



*City of Albuquerque Strategic Housing Initiative*

<https://cabq.gov/housingforward>

HOUSING FORWARD: AARON NIETO, LISA HUVAL, ERIC GIREGO, AND MIKAELA RENZI MORE  
CITY OF ALBUQUERQUE | 3.8.2023

## Rising Costs of Housing

Nearly half of ABQ renters are 'cost-burdened' meaning they spend over 30% of their income on housing. We need to increase housing supply and diversity of housing types in our city.

# 20%

Rent Increase from 2021

# \$1,235

Average Apartment Rent

# 20%

Median Home Cost Increase from 2021

# \$339K

Median House Price

Sources: 1. realtor.com 2022.  
2. rentcafe.com 2022.  
3. apartmentlist.com/research/national-rent-data 2022.

# Current Housing Challenge

- Estimated gap is between 13,000-28,000 units, depending on income and housing type
- Half of renters spend more than 30% of household income on rent



# Increasing Supply

- Increasing supply of all types of housing keeps prices lower and rents more affordable
- Setting a goal of creating 5,000 additional units over what private market would normally produce by 2025
- Target goals are estimates based on the City's funding and intervention capabilities. It will vary depending on multiple factors including: the economy, available funding, and the available housing workforce



# Increasing Supply

- Convert Hotel/Motel Properties in Housing
- Convert Commercial/Office Buildings to Housing
- Expand Nuisance Abatement Laws
- Expand Housing Workforce
- Allow More Housing Options under City Zoning Code





# Converting Motel / Hotel Properties

- Faster and more cost-effective than new construction
- Current zoning allows for alternative kitchen requirements for conversions funded through Department of Family & Community Services
  - Considering change to allow alternate kitchen options for all developers
- Target: 1,000 units by 2025



# City- Funded Hotel Conversions



- Basic but safe apartments
- Professionally managed by a property management company
- Mixed-income communities – some units will have lower rents affordable to low-income households, others will be market rate
- On-site service coordinator
- Located throughout town, not all in one place
- Public-Private partnerships
- Financially Sustainable
- CABQ has executed a purchase agreement to buy one hotel property and is soliciting information from other owners interested in selling



# Converting Commercial/Office Buildings

- Large number of vacant/underutilized office buildings far exceeds short supply of housing
- Proposing a \$5 million conversion fund using city, state, and federal funding to facilitate the conversion of at least 10 commercial/office buildings into housing, creating 1,000 new residential units by 2025



# Expanding Nuisance Abatement laws

- Under new laws, properties that are magnets for crime will be shut down
- 27 unsafe, condemned structures have been demolished since Jan. 2022 and 11 more are under review
- Where possible and appropriate, properties will be updated and refurbished into suitable and safe housing
- Legislation introduced at City Council to strengthen the nuisance abatement ordinance





# Expanding Housing Workforce

- We need more construction crews to bring more housing online
- Using Job Training Albuquerque and other state workforce development programs as models to attract, train, and incentivize more housing workers
- Goal is to help train at least 250 new housing and construction workers by 2025
- The City held a stakeholder meeting with the MidRegion Council of Governments, industry representatives, and more to progress this initiative



# Housing Access for All

- \$15 Million from city council in FY23 for supportive housing vouchers, but supply shortage makes it hard for voucher users to find housing
- Source of Income discrimination: City is enforcing a recent ordinance prohibiting source of income discrimination
- Housing Stability Fund: Working to launch a fund to help landlords and tenants with higher risk rentals
- Limiting Short-Term Rentals: Legislation imposes reasonable limits on short term rental properties
- Tenant Protections: advocating for tenant protections against excessive fees and unfair practices



Questions so far?

