

LFC Requester: _____

AGENCY BILL ANALYSIS - 2025 REGULAR SESSION

WITHIN 24 HOURS OF BILL POSTING, UPLOAD ANALYSIS TO

AgencyAnalysis.nmlegis.gov and email to billanalysis@dfa.nm.gov

(Analysis must be uploaded as a PDF)

SECTION I: GENERAL INFORMATION

{Indicate if analysis is on an original bill, amendment, substitute or a correction of a previous bill}

Date Prepared: 2/10/25 *Check all that apply:*
Bill Number: SB 320 Original Correction
 Amendment Substitute

Sponsor: Senator Roberto Gonzales
NCNMEDD Non-Metro AAA
Mobile Home Replacement
Short Title: Initiatives

Agency Name and Code Number: Aging and Long-Term Services Department

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SECTION II: FISCAL IMPACT

APPROPRIATION (dollars in thousands)

Appropriation		Recurring or Nonrecurring	Fund Affected
FY25	FY26		
	2,000.00	Nonrecurring	General Fund

(Parenthesis () indicate expenditure decreases)

REVENUE (dollars in thousands)

Estimated Revenue			Recurring or Nonrecurring	Fund Affected
FY25	FY26	FY27		

(Parenthesis () indicate revenue decreases)

ESTIMATED ADDITIONAL OPERATING BUDGET IMPACT (dollars in thousands)

	FY25	FY26	FY27	3 Year Total Cost	Recurring or Nonrecurring	Fund Affected

Total						
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(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

Senate Bill 320 (SB 320) allocates 2 million from the general fund to the local government fund for expenditure by New Mexico Economic Development District (NCNMEDD) to support mobile home replacement for seniors served by the Non-Metro Area Agency on Aging.

FISCAL IMPLICATIONS None identified for the New Mexico Aging and Long-Term Services Department (ALTSD).

SIGNIFICANT ISSUES

The New Mexico Economic Development District (NCNMEDD) serves as the sponsoring organization for the Non-Metro Area Agency on Aging (NMAAA). The Non-Metro AAA service area includes 32 of 33 NM counties—every county in NM outside of Bernalillo County.

In 2024, NMAAA received HUD and MFA grant funding that allowed for the implementation of a senior home repair and modification program. With this funding, NMAAA created the “Senior Home Repair and Modification Program.”ⁱ Homeowners are required to apply for assistance through the NMAAA and meet the following criteria: The homeowner must be age 60 or older; the property in need of repair or modification must be the homeowner’s primary residence; the homeowner’s name must have been on the property title for at least 12 months; homeowners must not be under bankruptcy protection at the time of application; the homeowner must be current and not delinquent with federal and state income taxes; the household income must be below 300% of federal poverty guidelines; and the property must be within New Mexico but outside Bernalillo County.ⁱⁱ

The application also requires homeowners to describe the requested repair or modification, which range from heating and cooling system repairs to stair modifications. The maximum for the repair or modification costs is \$25,000.

As part of the application process, NMAAA inspects the home to assess the feasibility of the requested repairs. Many of the requests to the Senior Home Repair and Modification Program come from mobile homeowners. NMAAA, during this inspection, has found in the case of many of the mobile homes, the application of \$25,000 maximum repair funding was not enough to make the mobile home safe and livable. Therefore, NMAAA has instead been replacing the mobile home, entirely, at a cost of approximately \$100,000 per mobile home. As of February 2, 2025, NMAAA reported to ALTSD that it has completed 22 home repair or modification projects, including two mobile home replacements. Also, there are currently 123 homes on the waitlist for the program.

As a result of funding levels the current senior home improvement program was limited to Catron, Colfax, Guadalupe, Harding, Los Alamos, Mora, Quay, Rio Arriba, Santa Fe, San Miguel, Sierra, Socorro, Union, and Valencia counties.

According to NCNMEDD and the Non-metro AAA in carrying out the senior modification and repair program, they have encountered several cases of extreme substandard housing conditions that pose an immediate risk of displacement. For example, several seniors were discovered to be living in residences with no plumbing. The most cost-effective solution is to replace the dwelling with a manufactured home, which allows these seniors to age in place safely and with dignity.

PERFORMANCE IMPLICATIONS No performance implications identified for ALTSD.

ADMINISTRATIVE IMPLICATIONS No administrative implications identified for ALTSD.

CONFLICT, DUPLICATION, COMPANIONSHIP, RELATIONSHIP None

TECHNICAL ISSUES No technical issues for ALTSD

OTHER SUBSTANTIVE ISSUES NMAAA currently has a waitlist for the senior home modification program, as service providers and/or contractors in rural New Mexico is limited.

ALTERNATIVES None

WHAT WILL BE THE CONSEQUENCES OF NOT ENACTING THIS BILL If this bill is not adopted, funding to support replacement of mobile homes for seniors will remain unmet. Further, many seniors living in mobile homes may continue to live in unsafe conditions as the current \$25,000 cap may be insufficient to make homes safe and livable.

AMENDMENTS

ⁱ www.nonmetroaaa.com/senior-home-repair-program.

ⁱⁱ *Id.*