



2026 New Mexico Housing Policy Survey

Responses from Candidates for Governor:
Gregg Hull and Deb Haaland

New Mexico Home Builders Association members are ready to help the next Governor of New Mexico face and address our housing affordability and supply challenge. We invited candidates to complete this survey and share where they stand and what actions they believe are needed to increase housing production and expand access to safe, quality, affordable housing.

We encourage NMHBA members to read both candidates' responses before heading to the polls. These answers will help NMHBA shape how we work closely with the next governor to advance beneficial housing policy and legislation.

Candidate responses are reproduced verbatim, exactly as submitted, and have not been edited. "Orange Box" responses are from candidates clicking radio button options, so responses may appear the same.

The New Mexico Home Builders Association Board of Directors does not endorse candidates.

LEFT COLUMN

Deb Haaland

Democrat · Candidate for Governor of New Mexico
debhaaland.com

RIGHT COLUMN

Gregg Hull

Republican · Candidate for Governor of New Mexico
www.gregghull.com

Positions at a Glance

Each candidate's selected position on the Section 2 Housing Policy Platform pillars, as submitted. Full pillar text and written responses follow.

POLICY PLATFORM PILLAR	DEB HAALAND (D)	GREGG HULL (R)
Pillar 1: Tax Policy Incentives for Attainable Housing	Strongly Support	Strongly Support
Pillar 1(B): Tax Policy Incentives for Attainable Housing	Neutral / Need More Information	Support
Pillar 2: Modernize Local Zoning & Land Use Codes	Strongly Support	Support
Pillar 3: Improve Access to Infrastructure & Construction Capital	Support	Strongly Support
Pillar 4: Streamline Plan Review / Permitting / Inspections to Reduce Costly Delays	Strongly Support	Strongly Support
Pillar 5: Grow and Support the Construction Workforce	Strongly Support	Strongly Support
Pillar 6: Adopt Cost-Effective Building & Energy Codes	Support	Support
Pillar 7: Right-Size Impact Fees & Infrastructure Financing	Support	Support

SECTION 1

The Housing Crisis in New Mexico — Your Assessment

New Mexico's housing crisis is well-documented. Understanding candidate / office holder's position on the severity and causes of the crisis help gauge urgency and your willingness to act.

Q1. What are your top three housing policy priorities for New Mexico?

Please share your priorities and briefly explain why they are important.

DEB HAALAND (D)

1. Build more housing, and do it faster. I plan to launch a Housing Response Team to coordinate building more housing and keeping costs low from shovel to move-in alongside nonprofits, builders, investors, businesses, tenants, and homeowners, paving the way for a permanent state housing office or department. I will pair it with a statewide shot clock for housing applications and with reforms that let local governments approve housing administratively.

2. Lower the cost of building. I will work to reduce the Gross Receipts Tax on construction materials to bring down the cost of homes being built, and I will direct state infrastructure investment toward projects that unlock housing supply, because water, sewer, and road infrastructure are the constraints on new housing in many New Mexico communities. I will also increase the Site Readiness Fund and open it to residential housing, ensuring sites are truly shovel-ready—with utilities, zoning, permitting, and other requirements already in place.

3. Pave a path to homeownership for New Mexicans, especially those in crucial roles. I will help with down payments, mortgage costs, and related expenses to recruit and retain teachers, nurses, first responders, and social workers in the communities that need them, and I will use state-owned assets to expand housing in rural communities where there is nowhere for a new hire to live.

GREGG HULL (R)

First, cut the time and uncertainty it takes to get a home approved and built. Every month a project sits in plan review it adds cost that lands on the buyer or renter, and predictable timelines are the cheapest affordability tool the state has. Second, lower the cost of building a home, starting with the tax burden on construction labor and materials that makes New Mexico more expensive to build in than our neighbors. Third, help communities pay for the water, sewer, power, and broadband infrastructure that new housing depends on, especially in rural New Mexico, where that cost often kills projects before they start.

Q2. Do you agree that New Mexico faces a serious housing affordability and supply crisis that requires urgent legislative / policy action?

DEB HAALAND (D)

Yes — I consider this a top-tier legislative priority

GREGG HULL (R)

Yes — I consider this a top-tier legislative priority

Q2 — Brief comment (optional)

DEB HAALAND (D)

Having spoken with New Mexicans in all 33 counties, it's clear that housing shortages are reaching crisis levels throughout the state. Without affordable housing our state will have a harder time recruiting teachers, healthcare professionals, and industry to boost our economy. Housing New Mexico projects we will need nearly 58,000 more homes by 2045, and employers can't attract workers who can't find homes. States across the West have modernized their land-use and permitting laws in recent years; New Mexico has not, and I will address that with urgency as governor.