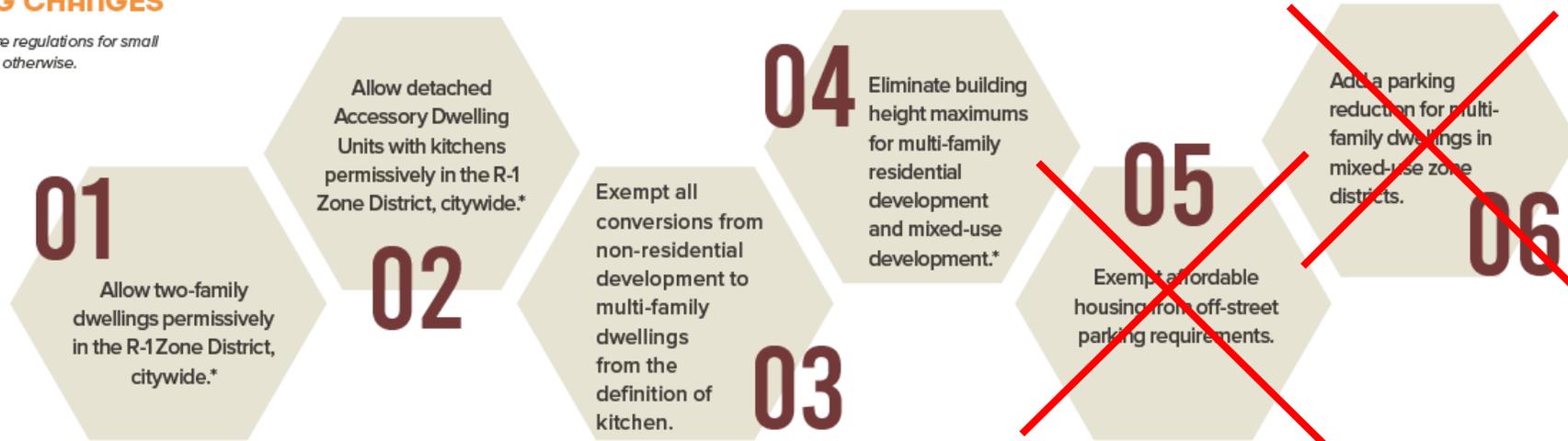


# More Housing Options in Zoning Code

- 63% of all housing in ABQ is singlefamily detached
- Removing barriers to construction and renovation of more diverse housing types is critical
- Proposed adjustments to the City's zoning code will allow more housing options and flexibility (O-22-54)

## SOLUTION-ORIENTED PROPOSED ZONING CHANGES

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



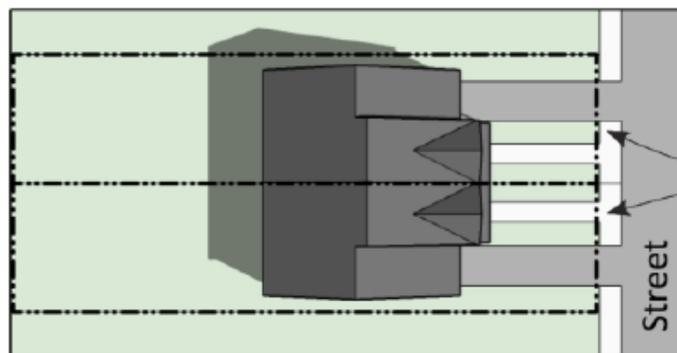
# Two-family Dwellings

01

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

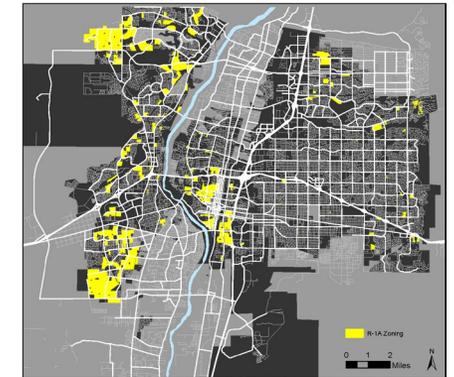


- Two units in one building on 1 or 2 lots
- Called attached accessory dwelling unit now

