

Motion to Support the Repeal New Mexico's Prohibition of Rent Control

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Cleveland Middle School

Discussion Item January 10, 2023

Action Item February 7, 2023

WHEREAS, New Mexico prohibits rent control on state and local levels, so landlords may charge whatever they deem reasonable for rent; and

WHEREAS, NM Senator Linda Lopez has announced her intent to introduce legislation during the 2023 Legislative Session to repeal New Mexico's prohibition on rent control allowing cities and counties to have local control; and

WHEREAS, with market rates for housing continuing to set record highs, it is critically important that the state and the city of Albuquerque allow the prohibition on rent control be repealed to ensure that low-, middle- and working-class families can continue to live in Albuquerque and the state; and

WHEREAS, as stated by Anna Lee Desaulniers, Peoples Housing Project, in her January 2022 letter to the Journal, "In 2020, median rent across New Mexico increased dramatically. In 2021, rent skyrocketed far beyond 2020, driving many into poverty and chronic homelessness. For many, renting is the only option, as housing prices are also soaring. The price of homes is at a historic level throughout our state. The result is that large sections of New Mexico residents, especially the most vulnerable, are rapidly being evicted by rising rents. Stable housing matters to students and learning, Overturn state's profit-driven ban on rent control," and

WHEREAS, stable housing impacts student learning as exemplified below:

- "Low-income children in affordable housing score better on cognitive development tests than those in unaffordable housing (Newman & Holupka, 2015). Researchers suggest that is partly because parents with affordable housing can invest more in activities and materials that support their children's development (Newman & Holupka, 2014). Parents also are able to save more money for their children's college tuition when they are not rent burdened and are more likely to attend a parent teacher conference (Public and Affordable Housing Research Corporation, 2016)." Quoted from [NLIHC, A Place to Call Home](#).
- "Low income children who switch schools frequently due to housing instability or homelessness tend to perform less well in school, have learning disabilities and behavioral problems, and are less likely to graduate from high school (Voight, Shinn, & Nation, 2012). When they grow up, they are also more likely to be employed in jobs

with lower earnings and skill requirements (Fischer, 2015).” Quoted from [NLIHC, A Place to Call Home.](#)

WHEREAS, the more times a child switches schools, the bigger an impact it has on them academically and emotionally.

WHEREAS, it is critical to the future of our city, the families of the students we educate, and to ATF and AFCP members themselves, that New Mexico and the city of Albuquerque, support an economically diverse state and city where people of all income levels can have a decent, safe, affordable place to live; and

THEREFORE, be it resolved that the Albuquerque Teachers Federation supports efforts during the 2023 NM Legislative session to the repeal the current prohibition against rent control.

“School reform cannot succeed without housing reform.”

– Richard Rothstein, Economic Policy Institute