GREGG HULL (R)

As Mayor of Rio Rancho, I saw what happens when a community embraces growth: we went from about 89,000 residents to nearly 115,000. That growth only works when housing keeps up, and statewide it has not.

Q3. In your view, what are the primary barriers to increased housing production to address affordability in New Mexico? (Select up to 3)

DEB HAALAND (D)

- Regulatory and permitting barriers
- High construction materials costs
- Construction labor shortages

GREGG HULL (R)

- Regulatory and permitting barriers
- Infrastructure costs
- Construction labor shortages

Q4. Do you agree that housing availability and affordability are significant factors in New Mexico's ability to attract and retain employers, workers, and economic investment?

DEB HAALAND (D)

Strongly Agree

GREGG HULL (R)

Strongly Agree

Q5. Which groups do you believe are most affected by New Mexico's housing challenges? (Select up to three)

DEB HAALAND (D)

- Teachers
- Nurses and healthcare workers
- Young families

GREGG HULL (R)

- Teachers
- First responders
- Young families

Q6. What can the housing industry, housing advocates, local governments, and/or policymakers do differently to more effectively address New Mexico's housing challenges?

DEB HAALAND (D)

All of these groups should work closely with the Housing Response Team I'll establish. NMHBA's members are among the crucial stakeholders with whom it will coordinate. My recurring question for local governments is how the state can help them staff up and get the professionals they need to look at plans and make assessments, since a lot of permitting delay is a capacity problem. And I'll need help from stakeholders to explore technology that gives state inspectors more capacity and efficiency and reduces timelines for housing construction.

GREGG HULL (R)

Stop treating each other as adversaries. Builders, local governments, and the state all want the same outcome, but too often the state hands down rules without collaborating with the people who actually build homes or the cities that have to permit them on impact. I want the state to act as a partner: help fund the infrastructure, set clear and predictable standards, reward communities that perform, and respect that Taos and Las Cruces are not the same place and should not be treated the same way.

SECTION 2

A Housing Policy Platform

We've broken down challenges and opportunities into a Housing Policy Platform (nmhba.org/advocacy). Please share your position on each pillar.

Pillar 1: Tax Policy Incentives for Attainable Housing — Your Position

New Mexico imposes Gross Receipts Tax (GRT) on housing construction labor and materials, roughly doubling the cost burden when compared to surrounding states, adding more than \$20,000 to the cost of a median priced new home.

We support balancing policy mechanisms or eliminating GRT on labor and materials for attainable housing construction.

DEB HAALAND (D)

Strongly Support

GREGG HULL (R)

Strongly Support

Pillar 1(B): Tax Policy Incentives for Attainable Housing — Your Position

We support legislation to address property "tax lightning" (dramatic upward reassessments of property value) that dampen new residential construction and renovation activity statewide, and threaten significant rises in rents.

DEB HAALAND (D)

Neutral / Need More Information

GREGG HULL (R)

Support

Pillar 1 — If you support or oppose, what specific action would you take in office?

DEB HAALAND (D)

New Mexicans deserve a safe and healthy place to live that doesn't make them choose between paying the rent or putting food on the table, but right now, rents are too high, and homes are too expensive. New Mexico simply must reduce the cost of building housing, so that we can increase supply. An important step to do that is to lower the Gross Receipts Tax on construction materials to bring down costs for homes being built, structured with the Legislature so cities and counties are not left absorbing the impact. On tax lightning, I welcome further discussion with NMHBA about the best path forward, and I recognize that the problem you're describing is real.

GREGG HULL (R)

I have made reforming our gross receipts tax code a centerpiece of my campaign, and pyramiding GRT on housing construction is one of the clearest examples of why. As Governor, I will work with the Legislature to reduce GRT on labor and materials for attainable housing, structured so the savings reach buyers and renters and so local governments are not left holding the bill. I will also support reforms that protect homeowners and renters from sudden reassessment spikes that punish improvement and new construction. Any change will be built on sustainable, recurring revenue, not one time windfalls.