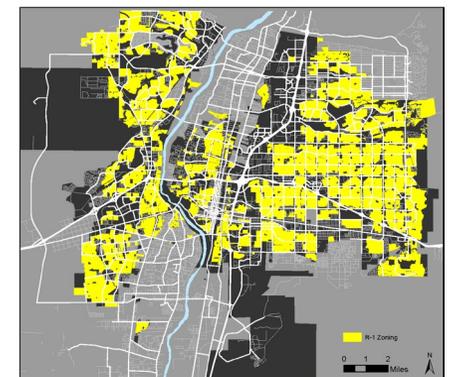


Each dwelling unit on a separate lot

Before: Allowed in R-1A Now



After: Allowed in All R-1



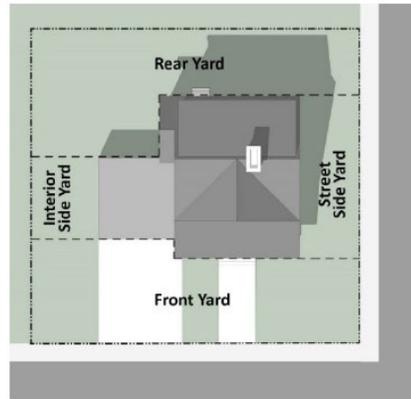
# Accessory Dwelling Units

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

## 02



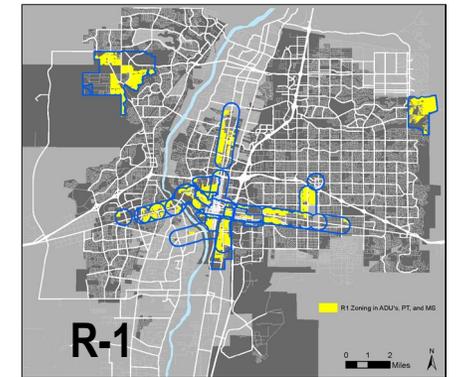
- Detached casita on lot with single-family or two-family building
- Called detached accessory dwelling unit now



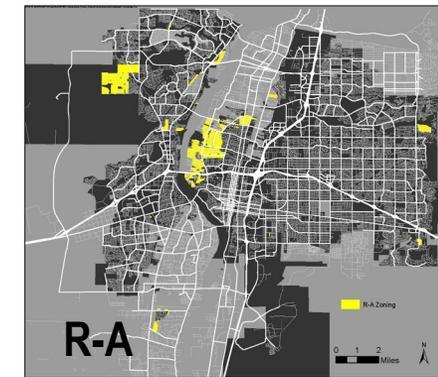
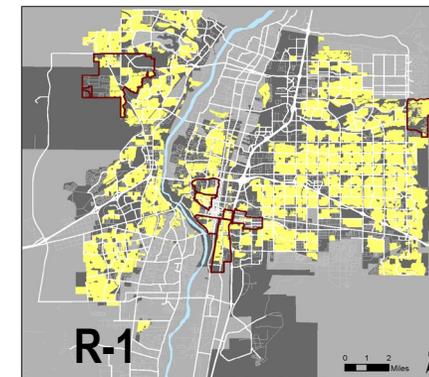
### Limits to size/placement:

- 750 square feet maximum[new]
- Rules for accessory buildings/ADUs
  - Height limited to main house
  - Rear yard only
  - Can't take up > 25% of side + rear yards combined
  - Has to meet fire code
    - Setbacks from existing buildings and/or fire-rated construction
- Building code limits occupancy based on square footage

Before: Allowed in R-1 Here



After: Allowed in All R-1 and R-A



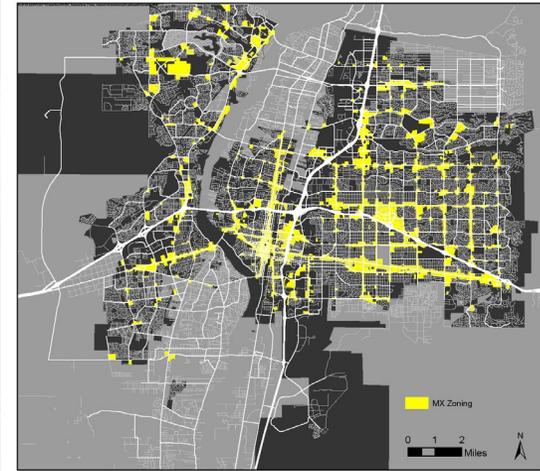
# Multi-family Conversions from Non-residential Development

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

03

## Allowed Today

- In Mixed-use zone districts
  - Maximum 100 units
  - With funding from CABQ Family & Community Services
- Requirements
  - Separate kitchen / bathroom
  - Sink for washing dishes/food
  - Refrigerator
  - Countertop + appliance for warming food (i.e. stove, oven, range not required)
  - Services



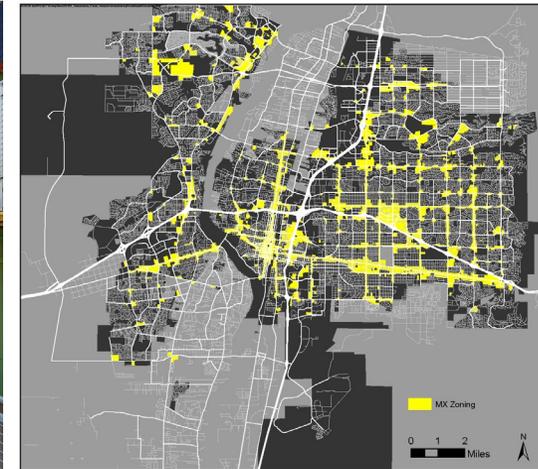
# Multi-family Conversions from Non-residential Development

