

PUBLIC COMMENT

- Received between October 20, 2025 -
November 11, 2025 9:00 a.m. Deadline



4400 Masthead St NE, Suite 120 | Albuquerque, NM 87109
1 (866) 389-5636 | aarp.org/nm

October 27, 2025

To: City of Albuquerque Planning Department
Environmental Planning Commission

Re: Comments on the 2025 Integrated Development Ordinance (IDO) Update

Dear Commissioners,

On behalf of AARP New Mexico and thousands of older Albuquerque residents, we appreciate the City's efforts to expand housing choices and support thoughtful, inclusive growth. Allowing more options such as duplexes, casitas, townhomes and cottage courts can help meet the growing need for smaller, more affordable living situations, especially for older adults who desire to age in place and want to stay close to family and community.

For example, the proposed mix of housing options can fill several roles, providing an option for older adults who want to downsize, a place for aging parents to live instead of a nursing home, or can be used as living quarters for a caregiver; all while preserving autonomy and helping them save money for themselves and their families.

In addition, as a designated member of AARP's Network of Age-Friendly States and Communities, we believe that the City of Albuquerque is well-positioned to provide housing that offers walkability options that are close to schools, jobs and other amenities, and benefit generations of Albuquerque residents with a range of housing options people can afford.

Thank you for providing the opportunity to share the importance of taking meaningful steps to address these important measures and the impact this will have on community members, right here in Albuquerque. If you have questions, please contact AARP New Mexico's Associate State Director for Advocacy Othiamba Umi, Esq., at oumi@aarp.org or 505-435-3616.

Sincerely,

A handwritten signature in black ink, appearing to read "Joseph P. Roybal-Sanchez".

Joseph P. Roybal-Sanchez, Ph.D.
State Director, AARP New Mexico



Date: November 4, 2025
To: EPC Chair Aragon and Commissioners
Re: 2025 IDO "Housing" Proposals

Dear Chair Aragon and Commissioners,

- Do you accept the premise that "up-zoning," specifically increasing housing density and removing single family zoning, will assuredly reduce housing costs?
- Do you believe that increasing housing supply will unquestionably produce a measurable decrease in the number of people in Albuquerque who are unhoused?
- Do you regard the city of Austin, TX, as an appropriate and desirable model for the city of Albuquerque in zoning and land use decisions?

I respectfully request that you read the following article published on November 2, 2025 in the *New York Times*. There is no paywall; this is a gift link.

https://www.nytimes.com/2025/11/02/us/austin-tax-vote.html?unlocked_article_code=1.yE8.wERg.JQFmDinidlaD&smid=url-share

Here are some excerpts:

- "Opponents fear sharply increasing property taxes will add to a crisis of affordability and have suggested the City Council is beholden to developers."
- "'We're just one step from becoming homeless" ourselves, said Susana Almanza, the director of PODER, an social and environmental justice nonprofit based in East Austin.'
- "'The sort of extreme YIMBY-ism that Austin's been experiencing is failing, and the pushback against Prop Q is, in effect, a pushback against those failed policies," said Robin Rather, a proposition opponent who used the acronym for "yes, in my backyard," to describe policies that support growth and housing development.'
- "For others, it is a chance to reject the pro-growth, anything-goes ethos associated with the Austin area's new wealthy technology elite, which includes residents like Elon Musk."

It would be easy to dismiss this piece as evidence of knee jerk opposition to increased taxes, anger with elected leaders whose spending is controversial or prejudice against people who are homeless. Undoubtedly, those are factors. I submit, however, that the impact on housing costs of Austin's up-zoning efforts are equally relevant and should be a cautionary tale for ABQ. ABQ Planning Staff repeatedly cite Austin as a model for the efficacy of their up-zoning proposals, proposals which deserve further scrutiny and the analysis of conflicting data about their impact.

Sincerely,
Jane Baechle
Resident of ABQ and SFV

I support the changes as suggested in the IDO. We need housing. We are 20 thousand units short currently per our demand and this will only get worse if we don't allow for dense, walkable, livable spaces. People are less likely to enjoy being around each other when forced into pods- cars, single family housing, etc. all separate us and make us less likely to involve ourselves with each other and our community. Let's push these changes forward to make our city stand out among those in the Southwest and prove ourselves as a place with high self-esteem, something we have battled for a long time.

Logan	Wunglueck
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Maher, Nichole

From: SBMTNA <sbmartineztown@gmail.com>
Sent: Tuesday, October 28, 2025 6:47 PM
To: PlanningEPC
Cc: salamdezia@gmail.com; jeslopez102@gmail.com; dznaranjo30@gmail.com; meliszdelia@gmail.com; NaranjoLopez2010@gmail.com; Rosalie Martinez
Subject: Re: TA-2025-00002

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I would like it for the next EPC hearinh. I was unable to stay for the comment section. Please submit for the November hearing. Thank you

Loretta

On Mon, Oct 27, 2025 at 12:43 PM PlanningEPC <PlanningEPC@cabq.gov> wrote:

Hello Ms. Naranjo,

The deadline for 48-hour comments was Sunday, October 26, 2025 at 9 am. If you would like your request to be on the record, please attend the hearing where you can read your comment into the record during public comment.

Thank you,



Nichole Maher

Sr. Administrative Assistant

Current Planning/EPC | UD&D

o (505) 924-3845

e nmaher@cabq.gov

Our POSSE and AVOLVE systems have been replaced with our new software system, ABQ-PLAN. POSSE and AVOLVE users can create an ABQ-PLAN account with the same email address to access their data. We have a [user guide](#), [video tutorials in English and Spanish](#), and other resources to help you get up to speed. For more information about ABQ-PLAN please visit cabq.gov/planning/abq-plan

From: SBMTNA <sbmartineztown@gmail.com>
Sent: Sunday, October 26, 2025 8:39 PM
To: PlanningEPC <PlanningEPC@cabq.gov>
Cc: salamdezia@gmail.com; jeslopez102@gmail.com; dznaranjo30@gmail.com; meliszdelia@gmail.com; NaranjoLopez2010@gmail.com; Rosalie Martinez <rosalimartinez06@gmail.com>
Subject: TA-2025-00002

October 26, 2025

Daniel Aragon, Chair

Environmental Planning Commission

600 Second Street, 3rd Floor

Albuquerque, NM 87102

RE: TA-2025-00002, IDO TEXT AMENDMENTS – CITY WIDE

Dear Chair Daniel Aragon and Environmental Planning Commission,

Santa Barbara Martineztown Neighborhood Association (SBMTNA) request a **deferral** of up to 6 months to a year to review 150 changes to the IDO that will make significant changes to neighborhoods and the entire city of Albuquerque. This will give City Staff time to meet with the residents and neighborhood associations so they can provide their recommendations to these City Administration and City Council unwavering changes to Albuquerque's historical land use.

Sincerely,

Loretta Naranjo Lopez, President

SBMTNA

Date: October 30, 2025
To: Environmental Planning Commission
Re: 2025 IDO Biennial Update

Chair Aragon and Commissioners:

At the first hearing on Tuesday, Oct. 28th, you all managed to slog through the entire list of proposed amendments, with Ms. Mikaela Renz-Whitmore's guidance and straw-polling. Kudos, that was a lot to get through! After my public comment, I was only able to watch later parts of the hearing—I did not hear the entire 5+ hours. I did appreciate all the thoughtful discussion, thank you for that.

Many of the decisions made Tuesday will recommend to the LUPZ Committee the permissive allowance of duplexes, triplexes, attached casitas, and cottage development in R-1, as well as eliminating the different types of R-1 (A, B, C, D); and allowing bodegas or tienditas in R-1 on corner lots.

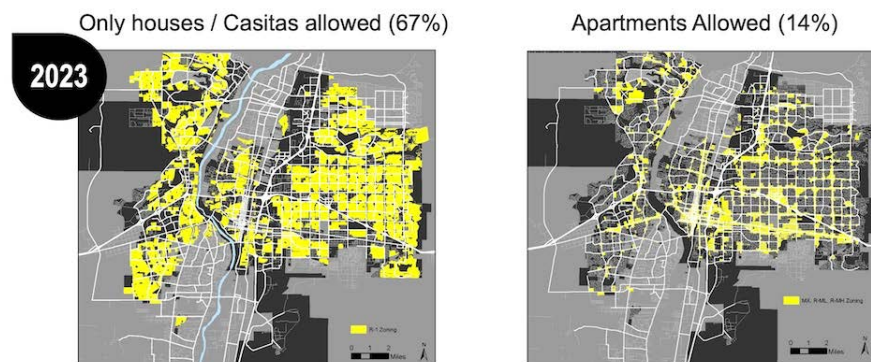
When presented in separate pieces of legislation, these types of changes either fail (R-25-167) or are litigated (O-24-69). This should tell you something about the importance of notification. So much of the 2025 IDO Update is about further marginalizing neighborhood voices. Why is notification important?

Let's review the PURPOSE statements of the IDO, noting that *"Protect all communities, especially those that have been historically underserved,"* and *"Protect the quality and character of residential neighborhoods"* are listed above promotion of economic development opportunities and *"efficient administration of City Land use and development regulations."*

The final PURPOSE statement is: *"Provide processes for development decisions that **balance the interests** of the City, property owners, residents, and developers **and ensure opportunities for input by affected parties.**"*

The R-1 Single-Family Zone District has already been amended to allow a second dwelling unit. While the Planning Department has defined the origins of single-family zoning as racist, our current zoning law still defines its purpose *"to provide for neighborhoods of single-family homes with a variety of lot sizes and dimensions....an additional purpose is to require that redevelopment reinforce the established character of the existing neighborhood."* Note that "neighborhood character" is specific language in both the IDO and the CompPlan—not code for exclusivity.

Every planning presentation includes this slide showing comparative maps of R-1 zoning vs. higher density zoning. The R-1 neighborhoods are not broken, it's the corridors that need fixing!



I am not opposed to appropriate increases in density—I am opposed to losing my voice through the broken process of updating the IDO every other year.

Patricia Willson, resident of Albuquerque

Dear members of the EPC,

My name is Ben. As a resident of Albuquerque who cares deeply about our city's future, I support the IDO changes that make it easier for people to live, work, and belong here. These updates open the door for more housing options. Duplexes, cottage courts, casitas, and townhomes allow families of all kinds to find a place to call home. They also make space for local businesses like tienditas and daycares that bring daily life back to our neighborhoods. This is especially important, as these small and convenient methods of income generation pour wealth generation possibilities into our community.

Reducing parking mandates and modestly increasing height limits create more room for housing, making it more plentiful and affordable without large-scale investment. Finally, expanding allowances for safe outdoor spaces and small shelters will help our unhoused neighbors find stability and connection while we continue building the homes our community needs. These are smart, balanced steps toward a more welcoming, resilient Albuquerque.

Thank you for your time and energy in passing these IDO changes.

Yours respectfully,

Ben Winans

November 4, 2025

Dear Members of the Environmental Planning Commission,

My name is Amanda “Ama” Mayer, and I was born and raised here in Albuquerque in the very same District 7 where I have settled to raise my two children. I’m writing in support of the proposed IDO updates because they move our city toward a more livable, connected, and sustainable future.

As a child, my parents’ family of eight relied on single-family rentals throughout much of my childhood. For a larger-than-average family, R-1 zoned single-family homes were our revolving sanctuaries, where my mother landscaped for the owner as a means to afford what would have otherwise been out of reach. Now, as a single mother of two young children, I have spent much of my life experiencing firsthand how the built environment shapes stability and opportunity. My children and I were lucky enough to find a small oasis of townhomes in the Northeast Heights back in 2020, just before the pandemic hit—it was this rare find that kept us housed and safe during one of our most vulnerable seasons of life. Middle housing gave my family a chance to find secure footing and paved the way for homeownership in the same part of town where my support and family resided. Middle housing not only saved my family from homelessness; it catapulted us toward greater stability.

Because of that stability, I’ve had the privilege to become a student of Environmental Planning and Design. It is my greatest dream to build strong communities so that every Albuquerque family has access to those same opportunities to live and grow in neighborhoods that reflect our city’s diversity and heart.

I’m especially supportive of cottage courts, duplexes, and casitas, which fill the “missing middle” and create flexible, walkable housing options for families, elders, and multigenerational households. These are the kinds of designs that make neighborhoods feel alive and connected.

I’m also encouraged by the inclusion of neighborhood tienditas and daycares, which bring daily life back within walking distance. These small-scale spaces nurture both community and climate resilience by reducing the need for car trips and keeping essential services close to home.

Relaxing parking requirements is another key step. Too much of our land is dedicated to storing cars instead of housing people, trees, and gathering spaces. Giving neighborhoods flexibility to decide their parking needs allows us to prioritize affordability, accessibility, and livability.

Equally important are the proposed updates that strengthen pedestrian safety and multimodal transportation options. Investing in safer crosswalks, protected bike lanes, and more accessible transit corridors helps working families, youth, and seniors move safely and independently. These improvements also support workforce access and the success of transitional housing programs by connecting people to jobs, schools, and services without relying on car ownership.

Finally, I support the expansion of safe outdoor spaces and transitional shelters for our unhoused neighbors. Addressing housing insecurity through thoughtful zoning is a compassionate and necessary part of building a complete city.

These updates represent a step toward the kind of Albuquerque I hope to help plan and design—one rooted in care, connection, and long-term sustainability. I urge you to vote in favor of these changes.

Thank you for your time and commitment to our city's future.

Sincerely,

Amanda "Ama" Mayer
District 7
(505) 508-9977
2052 Moon St. NE
Albuquerque, NM 87112

Commissioners; when you tally comments of both support and opposition, please consider tracking and counting form letters as a single comment. An identical comment--or nearly so--should not be given the same weight as a data-driven response. Thank you.

Patricia Willson

Dear members of the EPC,

My name is Carolyn Wayland, and I live in Albuquerque. As a resident and small business owner who cares about uplifting community and our city's future, I support IDO changes that make it easier for people to live, work, and belong in our city. These updates open the door for more housing options—duplexes, cottage courts, casitas, and townhomes—so that families of all kinds can find a place to call home. They also make space for local businesses like tienditas and daycares that bring daily life back to our neighborhoods.

As a small business owner, allowing bodegas/tienditas is a change that would be very helpful, as there are limited smaller commercial spaces available and they are often overly expensive. As a resident, making smaller businesses more walkable makes a neighborhood feel more connected and livelier, and daily amenities more accessible. I've lived in other cities where this is the norm and have seen firsthand how much value it brings to everyone in the community. It also reduces car dependence and fosters more community interaction, which helps the environment and strengthens community safety.

Just yesterday, my husband and I were walking around our Nob Hill neighborhood, admiring some of the existing duplexes and triplexes and discussing how nice it would be if we had more in our neighborhood. As home occupancy sizes have decreased in the last decade or so, this has led to overall population decline of Nob Hill, quietly but negatively impacting our local businesses as fewer customers leads to fewer sales. It is also a poor use of space to have so many single-family homes occupied by only one or two individuals when we are in the midst of a housing crisis. Duplexes and triplexes allow opportunity for more age and income diversity, which needs to be more welcomed, especially with such close proximity to UNM.

Reducing parking mandates and modestly increasing height limits help make housing more affordable and feasible, as well as help protect yard and green space. It supports the rights of home and building owners to decide how much parking is actually appropriate for the building, and can have other benefits as well. For example, a commercial building my small business rents out of has a large, dilapidated parking lot. Part of why it is in such disrepair is because countless times per day, people driving down the street use it to quickly turn around – which is unsafe on the 18mph bicycle boulevard. This, in combination with how the water runs off the building, has resulted in a large tripping hazard for pedestrians as the asphalt has worn down in one spot (on top of the danger of cars quickly pulling a U-turn). While the landlord would like to re-stripe parking to allow installation of a strip of landscaping to better deal with rain runoff, improve the visual appeal of the building and stretch of road, provide shade for the parking lot (currently nonexistent), and prevent quick U-turns, they are not able to because of current provisions for the number of parking spaces. Meanwhile, our walkable stretch of small businesses in Nob Hill has at least 2 large off-street parking lots that sit upwards of 90% unoccupied on a daily basis, suggesting that there is too much parking in the area. This aside, off-street parking mandates for

casitas and similar small-scale developments is a barrier to development as well as an unnecessary cost increase, at a time when we desperately need housing to become more abundant and more affordable.