Pillar 2: Modernize Local Zoning & Land Use Codes — Your Position

Restrictive zoning prevents builders from constructing the range of housing types New Mexico needs — from duplexes and casitas to multifamily and modular homes.

We support state legislation that enables and/or incentivizes local governments to modernize zoning codes, allow for "missing-middle" and other housing projects by right, reduce variance and entitlement delays, and adopt pro-housing land use rules — examples include legislative models from Oregon, Montana, Arizona, and Las Cruces's own Realize Ordinance.

DEB HAALAND (D)

Strongly Support

GREGG HULL (R)

Support

Pillar 2 — If you support or oppose, what specific action would you take in office?

DEB HAALAND (D)

As Governor, I will support local governments that are willing to reform zoning to buildenable more housing, and I will work to update zoning laws across the state and end the dominance of single-family zoning, so more kinds of homes can be built in more places. I will also strive to eliminate the barriers in permitting, zoning, and construction that stall development.

GREGG HULL (R)

I will back state incentives that reward communities for modernizing their codes and allowing more housing types, but I will not impose a one size fits all zoning mandate from Santa Fe. Local leaders know their communities best, and the state's job is to give them the tools and funding to say yes.

Pillar 3: Improve Access to Infrastructure & Construction Capital — Your Position

Many housing projects never get out of the ground or stall because developers lack access to capital, especially when costs of public offsite infrastructure (roads, water, sewer) fall entirely on builders and buyers. This is particularly acute in New Mexico rural population centers.

We support state-backed construction loans or guarantees, expanded use of Public Improvement or Tax Increment Districts (TIDs & PIDs), reform of the Affordable Housing Act to streamline how appropriated capital reaches projects, and an attainable housing fund modeled on programs like those active in Utah, Nevada, Indiana, and Colorado.

DEB HAALAND (D)

Support

GREGG HULL (R)

Strongly Support

Pillar 3 — If you support or oppose, what specific action would you take in office?

DEB HAALAND (D)

Too many housing projects stall or never get out of the ground because the capital isn't there when it's needed. As Governor, I will support tax increment financing as a tool for infill, redevelopment, and addressing blight, and on Day One I will direct every agency head to identify and eliminate unnecessary barriers in housing development, with clear timelines, public reporting, and accountability.

GREGG HULL (R)

I will prioritize state investment in housing infrastructure, including water, sewer, power, and broadband, so those costs stop falling entirely on builders and buyers, especially in rural communities. I support an attainable housing fund financed from recurring revenue, without touching permanent fund principal.

Pillar 4: Streamline Plan Review / Permitting / Inspections to Reduce Costly Delays — Your Position

Permitting / Plan Approval / Inspection Delay can (conservatively) add \$4,500 a month to the cost of a new home or cause housing projects to not be built at all.

We support policy and legislation that creates predictable timelines for plan review, permitting, and inspections (models: Arizona, Washington). We support a statewide permitting data dashboard, digital plan review systems, and state support that incentivizes local government performance in these critical areas.

DEB HAALAND (D)

Strongly Support

GREGG HULL (R)

Strongly Support

Pillar 4 — If you support or oppose, what specific action would you take in office?

DEB HAALAND (D) As Governor, I will implement a shot clock rule for housing projects that mandates timely decisions on approvals or denials, with a project approved automatically if the state's time frame passes, and I will limit the organizations that can appeal against residential projects to only those directly impacted by the project. I will give municipalities the technical training, capacity support, and additional aid in reviews they need to meet that clock, establish clear processing timelines across state agencies, and invest in modern tracking dashboards so applicants know exactly where their paperwork is, and when they will get an answer.	GREGG HULL (R) I will create a statewide permitting dashboard and fund digital plan review and staffing for local governments, then reward the communities that meet predictable timelines. Transparency and real support will move projects faster than penalties.
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Pillar 5: Grow and Support the Construction Workforce — Your Position

New Mexico's construction workforce shortage is a primary constraint on housing production. We support expanded investment in career technical education (CTE), trades training, pre-apprenticeship programs, multi-state reciprocity agreements for housing inspection, and removing overly burdensome licensing requirements that are estimated to add 30–40% to construction costs compared to neighboring states.	
DEB HAALAND (D) Strongly Support	GREGG HULL (R) Strongly Support

Pillar 5 — If you support or oppose, what specific action would you take in office?