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

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## Proposed

- In Mixed-use zone districts
  - ~~Maximum 100 units~~
  - ~~With funding from CABQ Family & Community Services~~
- Requirements
  - Separate kitchen / bathroom
  - Sink for washing dishes/food
  - Refrigerator
  - Countertop + appliance for warming food (i.e. stove, oven, range not required)
  - ~~Services~~



## Purpose:

Allow conversions with alternative kitchen standards citywide

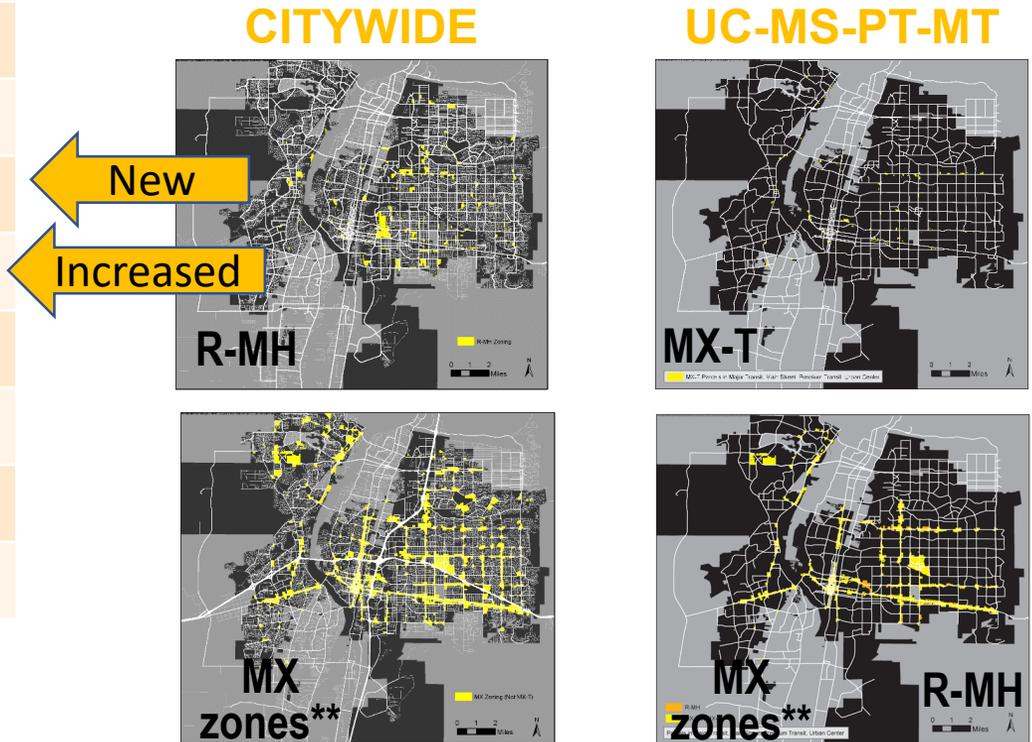
# Building Height

## EPC Recommended Conditions

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

	MX-T	MX-L	R-MH	MX-M	MX-H
<b>Maximum Building Height</b>					
Citywide	30 ft.	38 ft.	48 ft.	48 ft.	68 ft.
UC-MS-PT	N/A	55 ft.	65 ft.	65 ft.	75 ft.
<b>Workforce Housing Bonus</b>					
Citywide	N/A	<u>12 ft.</u>	12 ft.	<u>12 ft.</u>	<u>12 ft.</u>
UC-MS-PT-MT*	12 ft.	<u>24 ft.</u>	<u>24 ft.</u>	<u>24 ft.</u>	<u>24 ft.</u>
Structured Parking Bonus	N/A	12 ft.	N/A	12 ft.	24 ft.
<b>Multi-family Bonus</b>					
<u>Area of Change</u>	<u>12 ft.</u>	<u>24 ft.</u>	<u>24 ft.</u>	<u>24 ft.</u>	<u>24 ft.</u>
<u>Area of Consistency</u>	<u>N/A</u>	<u>12 ft.</u>	<u>12 ft.</u>	<u>12 ft.</u>	<u>12 ft.</u>

### Workforce Housing Bonus



\* Note: Currently, Workforce Housing Bonus of 12 ft. applies in Urban Centers (UC), Main Streets (MS), Premium Transit (PT), and Major Transit (MT) areas in all MX zones and citywide in R-MH