Finally, expanding allowances for and streamlining safe outdoor spaces and small shelters will help our unhoused neighbors find stability and connection while we continue building the homes our community needs. I particularly strongly support the modifications made to **IDO Section 4-3(G)(9)(e)** and subsequently affected sections to remove permanent plumbing requirements at Safe Outdoor Spaces to allow the use of portable showers and hand washing stations, as well as composting toilets. These changes are not only very reasonable, they make setting up a Safe Outdoor Space more feasible, align with the desire to keep them temporary, and save significant water and money when composting toilets are used. I would like to see similar provisions in **IDO Section 4-3(D)(14)(h)**, allowing composting toilets at Campgrounds or Recreational Vehicle Parks, similar to the provisions in Safe Outdoor Spaces. This technology should be utilized in both public and private settings as a way to reduce wasteful resource consumption (namely, water) and expand toilet access in an extremely affordable manner. These are smart, balanced steps toward a more welcoming, resilient Albuquerque.

Sincerely,

Carolyn Wayland

As a resident of Albuquerque, I am very concerned about and opposed to the proposed IDO changes that will basically get rid of R-1 and permissively allow duplexes, cottage courts, casitas, and townhomes anywhere in R-1. I am not opposed to increasing density in some places, but doing it this way is not good. Look at Princeton SE and the multi-story apartment building that was built, I think in the 70s, right among single family houses. It's a good example of a poor outcome. However, I have seen other examples of apartments and duplexes in Albuquerque that are well-done and well-placed. The other issue is that home ownership is a key to generational wealth and this proposal will not work towards that goal. Please do not decimate R-1 in Albuquerque.

Debbie Conger
South Los Altos neighborhood resident

As an Albuquerque resident who cares about our city's future, I support the IDO changes that make it easier for people to live, work, and belong in our city. These updates open the door for more housing options—duplexes, cottage courts, casitas, and townhomes—so that families of all kinds can find homes. The changes also expand the creation of local businesses that bring life back to our neighborhoods. Finally, expanding allowances for safe outdoor spaces and small shelters will help our unhoused neighbors find stability while we continue building the homes that are needed. These are smart, balanced steps toward a more welcoming, resilient Albuquerque.

Sincerely,
Shari Weinstein

Dear Chair Aragon, Members of the Environmental Planning Commission, and the Planning Department,

I am writing to reaffirm my enthusiastic support for the majority of the proposed IDO amendments. These reforms move Albuquerque toward a more livable, affordable, and opportunity-rich future — one that can actually keep young people like me here.

I especially support the amendments that make duplexes, cottage courts, and townhomes legal again. I'm currently looking to buy a condo or townhome, but these home types are extremely limited and expensive in Albuquerque. Cottages to buy simply don't exist. When I've looked in cities like Portland, Oregon and Minneapolis, where these housing types are now widely legal, I've found small, beautiful, and affordable homes near light rail that people my age can actually buy. Why not here? Why not give young residents a reason to stay and invest our talents in Albuquerque instead of leaving for cities that already embraced these changes?

After reviewing the full amendment list, I want to express my clear support and opposition as follows:

I Support:

- **Legalizing *duplexes citywide*** (a huge step for affordability and fairness).
- **Allowing *cottage courts*** (beautiful, community-oriented homes that fill a missing middle need).
- **Allowing *townhomes*** in more areas (a proven, attainable ownership option).
- ***Simplifying ADU/casita rules*** to make small-scale housing easier, including lifting the wasteful and inflexible parking mandates that make them hard to build.
- ***Encouraging commercial-to-residential reuse*** to bring life back to underused corridors.
- ***Reducing or removing parking minimums***, especially near transit. Parking mandates are **wasteful, arbitrary, and inflexible**. They inflate costs, consume valuable land, and make infill housing harder to build. Removing parking minimums has been one of the most effective ways cities have found to help housing production catch up to demand.
- ***Encouraging small businesses and corner stores (bodegas)*** to help walkability, provide daily necessities close to home, and support entrepreneurship. This complements parking reform by creating neighborhoods where fewer parking spaces are needed in the first place.
- ***Raising modest height minimums*** in corridors and centers to support vibrant mixed-use areas, as well as in multi-family zoning designations.
- **Items ZC-3, ZC-4, and ZC-5 (Legislative Rezones)**: These rezonings take proactive steps to align zoning with the Comprehensive Plan and reduce procedural barriers that have slowed infill housing for years. They make it easier to understand processes that the City Council has already passed.
- **Height Maximum Reductions**: I also support reducing overly restrictive height maximums, which have been **arbitrary, wasteful, and counterproductive**. Height caps

often prevent good design, reduce flexibility, and suppress the very kind of mixed-use and infill development our city needs most.

- **Enabling mixed-use infill** that helps small developers reinvest in existing neighborhoods.
- **Streamlining approvals** for infill and affordable projects.
- **Removing unnecessary barriers to accessory dwellings and small-lot development.**
- **Supporting housing diversity and affordability**
- **Removing barriers to operating Safe Outdoor Spaces** to support community members engaging in bottom-up care and community support
- **Permissively allowing small shelters in more areas** to help connect people with shelter and support as our housing market catches up to need

These changes align with the Comprehensive Plan's vision for infill, affordability, and economic vitality. They also help close the gap on the **55,000 new homes** Albuquerque will need by 2045.

I Oppose:

- **Item 63 (Historic Buildings – 50-Year Automatic Review):** Adds cost, complexity, and punishes ordinary owners. Historic buildings are best preserved through cultural love and use, not extra red tape.
- **Item M-3 (Character Protection Overlays):** While the majority requirement is an improvement, CPOs have been widely abused to block new housing and should eventually be phased out.
- **Item 97 (Multifamily Near R-1/R-A):** Arbitrary and contrary to the Comprehensive Plan. The IDO already includes contextual design standards that address scale and compatibility.
- **Item 7 (Preservation Costs):** Preservation is valuable, but the financial burden should not be externalized onto individual property owners without city support.

These reforms are not just technical fixes but they are a moral and economic imperative. If we want Albuquerque to be a place where people can stay, raise families, and contribute, we must legalize more housing choices, remove unnecessary barriers like parking mandates, and make it possible for neighborhoods to evolve naturally over time.

Thank you for your consideration and for your work in shaping a stronger, fairer Albuquerque.

Sincerely,

Jordon Bennett McConnell

Downtown Core, Albuquerque, NM

I'm writing in support of the proposed IDO updates that make it easier to build a wider range of housing types and small neighborhood businesses in Albuquerque.

These updates are a practical way to bring daily life closer to where people live, so more of us can walk to nearby shops, services, and parks instead of driving for everything. Allowing duplexes, casitas, cottage courts, and townhomes creates options for residents at different life stages and helps keep housing attainable.

I lived in Japan for a few years, and while Albuquerque is very different, one thing that stood out to me was how their zoning allows small home-based businesses in every neighborhood (including suburbs). That approach made streets active and friendly without sacrificing safety or peace and quiet, especially since the proximity supported walking and biking. Albuquerque can take a modest step in that direction while staying true to its own character and culture.

Sincerely,
Ben Garland
District 7 Homeowner

My name is Bryan Dombrowski and I am a resident of Albuquerque.

I strongly support the IDO changes coming before the EPC. As rents and housing prices have skyrocketed since the pandemic, we need to be considering the long-term future of our city by making meaningful progress on the housing affordability crisis.

These changes give more flexibility and choice in housing options, so all families have an opportunity of finding a place to call home. I struggled for months searching for housing at a price we could afford, before finding the townhome we now call home.

Duplexes, cottage courts, townhomes, and casitas are all great alternatives to large and expensive stand alone single family homes. These forms of sustainable, compact, infill development have long been a part of our city's culture, before becoming "illegal" in so many places by a restrictive zoning code.

Reducing parking mandates and slightly increasing height limits make housing more affordable by reducing build costs. They also allow our neighborhoods to support small local businesses like daycares and tienditas, making our communities more walkable and vibrant.

These are smart, balanced steps toward a more welcoming, resilient Albuquerque.

Sincerely,

Bryan Dombrowski

My name is Sarah Mock and I am a resident and small business owner here in Albuquerque.

I care deeply about the affordability of our city, from the people struggling to make rent this month to the next generation who will start the families of tomorrow and help our city grow.

I support the IDO changes making it easier to live in Albuquerque. These updates allow folks to more easily find or build the house that is right for them. Cottage courts, casitas, duplexes, and townhomes are all affordable options that mean as people go through the changing phases of life, they won't have to leave our city and their communities to afford a roof over their heads.

I welcome these gentle density housing options because they also help local businesses succeed by being walkable and more accessible.

These are common sense changes toward a more welcoming and affordable Albuquerque.

Sincerely, Sarah Mock

Dear members of the EPC,

My name is Michele Gaidelis, and I live in Nob Hill, District 6. As a resident who cares about our city's future, I support the IDO changes that make it easier for people to live, work, and belong in our city.

These updates open the door for more housing options—duplexes, cottage courts, casitas, and townhomes—so that families of all kinds can find a place to call home. They also make space for local businesses like tienditas and daycares that bring daily life back to our neighborhoods. I believe that allowing bodegas and similar businesses in residential areas is essential to addressing our housing crisis and homelessness. When people can run small businesses from their neighborhoods, it helps them support themselves and creates economic opportunity without requiring residents to drive across the city for everyday needs. This makes our community more walkable and vibrant while strengthening local economies.

Reducing parking mandates and modestly increasing height limits help make housing more affordable while reducing sprawl. By allowing property owners to build upward, we can house more people in our existing neighborhoods rather than sprawling outward, preserving our city's character and reducing environmental impact.

Finally, expanding allowances for safe outdoor spaces and small shelters will help our unhoused neighbors find stability and connection while we continue building the homes our community needs. These spaces are vital for the dignity and safety of our most vulnerable residents.

These are smart, balanced steps toward a more welcoming, resilient, and equitable Albuquerque.

Sincerely,

Michele Gaidelis
301-760-9660
michele.gaidelis@hey.com

Hello members of the EPC,

I'm writing this letter to express my support for the vast majority of the proposed IDO amendments during this annual update.

I would like to highlight a few that I strongly support:

- (1) The proposed change that will allow smaller cottage courts to be developed throughout the city.
- (2) Proposals that reduce or remove parking minimums.
- (3) Changes that would make duplexes and townhomes permissible in R-1 zoning and generally citywide
- (4) I am extremely excited for the proposal to allow bodegas/tienditas/corner stores within residential areas.
- (5) I support the expansion of mixed use developments throughout the city, especially in high transit areas. Mixed use is the holy grail for a smart city. It allows for fewer car trips and makes a quick trip to the store easy and practical by foot/bike/transit.
- (6) Creating a category for attached ADUs is helpful to distinguish a duplex from an ADU. The proposed changes to include a category for attached ADUs has my support.

These proposed changes allow the potential for more dwelling options. We need the freedom to build much more variety. As a resident of Albuquerque and a home owner, I want these options rather than the current prohibitions.

Regards,
Luis Sutherlin

Dear members of the EPC,

My name is Laura Garner, and I live in Albuquerque. As a resident who cares about our city's future, I support the IDO changes that make it easier for people to live, work, and belong in our city. These updates open the door for more housing options—duplexes, cottage courts, casitas, and townhomes—so that families of all kinds can find a place to call home. They also make space for local businesses like tienditas and daycares that bring daily life back to our neighborhoods.

Reducing parking mandates and modestly increasing height limits help make housing more affordable. Finally, expanding allowances for safe outdoor spaces and small shelters will help our unhoused neighbors find stability and connection while we continue building the homes our community needs. These are smart, balanced steps toward a more welcoming, resilient Albuquerque.

Sincerely,
Laura Garner

To the EPC members -

I am an ABQ resident and I support the IDO changes that should make things easier for folks to work, live, and simply be at home in our city. Improving the variety of housing options by allowing for casitas, duplexes, etc. is crucial in making sure more residents can find the affordable housing they need. I'm also pleased to see the IDO changes would reduce parking mandates and improve housing density by allowing for modest vertical expansion. The changes should also facilitate more small local businesses to flourish within our neighborhoods and reduce the traffic congestion when people are forced to traverse the city for basic services. Thank you!

Annie

Dear members of the EPC,

My name is Sarah Mock, and I live on the Westside in Albuquerque and own a small business that I operate out of my home. As a resident, and someone who plans to live the rest of their life in this city, I support the IDO changes that make it easier for people to live, work, and belong here. These updates open the door for more housing options—duplexes, cottage courts, casitas, and townhomes—so that families of all kinds can find a place to call home. They also make space for local businesses like tienditas and daycares that bring daily life back to our neighborhoods.

Reducing parking mandates and modestly increasing height limits help make housing more affordable. Finally, expanding allowances for safe outdoor spaces and small shelters will help our unhoused neighbors find stability and connection while we continue building the homes our community needs. These are smart, balanced steps toward a more welcoming, resilient Albuquerque.

Sarah

Dear members of the EPC,

As an Albuquerque resident who cares about our city's future, I support the IDO changes that make way for more housing options beyond single-family homes, such as duplexes, cottage courts, casitas, and townhomes. Making it easier to develop these types of housing will enable more of our neighbors and community members to find a place to call home, and make it easier for people to live, work, and belong in our proudly diverse city.

Reducing parking mandates and increasing building height limits also makes housing more affordable, relieving pressure on the rental and purchase markets that are squeezing much of our city right now. Finally, expanding allowances for safe outdoor spaces and small shelters will help our unhoused neighbors find stability while we continue building the homes our community needs. These are smart, balanced steps toward a more welcoming, resilient Albuquerque, and I'm in wholehearted support.

Thank you for your attention.

Dear EPC members,

Hi, I'm Leanne Yanabu. I own a house, live and work in Albuquerque.

If you drive or walk the streets of Albuquerque, you see folks who are living on the streets, unhoused, unemployed, and often unhinged.

This has been the case since I moved here in 1997, and it has persisted through every city administration and through every economic cycle.

We need more housing and support for folks who cannot afford housing on their own.

I support changes that make it easier for people: More housing options, local businesses, fewer parking mandates and increased height limits. Safe outdoor spaces and shelters will help our unhoused Burquenos find stability and connection while we build the homes our community needs. These are smart, balanced steps toward a more welcoming, resilient Albuquerque.

Aloha,

Leanne

Tyler Richter
801 Madison St NE
Albuquerque, NM 87110
tyler.richter@gmail.com
11/4/2025

Planning Department
City of Albuquerque
Attn: Environmental Planning Commission

RE: Support for 2025 IDO Update

Dear members of the EPC,

My name is Tyler Richter, and I am a resident of Albuquerque. I am writing in strong support of the 2025 IDO Update because these changes are essential for creating a more welcoming, attainable, and vibrant Albuquerque for current and future generations.

For decades, R-1 zoning has restricted housing options, limited who can live in many neighborhoods, and contributed to rising housing costs. Home prices have increased by more than **40% in the last five years**, while wages have not kept pace, making it increasingly difficult for young people, working families, and first-time homebuyers to plant roots here. Expanding housing options is not just a planning decision — it is an investment in the future stability and diversity of our community.

These updates expand opportunities for **duplexes, cottage courts, townhomes, and casitas**, providing a range of attainable housing choices while preserving the character and feel of our neighborhoods. These gentle forms of density support intergenerational living, allow seniors to age in place, and make it possible for local workers and families to live near jobs, schools, and services.

I also support reducing parking mandates and modest height increases, which help lower development costs and enable more homes to be built on land we already have. This approach is fiscally responsible, environmentally thoughtful, and aligned with our community's need for more housing options.

Finally, I appreciate the measures that allow for **safe outdoor spaces and small shelter options**, which provide compassionate pathways toward stability for our unhoused neighbors while we build the long-term housing supply Albuquerque needs.

These proposed changes are thoughtful, balanced, and rooted in community well-being. They help ensure that Albuquerque can remain a place where people of all ages, incomes, and backgrounds can live, work, and belong.

Thank you for your consideration and for your commitment to shaping a resilient and inclusive future for our city.

Sincerely,
Tyler Richter

IDO changes incl reduced parking mandates and height increases are needed to support the hundreds of students, faculty and staff who are housing insecure. The shortage of housing contributes to poor retention rates of students and difficult lives for staff and faculty.

