



# Pass HB 111 - Modernize the Housing Code

*Strengthen housing stability, reduce barriers to housing, & establish a statewide entity for housing policy*

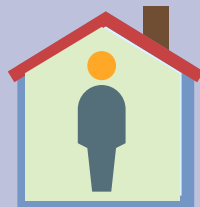
**All New Mexicans need access to housing.** The pandemic has caused unprecedented economic hardship—as many as **42%** of New Mexicans are now under threat of eviction. Even before the pandemic, New Mexico had the highest increase of homelessness in the country—between 2018 and 2019 it rose **27%**. Chronic homelessness also increased during the same period by **57.6%**. Pre-pandemic, approximately 16 New Mexico families were evicted from their home on any given day.



**We must take action now or expect a tidal wave of evictions when the public health emergency ends, threatening our health and economic recovery.**

## HB 111 modernizes New Mexico's housing code by:

1. **Improving** the balance between the rights of landlords and the rights of tenants - so families who can pay rent and comply with their lease are not evicted;
2. **Reducing** barriers to housing for New Mexicans using housing vouchers and other lawful sources of income such as social security income, child support, or housing assistance to pay rent; and
3. **Creating** a statewide housing council to address housing policy and coordinate state resources directed to addressing housing in New Mexico



## Prevent evictions and homelessness when tenants can pay rent quickly

Tenants who are behind on rent have almost no time to catch up before an eviction is filed, prepare to defend themselves in court, or find new housing if they are evicted. **NM has some of the shortest eviction time frames in the US.** Timeframes are often too tight to access rental assistance funds available due to COVID-19, resulting in tenants being evicted and landlords losing income even when rental relief is available. Other tenants face discrimination or even eviction when landlords reject rental assistance or other lawful sources of income used to pay rent.

## HB 111 would:

1. **Expand time frames to allow tenants:**
  - a. 10 days instead of 3 to get current on rent
  - b. 21 instead of 10 days to prepare for court and
  - c. 15 instead of 7 days to secure new housing and move out if evicted
  - d. Additional time to move at the court's discretion.
2. **Require court summons to explain tenants' rights and availability of rental assistance.**
3. **Prevent landlords from refusing to renew a lease during a declared state of emergency.**
4. **Align the time frame for an appeal with the eviction deadlines.**
5. **Prohibit discrimination against tenants who use housing assistance** while still maintaining the rights of landlords to screen tenants based on the renter's ability to comply with lease terms or pay the rent (e.g. evaluating the renter's tenant history and suitability, creditworthiness, etc.).
6. **Establish a housing council for statewide housing policy.** New Mexico does not have a statewide entity to address housing policy across the state. HB 111 would create a statewide housing council to coordinate housing policy, bring together state agencies and entities that work on affordable housing, and make recommendations to address the housing needs in New Mexico.