\*\* Other than MX-T

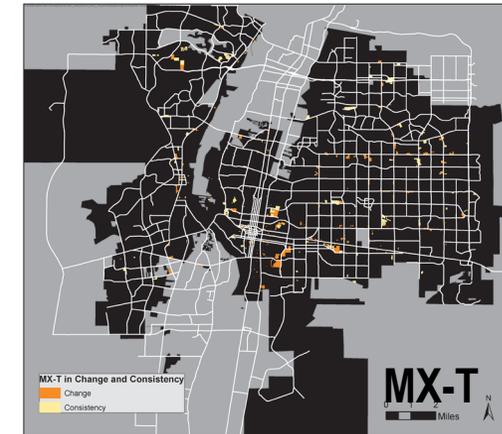
# Building Height

## EPC Recommended Conditions

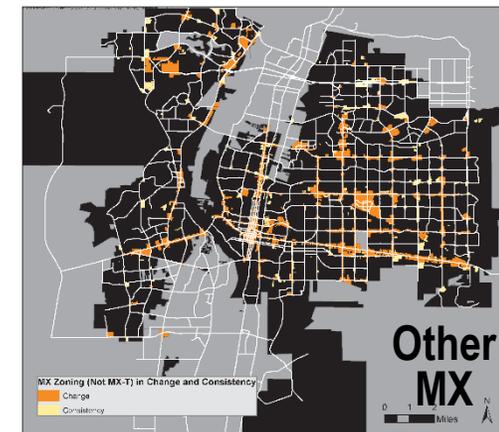
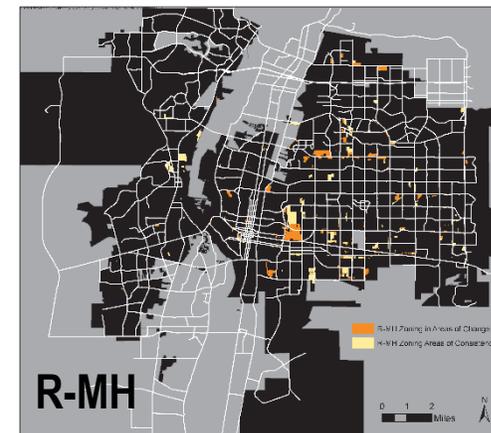
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	MX-T	MX-L	R-MH	MX-M	MX-H
Maximum Building Height					
Citywide	30 ft.	38 ft.	48 ft.	48 ft.	68 ft.
UC-MS-PT	N/A	55 ft.	65 ft.	65 ft.	75 ft.
Workforce Housing Bonus					
Citywide	N/A	<u>12 ft.</u>	12 ft.	<u>12 ft.</u>	<u>12 ft.</u>
UC-MS-PT-MT*	12 ft.	<u>24 ft.</u>	<u>24 ft.</u>	<u>24 ft.</u>	<u>24 ft.</u>
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### Multi-family Bonus



