

LFC Requester:	Emily Hilla
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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: 1/16/2024 *Check all that apply:*
Bill Number: House Bill 43 Original Correction
 Amendment Substitute

Sponsor: Kathleen Cates **Agency Name** 992 – New Mexico Mortgage
Short HOUSING INCOME TO RENT **and Code** Finance Authority
 SCREENING CALCULATIONS **Number:** (Housing New Mexico | MFA)
Title: **Person Writing** Robyn Powell
Phone: 505-767-2271 **Email** rpowell@housingnm.org

SECTION II: FISCAL IMPACT

APPROPRIATION (dollars in thousands)

Appropriation		Recurring or Nonrecurring	Fund Affected
FY25	FY26		
NA	NA	NA	NA

(Parenthesis () indicate expenditure decreases)

REVENUE (dollars in thousands)

Estimated Revenue			Recurring or Nonrecurring	Fund Affected
FY25	FY26	FY27		
NA	NA	NA	NA	NA

(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	\$0	\$0	\$0	\$0	\$0	\$0

(Parenthesis () Indicate Expenditure Decreases)

Duplicates/Conflicts with/Companion to/Relates to: None
Duplicates/Relates to Appropriation in the General Appropriation Act: None

SECTION III: NARRATIVE

BILL SUMMARY

House Bill 43 amends the Uniform Owner Resident Relations Act by requiring landlords to use housing assistance in the calculation of prospective tenants' rent-to-income ratio. If House Bill 43 were passed, landlords that conduct income screening of prospective tenants would be required to subtract housing assistance from rent payments when calculating the ratio of income to rent.

For example, currently the income to rent ratio for a prospective tenant earning \$1500 a month seeking to rent a unit with a monthly rent of \$1500 is 1 to 1 ($\$1500 / \1500), even if the prospective tenant has a housing voucher that provides a \$1000 monthly rent subsidy. Were the bill to be passed, the ratio would be 3 to 1 ($\$1500 / (\$1500 - \$1000)$).

FISCAL IMPLICATIONS

House Bill does not appropriate state funds, generate revenue for the state, or impact the state government operating budget.

SIGNIFICANT ISSUES

The passage of this bill would improve the income to rent ratio for housing voucher holders, potentially resulting in more availability of rental opportunities for voucher holders.

PERFORMANCE IMPLICATIONS

ADMINISTRATIVE IMPLICATIONS

CONFLICT, DUPLICATION, COMPANIONSHIP, RELATIONSHIP

TECHNICAL ISSUES

OTHER SUBSTANTIVE ISSUES

ALTERNATIVES

WHAT WILL BE THE CONSEQUENCES OF NOT ENACTING THIS BILL

AMENDMENTS