DEB HAALAND (D)

As Governor, I will cultivate the next generation of skilled trades-workers by bolstering the trades starting in middle school, in partnership with experienced, quality union apprenticeship programs, and I will expand and stabilize funding for Career Technical Education. State government shouldn't be the bottleneck keeping willing workers out of a job, so I will streamline occupational licensing and expand interstate reciprocity, ensuring that qualified professionals can get to work in New Mexico without months of bureaucratic delay—by adding capacity, not lowering standards.

GREGG HULL (R)

I will expand career technical education and workforce training that connects New Mexicans to good paying jobs in the trades. I will also pursue inspection reciprocity with neighboring states and review licensing rules that add cost without adding safety.

Pillar 6: Adopt Cost-Effective Building & Energy Codes — Your Position

Building and energy codes should balance affordability, safety, durability, energy efficiency, and long-term operating costs for homeowners. We support balance, transparency, and local partnerships in reviewing NM's building and energy code adoption process to ensure our state remains competitive and that codes are only adopted with meaningful stakeholder engagement and adequate lead time for compliance.

DEB HAALAND (D)

Support

GREGG HULL (R)

Support

Pillar 6 — If you support or oppose, what specific action would you take in office?

DEB HAALAND (D)

As Governor, I will put a moratorium on new building codes for housing to catch up with recent code changes, and ensure transparency regarding any changes to building codes. I will also direct agencies to engage affected businesses early in rulemaking, before rules are finalized, so final rules reflect real operational knowledge and can be implemented without surprises.

GREGG HULL (R)

I will direct my administration to adopt codes only after real engagement with builders, local officials, and homeowners, with a clear accounting of upfront cost versus long term savings. Builders deserve adequate lead time to comply, not surprises.

Pillar 7: Right-Size Impact Fees & Infrastructure Financing — Your Position

Impact fees and infrastructure exactions (requirements placed on developer/builders for offsite infrastructure) placed on new development drive up home prices for buyers. We support a comprehensive review and reform of impact fee statutes to ensure fees are proportionate, transparent, and tied to demonstrated need — and that alternative financing mechanisms (like PIDs and TIDs) are available as alternatives.

DEB HAALAND (D)

Support

GREGG HULL (R)

Support

Pillar 7 — If you support or oppose, what specific action would you take in office?

DEB HAALAND (D)

As Governor, I will invest in the water and wastewater infrastructure that unlocks housing and economic development in growing communities, so the cost of getting utilities to a new subdivision is not carried entirely by the homebuyer. I approach regulation with simple and efficient standards—rules should be clear, predictable, enforceable, and proportionate—and that standard should apply to impact fees as much as to any other rule.

GREGG HULL (R)

As a former mayor, I know cities need a way to pay for the growth they approve, so I support a review that keeps impact fees proportionate, transparent, and tied to real need. Expanding tools like PIDs and TIDs gives communities better options than loading every cost onto the price of a new home.

SECTION 3

State Policy Actions — Specific Commitments

Beyond general positions, we want to understand what specific actions candidates will take.

Q7. If elected, would you commit to introducing or co-sponsoring legislation in the 2027 legislative session that addresses at least one of these pillars?

DEB HAALAND (D)

Yes — I am open to working with building industry coalition partners to develop legislation

GREGG HULL (R)

Yes — I am open to working with building industry coalition partners to develop legislation

Q8. Which housing reform would you prioritize first if given the opportunity to lead legislation in 2027?

DEB HAALAND (D)

Legislation that leads to improvement for plan review, permitting, and inspection timelines

GREGG HULL (R)

Legislation that leads to improvement for plan review, permitting, and inspection timelines

SECTION 4

Open Response

Q9. Is there anything else you would like New Mexico's housing and building industry, affordable housing advocates, and voters to know about your housing priorities?

DEB HAALAND (D)

I have spent this campaign visiting housing developments and the programs that keep New Mexicans housed, and hearing about essential workers who live in travel trailers because there is nothing else available. What strikes me is how much is ready to be built if the state clears the way. New Mexicans deserve a safe place to live and the opportunity to buy a home at an affordable price, so as governor, I will prioritize making it easier for you and others to build more housing to make life more affordable for our state.

GREGG HULL (R)

I am the only candidate in this race who has actually managed growth as a mayor, and I know that housing gets built when the state partners with communities instead of dictating to them. My goal is simple: make it faster, cheaper, and more predictable to build a home in New Mexico, so the teachers, first responders, and young families who keep our communities running can afford to live in them.