

1 AN ACT  
2 RELATING TO LAND USE; DESIGNATING MUNICIPALITIES THAT ADOPT  
3 VOLUNTARY PLANNING AND ZONING STRATEGIES DESIGNED TO INCREASE  
4 NEW MEXICO'S HOUSING INVENTORY; PROVIDING TECHNICAL SUPPORT  
5 TO MUNICIPALITIES; ENUMERATING DUTIES OF THE DEPARTMENT OF  
6 FINANCE AND ADMINISTRATION.

7  
8 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF NEW MEXICO:

9 SECTION 1. SHORT TITLE.--This act may be cited as the  
10 "Building Housing Communities Act".

11 SECTION 2. DEFINITIONS.--As used in the Building  
12 Housing Communities Act:

13 A. "department" means the department of finance  
14 and administration; and

15 B. "municipality" means an incorporated city,  
16 town, village or county, whether incorporated under general  
17 act, special act or constitutional provision.

18 SECTION 3. BUILDING REQUIREMENTS FOR REDUCING  
19 REGULATORY BARRIERS TO HOUSING DEVELOPMENT.--

20 A. The department shall establish a program to  
21 grant an award certificate to a municipality that has adopted  
22 or established one or more department-approved strategies to  
23 increase housing affordability and accessibility. The award  
24 certificate shall designate a municipality a "building New  
25 Mexico community".

1           B. The department shall promulgate by rule  
2 feasible and effective strategies to achieve increased  
3 housing affordability and accessibility. Such strategies  
4 shall include a variety of options, recognizing:

5                   (1) the difference in needs and strategies  
6 between urban and rural jurisdictions;

7                   (2) best practices implemented in New Mexico  
8 and used by other local and state governments;

9                   (3) land use and zoning policies that can  
10 promote or act as a barrier to the development of affordable  
11 and accessible housing;

12                   (4) strategies that support the development  
13 and rehabilitation of housing;

14                   (5) strategies that reduce the complexity of  
15 jurisdictional review;

16                   (6) strategies that reduce the cost of  
17 construction; and

18                   (7) strategies that increase the types of  
19 housing units permitted across jurisdictional boundaries.

20           SECTION 4. EFFECTIVE DATE.--The effective date of the  
21 provisions of this act is July 1, 2027. \_\_\_\_\_