Sarita

Cargas

Dear members of the EPC,

My name is Andy, and I live in Albuquerque. As a resident who cares about our city's future, I support the IDO changes that make it easier for people to live, work, and belong in our city. These updates open the door for more housing options—duplexes, cottage courts, casitas, and townhomes—so that families of all kinds can find a place to call home. They also make space for local businesses like tienditas and daycares that bring daily life back to our neighborhoods. I think these changes would create meaningful change in our city.

Reducing parking mandates and modestly increasing height limits help make housing more affordable. Finally, expanding allowances for safe outdoor spaces and small shelters will help our unhoused neighbors find stability and connection while we continue building the homes our community needs. These are smart, balanced steps toward a more welcoming, resilient Albuquerque.

Sincerely,

Andy Gorvetzian

Dear EPC members -

My name is Brandon Caudle and I am a resident of Albuquerque. Today I voted in our elections, and I did so with the conviction that not just those who will be elected today, but every elected and appointed official, like all of our city workers, have the best interest of our people in mind.

With that view, I ask the members of the EPC to consider the single largest issue affecting Albuquerque...housing. Every major issue our residents face is tied to housing, or rather, the lack of affordable housing in line with what our friends, family and neighbors can afford.

We no longer live in the era when one person working a single job can provide a roof for their family. We no longer enjoy the prosperity of our nation that allowed a young person to start their adult life in a simple apartment. We no longer have space for our seniors to age gracefully without draining their retirement and being forced into a less than respectful situation.

The lack of housing impacts everyone. Our veterans deserve more (I am a veteran, and while I have a roof over my head, I know and work with other veterans that are one missed paycheck away from being homeless). Our working families merit the respect of a place they can call home, like those who came before them and had those opportunities.

Many will oppose the IDO changes without reading them, without taking the time to examine them and understand that our ask is not for high rise apartments. Our ask is not to take people's homes and bulldoze them and build eight story monstrosities that completely change the character of the neighborhood.

Our ask is the exact opposite.

I say our, because everyone I talk with has repeated the same thing over and over. There is nowhere to live that they can afford. Several of my neighbor's adult children work full time and have to live with them at home. Working adults are crammed into homes designed for a small family and have many more people living in them than designed, simply because there is not enough affordable housing.

Our ask is to approve the IDO changes for housing. Our ask is to allow small, incremental additions to the property people already own. Our ask is to allow for a duplex instead of only a single family home. Our ask is to allow ADUs, casitas, small studios on a lot that meets the parameters and guidelines. Our ask is to allow our friends and neighbors and communities the freedom to build small, in a manner that preserves our neighborhoods.

No one can dispute that a casita in the back of a home provides space for our elders to age gracefully, while staying close (mere feet) to family. No one argues that our younger generation needs places to rent and buy. It is a statistical fact that the proven way to meet this demand and preserve our city is to approve the IDO changes for housing.

Thank you for considering this, and for allowing us, as residents, to participate in this process.

Respectfully,
Brandon Caudle
Veteran, US Army

Dear EPC members,

I'm Susan Brewster, a retiree who has lived in Albuquerque's Westside for many years. I support the IDO changes for several reasons. They help to create a more affordable, inclusive city by allowing more housing options like duplexes, town homes, and casitas. The reduction in parking requirements would provide space to build such housing and small business neighborhood retail like tienditas while also reducing heat island effects, and encouraging biking and walking to closer by stores/shops. That would also increase our city's tax base with retail in place of free, no taxed (often empty) parking places, which businesses might not even choose to build if given the option. An increase in density resulting from these changes would help ultimately reduce traffic by supporting our bus service with more riders. Finally, I believe these changes will create a more organic city growth pattern, which naturally results in a more peaceful and prosperous life.

Dear EPC:

I hope you are well! My name is Virgil Looney and I am a proud homeowner in Albuquerque. I want to share my resounding support for the IDO changes you are reviewing. The IDO changes make it easier for us, as a community, to meet the nuanced and unique needs of our neighbors. The only "silver bullet" is creating more homes and the IDO changes make it simpler to create a variety of homes that meet people where they are such as: casitas, duplexes, townhomes and cottage developments. These are common sense, straight forward changes that will incentivize responsible development and create positive ripples for our small business community too. I'd like to stay in Albuquerque and keep building my home and life here. Allowing for more, varied homes that meet the needs of our neighbors will lead to a healthier, wealthier, safer, and happier community which is what I want to raise my future children. Thank you for your consideration and I appreciate your service to our community

Date: November 4, 2025

To: Environmental Planning Commission
Re: 2025 Integrated Development Ordinance Biennial Update

Chair Aragon and Commissioners:

I will not have time to review the 122-page Post-EPC Hearing #1 Overview prior to tomorrow's 9 a.m. deadline for public comments to be included in the Staff Report. But it's important that information in this letter is included:

On Tuesday afternoon, I received an email from Strong Towns ABQ entitled "Message city council by 9 a.m. tomorrow for MAJOR pro-home proposals!" They are urging their email list to "take action on the IDO Updates," including instructions and sample message to submit through the EPC comment portal.

"If together we flood them with comments in the next 22 hours, they'll have to respond and discuss the pro-homes policies out city needs."

First, I trust that Commissioners have enough experience and knowledge to not be swayed by numbers, especially when 'flooded' with form letters.

Second, the re-framing of the 2025 IDO Biennial Update as "pro-homes policies" is disingenuous—and false—at best. When permissive upzoning is presented as a separate ordinance, it either fails (as with O-25-167) or is currently under litigation (O-24-69).

None of the 151 proposed amendments—with the possible exception of Item #10 DORMITORY—will specifically increase housing and/or provide affordable housing. Upzoning R-1 properties makes them more attractive to investors, not homeowners. A homeowner can already permissively add another dwelling unit to their property, yet only a couple dozen have been permitted.

I have mentioned—ad nauseum—that **the problem is with the PROCESS**. Since its initial update in 2019, and including this update, the IDO has had ≈712 changes. No other municipality has had near that many. See spreadsheet on Page 2.

As I mentioned in a letter last month, three recent pieces of legislation (O-22-54, O-24-13, and O-24-69) have already made many substantive changes to the IDO—yet **with no data available** regarding their success or failure.

Continuous major changes to the IDO defeat its purpose of providing stability and predictability for development—hard for the major players and basically impossible for small, incremental developers. If we are in such a housing shortage crisis, why are there gated, high-end single-family developments being approved on the West Side? Why is UNM allowed to put in a big-box store (with huge associated parking) with no walkability and no housing?

I am not going to quote the IDO PURPOSE statements again, that seems to have no effect. Approving changes that surreptitiously slide upzoning into the zoning code with such an obscure process of notification and comment is not good governance.

I hope pending changes to Council and the Administration will put Albuquerque on a path to better planning. I could not be more opposed to this Update process.

Respectfully,

Patricia Willson
Albuquerque resident since 1972

Please see attached spreadsheet on following page. It summarizes the number of amendments and the associated Ordinance numbers of the IDO Updates. It is important information for the written record in the Staff Report.

IDO UPDATES						
YEAR	ORD. NUMBER	# OF CHANGES	# OF EPC MTG.	# OF LUPZ MTG.	# OF COUNCIL MTG.	REMARKS
2019	O-20-10	256	6	3	2	Creation of "Citywide" and "Small Area" amendment classifications
2020	O-21-60	101	3	2	2	
2021	O-22-10	73	1	3	2	Add subsection to 6-3(D)(2) to include numbering and summary to explain intent, origin and need.* Also, Small Area Amend (HPO-5) included as part of update
2022	O-23-77	49	8	2	2	
	O-22-54	6				HOUSING FORWARD Introduced at Council by Mayor in Nov. 2022; referred to EPC to be heard as part of the Annual Update**
	O-23-72	1				Small Area: North 4th CPO-9
	O-23-73	1				Small Area: NW Mesa VPO-2
	O-23-76	1				Small Area: East End Addition HPO
2023	O-24-13	60	2	4	1	Revise 6-3(D) to change from Annual to Biennial update*
	O-24-11	1				Small Area: VHUC (allow drive-thru's)
	O-24-12	1				Small Area: VPO-2 (require referral to Tribal Reps)
	O-24-17	3				Small Area: Rail Trail
2024 NO UPDATE; SWITCH FROM ANNUAL TO BIENNIAL UPDATES						
	O-24-69	8				This legislation was introduced 12/16/24 and passed at Council on 1/6/25--outside of the IDO update process. There was no review by EPC, LUPZ, or public meetings. There is litigation pending.***
2025		151				1st EPC meeting October 28, 2025 Additional amendments include 12 Council and 3 Mayor. 2nd mtg. scheduled for Nov. 20
		712	≈ Number of existing and proposed changes to date			
						* Amendment authored by ICC (InterCoalition Council) member(s)
						** The first time that amendments were added outside of the prescribed 3-step process for updating the IDO
						*** This bill is not about affordable housing, it is about marginalizing notification to Neighborhood Associations.
NOTE: JUST LIKE THE PROCESS, MANY LINKS ON THE CITY'S IDO WEBSITE ARE BROKEN...						

Dear members of the EPC,

As a resident who cares deeply about our city's future, I support the proposed IDO changes that make it easier for people to live, work, and belong here. These updates create more room for a wider range of housing types—duplexes, cottage courts, casitas, and townhomes—so that families of all sizes, income levels, and backgrounds can find a stable place to call home. They also make space for neighborhood-serving businesses like tienditas, corner groceries, and daycares that bring daily life and community connection back to our streets.

We are currently experiencing a significant housing shortage, and the cost of renting or buying a home continues to rise faster than wages. Cities like Minneapolis and Austin have already responded to similar pressures by allowing up to six units on lots that were previously restricted to one single-family home—opening pathways for more homes without dramatically changing the character of their neighborhoods. Albuquerque has the opportunity to take similarly smart steps toward increasing housing supply in a way that is thoughtful, incremental, and community-focused.

Reducing parking mandates and allowing modest height increases are practical, proven tools to help make housing more affordable to build—and therefore more affordable to live in. And expanding allowances for safe outdoor spaces and small shelters gives our unhoused neighbors a better chance at stability while we continue the longer-term work of producing more homes.

These changes are not radical—they are necessary. They are a balanced response to our shared housing challenges and a commitment to ensuring that Albuquerque remains a place where people can put down roots, raise families, age in place, and stay connected to their communities.

Thank you for your time and consideration.

Sincerely,

Brianna Horvath

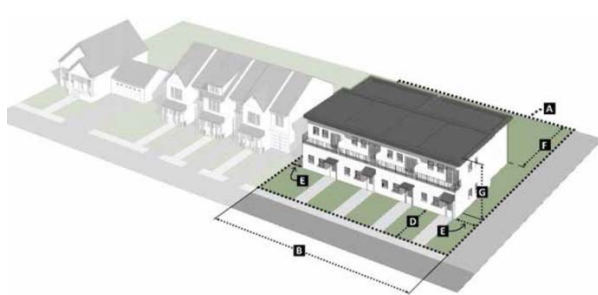
DRINKING THE KOOL-AID OF UPZONING

By Patricia Willson 10.30.25

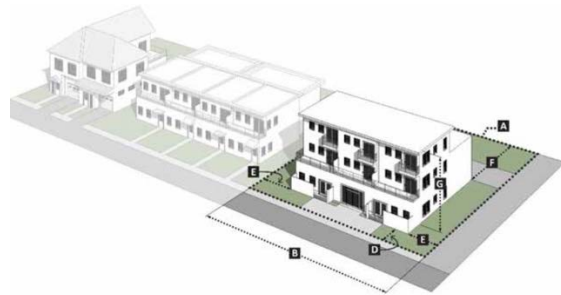
Across the country, many cities are upzoning and/or doing away with R-1 Single Family zoning. There are both advantages and disadvantages to this approach. Some of the goals and potential outcomes include: increasing housing supply, improving housing affordability, and supporting sustainable growth (i.e., preventing more sprawl). Some of the challenges include: gentrification and displacement, strain on existing infrastructure, and community opposition.

The current Albuquerque Integrated Development Ordinance (IDO) dimensional standards for R-1 zoning include lot size minimums and setbacks, a building height maximum of 26 feet, and two dwelling units per lot (house and 'casita'). The 2025 IDO Biennial Update—currently underway—includes many amendments that upzone R-1, permissively allowing several more multi-family options, and some commercial uses (bodegas/tienditas) on certain residential corner lots. Allowing higher density zoning to be “Permissive” as opposed to “Conditional” means that no notification to nearby properties would be necessary.

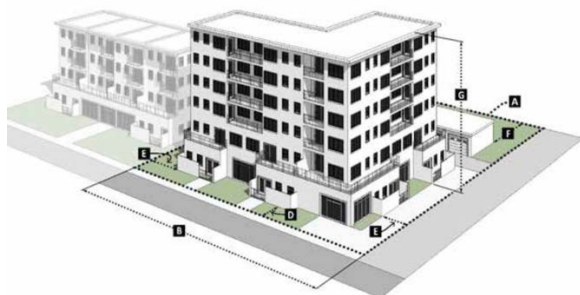
According to the Planning Department, zoning requires “**Finding the Balance**” between **Protecting** neighborhoods, special places & City open space; and **Incentivizing** high-quality development in appropriate areas.” Council usually gives more weight to the ‘incentivizing’ side than the ‘protecting’ side of the scale. Knowing the dimensional standards of residential and mixed-use zoning will help you be aware of potential development in your neighborhood; these diagrams are from the current IDO <https://abq-zone.com/integrated-development-ordinance-ido>



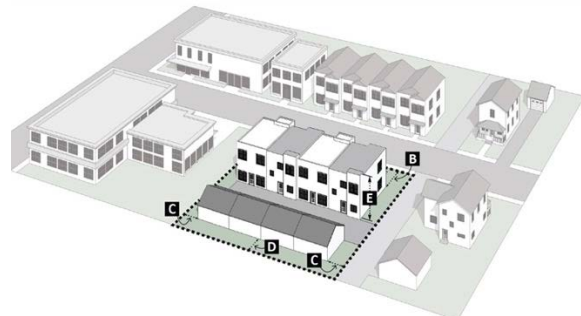
R-T residential, townhouse; maximum height 26'



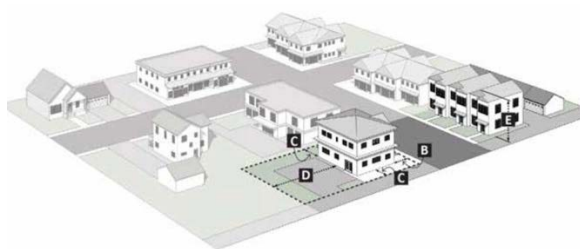
R-ML residential, multi-family, low density; max. ht. 38'



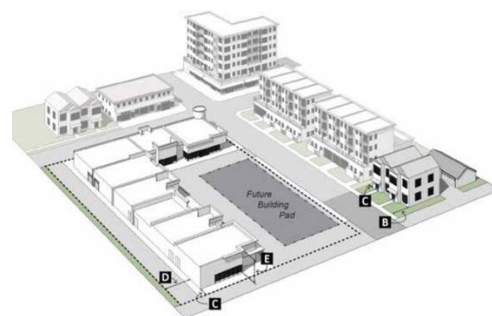
R-MH residential multi-family, high density; max. ht. 48-65'



MX-T mixed-use, transition; max. ht. 30'



MX-L mixed-use, low intensity; max. ht. 38-55'



MX-M mixed-use, medium intensity; max. ht. 48-65'



MX-H mixed-use, high intensity; max. ht. 68-75'

Dear members of the EPC,

My name is Mónica Bencomo, and I am a proud Albuquerque resident who deeply cares about the future of our city. I'm writing to express my strong support for the proposed Integrated Development Ordinance (IDO) updates that make it easier for people to live, work, and belong in Albuquerque.

These updates open the door for more diverse and affordable housing options, including duplexes, cottage courts, casitas, and townhomes—so that families of all sizes can find a place to call home. As someone who lives in and owns a townhome in downtown Albuquerque, I know firsthand how important these “missing middle” housing types are. The affordability of my townhome made it possible for me, as a single woman, to become a homeowner—an opportunity that might not have been accessible otherwise. Expanding these options will allow more people like me to build stability and invest in their neighborhoods.