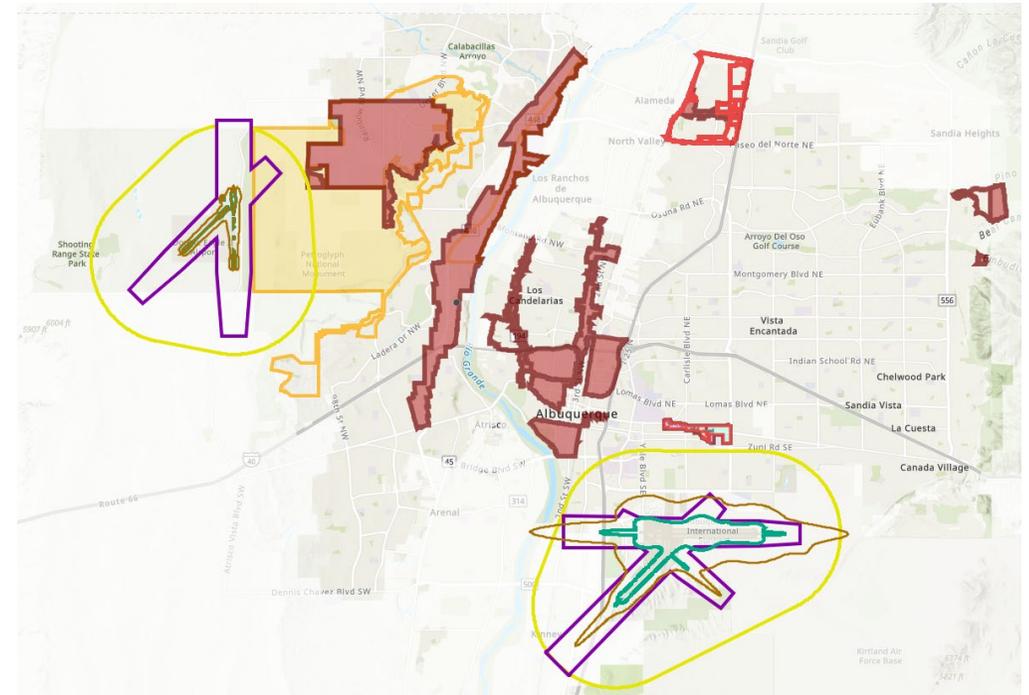
**New** ←



# Building Height Overlay Zones

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

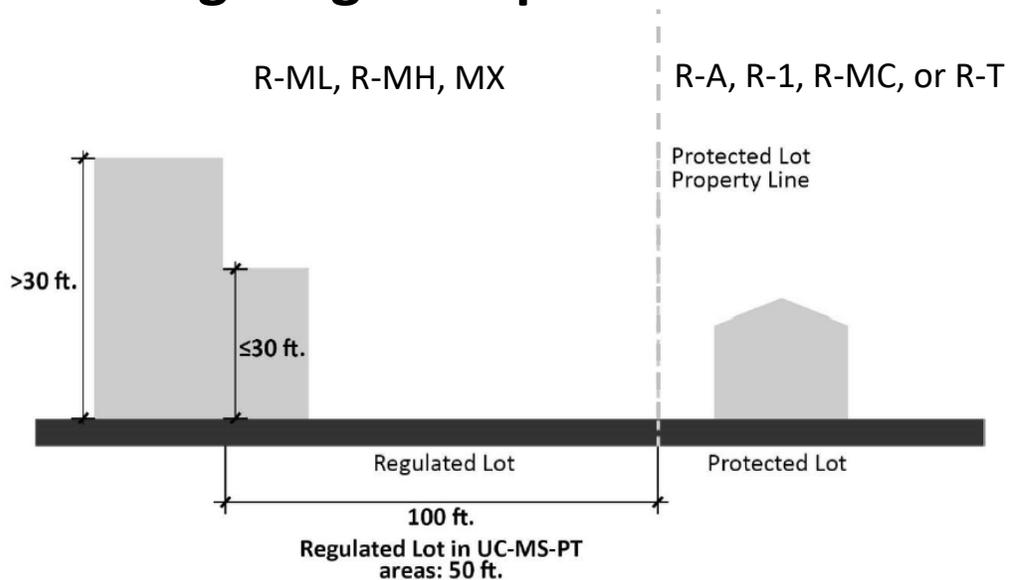
- Small area rules supersede citywide building heights by zone or from bonuses
  - Airport Protection Overlay (APO) Zones
  - View Protection Overlay (VPO) Zones
    - Coors
    - Northwest Mesa Escarpment
  - Character Protection Overlay (CPO) Zones
    - Barelas
    - Coors
    - Downtown Neighborhood Area
    - East Downtown
    - High Desert
    - Los Duranes
    - Martineztown/Santa Barbara
    - Nob Hill / Highland
    - North 4<sup>th</sup>
    - North I-25
    - Rio Grande Boulevard
    - Sawmill/Wells Park
    - Volcano Mesa



# Building Height Protections Now

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

## Building Height Step Down



## Landscape Buffers

- Development type next to a particular zone district (15-20 ft.)
- Area of Change next to Area of Consistency in a particular zone district (15-25 ft.)

