

Question #4:



While most New Mexico residents experience only 1–3% income growth, investors frequently impose double-digit rent hikes. Would you consider protecting low- and fixed-income land tenants by tying rent increases to CPI unless there is a demonstrated justification, such as repairs & improvements?

The Land of Enchantment Manufactured Home Owners Alliance sent a Candidate Questionnaire to all of the state candidates. Here are the detailed responses we received to the above question. No other candidates have responded.



Yes. Homeowners who lease lots in manufactured home communities are uniquely vulnerable because moving a home is often cost prohibitive. That means they need stronger protections than a standard rental market provides. I would support clear limits on annual lot-rent increases, with room for documented, justified increases tied to real repairs or capital improvements. Other states have already recognized this principle, for example, Washington caps annual increases for many manufactured/mobile home park tenancies, Oregon limits annual increases, and Delaware uses CPI-based formulas while allowing additional documented expense-based increases. New Mexico should adopt a framework built on that same basic idea of fairness, predictability, and transparency.

DEB HAALAND-D, Candidate for Governor of New Mexico



Yes, absolutely. Out-of-state landlords should not be price gouging New Mexicans out of their homes. That is why I introduced the Keep Mobile Homes Affordable Act.

Rep. Gabe Vasquez-D, Candidate for U.S. Representative, District 2



Yes. I would support protecting low- and fixed-income land tenants by tying rent increases to CPI unless there is a demonstrated justification tied to legitimate costs like repairs and improvements. New Mexico legislators have already recognized this problem through measures like HB 442 in 2025, which proposed rent stabilization limits for mobile home parks. When homeowners cannot realistically move their homes, unchecked double-digit lot-rent increases function like displacement.

AMANDA LÓPEZ ASKIN-D, Candidate for Secretary of State



I would strongly support protecting low and fixed-income residents being protected against arbitrary rent and lot hikes. These low-income people are among the most vulnerable and sadly, the most preyed upon – often in an MHC or similar setting I am deeply opposed to this, and feel we should look to states where they've done a good job of protecting these homeowners / renters.

RICKIE A. GONZALES-D, Candidate for NM HD 7



Yes. Policies to protect low- and fixed-income homeowners can help provide more stability and fairness for everyone involved. Given the limited ability many residents have to move their homes, it makes sense to consider reasonable safeguards that help prevent excessive and unaffordable increases.

YANIRA GURROLA VALENZUELA-D, Candidate for State Representative, District 16



During last year's legislative session, HB 442 attempted to do this but did not advance. I would probably have supported that bill; however, I also would need to know what affect county tax rates have on those increases. When property is sold it can be hit with a very large tax increase. That might be an issue that would also need to be addressed.

ROBERT L MASON-R, Candidate for State Representative, District 21



YES, ABSOLUTELY!

ELIZABETH DIANE TORRES-VELASQUEZ-D, Candidate for State Representative, District 30



Yes, I would support policies that protect low- and fixed-income land tenants by tying rent increases to CPI unless justified by documented improvements or necessary repairs. Predictable and fair rent policies are essential to prevent sudden displacement and ensure housing remains stable and affordable.

LAURA MAIREL PARRA-D, Candidate for State Representative, District 32



Yes, I think that is a good solution.

KATHLEEN M CATES-D, Candidate for State Representative, District 44



Yes. Alamogordo has fixed-income seniors and military retirees living on Social Security and pension checks that grow 1–3% a year, if that. A 73% rent hike, like the one in Aztec, is not a market correction — it is a threat to housing security for people who cannot simply move. HB 442, the Mobile Home Rent Stabilization Act, would have capped these increases and penalized the kind of utility neglect we saw at Desert Palms and White Sands Community. Rep. Block voted against it in committee. I support tying rent increases to CPI with a transparent process for owners to justify exceptions tied to actual repairs and improvements — not speculation dressed up as maintenance.

GRACE NAGAMINE, Independent Candidate, District 51

The following candidates also responded to the above question:

Senate District 33 Rex A. Wilson– (R): yes

House District 8 Katherine Joanna Gauer– (R): Yes

House District 14 Richard Victor Zubia – (R): yes

House District 17 Representative Cynthia Borrego* – (D): Yes

House District 25 Cristina Parajón* – (D): Yes

House District 25 Denis Livinenko – (R): “I would consider.”

House District 28 Brenda Olson – (R): “I would need more information.”

House District 28 Representative Pamelya Herndon* – (D): Yes

House District 33 Enrique Kiki Vigil - (R): Yes

House District 36 Julia E. Ruiz – (R): Yes

House District 37 Lori Martinez, House District 39 Raul Turrietta - (D): YES

House District 47 Representative & Majority Floor Leader Reena Szczepanski* – (D): Yes

House District 51 Representative Sarah Silva* – (D): YES

The Land of Enchantment Manufactured Home Owners Alliance (LEMHOA) champions the rights and long-term stability of homeowners in lot-lease communities. We work to advance fair, balanced policies that protect affordable housing and build secure tenancy and vibrant communities.

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