The proposed changes also make space for neighborhood-scale businesses—like local food bodegas and daycares—that bring vitality and everyday connection back to our communities. Reducing parking mandates and modestly increasing height limits are practical, common-sense steps that help make housing more attainable for working families.

As a downtown resident for 19 years, I have also witnessed the daily struggles of our unhoused neighbors—people who are part of our community, yet often without safety or dignity. I would much rather see them in safe, managed outdoor spaces than sleeping on sidewalks or in alleyways without support. These spaces provide stability and a bridge to permanent housing, reflecting the kind of compassion and care Albuquerque should be known for.

These are smart, humane, and forward-thinking steps toward a more welcoming, inclusive, and resilient Albuquerque.

Sincerely,

Mónica L. Bencomo

Dear members of the EPC,

My name is Tim Greenli, and I live in Albuquerque. As a resident who cares about our city's future, I support the IDO changes that make it easier for people to live, work, and belong in our city. These updates open the door for more housing options—duplexes, cottage courts, casitas, and townhomes—so that families of all kinds can find a place to call home. They also make space for local businesses like tienditas and daycares that bring daily life back to our neighborhoods.

Reducing parking mandates and modestly increasing height limits help make housing more affordable. Finally, expanding allowances for safe outdoor spaces and small shelters will help our unhoused neighbors find stability and connection while we continue building the homes our community needs. These are smart, balanced steps toward a more welcoming, resilient Albuquerque.

Sincerely,

Tim Greenli

In my opinion, as an outsider looking in, I think the solution to fixing housing could be form of housing units that we see towards areas near downtown area. Duplex and Triplex units. Any apartment buildings should be focused on being pulled back in terms of width as opposed to building upwards.

Tiran Cherry

Dear members of the EPC,

As a resident who cares about our city's future, I support the IDO changes that make it easier for people to live, work, and belong in our city. These updates open the door for more housing options—duplexes, cottage courts, casitas, and townhomes—so that families of all kinds can find a place to call home and seniors can age in place. They also make space for local businesses like tienditas and daycares that bring daily life back to our neighborhoods.

Reducing parking mandates and modestly increasing height limits help make housing more affordable. Finally, expanding allowances for safe outdoor spaces and small shelters will help our unhoused neighbors find stability and connection while we continue building the homes our community needs. These are smart, balanced steps toward a more welcoming, resilient Albuquerque.

Sincerely,
Maren Neldam

I am excited about the direction Albuquerque is headed with respect to increasing density in our city, allowing for a wider variety of housing supply, and making our communities more friendly for walking and biking. Thank you for considering changes such as decreased car parking minimums, increasing bike parking, and allowing for duplexes, townhomes, and cottage development. I especially support the changes that allow for the return of home daycares, small grocery stores, and other tienditas that will add so much to our neighborhoods and increase the richness of Albuquerque's local economy. These are smart and forward looking changes that will make a huge difference in our daily lives.

Sarah Gale

Dear members of the EPC,

My name is Mark Ehrhart, and I am a physician living and working in Albuquerque. The proposed IDO changes would help our city evolve into a more vibrant, connected, and livable place that is more attractive to physicians like me, as well as to other professionals and businesses looking to build a future here. By encouraging more housing choices and walkable neighborhoods, these updates make it easier for people to live, work, and belong in our community.

I strongly support the proposed IDO changes that create more housing options (duplexes, casitas, cottage courts, and townhomes) so that people at different stages of life and income levels can find a home here. These updates also strengthen neighborhoods by supporting small local businesses like daycares and corner stores that bring daily life within reach. When residents can enjoy a *useful walk* (where daily needs are close to home), they live healthier, more connected lives, and rely less on cars for every errand.

Reducing parking mandates, allowing modest height increases, and expanding safe outdoor spaces are sensible steps that make housing more attainable and our city more livable. Together, these changes will help Albuquerque grow into a healthier, more welcoming, and more sustainable community for everyone while addressing many of the challenges our city faces.

Sincerely,
Mark Ehrhart

Dear members of the EPC,

My name is Nikhil, and I live in Albuquerque. As a resident who cares about our city's future, I support the IDO changes that make it easier for people to live, work, and belong in our city. These updates open the door for more housing options—duplexes, cottage courts, casitas, and townhomes—so that families of all kinds can find a place to call home. They also make space for local businesses like tienditas and daycares that bring daily life back to our neighborhoods.

Reducing parking mandates and modestly increasing height limits help make housing more affordable. Finally, expanding allowances for safe outdoor spaces and small shelters will help our unhoused neighbors find stability and connection while we continue building the homes our community needs. These are smart, balanced steps toward a more welcoming, resilient Albuquerque.

Sincerely,

Nikhil Pailoor

Dear members of the EPC,

My name is Ray Taylor, and I live in Albuquerque. As a resident who is active in volunteer activities, primarily at our senior and multi-gen centers and in Baretas, I whole-heartedly support the IDO changes that make it easier for all of us to live, work, and engage in our community. These updates allow more housing options—duplexes, cottage courts, casitas, and townhomes—so that as people's needs change they can still stay in our community. The changes that make space for local businesses like tienditas and daycares allow people with mobility challenges or who choose not to have the expense of car ownership, to thrive in our neighborhoods.

To make housing affordable reducing parking mandates and modestly increasing height limits no longer serve us. To allow time for these to take effect, expanding safe outdoor spaces and small shelters will help our unhoused neighbors find stability. Your efforts in keeping this moving are much appreciated!

Thanks,

-Ray

To Chair Aragon and Members of the Environmental Planning Commission,

I am writing today to enthusiastically support the proposed amendments to the IDO that encourage Albuquerque to become a more affordable, accessible, and vibrant place to live. As a homeowner in the Southeast Heights, I am thrilled to see amendments that expand housing choices, allow for small businesses in my neighborhood, and reduce arbitrary restrictions such as minimum parking requirements.

I look forward to my neighborhood becoming accessible to people across the economic spectrum(not only those who can afford large single-family homes on large lots) and to seeing neighbors new and old at small, locally owned corner shops.

Additionally, while I'm excited to see gradual, positive changes over time, I hope you will support amendments that take the next step in caring for our unhoused residents. Removing barriers to Safe Outdoor Spaces and allowing small shelters in more areas will provide people with greater stability and help them access the services our city and community offer.

In summary, please support proposed amendments that:

- Legalize duplexes citywide
- Allow cottage courts
- Allow townhomes in more areas
- Encourage commercial-to-residential repurposing
- Reduce and remove wasteful parking minimums
- Welcome small-scale neighborhood businesses
- Allow mixed-use infill projects
- Remove barriers to casitas and small-lot projects
- Remove barriers to Safe Outdoor Spaces
- Allow more small-scale shelters

Thank you for your work on the Commission. While no single action can solve the housing affordability crisis, thoughtful land-use decisions are vital to making Albuquerque a city where people of all ages can afford to stay and build their lives.

All the best,
Erin Thornton
Southeast Heights

Dear members of the EPC,

My name is Fernando Delgado, and I live in Albuquerque. As a resident who cares about our city's future, I support the IDO changes that make it easier for people to live, work, and belong in our city. These updates open the door for more housing options—duplexes, cottage courts, casitas, and town homes—so that families of all kinds can find a place to call home. They also make space for local businesses like tienditas and daycares that bring daily life back to our neighborhoods.

Reducing parking mandates and modestly increasing height limits help make housing more affordable. Finally, expanding allowances for safe outdoor spaces and small shelters will help our unhoused neighbors find stability and connection while we continue building the homes our community needs. These are smart, balanced steps toward a more welcoming, resilient Albuquerque.

Sincerely,

[Fernando Delgado]

Dear members of the EPC,

My name is Amy Turner, and I live in Albuquerque. As a resident who cares about our city's future, I support the IDO changes that make it easier for people to live, work, and belong in our city. These updates open the door for more housing options—duplexes, cottage courts, casitas, and townhomes—so that families of all kinds can find a place to call home. They also make space for local businesses like tienditas and daycares that bring daily life back to our neighborhoods.

Reducing parking mandates and modestly increasing height limits help make housing more affordable. Finally, expanding allowances for safe outdoor spaces and small shelters will help our unhoused neighbors find stability and connection while we continue building the homes our community needs. These are smart, balanced steps toward a more welcoming, resilient Albuquerque.

Sincerely,

Amy

Dear members of the Environmental Planning Commission,

My name is Brian Ehrhart, and I was born and raised in Albuquerque. As a resident who cares about the future of our city, I support the IDO changes that make it easier for people to live, work, and get around in our city. These updates open the door for more housing options so that families and households of all kinds can find a place to call home. Housing variety such as duplexes, cottage courts, casitas, and townhomes provide more options for all residents. They also make space for local businesses like tienditas and daycares that bring daily life back to our neighborhoods. Reducing costly parking mandates and modestly increasing building height limits help make housing more affordable.

In all of these cases, the ability for a wider variety of multiple types and sizes of homes and businesses is key. These are smart, balanced steps toward a more welcoming and resilient city of Albuquerque.

Sincerely,

Brian Ehrhart

Dear members of the EPC,

My name is Ben, and I live in Albuquerque. As a resident who cares about our city's future, I support the IDO changes that make it easier for people to live, work, and belong in our city. These updates open the door for more housing options—duplexes, cottage courts, casitas, and townhomes—so that families of all kinds can find a place to call home. They also make space for local businesses like tienditas and daycares that bring daily life back to our neighborhoods.

Reducing parking mandates and modestly increasing height limits help make housing more affordable. Finally, expanding allowances for safe outdoor spaces and small shelters will help our unhoused neighbors find stability and connection while we continue building the homes our community needs. These are smart, balanced steps toward a more welcoming, resilient Albuquerque.

Sincerely,

Benjamin Bean

Dear members of the EPC,

My name is Zac Bittner, and I live in Albuquerque. As a resident who cares about our city's future, I support the IDO changes that make it easier for people to live, work, and belong in our city. These updates open the door for more housing options—duplexes, cottage courts, casitas, and townhomes—so that families of all kinds can find a place to call home. They also make space for local businesses like tienditas and daycares that bring daily life back to our neighborhoods.

Reducing parking mandates and modestly increasing height limits help make housing more affordable. Finally, expanding allowances for safe outdoor spaces and small shelters will help our unhoused neighbors find stability and connection while we continue building the homes our community needs. These are smart, balanced steps toward a more welcoming, resilient Albuquerque.

Sincerely,

Zac Bittner

My name is Danielle and I live in Albuquerque. As a resident who cares about our city's future, I support the IDO changes that make it easier for people to live, work, walk, and belong in our city. We deserve more housing options, including duplexes, cottage courts, casitas, and townhomes, so families of all kinds have a place to live and thrive.

I want to live in a neighborhood where I can walk to my local tiendita, run into my neighbors, and grab groceries for dinner. Plus, for families or people with a car, tienditas, allow access to fresh food. Tienditas also create opportunities for local entrepreneurship and keep more dollars circulating in our neighborhoods.

Finally, I also support expanding allowances for safe outdoor spaces and small shelters. These will help our unhoused neighbors find stability and connection while we continue to build the homes our community needs. We all deserve to be treated with dignity, streamlining safe outdoors spaces is a step forward to do that.

Danielle Griego

Dear members of the EPC,

My name is Rev. Dr. Andy Stoker, and I live in Albuquerque and serve Central United Methodist Church. As a resident who cares about our city's future, I support the IDO changes that make it easier for people to live, work, and belong in our city. These updates open the door to more housing options -- such as duplexes, cottage courts, casitas, and townhomes -- allowing families of all kinds to find a place to call home. They also make space for local businesses, such as tienditas and daycares, that bring daily life back to our neighborhoods.

Reducing parking mandates and modestly increasing height limits help make housing more affordable. Finally, expanding allowances for safe outdoor spaces and small shelters will help our unhoused neighbors find stability and connection while we continue building the homes our community needs. These are smart, balanced steps toward a more welcoming, resilient Albuquerque.

Sincerely,
Andrew Stoker

My name is Dennis Aragon. I'm currently a student enrolled in his final year of law school at UNM. I am concerned about rising housing costs and the displacement of working class families in Albuquerque. I'm a multi-generational Norteño who has seen the displacement of Hispanic, Native and younger families from Santa Fe.

Across the United States, duplexes and other missing middle housing were used by working class families to build generational wealth (ex: the Polish flats of Milwaukee, Wisconsin). It seems that the tools previous generations had access to as a means to build wealth are being stripped away from younger generations. These homes already exist in parts of the city, these aren't cheaply constructed 5 over 1s, these are homes that Burqueños have seen before.

When the price of land increases in value due to its location, but the government restricts what can be built through zoning laws, we just increase the price of housing. These regulations and barriers to development have driven up costs for developers, making building infeasible for all residences except at the very high end of the market. The end result is the developer can only build expensive single-family homes that are unaffordable to most families, especially younger families. Since 2018, housing prices in Albuquerque have gone up 78%. Housing stock on the market meanwhile, has been cut in half. Zoning reform would spur the development needed to make housing affordable, and Albuquerque more livable for people of my generation.

Dear Members of the EPC,

I'm writing to express my strong support for the proposed IDO amendments that reduce restrictions on housing, parking, and small commercial developments in our city, as detailed below. These updates represent exactly the kind of forward-thinking change our city needs to become more affordable, more connected, and more alive.

As a current renter hoping to soon purchase a home in Albuquerque, I want to see the city grow into a place where people have the opportunity and freedom to find homes that fit their lives and lifestyles. The reforms in this update take important steps toward that vision.

I am particularly supportive of amendments that:

- Legalize duplexes, townhomes, and cottage courts in a wider range of zones. These homes provide a more affordable and community-oriented middle ground between condos and detached houses.
- Reduce or eliminate parking minimums. Parking mandates make housing more expensive and consume valuable land that could instead be used for homes and businesses.
- Encourage mixed-use zoning and small neighborhood stores. Allowing bodegas and corner shops within residential areas makes daily life more walkable, social, and sustainable the kind of environment that keeps neighborhoods thriving. As someone who used to live a 5 minute walk from my grocery store and post office, I can personally attest to the quality of life improvements by not having to drive to run errands.
- Streamline approvals for ADUs and small-scale infill projects. Cutting red tape is crucially needed to make these type of projects pencil out. Simplifying these processes empowers residents to add gentle density and create flexible housing for their community and loved ones.
- Support commercial-to-residential reuse and increased height flexibility in appropriate areas to help meet our city's housing and economic goals in ways that allow for inconspicuous integration into the fabric of existing communities.

These are practical, proven reforms that other cities have already used to make housing more attainable while creating lively, human-scale neighborhoods. They reflect positive developments in the city that would give people like me hope that our city is ready to grow thoughtfully rather than stagnate under outdated restrictions.

Personally, seeing these changes move forward would make me more optimistic than I've ever been about the possibility of soon owning a home here in a vibrant, walkable, mixed-use neighborhood. I want Albuquerque to be the kind of place where people from all walks of life and income levels can put down roots, invest in our community, and build a future. These amendments are a crucial step toward that vision.

Thank you for your time and for your continued commitment to making Albuquerque a more livable, lively, and financially resilient city.

Sincerely,
Michael Devin

Dear members of the EPC,

My name is Chris Oates, and I live in Albuquerque. I care deeply about our city's future. I support the IDO changes that make it easier for people to live, work, and belong in our city. These updates open the door for more housing options including duplexes, cottage courts, casitas, and townhomes so that families of all kinds can find a place to call home and build community. Adding more flexible housing options improves the housing resiliency of Albuquerque by providing options for people at different circumstances in life and helps lower median housing costs which most New Mexicans can't afford according to the recent ABQ Journal report. These IDO changes also make space for local businesses like tienditas, bodegas and daycares that bring less car centric daily life back to our neighborhoods and greatly enhance the walkability and family convenience of our community. I would absolutely love to walk or bike with friends and family to a corner store and support local businesses. These changes are very important in planning my future in Albuquerque.

Reducing parking mandates and modestly increasing height limits also helps make housing more affordable and adds options for redeveloping parts of Albuquerque that already have infrastructure built, saving development costs and creating real housing inventory for so many people who are currently priced out of owning a home. Finally, expanding allowances for safe outdoor spaces and small shelters will help our unhoused neighbors find stability and connection while we continue building the homes our community needs. These are smart, balanced steps toward a more welcoming, resilient Albuquerque.