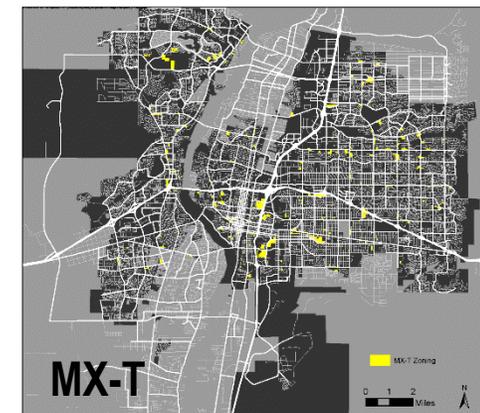
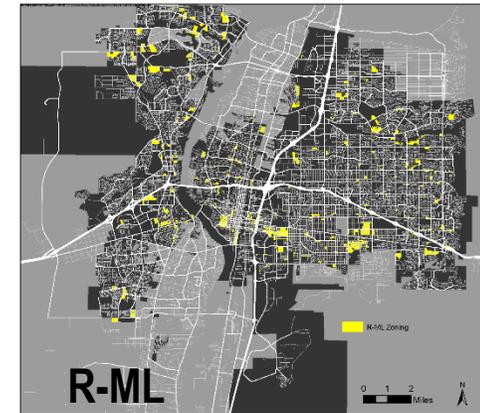
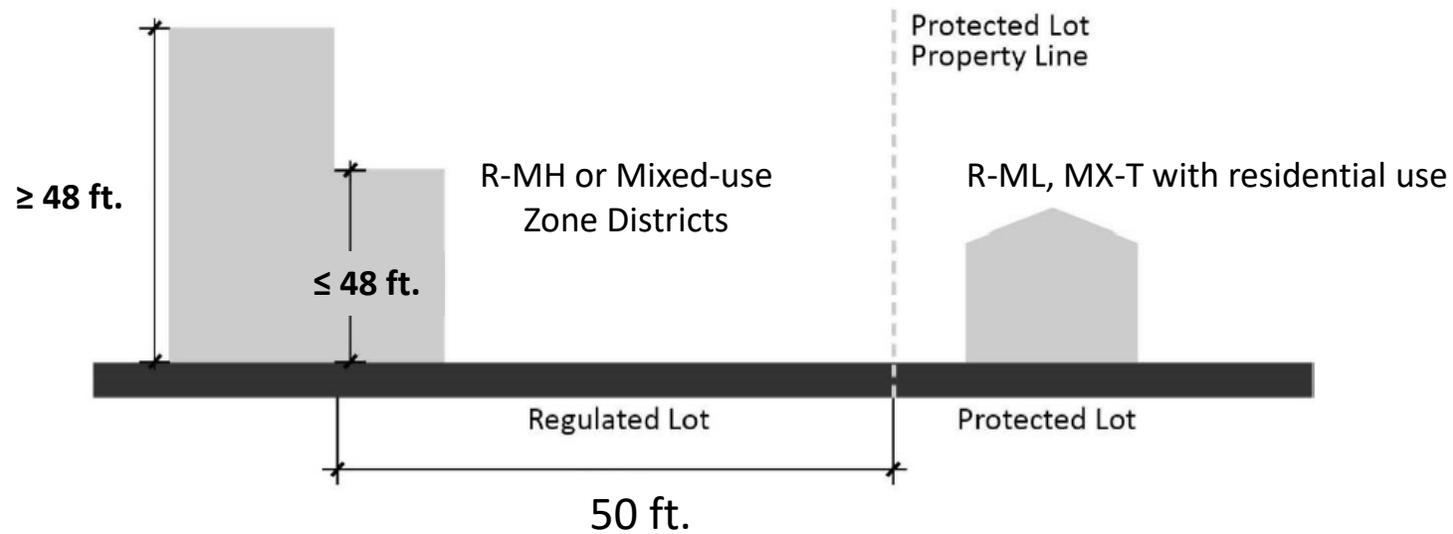
## Solar Access

- Building height limit within 50 feet of northern property line
- Solar rights permits for existing solar collectors

# Building Height EPC Conditions

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## New Building Height Step Down

