

Building Heights

Housing Forward Albuquerque



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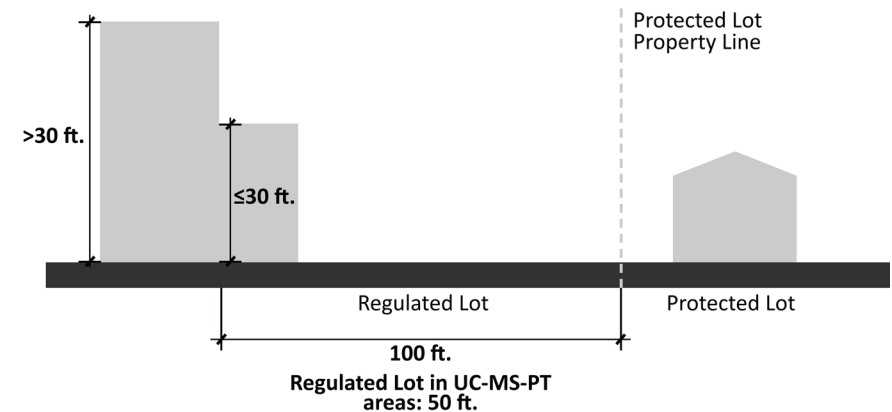
To help meet the immediate demand for housing and prepare for expected growth, the Housing Forward ABQ initiative is pursuing solution-oriented zoning changes.

One of the key proposed zoning changes in Council Ordinance O-22-54 aims to eliminate building height maximums for multi-family residential development and mixed-use development, except in small areas where distinct rules apply.

Eliminating maximum building heights removes a regulatory barrier to development projects that would increase housing units.

IMPACT	NO IMPACT
<p>Eliminating building height maximums for multi-family residential and mixed-use development will:</p> <ul style="list-style-type: none"> • Incentivize developers to build more two-family homes. • Promote a more sustainable development pattern by maximizing the efficient use of available land. • Create more diverse housing options for all income levels. • Encourage development densities that help support our public transit system. 	<p>Eliminating building height maximums for multi-family residential and mixed-use development will not:</p> <ul style="list-style-type: none"> • Affect special rules and overlay zones, which include airport protection, view protection, and character protection overlay zones. • Allow for increased building height bonuses on lots within 330 feet of Major Public Open Spaces. • Allow for increased building height bonuses within 100 feet of most residential areas.

Graph 01: Building Height Step Down Diagram



Any commercial or apartment building within 100 feet of a single-family home, townhouse, or duplex can only be a maximum of 30 feet tall.

At more than 100 feet away the building height maximum is determined by the zoning.

Near the Centers and Corridors where development is most appropriate (Urban Centers (UC), Main Streets (MS), and Premium Transit (PT) areas, building heights are limited to 30 feet high only within 50 feet of a single-family home, townhouse, or duplex.

Parking Reductions for Multi-Family Dwellings

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Albuquerque is experiencing a housing supply crisis. With rising costs and the need for between 13,000 and 28,000 more units, families in our city feel the strain every day. Further, it is people of color who are disproportionately experiencing housing cost burdens, eviction, overcrowding, and instability. To help meet the immediate demand for housing and prepare for expected growth, the Housing Forward ABQ initiative is pursuing solution-oriented zoning changes.

One of the key proposed zoning changes in Council Ordinance O-22-54 aims to add parking reduction for multi-family dwellings in mixed-use zone districts. Modifying the restrictive requirements in the City's zoning code will allow housing developers to provide an appropriate amount of parking for development in mixed-use zones to promote higher density and more infill housing. With this change, we anticipate the number of diverse new housing options will increase by at least 1,000 units by 2025.