Sincerely,

Chris Oates

Dear members of the EPC,

My name is Brandi Thompson, and I am a resident of Albuquerque and a nurse in the community. I support the IDO changes and encourage you to pass these amendments. I believe they are reasonable, gentle, and allow for change while maintaining the character of ABQ that has enchanted so many of us.

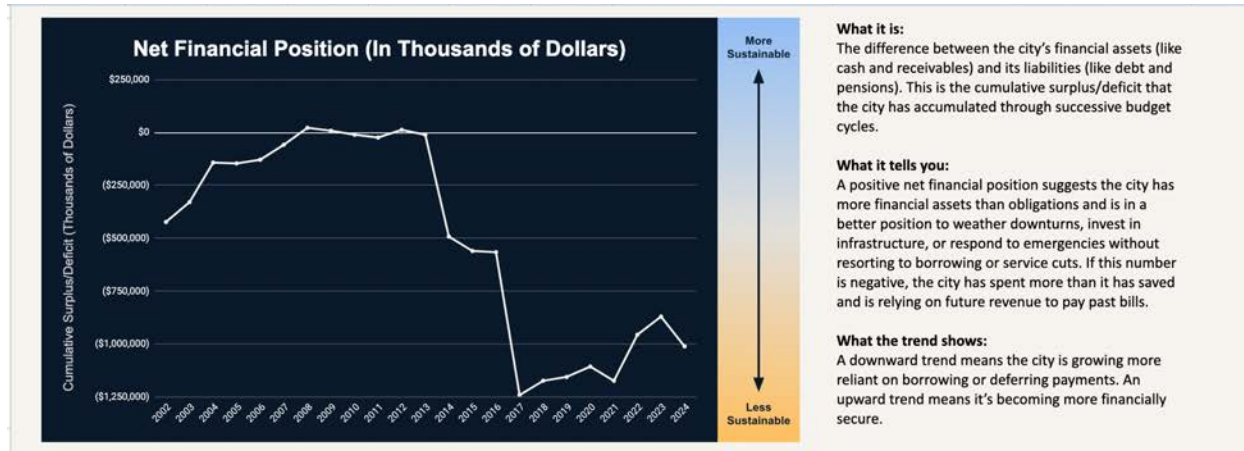
I see these changes to be creating a strong foundation for a future of healthy development, which we know we need to revitalize our city. I understand the fears that many neighbors have of these changes, but we have seen in city after city throughout the country that by passing zoning changes, you do not see overnight change in the built environment. It takes years to see visible change. But we need change! One of the root causes of our current housing crisis, as well as our commercial vacancies and disinvested corridors, is because we have limited land-use change for so many years. What we are currently doing is not working for the city as a whole.

As the experts in land use, I believe it is your civic duty to provide the city and its citizens with zoning regulations that will allow the city to prosper into the future. We should be thinking about how our actions today will affect the city in 20-30 years. As someone who is starting a family (I am 8 months pregnant), I have deep concerns about the fear of change and the commitment to “doing the same thing”. And I must ask - how many of the nay-sayers here will be in the same life situation in 20 years? However, my children will be just entering adulthood -what type of city will we be leaving them? One stuck in a time-warp, or one that is adaptable to changing societal needs and that provides options for prosperity. This is your duty - what you do today affects the future and what citizenship looks like.

These IDO changes also allow for more community cohesiveness by allowing for gentle density, housing variety and choice, and a stronger tax base. Our city currently has a \$1 billion deficit of assets vs liabilities, and our zoning code is a large factor in that financial insolvency. By allowing for more mixed-use development, gentle density, and opportunity for more people to be property owners, we can start to reduce this financial disparity (again, something that my children, not the nay-sayers who have time to attend your meetings) will have to deal with. I ask you – consider the future of our city, and act on what you can TODAY to make it brighter.

I believe the IDO changes are a logical, pragmatic, and reasonable change to allow our city to adapt thoughtfully, and I thank the planning department and our community for the time they have put into these suggestions. Please support them and pass them on.

Albuquerque 2002-2005 Finance Decoder (based on publicly available financial records)



Dear members of the EPC,

My name is Claire Goldberg and I live in Albuquerque. As a resident who cares about our city's future, I support the IDO changes that make it easier for people to live, work, and belong in our city. These updates open the door for more housing options—duplexes, cottage courts, casitas, and townhomes—so that families of all kinds can find a place to call home. They also make space for local businesses like tienditas and daycares that bring daily life back to our neighborhoods.

Reducing parking mandates and modestly increasing height limits help make housing more affordable. Finally, expanding allowances for safe outdoor spaces and small shelters will help our unhoused neighbors find stability and connection while we continue building the homes our community needs. These are smart, balanced steps toward a more welcoming, resilient Albuquerque.

Sincerely,

Claire Goldberg



STRONG TOWNS

Albuquerque

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To Chair Aragon and Members of the Environmental Planning Commission,

Strong Towns Albuquerque is a volunteer, nonpartisan group of residents working to make our city safer, more financially resilient, and more people-centered. Our members come from every corner and ZIP code of Albuquerque. We are homeowners and renters, cyclists and drivers, business owners and students, all united by a shared belief that a strong city grows incrementally, builds lasting value, and creates opportunities for everyone to thrive.

We write today to express our enthusiastic support for the proposed package of amendments to the Integrated Development Ordinance. This package represents a remarkable step forward for Albuquerque's future—one that strengthens our fiscal and environmental sustainability while opening doors for more residents to live, work, and build community here.

By legalizing gentle density such as duplexes, cottage courts, and townhomes, this update helps address our city's critical shortage of homes and restores pathways for people to access the housing ladder. The changes that encourage commercial-to-residential reuse, reduce or eliminate inflexible and wasteful parking minimums, and modestly increase building flexibility will make it possible for small builders, families, and entrepreneurs to reinvest in existing neighborhoods rather than expanding outward in fiscally unsustainable ways. We are excited to see changes that make casitas easier to build. We also support the updates that bring the city's zoning maps into alignment with previously approved corridor plans. This ensures consistency between policy and practice, giving residents, planners, and homebuilders a clearer understanding of where homes and mixed-use projects belong.

We also strongly support provisions that allow tienditas and family daycares, uses that bring daily life and walkability back into neighborhoods and build social as well as economic resilience. We're equally encouraged by the thoughtful inclusion of small shelters and changes to safe outdoor spaces, which recognize that stable housing and safety are essential parts of a complete community.

However, we oppose any additions that would impose new setback requirements or arbitrarily limit the number of homes allowed on a lot. The IDO already provides clear and effective rules for determining what can be built based on lot size, form, and context. Adding further restrictions would create unnecessary barriers to housing, contradict the goals of the Comprehensive Plan, and undermine the intent of these otherwise positive reforms.

Collectively, these IDO amendments reflect the best of the Strong Towns approach: growing in ways that strengthen neighborhood character through gradual, context-sensitive change. They do so by:

- Building from the inside out, using what we have before expanding further.
- Supporting small-scale, financially productive growth that pays for itself.
- Focusing on human connection, safety, and accessibility rather than car dependency.

Albuquerque's future depends on bold yet practical steps like these. We thank staff and commissioners for advancing a comprehensive package that supports our city's evolution toward a more walkable, affordable, and enduring community.

With appreciation,

Strong Towns Albuquerque

Jordon McConnell	I support the 2025 IDO amendments because they make Albuquerque a more livable, sustainable, and affordable city. Legalizing duplexes, townhomes, and cottage courts gives people more options to live and invest in existing neighborhoods, while reducing parking mandates and allowing small businesses like tienditas helps create vibrant, walkable communities. I also support changes allowing for small, neighborhood shelters and making safe outdoor spaces easier to form and operate. We need to help our unhoused neighbors while we work to legalize (and then construct!) more homes. These are common-sense, pro-homes changes that will help Albuquerque grow stronger and more equitable for everyone.
Nina Simon	We need more housing in downtown. I moved out of downtown in 2020 and have not been able to afford to move back, despite being in the middle income bracket.
Elijah Borowsky	I'm a student at UNM and I plan on settling in Albuquerque for a while with my long-time girlfriend. It is important to me that there are affordable housing options for us in the future that are close to school, work, groceries, etc.
Reina Owen DeMartino	We need infill and affordable housing.
Carlos Michelen	I want a city where young professionals can afford to buy a home, where everyone has access to stable housing, and where kids can safely walk or bike to school. Achieving this depends on how we shape our built environment, and that starts by removing outdated, arbitrary land use regulations that make it hard for our city to grow and adapt. This legislative package is an important step toward creating a more sustainable, equitable city where people can thrive and build the future we all deserve.
Robert Hembach	Albuquerque is an amazing town with a lot of potential. This change will create new life into the area, provide attainable housing, and attract new residents. Albuquerque deserves better and this is a great step towards that.
Brian Ehrhart	
Meg Peralta-Silva	Affordable and mixed use housing is the only path to safety, security, and sustainability.
Bryan Dombrowski	Housing and Transit are intricately linked and this package does so much to improve the quality of life for the average burqueno by tackling both. High housing costs on over sized lots, lack of starter home stock and affordable rentals like duplexes, over-paved parking requirements increasing car dependency, businesses and amenities are too far from housing to walk, and so many more problems are being addressed with this package. Most of all it shows we are taking the housing affordability crisis seriously, and if we do not make the city affordable and accessible to a younger generation it is ripe for collapse.

Amy Skorheim	A more walkable and livable Albuquerque is a better Albuquerque. Density is people friendly and community friendly. I live in one of the few walkable neighborhoods in the city and it's great. Let's make more places where daily life happens together, where you see your neighbors and can get many of your daily needs met without having to leave your neighborhood. I truly believe changes like these proposed here will be the difference between a unique and vibrant Albuquerque that draws people in and an Albuquerque that's just another boring suburban sprawl big box town.
Lilli-Ahne Michel	This legislative package gives me hope as a college student coming from another state, who's looking to settle down in New Mexico post grad. The proposals give me hope that one day I'll be able to afford my own home when I can no longer stay in dorms.
Brandi Thompson	
Caitlin Belta	I love Albuquerque - I want to see it grow in a way that supports all incomes, all family shapes and sizes. The best part about this city is the strong sense of community and shared identity in spite of our diverse backgrounds. Individuals in our society do so by living those community-based values. Because we live our values as individuals, as a collective we are uniquely positioned to maintain and enhance what makes us special while creating more diverse housing opportunities to support our growing population.
Jonathan Verduzco Cardenas	I want to zoning laws to change so that I can have walkable neighborhoods!
Jesse Armijo	It will help with walkable neighborhoods and allow for safer and fun neighborhoods for all our families. It will unite and create affordable housing and community in our neighborhoods
Victoria Varela	Updating the zoning laws will help address the housing shortage in Albuquerque and bring a new sense of vibrancy to communities. I've lived in a 4-plex before in a wonderful residential neighborhood, it was walkable and I knew all of my neighbors. Expanding that model in Albuquerque will allow others to experience the same. They are more affordable, especially in a market where buying a home is out of the question for many people. Higher density can also lead to improved safety, where more people living and going out in the neighborhood offers some extra safeguards by showing that it is not empty. I can only see the benefits and positives in restructuring zoning laws and allowing for this kind of thing to take place. If we want to compete with larger cities like Denver, we need to make the necessary changes that make housing accesible, affordable, and comfortable.
Aline Brandauer	Albuquerque needs housing and vibrancy.
Sean Smith	I currently rent but would like to purchase a townhouse or condo in a walkable community.

Clayton Rabourn	We need to legalize housing
Rashad Mahmood	More flexible zoning is low hanging fruit of affordable housing. It allows the private sector to step in and help the housing crisis, rather than forcing them to sit on the sidelines.
Lucy Wang	The key to solving social issues (which stem from material conditions) such as crime and homelessness is by providing housing, healthcare and all resources necessary for human survival to our communities. This can be done by allocating existing resources to communities rather than giving billions of dollars to Isr*el. When zoning laws allow for homes to be built and communities to be walkable and safe, we not only survive but are able to live and connect with one another. Neighborhood design should encourage the self determination of its residents rather than complete isolation and car dependency.
Dorian Suggs	I am a new resident to Albuquerque and love being able to walk to my job Downtown, and get around using the ART system. There are so many beautiful areas of Albuquerque with potential to develop into sensibly-zoned, walkable communities that embrace the city's identity instead of losing it. The city's most beloved areas are already walkable (Old Town, Nob Hill) — we should embrace it in many other parts of the city.
Logan Wunglueck	We need the greater housing supply to allow prices to lower, get people options that let them get off the street, and support different price ranges for different people
Tyler Richter	Housing
Darrah Short	I'm a current renter looking to move up the housing ladder but that means sacrificing certain locations closer to downtown and old town, it's incredibly out of my price range, I have to move farther away from my friends and family and work, and I want to live in a place that's not so filled with concrete parking lots and rock-filled yards - I want people and green spaces and walkability/bikeability/bus-ability
William Indelicato	We need more and a variety of housing, and increased public transit. These changes are needed for my children to have a future worth fighting for.
Steve Miller	Many of these amendments can help to remove ABQ's obstacles in adding more, high quality homes and increasing quality of life.
Cesar Marquez	I love walkable cities and I want that for New Mexico. My organization is working to pass Ranked Choice Voting which I believe would help elect candidates who support Strong Towns vision.

Tonya Iseminger	High density and missing middle housing has been shown again and again to be the key to a thriving city with high quality of life and affordability for all. Albuquerque has an opportunity to be a leader among southwestern cities—a region lagging behind other areas of the country in housing diversity—by adopting zoning that allows for a wide range of housing types in ALL areas of the city. I live in townhouse in the patio district of Sandia Heights, an area where, in the 1960s-80s, developers reserved a significant portion of the development for multifamily housing. Today, this diverse part of Sandia Heights offers reasonable affordability (you can still find a high-quality 2-3 bedroom for \$350,000 here), high quality of life, and a strong sense of community. There IS NO DOWNSIDE to housing diversity. Let's do this, Albuquerque.
Adrian Anzaldua	It's a big step
Elizabeth Parsons	I want to see the city grow in ways that allow everyone to thrive. This package can increase housing supply, walkability, and overall quality of life for everyone!
Jim Brewster	It focuses on safety without being car centric. It encourages reasonable infill growth rather than further sprawl.
Christopher Campe	It is hard to overstate the degree to which my age cohort has been impacted by the housing crisis in our state. Housing costs in Albuquerque have decoupled from wages since the pandemic and I have seen my peers systematically locked out of the housing market. Many have left, taking their skills and dynamism with them. The median home price in Albuquerque is currently around 350K, up around 55% from the 224K median home price in 2019. Entrenched interests and incumbent homeowners, represented by NIMBY groups, have seen immense benefit from this increase in home values. These groups have a vested interest in maintaining the status quo and they have leisure time, organizing resources, and capacity for public input that are vastly disproportionate to the dispossessed younger generation. The housing crisis is an existential crisis for younger New Mexicans and the only way to alleviate it is to remove arbitrary legal barriers to housing construction and allow the market to equilibrate. The best way to give working people in our city a raise is to allow housing costs to normalize to sane, pre-covid levels. NIMBY groups representing incumbent homeowners will argue that for the sake of "neighborhood character" only 1990's style single family home sprawl developments should be legal in most of our city. Tienditas, cottage courts, casitas, townhomes, plazas, walled courtyards and charming alleyways are an integral part of New Mexican historical culture and yet we have made them illegal to build. Old Town or the Santa Fe plaza neighborhoods would be illegal to build in the modern day under

	the harsh and arbitrary zoning restrictions favored by NIMBY interests. Given the scale of the housing crisis and its impacts to Albuquerque's ability to retain its young professional class, we should be legalizing housing construction to the greatest extent possible, including housing in the historical forms native to our region.
Michael Bouchey	
Zachary Mekus	I support legalizing building more housing and small stores in all neighborhoods of Albuquerque
Susan Hering	If we don't encourage more options for housing in central ABQ, the city will collapse. You can't have a hollow center
Hayley Davidson	We need our cities to have the maneuverability to change and meet today's needs. We need to prioritize function and community, walkability, and policies that increase density, like the changes to the IDO would.
Leila Salim	I think more walkable and transit-oriented neighborhoods lowers cost of living with less dependence on cars, and makes for stronger connections with neighbors which builds community resilience.
Tawnya Mullen	Housing supply, rent prices, dignified SOS options, improved sanitation access, improved composting access, pedestrian & bike safety.
Chris Schlechter	Density and strong urbanism are essentials for Albuquerque's future as a thriving city and community!
Mark Ehrhart	
Kysa Meyerer	I am a single woman who purchased a four bedroom home in 2021 for no reason other than the incredible lack of housing diversity available in this city. Growth and sustainability depend on providing a more options that allow individuals and families access to housing that works for them throughout the phases of life, and zoning that encourages density, walk ability and access to amenities rather than continuing outdated modalities that require reliance on personal vehicles and encourage yet more sprawl.
Michael Devin	Albuquerque has tremendous potential to be a destination where long-time residents and newcomers alike can find abundant housing by picking low-hanging fruit in the IDO, and these changes do that and much more. These proposed changes, if instituted, would make me the most optimistic I've been about Albuquerque's future in a long time.
Kelsey Martin	