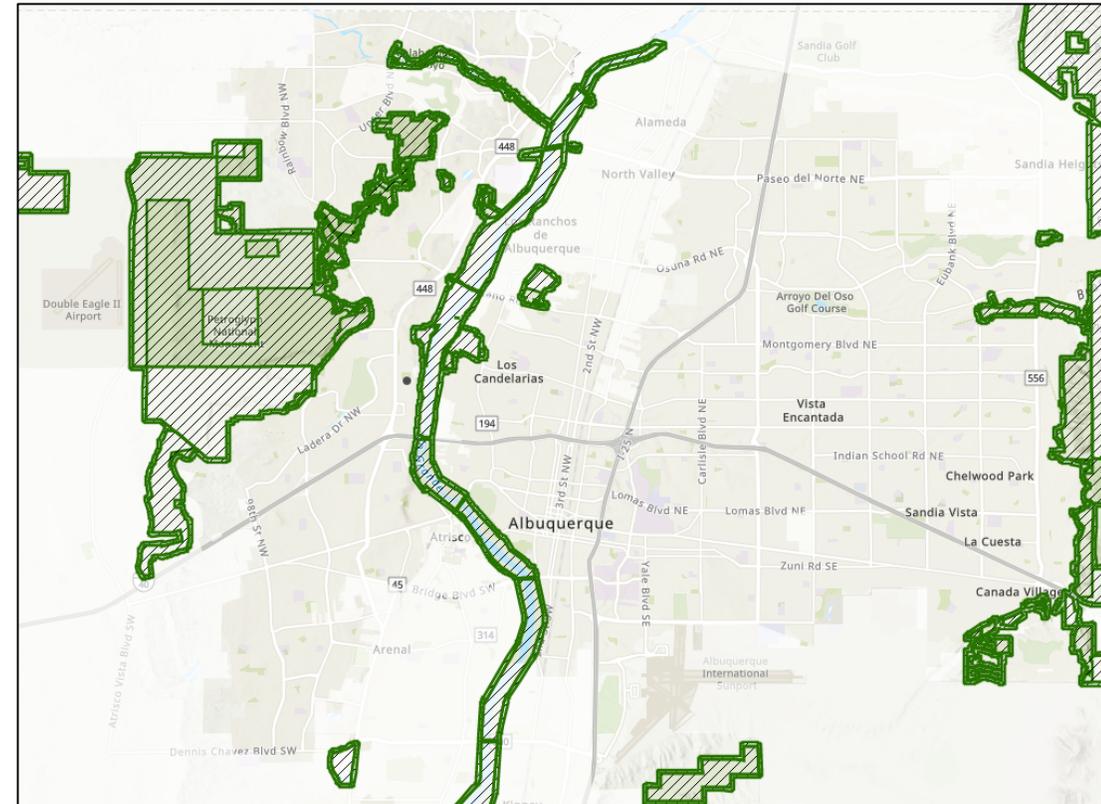


# Building Height EPC Conditions

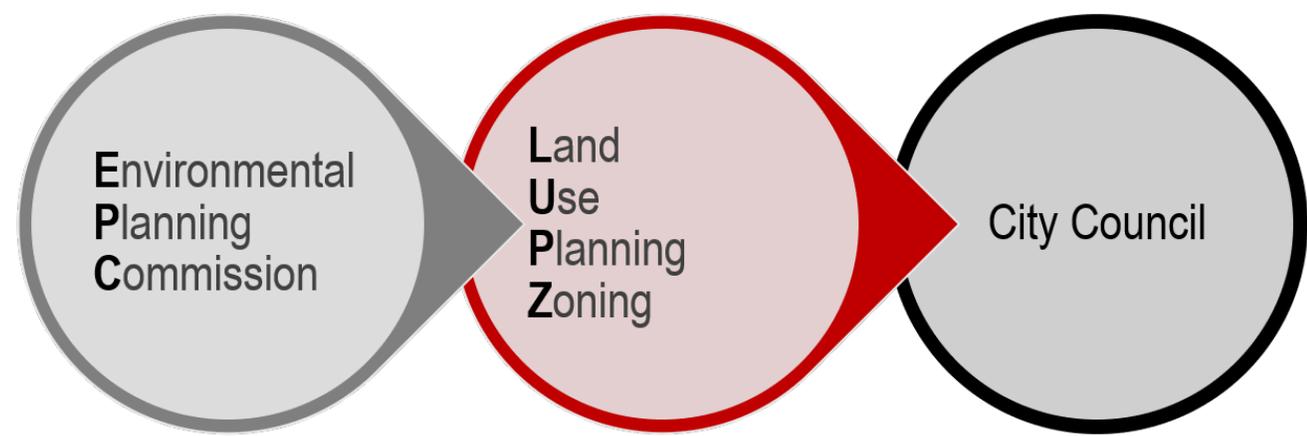
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## New Major Public Open Space Edge

- *Building height bonuses prohibited within 330 feet of Major Public Open Space*



# Next Steps



## City's Review and Decision Process

- Land Use, Planning, and Zoning (LUPZ) Committee
  - April 12, 2023, 5 p.m., hybrid meeting
  - 2<sup>nd</sup> hearing April 26 or May 10
- City Council

Follow the process:

<https://ido.abc-zone.com/>

## Questions?

Shanna Schultz, Council Planning Manager: [smschultz@cabq.gov](mailto:smschultz@cabq.gov)

## Comments?

Mandi Hinojos, Council Clerk: [mhinojos@cabq.gov](mailto:mhinojos@cabq.gov)

Or speak to your Councilor