

HOUSING AND HOMELESSNESS 2024 LEGISLATIVE AGENDA

1) \$250M One Time Appropriation to the New Mexico Housing Trust Fund

GOAL: Meet the need for additional funding for affordable housing programs, serving those at 150% AMI and below

2) \$250M One Time Appropriation to the Opportunity Enterprise Revolving Fund

GOAL: Provide access for private sector and local governments to low interest loans for housing infrastructure and workforce housing

- We need historic investment to address a historic crisis in housing.
- Dramatic increases in interest rates and construction costs demand higher investment and new access to capital to help cover funding gaps.
- Investment in both funds is critical to ensure all New Mexicans have access to safe and affordable housing, especially those left out of existing programs.
- MFA Housing Trust Fund appropriation dramatically increases investment in traditional affordable housing programs.
- Expanding the NMFA Opportunity Enterprise Revolving Fund opens the door to new types of projects and partners to fill gaps and fund housing and housing infrastructure.

3) \$40M Appropriation to Housing Stability Services

GOAL: Building a statewide model for housing stability services that coordinates services across the state for those who are not best served by the "housing first" model required by other funding sources.

A Statewide Model for Housing Stability Services can support New Mexico in moving toward a unified model for serving the most visible and vulnerable unhoused people. The model was designed by learning from metropolitan areas that have seen success, most notably Houston, TX, and from ideas provided through conversations with HUD and non-HUD funded homelessness services organizations.

The model will:

- Identify a single-entry assessment specific to those who are unsuccessful in maintaining housing with a "housing first" model.
- Coordinate services and referrals across the state for those who need the most intensive services.
- Support existing programs to expand their services to build a system that matches the need.
- Contribute a massive investment to address the unique needs of the most visible and vulnerable living unhoused.
- Provide supplemental funding that relieves burdens on public safety and health services.

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1) Opportunity Enterprise Revolving Fund (OERF) Statute Changes (HB 195)

GOAL: Expand the OERF to fund workforce housing, housing infrastructure, and include housing expertise on its board

2) Public Project Revolving Fund (PPRF) Changes

GOAL: Expand the PPRF to fund housing and provide access to non-profit housing developers

- OERF and PPRF, administered by the NM Finance Authority, have successful history serving local governments and businesses.
- These funds will provide low-interest and other creative financing options to address the great need for housing infrastructure and workforce housing development funding.
- Creates new tools for local governments to provide new infrastructure for workforce housing.
- The statute changes open the door for new partners in housing production, increasing New Mexico's ability to add badly needed housing supply.
- In rulemaking these funds will be used to incentivize best practices in permitting, inspection, and land use, which are recognized as a primary barrier to production.

3) Creation of the Office of Housing (SB71)

GOAL: Creation of a state entity concerned with the overall housing problem ensuring a healthy environment for housing production at all income levels.

New Mexico's current housing framework has significant gaps. Nearly all states have a state agency charged with a comprehensive approach to housing. The healthiest housing environment possible requires strategic coordination across the housing landscape. The Office of Housing does not duplicate the existing, primarily project-by-project approach to housing affordability. Instead it acts as a support, or "sister agency", allowing for more informed choices and deeper focus on respective areas of expertise.

The Office of Housing is mandated to:

- Conduct strategic level statewide planning and goal setting, accountable for driving those goals.
- Track and publish data that predicts trends to inform policy and investment changes.
- Provide technical assistance and training to local governments to ease regulatory barriers, increase the ability to leverage funding, support new public private partnerships, and build regional approaches to meet state housing goals.
- Support workforce development in the housing finance, development, and construction trades.