Marissa Brown	Dear members of the EPC. My name is Marissa and I have lived in Albuquerque all of my life. As a resident who cares about our city's future, I support the IDO changes that make it easier for people to live, work, and belong in our city. These updates open the door for more housing options—duplexes, cottage courts, casitas, and townhomes—so that families of all kinds can find a place to call home. They also make space for local businesses like tienditas and daycares that bring daily life back to our neighborhoods. Reducing parking mandates and modestly increasing height limits help make housing more affordable. Finally, expanding allowances for safe outdoor spaces and small shelters will help our unhoused neighbors find stability and connection while we continue building the homes our community needs. These are smart, balanced steps toward a more welcoming, resilient Albuquerque. Sincerely, Marissa Brown
Danielle Griego	I want to live in a walkable city, with affordable house, and where we take care of our unhoused neighbors! I think the proposed legislative package is a great start to achieve these goals.
Rajkumar Bhakta	As someone who has actively been looking to purchase an affordable housing option, this amendment directly incentivizes the construction of the very homes that I would like to live in (rowhouse).
Zachary Bittner	I would like to see the city improve walkability and housing availability.
David Cdebaca	I want to have more living options so that my essentials are closer to me, and so there are more common places and people-oriented space that doesn't have so much car traffic, or large amounts of unshaded asphalt right outside your door. Long term I hope it stays affordable so me, my friends, and family have a better chance to stay here, and the city can grow the culture, communities, and business it deserves.
Eric Biedermann	The IDO will help Albuquerque become safer, more pleasant, and more prosperous to live in.
Brandon Caudle	Everyone needs a roof over their head. Many Burquenos cannot afford even the smallest rental now, and many work multiple jobs and / or have roommates just to afford rent. The proposed changes for housing will alleviate this in a common sense, low-impact way that preserves the neighborhoods and restores dignity to hard-working folks who just want a place they can call home.

Danny Roman	Many of the IDO changes put forth will help in creating the environment that I want to see in Albuquerque, specifically changes like legalizing duplexes and other starter housing formats and eliminating parking mandates along ART and for Casitas. Personally, as a young adult who has a good career and recently married, I want to be able to settle down in a starter house along the ART corridor and be an active member of a walkable community but the current IDO rules make it too expensive and inaccessible to do so. I firmly believe the proposed changes, would greatly benefit Albuquerque as a whole and help foster incremental change that would give me and other young adults like me more opportunity to be a part of their communities.
Tommy Wozniak	I'm a small business owner and rent is killing me. I love Abq and don't want to leave.
Sebastian Fierro	The housing crisis is one of the most pressing issues of our modern society. I support this policy for reintroducing density back into our neighborhoods and building them into places that everyone can enjoy and have their needs better met.
Brandon Caudle	
Bryan Dombrowski	These IDO changes are not just part of solving the housing crisis of today, but making us resilient to the challenges of the future. Smaller homes are more affordable, responsible infill and curbing sprawl saves the city money, and compact development is more efficient and sustainable. These changes allow our infrastructure to better serve our community and make Albuquerque a more affordable and safer place to not just live but thrive
Scott Striegel	Stable housing is out of reach for many of my friends and peers. Basic necessities need to be kept affordable!
Tawnya Mullen	Housing, traffic/bike reform, walkable neighborhoods with local corner stores, dignified options for unsheltered folks
Casey Hall	Albuquerque is short on housing. Increasing modest density could reduce the shortage, lowering rents and keeping people off the street.
Sarah Gale	I believe that any and all solutions that introduce more options and variations to build housing will benefit Albuquerque and the people who live here! I support any change that encourages walkability, bikability, and density in all of our neighborhoods and gives neighbors and communities the chance for grassroots development.

Caroline Stanczak	As a UNM student and resident of Albuquerque, I would like more affordable housing options near campus. Rent has skyrocketed the last 3 years I have been here to the point where it is impossible for me to think of saving for a house post grad. Albuquerque is a wonderful city, but I worry for other first time home buyers being outbid by corporations who don't keep up properties but continue to raise rent. Smaller homes or duplexes on one lot offer a lower barrier of entry to home ownership. Albuquerque already has a problem with high rates of car crashes, dui's, and pedestrian deaths. If we focus on building a city for cars we will end up with transportation that doesn't actually move people. I want a city that is people and family friendly.
Blaine Duggan	
Elena Wegmann	There is a shortage of housing that supports families and people who want to live in a community!
Kristen Carrara	
Brianna Santillanes	
Kamani Carney	Housing is SO expensive and unaffordable for anyone working a minimum wage job or even higher. For college kids, recent grads, single moms, recently incarcerated, children recently released from foster care, ect, these are the people that are suffering and going unhoused when it shouldn't be this hard to make a simple, decent living.
Loraine Summa	Housing is important. Access to housing can help a plethora of other problems Albuquerque faces. Creating affordable and accessible housing allows people of all situations to better there lives and contribute to our communities.
Marissa Brown	Without these proposed changes, the housing crisis in ABQ will only become more severe and emergent. There is no reason we can't have more duplexes, triplets, small apartments, and bodegas. With increased access to these, our neighbors can focus on bigger picture changes and improvements, both personally and community wide. A healthy community starts with realistic access to housing.
Augustin Tafoya	Creating new housing opportunities is a MUST for our city as we face unprecedented levels of housing insecurity. Our neighbors are suffering on the street and we need to think innovatively to expand housing in Albuquerque.
Benjamin Tabacek	Housing is a right!
Karl Marion	This will make our land use more efficient and help contribute to developing sustainable, economically stable communities
Dorian Suggs	I originally moved to Albuquerque in 2018 to attend UNM, I left after graduating and recently moved back to Albuquerque as I see so much potential in its future. This is a part of that future. I am happy to live in the Raynolds Addition neighborhood — one of the city's most walkable neighborhoods. I wish more of

	Albuquerque felt as safe and connected as this community. We need affordable housing and growth throughout this city if we want to see the people here thrive and further investments made.
Ariana Baca	This is important to me due to the need for housing many of my community members have experienced. We have witnessed too many of our hard working comrades struggle to find a decent place to house their family that is realistically priced without them worrying about their entire paycheck going toward rent. Young people are finding it harder to get on their feet and start building their own families due to the lack of housing regardless of them doing all the right things, working and saving since legal age. This in return increases the amount of homelessness and decreases the amount of a new generation population being brought into the community. Without a new generation we risk losing our culture, as there is less people to carry it on. This also decreases the amount of nurture brought into the community as a whole. people begin care more about their own situation rather than the good of their community as they have no choice but to put all of their focus into making sure their family is safe. Out of desperation people will do whatever they need to take care of their own. Young children are having to worry about helping their parents with the responsibility of raising siblings due to parents working long hours to barely afford rent and being unable to be present. This forces children to lose out on their childhood years and worry about homelessness at an early age. Children aren't playing outside or making friends anymore, due to the need to take care of their family. This creates a constant state of fear in our community and pushes people apart rather than bringing us closer and stronger as a whole.
Kelly Siebe	
Carolyn Wayland	We need to be doing everything we can to encourage sustainable development and intelligently (and strategically) increasing housing density in support of people + planet. We need to do everything we can to make Safe Outdoor Spaces feasible in support of our unhoused neighbors and a need for many different types of housing and other resources. I also support the amendments for plumbing requirements at Safe Outdoor Spaces and expansion of container based sanitation solutions (what some may refer to as composting toilets or similar). This is all about building resiliency in ways that just make sense.
Erin Scott Adams	Seems like a great way to address housing needs and improve density/walkability in ABQ
Melanie Bolton	I want to live somewhere where I feel community, and I think these zoning changes are a good start
Ethan Johson	Opportunity to make living expenses more affordable, not just for myself but everyone here.

Marivelle Cordova	It is important to me because housing is an all time high, and I would love to be able to afford my own property and not have to spend thousands on rent at a apartment
Azucena Estrada	I care about my community very much.
Zachery Woods	More housing lowers costs
Dennis Aragon	I'm tired of seeing working families struggle with housing costs, I'm tired of seeing people displaced, I'm from Northern New Mexico and saw it in Santa Fe, I don't want to see it here.
Chris Oates	This legislative package is extremely important to me because it's way past to utilize utilize evidence based, practical, financially sustainable framework to structure the zoning ordinances throughout Albuquerque. These changes will help the community in a myriad of extremely powerful ways as detailed above. Please say yes to every proposed code change and help the people of Albuquerque take steps to create a much better, affordable and human focused community.
Mary Belyea	I support changes that benefit our city.

Dear members of the EPC,

My name is Mirra Schwartz, and I live in Albuquerque. As the mother of two children who I plan to raise here, I'm very invested in our city's future. Because I love this city and want it to prosper, I support the IDO changes that make it easier for people to live, work, and belong in our city. These updates open the door for more housing options—duplexes, cottage courts, casitas, and townhomes—so that families of all kinds can find a place to call home. They also make space for local businesses like tienditas and daycares that bring work back to our neighborhoods.

Reducing parking mandates and modestly increasing height limits help make housing more affordable. Finally, expanding allowances for safe outdoor spaces and small shelters will help our unhoused neighbors find stability and connection. These are smart, balanced steps get us closer to a city that my children will hopefully want to remain in as adults.

Sincerely,
[your name]

Dear members of the EPC,

My name is Courtney Buck, and I live in Albuquerque. As a resident who cares about our city's future, I support the IDO changes that make it easier for people to live, work, and belong in our city. These updates open the door for more housing options—duplexes, cottage courts, casitas, and townhomes—so that families of all kinds can find a place to call home. They also make space for local businesses like tienditas and daycares that bring daily life back to our neighborhoods.

Reducing parking mandates and modestly increasing height limits help make housing more affordable. Finally, expanding allowances for safe outdoor spaces and small shelters will help our unhoused neighbors find stability and connection while we continue building the homes our community needs. These are smart, balanced steps toward a more welcoming, resilient Albuquerque.

Sincerely,
Courtney Buck

Dear members of the EPC,

As a resident renting a home in the Clayton Heights/Lomas de Cielo neighborhood, I support IDO changes for more housing options in our city.

The townhomes and apartments next door to my home are key to providing homes for my generation—both renters and first-time homeowners. I was shocked to learn that both are now illegal to build in most of Albuquerque, even in my neighborhood that already has a diversity of housing options. So I'm excited for IDO changes like reducing parking mandates that can enable more duplexes, casitas, and townhomes as well as local neighborhood businesses.

As a volunteer with local mutual aid organizations, I have friends living on Albuquerque's streets. The struggles they face are immense, so I'm excited both about policies that will reduce our housing shortage, as well as commonsense changes to relieve current suffering like reducing barriers to safe outdoor spaces and small shelters.

Thank you,

Aidan

Please compare the number of zoning amendments (over 700 since 2019) with other cities. Why do we have so many more? Who is driving this huge number and who is benefiting from it? Certainly not the residents of Albuquerque.

Patricia Willson

Commissioners; I wonder if members of a certain organization are busy submitting comments now. "If together we flood them with comments...they'll have to respond and discuss the pro-homes policies our city needs." Please don't drink the kool-aid.

Patricia Willson

As a resident of West Downtown, I see the benefits of mixed zoning and medium-density housing in my neighborhood. We desperately need more duplexes, townhouses, cottage courts, and casitas to allow our citizens access to the types of housing that meets their needs. Some of these options would also allow the building of equity for those who cannot afford single family homes. Reducing parking minimums and increasing height limits would also be critical to creating more housing for all of us.

Mixing meaningful, small-scale businesses such as bodegas and daycares into our neighborhoods is essential for providing services and economic development, as well. It would also reduce food insecurity.

Our neighbors experiencing homelessness also deserve the dignity of safe outdoor spaces and micro-shelters, too. Having these throughout the city would be the most effective intervention into the homelessness crisis.

Please support all of the IDO amendments that would allow these. Thank you.

Joseph Greenwood

Dear members of the EPC,

My name is Sara Collins, and I live in Albuquerque, in the Hodgin Neighborhood in District 7. As a resident who cares about our city's future, I support the IDO changes that make it easier for people to live, work, and belong in our city. These updates open the door for more housing options—duplexes, cottage courts, casitas, and townhomes—so that families of all kinds can find a place to call home. They also make space for local businesses like tienditas and daycares that bring daily life back to our neighborhoods.

Reducing parking mandates and modestly increasing height limits help make housing more affordable. Finally, expanding allowances for safe outdoor spaces and small shelters will help our unhoused neighbors find stability and connection while we continue building the homes our community needs. These are smart, balanced steps toward a more welcoming, resilient Albuquerque.

Sincerely,
Sara Collins

Numerous verbal expressions have stated that affordable, accessible housing is important.
Numerous reports have demonstrated that CABQ needs to impose less barriers on housing to achieve more affordable, accessible, varied housing options.
The IDO proposals fulfill those values and align with those reports.

Carlos Gemora

Dear members of the EPC,

Please support the proposed IDO changes. This is how our city used to grow: incrementally, with small, mixed neighborhoods where people could live close to schools, stores, and each other. After desegregation, we made that kind of development illegal through zoning that separated uses and limited what could be built on most lots. Those rules are a major reason we're in a housing crisis today.

These updates bring back what worked. They allow more diverse housing options, small neighborhood businesses, and the kind of walkable communities that help kids, families, and local economies thrive. This is the way healthy cities grow: adaptively, one small step at a time.

Sincerely,
Carlos Michelen

Dear Chair Aragon, Members of the Environmental Planning Commission, and the Planning Department,

I firmly believe that we need to approve almost all the proposed housing-related IDO changes. We have some problems here that can very reasonably be solved with the addition of housing and housing types. If we build more housing and housing types, we will be able to accommodate the amount of people living on the streets here but also those moving from other states. Giving people a place to live also allows them to invest their money, time, and care into the local economy. Getting people a place to live off the street also allows for reductions in crime, which many people here tend to bring up as a poor reflection of this beautiful, culturally rich, and charming city.

I support the legalization of: duplexes citywide, allowing cottage courts, simplifying casita rules, commercial-to-residential reuse, encouragement of corner stores/bodegas, raising height minimums, Items ZC-3, ZC4, and ZC-5, reducing overlays that push back against taller buildings being built, allowing mixed-use infill, streamlined approvals, small shelters in more areas.

I strongly oppose item M-3, as CPOs have too much power to prevent neighborhoods from progressing with time, instead of evolving with the people and local culture. Furthermore, I oppose item 63, item 97, and item 7. Anything that prohibits smooth, well guided development by providing barriers will prohibit parts of the city from improving or revitalizing.

There is a great opportunity to see progress in so many neighborhoods, streets, and districts in this city. I believe that with the approval of most of the proposed items, we can see so much about this city live up to its potential that so many bank on to begin with, all the people who move here from rural New Mexico, other states, other countries, altogether making this city something unique, especially compared to our neighbors here in the Southwest.

Thank you for your consideration, and effort to make Albuquerque accessible and livable for all people.

Kind regards,
Logan Wunglueck

Dear members of the EPC,

My name is Dr. Adrian Anzaldua. As a resident and physician who cares about our city's future, I strongly support the IDO changes that make it easier for people to live, work, and belong in our city. The proposed updates open the door for more housing options—duplexes, cottage courts, casitas, and townhomes—so that families of all kinds can find a place to call home. They also make space for local businesses like tienditas and daycares that bring services (jobs) back to our neighborhoods.

