



Public Housing or Private housing – how to create more affordable housing for New Mexicans in need

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The 2023 NM State Legislative session ended recently and several bills aimed at bringing back rent control, increasing tenant rights and changes to NM tenant / owner law all with a goal of making this a more tenant friendly state where proposed. These bills were discussed and debated in this years

extended session. And they all failed! Some have been on the docket for three years. Several of these bills were focused on what I call private housing – that being single family to small to larger sized apartment buildings. Many owned by individual investors / entities whom depend on this income to support their respective families. The passing of these bills could / would have had some negative effect on these family's income.

The general feeling with owners and property managers is that some legislators really do not like us! They think we are evil and or some kind of problem that needs to be solved. The result is all these legislation bills being proposed. Some to not appear to be well thought out as there could be unintended consequences with some as proposed. As both an owner and property manager I am not sure I agree with their respective perception of us in general. And given that these bills did not pass, perhaps another direction for legislators wanting to create more affordable housing in NM should be considered instead of taking it out of private housing investors pockets.

Proposal to state and local legislators – create more public housing in the state! That is affordable housing developed, owned, and managed by the state and or local municipalities for persons and or families with lower incomes. This would act to increase the supply of affordable housing for those in need across the state. This is where it is needed most! If approved three years ago, it could / would all be built and we'd be talking about the success of these rentals as affordable housing units needed to address state and local housing supply issues! I know there have been state funds allocated to affordable housing as well as rental assistance. Given the states 2022 budget surplus of \$3.5B there appears to be funds available. Let us allocate this to more to the development, management and renting of public owned and managed affordable housing at a state and local level.

In summary the state appears to have the funds to solve and or put a dent in the public housing / affordable housing problem. Let us focus on that, not taking money out of private housing / individual owners pockets trying to feed their families. Just my opinion!