

Proposed IDO Changes

Housing Forward ABQ



ALBUQUERQUE

housingforward

ALBUQUERQUE'S UNIQUE HOUSING CHALLENGES

- The city has identified over 1,300 people experiencing homelessness each night in 2022.
- Studies show we're over 15,000 affordable housing units short in ABQ.
- ABQ rents increased nearly 20% in 2021 compared to 2.6% in 2015.
- Vacancy rate for multi-family development fell below 3%

for the ABQ market in the 1st quarter of 2022.

- Typical Albuquerque home value increased nearly 20% in 2021 compared to 0.2% in 2015.
- Housing prices have increased more than 17% in the 1st quarter of 2022.
- 5,000 housing units of all types need to be added every year statewide to accommodate growth expected by 2025.
- Commitments from Amazon, Netflix, Facebook, and Intel are estimated to bring 40,000 new jobs and

households to the region.

- Increasing the supply of ALL types of housing generally keeps housing prices and rents more affordable.
- R-1 zone district (68% of zoned properties) only allows for one single-family dwelling per lot.
- Low-density residential development includes many housing options to meet many important needs.
- Maximum building heights and required off-street parking can be regulatory barriers to development projects that would increase housing units.

SOLUTION-ORIENTED PROPOSED ZONING CHANGES

** Except where regulations for small areas require otherwise.*

01

Allow two-family dwellings permissively in the R-1 Zone District, citywide.*

02

Allow detached Accessory Dwelling Units with kitchens permissively in the R-1 Zone District, citywide.*

03

Exempt all conversions from non-residential development to multi-family dwellings from the definition of kitchen.

04

Eliminate building height maximums for multi-family residential development and mixed-use development.*

05

Exempt affordable housing from off-street parking requirements.

06

Add a parking reduction for multi-family dwellings in mixed-use zone districts.