Reducing parking mandates and modestly increasing height limits help make housing affordable. Finally, expanding allowances for safe outdoor spaces and small shelters will help our unhoused neighbors find stability and connection while we continue building the homes our community needs. These are smart, equitable, and incremental steps toward a more economically and culturally vibrant Albuquerque.

Sincerely,
Dr. Anzaldua

Date: November 9, 2025
To: EPC Chair Aragon and Commissioners
Re: "Legislative Zoning Conversions"

Dear Chair Aragon and Commissioners,

Under IDO 14-16-1-2, the IDO states, "In enacting this IDO, the City intends to comply with the provisions of existing State law on the same subject, and the provisions of this IDO should be interpreted to achieve that goal."

The State of New Mexico addresses zoning changes in the following statute:
2024 New Mexico Statutes, Chapter 3 - Municipalities, Article 21 - Zoning Regulations,
Section 3-21-6 - Zoning; mode of determining regulations, restrictions and boundaries of district;
public hearing required; notice.

In NM 3-21-6(B), the statute reads in part, "*Whenever a change in zoning is proposed for an area of more than one block*, notice of the public hearing shall be mailed by first class mail to the owners, as shown by the records of the county treasurer, of lots or [of] land within the area proposed to be changed by a zoning regulation and within one hundred feet, excluding public right-of-way, of the area proposed to be changed by zoning regulation." (Emphasis mine)

The proposed "legislative zoning conversions" allow for no mailed notice to any property owner within the area to be rezoned much less to those within 100 feet of the proposed changes. As such, these proposals conflict with the language of NM 3-21-6. Likewise, they remove a property owner's right to a quasi-judicial hearing where one can testify to potential harms and cross-examine witnesses for the zone change and the right to appeal. They make a mockery of the applicable IDO Review and Decision criteria for granting a zone change.

The City claims broad authority to legislate zoning law. To assert that legislatively changing the zoning of property is not a zone map amendment, subject to the provisions of the IDO, is merely linguistic sleight of hand.

A cursory review of the map of what this proposed change would look like should make clear that it is arbitrary and ill-conceived. Multiple individual properties straddle the line created making individual parcels assigned two different zoning designations. Multiple property owners will learn that their property has been rezoned for additional housing or non-residential uses when the bulldozer or construction crew show up.

I respectfully request that you oppose #ZC3 and #ZC4 and require that existing IDO provisions governing zoning changes prevail.

Sincerely,
Jane Baechle
Resident, ABQ and SFV

From: Catherine Slegl
To: Ben Whitmore, Mikaela J.
Cc: Clark, Kate; Jones, Megan D.; Sanchez, Louise E.
Subject: PR-2018-001843, TA-2025-00002
Date: Sunday, November 9, 2025 2:23:02 PM

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I am sending this email to each of you as the comments form is incredibly unwieldy and expecting a citizen to make their point in 255 characters is essentially your way of letting me know that my (and our) opinions really matter not to your committee, so I'll try this method.

My name is Catherine Slegl.

My address is 7428 Cienega Road NW, Albuquerque NM 87120, in Santa Fe Village.

Here are some concerns I have, especially regarding your hiring of a firm from Denver to advise you.

Have you been to Denver recently ? I lived

how Denver is a terrible example of what happens when a city outgrows it's boundaries and how expensive the rents & real estate are in Denver, and how tiresome it is for us ABQ citizens to constantly watch the city councilors hare-brained schemes to "improve " us by changing our lives and culture.

Why is a Denver-based company advising you on this issue? As a 1970's-80's-part 90's resident of Denver, I take issue with the way Denver has grown beyond its boundaries, the people of the city cannot afford their rent, and the unhoused population in Denver has exploded.

Albuquerque does not need Denver's problems. I resent the fact that you think unzoning-not rezoning- properties in our city to allow non-residents to buy up single family homes and gut them to form stores and multiple occupancy dwellings is ludicrous.

Back to the drawing board, please. You've lost your way.

416

Catherine S.,
Sent from my iPhone

From: [Catherine Slegl](#)
To: [Sanchez, Louie E.](#); [Renz-Whitmore, Mikaela J.](#); [Clark, Kate](#); [Jones, Megan D.](#)
Subject: PR-2018-001843, TA-2025-00002.
Date: Sunday, November 9, 2025 3:53:14 PM

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You have not previously corresponded with this sender.

[Report Suspicious](#)

Regarding the case referenced above-

I am sending this email to each of you as the “comments form” on the ABQ site is incredibly unwieldy. Expecting a citizen to make a point in 255 characters is essentially your way of letting me know that my (and our) opinions really matter NOT to your committee, so I’ll try this method.

My name is Catherine Slegl.

My address is 7428 Cienega Road NW, Albuquerque NM 87120, in Santa Fe Village.

Here are some concerns I have, especially regarding your hiring of a firm from Denver to advise you.

Have you been to Denver recently ? I lived in Denver many years ago. And using current day Denver is a terrible example of what happens when a city outgrows its boundaries and how expensive the rents & real estate are in Denver right now.

It’s tiresome for us ABQ citizens to constantly experience the city councilors hare-brained schemes to “improve “ us by changing our lives and culture.

Below is the comment that was too long for the form you expected from us.



Catherine Slegl
7428 Cienega Road NW
Albuquerque, NM 87120
(505) 916-7711

Sent from my iPhone

I'm so excited that Albuquerque is considering encouraging more density in housing, including allowing duplexes, townhouses, neighborhood food bodegas, daycares and more in neighborhoods that have grown to be primarily single family homes. This type of monoculture has created sterile communities where it is almost impossible to live without owning a car and still be able to get to jobs and amenities. Please help us to shift and grow towards more vibrant, walkable communities that are more environmentally friendly! Please vote yes on allowing duplexes, townhomes, ADU's, corner bodegas, and retail in our residential neighborhoods!

steve miller

Please preserve the integrity of the neighborhoods west of San Mateo by prohibiting "upcoding" and RT facilities. We welcomed Gateway and other initiatives but this is really going too far. Thank you for your consideration.

Susan Sullivan

Date: November 10, 2025

To: Environmental Planning Commission
Re: 2025 Integrated Development Ordinance Biennial Update
Post-EPC Hearing #1 Overview

Chair Aragon and Commissioners:

I have reviewed the 122-page Post-EPC Hearing #1 Overview and created a spreadsheet to analyze which amendments are Approved, Not Approved, Approved with Conditions, Needs More Discussion. That 5-page spreadsheet will be submitted as a separate comment.

Perhaps you have been inundated with comments of support from members of Strong Towns ABQ, GENM, and others. I repeat two points from my previous letter:

First, I trust that Commissioners have enough experience and knowledge to not be swayed by numbers, especially when ‘flooded’ with form letters.

Second, the re-framing of the 2025 IDO Biennial Update as “pro-homes policies” is disingenuous—and false—at best. When permissive upzoning is presented as a separate ordinance, it either fails (as with R-25-167) or is currently under litigation (as with O-24-69).

According to my analysis of Planning Staff’s Overview, 103 amendments were Approved, 6 were Approved with Conditions, 14 were Not Approved, and 8 Need Further Discussion. I believe 16 amendments support permissive upzoning requiring no notification (and 10 were listed as having Conflict with Another Item).

I will comment on just two. Item #M-2 BODEGA/TIENDITA is not only unrealistic but will require additional amendments—as the IDO currently has no DEFINITION for either term. Corner stores went the way of buggy whip makers; they stopped being financially viable. The unintended consequences of deliveries, trash removal, parking (not everyone will bike or walk), signage, hours of operation (next to homes) and other issues related to grocery and retail are being ignored. Cute little corner stores are magical thinking...

Regarding housing, none of the proposed amendments—with the possible exception of Item #10 DORMITORY—will specifically increase housing and/or provide affordable housing. Upzoning R-1 properties makes them more attractive to investors, not homeowners. A homeowner can already permissively add another dwelling unit to their property, yet only a couple dozen have been permitted. At the Oct. 28th hearing, a commissioner noted that because of high costs, there would not be huge numbers of ADU’s and other multi-family options, therefore, what would be the harm in approving the amendments?

Neighborhood character gets denounced by supporters as code for privilege and racism, yet **“Protect the quality and character of residential neighborhoods”** is one of the PURPOSE statements of the IDO.

I have mentioned—ad nauseum—that **the problem is with the PROCESS**. Since its initial update in 2019, and including this update, the IDO has had ≈712 changes. No other municipality has had near that many. And three recent pieces of legislation (O-22-54, O-24-13, and O-24-69) have already made many substantive changes to the IDO—yet **with no data available** regarding their success or failure.

I hope pending changes to City Council will put Albuquerque on a path to better planning, one that leaves the planning to the planners, not the politicians.

Respectfully,

Patricia Willson
Albuquerque resident since 1972

ITEM #	New Condition	Description	Approved	Approved w/ conditions	Not Approved	Needs further Discussion	supports permissive upzone	in conflict w/ another item
C-1		Infrastructure		1				
3		MX-/FB-UD Open Space		1				
95		Parking	1					
96		Parking	1					
5		PD Zone Districts	1					
6		PC -Framework Plans	1					
61		PC -Framework Plans	1					
86		Def: Master Plan	1					
7		HPO frontage regs				1		
8		NR-SU Zone Districts	1					
91		NR-SU Zone Districts	1					
9		Unlisted Allowable Uses	1					
10		Dormitory; co-living	1					
75		Def: Composting Facility				1		
11		Composting Facilities			1			
21		Composting Facilities			1			
75		Composting Facilities			1			
	25	Composting (Sm&Med)				1		
15		Composting Facilities				1		
27		Composting Facilities				1		
75		Composting Facilities				1		
74		Def; Community garden	1					
79		Def; Community garden	1					
12		Car Wash + Veh repair	1					
13		Car Wash + Veh repair	1					
14		Car Wash + Veh repair	1					
24		Light Veh. Fueling Station			1			
25		Light Veh. Fueling Station			1			
16		Family Home Day Care	1					
18		Cottage Development	1				1	

ITEM #	New Condition	Description	Approved	Approved w/ conditions	Not Approved	Needs further Discussion	supports permissive upzone	in conflict w/ another item
C-2		Duplex		1			1	1
31		R-MC zone (remove duplex)	1					1
C-2	5	Duplex & R-MC		1				
C-3	6	Dwelling, Townhouse	1				1	
97		Dwelling, Multi-Family			1		1	
22		Veterinary Hospital	1					
23		Camp. RV Park; water serv.	1					
26		Nicotine Retail; separation	1					
C-4		ADU's attached	1				1	
28		ADU's; size limit	1				1	
29		ADU's; height limit	1				1	
	8	adjustment: C-4,28,29						1
98		Outdoor dining area; firepit	1					
M-1		Safe Outdoor Space						
C-5		Safe Outdoor Space						
C-6		Safe Outdoor Space						
	9	hybrid; stuff from each SOS		1				
30	27	MX-T; remove SF, etc		1			1	
M-2		Bodega	1					
C-7		Bodega			1			
	10	approve M-2 (5k sf, no cigs or pot						
C-8	11	Overnight Shelter			1			
32		Max Building Heights	1				1	
33		Max Building Heights	1				1	
C-9	12	Contextual Standards			1		1	
92		R-1; remove subzones	1				1	
34		Site Design, Sensitive lands	1					
35		Green Stormwater Infrastr.	1					
41		Green Stormwater Infrastr.	1					

ITEM #	New Condition	Description	Approved	Approved w/ conditions	Not Approved	Needs further Discussion	supports permissive upzone	in conflict w/ another item
C-10		ADU parking (removal)			1			
C-11		Parking; comparison			1			1
C-12		Parking; comparison			1			1
36		Parking; comparison	1					1
37		Parking; comparison	1					1
40		Parking; comparison	1					1
36	14	Parking and Loading (reduc)	1					
37	15	Parking (min; self storage	1					
C-11		Parking Maximums			1			1
40		Parking Maximums	1			1		1
	16	approve 40 but not C-11						
38		Parking; EV townhouse	1					
39		Parking; EV multi-family	1					
99		Landscape, buffer, screening	1					
100		Landscape, buffer, screening	1					
101		Landscape, buffer, screening	1					
102		Landscape, buffer, screening	1					
103		Landscape, buffer, screening	1					
104		Landscape, buffer, screening	1					
105		Landscape, buffer, screening	1					
106		Landscape, buffer, screening	1					
107	17	Landscape, buffer, screening	1					
42	18	Landscape, buffer, screening	1					
43		Walls, Fences; barbed wire	1					
45		Bldg Design; windows in MF	1					
108	19	Bldg Design; windows in MF	1					
109		Signs	1					
110		Signs	1					
46		Signs; rooftop (3 additional slides	1					

ITEM #	New Condition	Description	Approved	Approved w/ conditions	Not Approved	Needs further Discussion	supports permissive upzone	in conflict w/ another item
47		Alternative signage plans	1					
48		Alternative signage plans	1					
55		Alternative signage plans	1					
57		Alternative signage plans	1					
62		Alternative signage plans	1					
49		Tribal Mtgs & subdivisions	1					
50		Tribal Mtgs & subdivisions	1					
51		Tribal Mtgs & subdivisions	1					
52		Vacation of public ROW	1					
66		Vacation of public ROW	1					
M-3	20	CPO/HPO applications			1			
53		referral to agencies	1					
54		Appeal; standing	1					
56		Archeolo. Cert. Expiration	1					
58		review +/- DU's as minor	1				1	
59		Minor/Major amendments	1					
60		Minor/Major amendments	1					
63		Demo outside HPO				1		
94		Subd-Major	1					
93		infr. Impr. Agreement	1					
64		Dec. req. public hearing; Site Plan-EPC	1					
65		Dec. req. public hearing; Subd; bulk land	1					
67		Waiver; DHO	1					
68		Waiver; DHO	1					
71		Waiver; DHO	1					
69		Annexation of land	1					
70		Violation, enforc, penalty	1					
72		Def; Abut	1					

ITEM #	New Condition	Description	Approved	Approved w/ conditions	Not Approved	Needs further Discussion	supports permissive upzone	in conflict w/ another item
73		Def; catering service	1					
76		Def; development def.	1					
77		Def; floodplain	1					
78		Def; floodplain	1					
80		Def; golf course	1					
81		Def; grocery + warehs+whole	1					
89		Def; grocery + warehs+whole	1					
90		Def; grocery + warehs+whole	1					
82		Def; light trespass	1					
83		Def; interior lot/setback	1					
88		Def; interior lot/setback	1					
84		Def; light Mfg (adds film)	1					
85		Def; Master dev. pLan	1					
87		Def; Story - new definition	1					
ZC-3	21	Zoning Conv; MT, AC	1				1	
ZC-4	22	Zoning Conv; MT, AC	1				1	
33		Zoning Conv; MT, AC	1				1	
ZC-5	23	Zoning Conv; police, fire sta.	1					
new	25	NGH Edge	1					
new	26	CPA assessments	1					
			103	6	14	8	16	10

I am attaching an individual letter to be considered along with the multiple letters I have written as an individual and on behalf of the WSCONA EC outlining our vehement opposition to this process and multiple specific proposals.

Thank you.

Jane Baechle

Date: November 10, 2025
To: EPC Chair Aragon and Commissioners
Re: Bodegas/Tienditas

The language of “bodegas/tienditas” sounds charming and nostalgic, reminiscent of another time when life was simpler or of a bustling urban area, a scene from “West Side Story.” What is not to like in this vision?

IDO amendment #M-2 establishes *grocery store, restaurant and general retail* uses as permissive on corner lots greater than 5,000 sq. ft. in all R-1 zones. The abutting and adjacent properties are *homes*.

IDO #M-2 assumes the integration of multiple retail uses in existing residential areas. Each of these retail uses has operational requirements or expectations which are fundamentally in conflict with a residential area. Among those are adequate parking for customers (Please dispense with the idea that users of these retail operations will only walk, bike or scooter to them.), access for deliveries, removal of refuse and waste which would certainly exceed that of residential waste management services, lighting and signage.