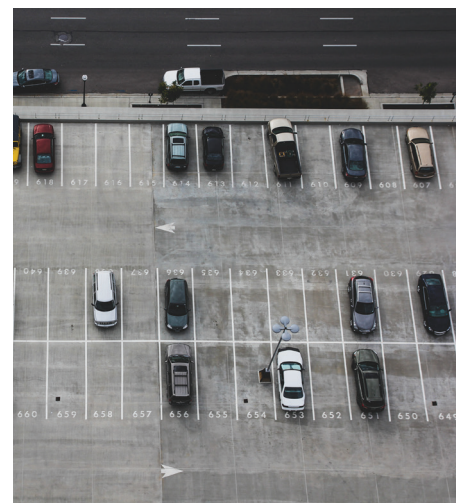
PARKING REFORM

- The 2001 National Household Travel Survey found that households with incomes less than \$25,000 per year are nine times more likely not to own a car than households with incomes greater than \$25,000 per year.¹
- Unfortunately, “free” parking is not actually free. The practice of providing parking spaces contributes significantly to the cost of housing projects. Conventional parking minimums can increase rent or mortgage by \$200-\$500 per month.² Reducing parking requirements in appropriately zoned areas would allow developers to build more housing for all income levels.
- Current parking requirements contribute to making our communities less equitable. Parking requirements force car-free (and car-lite) households to pay for costly parking spaces they don't need, and since vehicle ownership tends to increase with income, this often forces lower-income households to subsidize

the parking costs of their more affluent neighbors.²

- There are between three and eight parking spaces for every registered vehicle in the United States.³
- Surface parking lots alone cover more than 5% of all urban land in the United States.

That represents an area greater than the states of Rhode Island and Delaware combined.³



Resources

1. Donald Shoup- The High Cost of Free Parking / <https://parkade.com/post/donald-shoup-the-high-cost-of-free-parking-summarized>
2. <https://parkingreform.org/what-is-parking-reform/>
3. <https://www.strongtowns.org/journal/2019/11/27/parking-dominates-our-cities-but-do-we-really-see-it>

Examples

California—Statewide elimination of parking minimums, 2022: <https://time.com/6217873/parking-lots-climate-change-california/>
Buffalo, 2017: <https://www.sightline.org/2022/10/12/big-reforms-big-growth-buffalos-parking-rewrite-pays-off/>
Austin, 2022: <https://www.metroplanning.org/news/6717/Solving-the-parking-predicament-How-parking-benefit-districts-revitalized-Austin-Texas>
<https://www.austintexas.gov/sites/default/files/files/Transportation/pbd-ordinance.pdf>
Tennessee, 2022: <https://www.tennessean.com/story/news/local/davidson/2022/11/16/nashville-eliminates-minimum-urban-area-parking-space-requirements/69651050007/>
Cambridge, 2022: <https://www.planetizen.com/news/2022/10/119368-parking-requirements-eliminated-cambridge-massachusetts>
<https://www.bostonglobe.com/2022/10/25/business/no-more-parking-mandates-new-buildings-cambridge/>
<https://www.cato.org/blog/cambridge-eliminates-parking-minimums-improve-affordability>

Parking Statistics

BY THE NUMBERS

5%

Parking lots cover more than 5% of all urban land

9X

Households making <\$25K are nine times less likely to own a car

17%+

More than 17% additional cost of a unit's rent attributed to parking

- ☒ Conventional parking increases rent/mortgage by around \$200-\$500 a month.
- ☒ Parking minimums are inequitable for car-free and car-lite households.

Two-Family Homes

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COUNCIL ORDINANCE NO. 0-22-54

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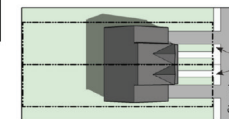
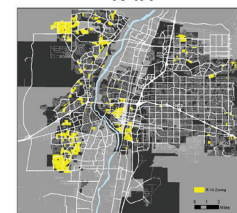
One of the key proposed zoning changes aims to allow two-family homes in all R-1 zones citywide, except in small areas where distinct rules apply. Today, two-family homes are allowed in a small fraction of the R-1 zones in Albuquerque. However, the combined total of R-1 zones account for 68% of zoned properties in Albuquerque. By opening up the current restrictive zoning code two-family homes can flourish throughout the city and add vital housing options for all income levels.

NEW HOUSING OPTIONS

Today, two-family homes are created most often when people convert part of their homes into a separate dwelling unit. Going forward those would be called two-family homes. Allowing these in existing neighborhoods would add housing for families in homes of a comparable size. Two-family homes provide a flexible housing option for multigenerational families or households that can potentially benefit from extra rental income.

