

## **Increasing Housing Stability for New Mexico's Families**

Increasing housing stability for renters will benefit all New Mexicans. Evictions are linked to multiple long-term and negative outcomes. Adults who are stably housed are more effective in their jobs and less likely to have long gaps in employment. Children have better educational outcomes when they are stably housed.

### **Short eviction timelines inhibit Courts from permanently implementing effective eviction prevention and diversion programs.**

NM has some of the shortest eviction time frames in the United States. Timeframes are often too tight to access rental assistance funds available, resulting in tenants being evicted and landlords losing income even when rental assistance is available. The Eviction Prevention and Diversion program was enacted by the NM Supreme Court to prevent evictions, while making sure landlords get paid. NM needs to expand the strict statutory eviction time frames for the program to work on a long-term basis.

### **NM's Eviction Prevention and Diversion program is keeping families housed and making landlords whole.**

- Eviction diversion programs are highly effective in preventing involuntary moves while getting rent to landlords.
  - 90% of cases which participate in the Eviction Prevention and Diversion program mediation have settled with positive outcomes for both parties.
- Because of the strict deadlines under current law, the program is opt-in only.
- The State has successfully paid out \$152 million dollars to 45,440 households with more being paid out each day, much of this due in part to the work of Eviction Prevention and Diversion program's navigators.
- Due to the overwhelming success of the program in NM and other states, the federal government is considering permanent, recurring funding for emergency rental assistance programs and housing stability programs.
- To make this a lasting program and to address the housing crisis in NM, we need to increase the time to schedule an eviction hearing to 21 days, instead of 10.

### **Other statutory changes that will increase housing stability in NM:**

- Expand time frames to allow tenants:
  - 11 days instead of 3 to get current on rent.
  - 21 days instead of 10 to prepare for court and find legal help
  - 15-20 days instead of 7 days to get new housing and move if evicted
- Give tenants the opportunity to "pay and stay," i.e. avoid eviction if they can pay what is owed at any point prior to eviction.
- Require court summons to explain tenants' rights and availability of rental assistance.
- Prevent landlords from refusing to renew a lease during a declared state of emergency.

