | <b>Low-Rent Units</b> | <b>Section 8 Vouchers</b> |
| Bayard                                     | 70                    | 0                         |
| El Camino Real                             | 0                     | 591                       |
| Santa Clara                                | 32                    | 0                         |
| T or C                                     | 100                   | 190                       |
| <b>Total</b>                               | <b>202</b>            | <b>781</b>                |
| <b>Northern Regional Housing Authority</b> |                       |                           |
| <b>Public Housing Authority</b>            | <b>Low-Rent Units</b> | <b>Section 8 Vouchers</b> |
| Chama                                      | 38                    | 0                         |
| Cuba                                       | 28                    | 0                         |
| Gallup                                     | 263                   | 63                        |
| Pecos                                      | 32                    | 0                         |
| Rio Arriba                                 | 53                    | 25                        |
| San Juan                                   | 0                     | 372                       |
| San Miguel                                 | 0                     | 177                       |
| Springer                                   | 56                    | 0                         |
| Wagon Mound                                | 19                    | 0                         |
| <b>Total</b>                               | <b>489</b>            | <b>637</b>                |