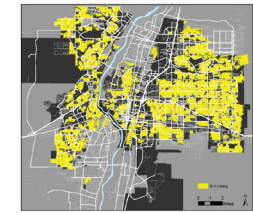
ALLOWED NOW VS. PROPOSED

Allowed Now



Each dwelling unit on a separate lot

Proposed



Purpose:
Allow conversions and new construction at the scale of single-family houses

Currently two-family homes are allowed in R-1A zone. The proposed change would allow two-family homes in all R-1 zones, which would allow conversions and new construction at the scale of single-family houses in neighborhoods throughout the city.

Casitas/Accessory Dwelling Units (ADUs)

Housing Forward Albuquerque



COUNCIL ORDINANCE NO. 0-22-54

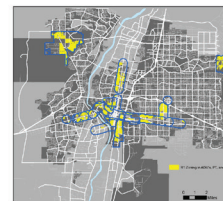
To help meet the immediate demand for housing and prepare for expected growth, the Housing Forward ABQ initiative is pursuing solution-oriented zoning changes. One of the key proposed zoning changes aims to allow casitas in the R-1 zones citywide, except in small areas where distinct rules apply. Currently casitas with kitchens are only allowed in small areas and just two corridors in R-1 zones.

Casitas are small, detached residential homes located on the same lot as a typical single-family home. These would be allowed only in the side or rear yard on lots with enough room to meet all setbacks and other requirements. They would be limited to 750 square feet and would require an off-street parking space.

Casitas provide a flexible housing option for multigenerational families or households that can benefit from rental income. Allowing this option in existing neighborhoods would add housing for families in homes of a comparable size.

ALLOWED NOW VS. PROPOSED

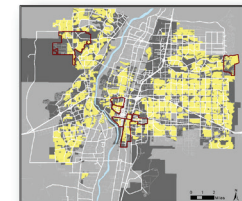
Allowed Now



Only Allowed in Small Areas / Corridors in R-1



Proposed



Allowed in R-1 (P) citywide
Allowed with special regulations (P) or (C)

Purpose:
Allow casitas to expand housing options citywide

Currently casitas are only allowed in some small areas and certain corridors in the R-1 zone.

The proposed change would allow casitas permissively in all R-1 zones, which would expand housing options citywide for homeowners who might want a casita to house a family member or to earn rental income.

Short-Term Rentals (STRs)

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PROTECTING OUR HOUSING STOCK

Albuquerque is facing a housing crisis. As our population grows, protecting our limited available housing stock for local families and future homeowners is essential for our collective prosperity and long-term growth. While Short-Term Rentals (STRs) play an important role in the City's economy, we need to ensure we are prioritizing local community members to host those rentals and that there are enough houses for the people that work and live here in Albuquerque.

Maximizing Access for Local Residents:

Shelter is a basic necessity for our community members and an adequate housing supply is integral to the City's equity, public safety, workforce, and economic development strategies. The City is prioritizing its residents and their dire need for available housing stock by:

- Removing barriers that encourage the repurposing of existing properties into more long-term housing, in addition to the support of new development.
- Seeking to mitigate the excessive utilization of potential permanent/long term dwelling units as short-term rentals (STRs) in order to limit the effects of the housing shortage.

The City recognizes that the STR industry contributes to tourism and economy. But a healthy housing market is crucial to a healthy economy. As our local population grows and the housing crisis intensifies, establishing a reasonable limit is a crucial and fair measure.

COUNCIL ORDINANCE NO. 0-23-69

By amending the Short-Term Rental Ordinance (Sec.13-19-1 through 13-19-8), we can protect our existing housing stock and ensure our residents and future residents will always have access to a safe, stable home.



Enacting the proposed changes of Council Bill No. 0-23-69 will:

1. Require all short-term rental units to have a local property manager (or Short-Term Rental Manager, "STRM") available (within 20 miles of the City limits) to respond to maintenance and security concerns.
2. Limit short-term rental permits to three per natural person.
3. Limit the number of Short-Term Rental permits issued citywide to no more than 1,200, based on current monthly average of active STRs.
4. Increase the civil penalties for non-compliance with the ordinance.

Only Applies To Units Rented For Less Than 29 Days

Month-to-month rentals, such as those regularly housing film crews, travelling nurses, etc., would not be impacted by this legislation.

Local Renters Are Feeling The Strain

Nearly half of Albuquerque renters are **housing cost-burdened**, meaning they spend more than 30% of their income on housing, placing significant stress on middle-income households and creating real risk for lower-income households.

30%

Cost-burdened renters spend 30% of their income on housing