As one example of a reasonably anticipated consequence of this proposal, the IDO would allow a building mounted or freestanding sign of 24 sq. ft. and 6 ft. in height in the street frontage of a “bodega/tiendita” in a residential neighborhood. (Allowed and Nonconforming Non-residential Uses,” Table 5-12-2, IDO pg. 371.)

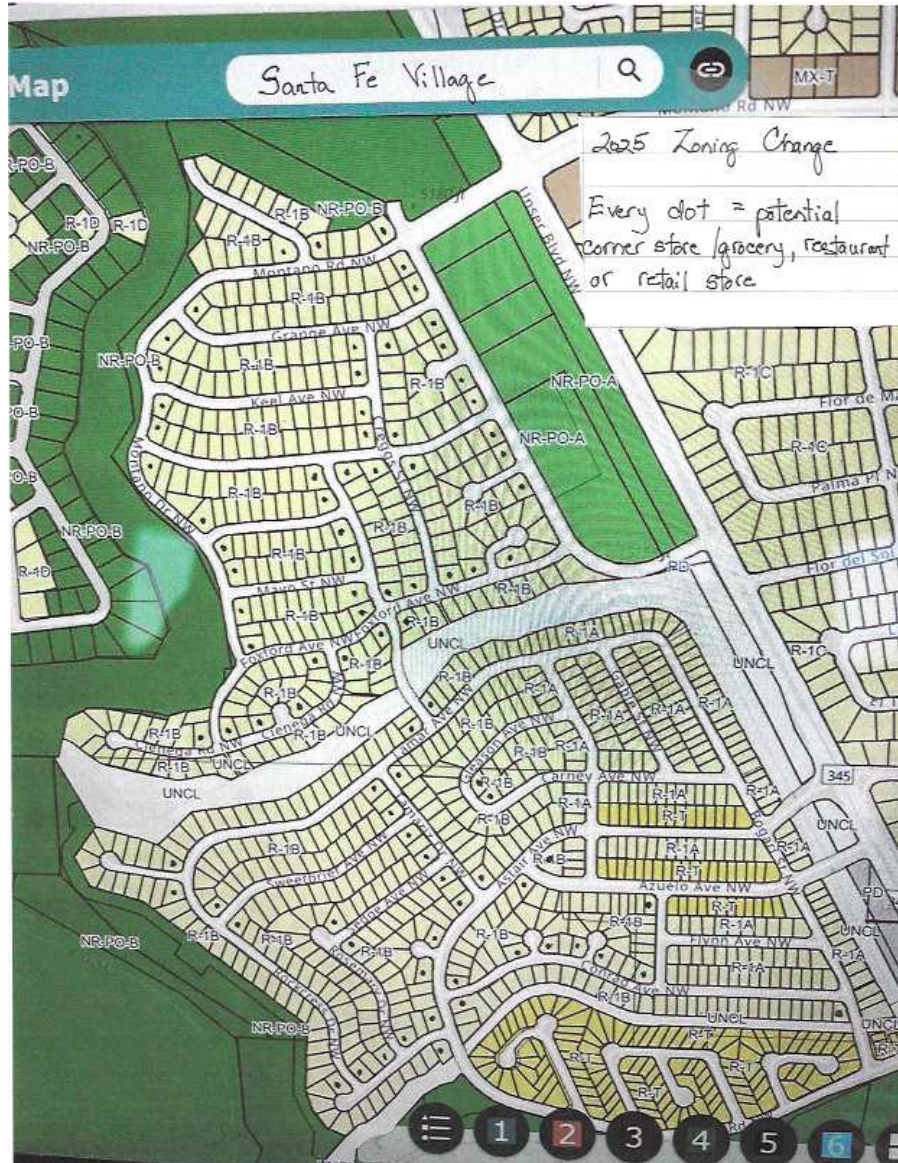
In this proposal, as in most of those whose objective is to increase density and eradicate single family zoning, the City assumes any negative impacts of this proposal will be inconsequential. As with the discussion of changes to R-1 zoning in the October 28, 2025 EPC hearing, the assumption is that few of these proposed amendments will result in actual changes, the costs are too high and the average property owner does not have the capital to consider adding dwelling units or a retail use. As such, these should be accepted at face value as what is referred to as “gentle density” whose benefits to the city of ABQ residents are indisputable.

Proponents of measures labeled as “gentle density” dismiss concerns for “neighborhood character” as code for privilege and barely disguised racism. Opposition to changes is de facto evidence of bad faith and dismissal of irrefutable evidence of benefit. If the anticipated impact is deemed limited by planners and proponents, analysis of harmful consequences is apparently deemed unnecessary and irrelevant. That is absolutely not the case.

I respectfully request that you oppose IDO #M-2.

Jane Baechle
Resident, ABQ and SFV

Please consider attached map of Santa Fe Village, corner lots >5,000 sq. ft.



This is a community petition of 284 signatures against upzoning via the IDO updates to R1 zoning proposed by Mayor Keller, Councilors Fiebelkorn & Rogers. This petition is less than a week old and is gaining signatures by the hour. Many comments on the IDO are being brought by a nationally backed organization, Strong Towns, whose founder said "Cities should be run like Buccees." This is also backed by a national movement called "YIMBY-ism" whose meeting in Austin last year was backed by the Koch Brothers & corporations like Airbnb. These corporate interests weaponize progressive language to further a housing agenda that will urbanize, gentrify, and increase costs in our city. Upzoning is being found not to work. Where implemented, there are little increases in housing & many have had the cost of living increase. Studies are finding gentrification, price increases & racial whitewashing. This will destroy culture and community in favor of gentrification and corporate high cost housing.

Steven Holman

Name	City	State	Postal Code	Country	Signed On
Steven Holman			United States		2025-11-03
Joanna Gallegos	Albuquerque	NM	87110	United States	2025-11-03
Lawson Moore	Albuquerque	NM	87110	United States	2025-11-03
Dave Armstrong	Albuquerque	NM	87111	United States	2025-11-04
Brenda Van Van Den Brink	Albuquerque	NM	87112	United States	2025-11-04
Dena Barnard	Albuquerque	NM	87114	United States	2025-11-04
Art Martinez	Albuquerque	NM	87120	United States	2025-11-04
Howard Gurule	Albuquerque	NM	87106	United States	2025-11-04
Carrie Wells	Albuquerque	NM	87107	United States	2025-11-04
Ernest Sturdevant	Albuquerque	NM	87112	United States	2025-11-04
Daniel Sanchez	Albuquerque	NM	87120	United States	2025-11-04
Azadeh Mehrnoosh	Albuquerque	NM	87111	United States	2025-11-04
Arash Mehrnoosh	Albuquerque	NM	87123	United States	2025-11-04
Sean Abeyta	Albuquerque	NM	87114	United States	2025-11-04
Theodore Studerus	Phoenix	AZ	85035	United States	2025-11-04
David Chavez	Albuquerque	NM	87111	United States	2025-11-04
Tyler B	KC Metro	MO	64030	United States	2025-11-04
Nicollette Raymond	Albuquerque	NM	87111	United States	2025-11-04
Gina Koch	Albuquerque	NM	87107-2813	United States	2025-11-04
Olivia Jamieson	Albuquerque	NM	87121	United States	2025-11-04
Pearly Gates	Albuquerque	NM	87106	United States	2025-11-04
Susan Arnett	Albuquerque	NM	87110	United States	2025-11-04
Paul elwell	Albuquerque	NM	87106	United States	2025-11-04
Tommy Jaramillo	Albuquerque	NM	87123	United States	2025-11-04
Elizabeth White	Albuquerque	NM	87110	United States	2025-11-04
Yolanda McGinn	Albuquerque	NM	87105	United States	2025-11-04
Carolyn Meehan	Albuquerque	NM	87106	United States	2025-11-04
Kathleen Leiter	Albuquerque	NM	87110	United States	2025-11-04
Christine Conlin	Albuquerque	NM	87106	United States	2025-11-04
Caroline Bleil	Albuquerque	NM	87114	United States	2025-11-04
Ann Waller	Albuquerque	NM	87120	United States	2025-11-04
Emily Avilucea	Albuquerque	NM	87106	United States	2025-11-05
Patricia Williams	Albuquerque	NM	87110	United States	2025-11-05
Rosemary Maguire	Albuquerque	NM	87122	United States	2025-11-05

Jody Tatum	Albuquerque	NM	87114	United States	2025-11-05
Sarah Fingerlos	Albuquerque	NM	87110	United States	2025-11-05
Karen Zavala	Albuquerque	NM	87110	United States	2025-11-05
Robert Busse	Albuquerque	NM	87109	United States	2025-11-05
Alice Vogel	Albuquerque	NM	87106	United States	2025-11-05
Michael Livermore	Albuquerque	NM	87122	United States	2025-11-05
Molly Crosby	Albuquerque	NM	87120	United States	2025-11-05
Pamela Pettit	Albuquerque	NM	87112	United States	2025-11-05
Nancy Farley	Albuquerque	NM	87106	United States	2025-11-05
Holly Wong Jones	Albuquerque	NM	87111	United States	2025-11-05
Barbara Vinikas	Albuquerque	NM	87112	United States	2025-11-05
Jane Baechle	Albuquerque	NM	87120	United States	2025-11-05
Brian Cox	Albuquerque	NM	87123	United States	2025-11-05
JONATHAN CAIRNS	Albuquerque	NM	87110	United States	2025-11-05
Dolores Esparza	Albuquerque	NM	87111	United States	2025-11-05
Pamela Melgaard	Albuquerque	NM	87111	United States	2025-11-05
Shannon Mick	Albuquerque	NM	87111	United States	2025-11-05
Robert Mathis	Albuquerque	NM	87107	United States	2025-11-05
Marcia Haney	Albuquerque	NM	87112	United States	2025-11-05
Darlene Marsh	Albuquerque	NM	87111	United States	2025-11-05
Jay Jacobi	Albuquerque	NM	87109	United States	2025-11-05
Sylvia Murdoch	Albuquerque	NM	87111	United States	2025-11-05
Susan Beard	Albuquerque	NM	87110-7725	United States	2025-11-05
Evelyn Rivera	Albuquerque	NM	87120	United States	2025-11-05
Peggy Clark	Albuquerque	NM	87109	United States	2025-11-05
Glenda Lorenz	Albuquerque	NM	87108	United States	2025-11-05
Ralph Thompson	Albuquerque	NM	87106	United States	2025-11-05
Rita Garcia	Albuquerque	NM	87114	United States	2025-11-05
Cheryl Gatner	Rio Rancho	NM	87144	United States	2025-11-05
Holly Lopeman	Albuquerque	NM	87113	United States	2025-11-05
G Allen	Milan	NM	87021	United States	2025-11-05
Monique Herrera	Albuquerque	NM	87120	United States	2025-11-05
KAREN HORST	Albuquerque	NM	87120	United States	2025-11-05
Ann McGregor	Albuquerque	NM	87105	United States	2025-11-05
David Salgado	Albuquerque	NM	87110	United States	2025-11-05
Diane Plummer	Albuquerque	NM	87108	United States	2025-11-05

Ann Speed	Albuquerque	NM	87111	United States	2025-11-05
Jeffrey Dunn	Albuquerque	NM	87111	United States	2025-11-05
AMBROS MONTOYA	Albuquerque	NM	87107	United States	2025-11-05
Crystal Medina	Albuquerque	NM	87121	United States	2025-11-05
Marta Ortega	Albuquerque	NM	87120	United States	2025-11-05
Corrina Hughes	Albuquerque	NM	87120	United States	2025-11-06
Lyle Petersen	Albuquerque	NM	87109	United States	2025-11-06
Robin Stoneking	Albuquerque	NM	87113	United States	2025-11-06
Tanya Leonard	Albuquerque	NM	87122	United States	2025-11-06
Ann Martin	Albuquerque	NM	87109	United States	2025-11-06
Ron Faich	Albuquerque	NM	87112-2822	United States	2025-11-06
Allison Kelly	Albuquerque	NM	87109	United States	2025-11-06
Judie Pellegrino	Albuquerque	NM	87113	United States	2025-11-06
Jocelyn Powe	Albuquerque	NM	87110	United States	2025-11-06
Susan Guenette	Albuquerque	NM	87122	United States	2025-11-06
roger frakes	Albuquerque	NM	87120	United States	2025-11-06
Paul Moran	Albuquerque	NM	87112	United States	2025-11-06
Daniel Collins	Albuquerque	NM	87112	United States	2025-11-06
Tim Oswald	Albuquerque	NM	87112	United States	2025-11-06
Kate Cooper	Albuquerque	NM	87112	United States	2025-11-06
Ric Kain	Albuquerque	NM	87112	United States	2025-11-06
William Sobien	Albuquerque	NM	87123	United States	2025-11-06
Ashley Irvin	Albuquerque	NM	87107	United States	2025-11-06
Aura Alzate	Albuquerque	NM	87107	United States	2025-11-06
Debra Arredondo	Albuquerque	NM	87121	United States	2025-11-06
Joy Pfeil	Albuquerque	NM	87109	United States	2025-11-06
Joe Santa Ana	Albuquerque	NM	87114	United States	2025-11-06
Sue DeVore	Albuquerque	NM	87120	United States	2025-11-06
Betsy Noel	Albuquerque	NM	87106	United States	2025-11-06
Debra Wynn	Albuquerque	NM	87120	United States	2025-11-06
Tanna Frein-Loddy	Albuquerque	NM	87114	United States	2025-11-06
Rose Liggon	Albuquerque	NM	87107	United States	2025-11-06
Frances Fisk	Albuquerque	NM	87198	United States	2025-11-06
Bethany Nance	albuquerque	NM	87112	United States	2025-11-06
Rochelle Wagner	Albuquerque	NM	87199	United States	2025-11-06
Yvonne A Salazar	Albuquerque	NM	87123	United States	2025-11-06

Katrinka Sullivan	Albuquerque	NM	87110	United States	2025-11-06
Robert Perlichek	Albuquerque	NM	87121	United States	2025-11-06
Elsa Bumstead	Albuquerque	NM	87111	United States	2025-11-06
Kristi Hofheins	Albuquerque	NM	87113	United States	2025-11-06
Linda Hellyer	Albuquerque	NM	87110	United States	2025-11-06
Debbie Chavez	Albuquerque	NM	87114	United States	2025-11-06
Peggy Abby	ABQ	NM	87104	United States	2025-11-06
Nina Kane	Albuquerque	NM	87112	United States	2025-11-06
Lee Whitling	Albuquerque	NM	87112	United States	2025-11-06
Michelle Johnson	Albuquerque	NM	87110	United States	2025-11-06
Arleen Herrera	Albuquerque	NM	87120	United States	2025-11-06
Carol Baness	Albuquerque	NM	87120	United States	2025-11-06
Shannon Ellis	Albuquerque	NM	87112	United States	2025-11-06
Rosanne McCaslin	Albuquerque	NM	87112	United States	2025-11-06
Cathy Burns	Albuquerque	NM	87105	United States	2025-11-06
Penny Bullock	McCammon	ID	83250	United States	2025-11-06
Mary Birch	Albuquerque	NM	87110	United States	2025-11-06
Patricia Hagar	Albuquerque	NM	87122	United States	2025-11-06
Christopher Martinez	Albuquerque	NM	87121	United States	2025-11-06
Leah Davidson	Albuquerque	NM	87106	United States	2025-11-06
Cristina Beato	Albuquerque	NM	87122	United States	2025-11-06
Janis LaFountain	Albuquerque	NM	87104	United States	2025-11-06
Kelton Mahan	Albuquerque	NM	87123	United States	2025-11-06
Lauren Robinson	Albuquerque	NM	87110	United States	2025-11-06
Matthew Terlesky	Albuquerque	NM	87111	United States	2025-11-06
Myrna Patterson	Albuquerque	NM	87120	United States	2025-11-06
WILLIAM KUREY	Albuquerque	NM	87109	United States	2025-11-06
Virginia Myers	Albuquerque	NM	87109	United States	2025-11-06
Becky Pritchett	Albuquerque	NM	87121	United States	2025-11-06
Walter Olson	Albuquerque	NM	87111	United States	2025-11-06
Lydia narro	Albuquerque	NM	87121	United States	2025-11-06
Sharon Knowles	Albuquerque	NM	87111	United States	2025-11-06
Robert Perry	Albuquerque	NM	87121	United States	2025-11-06
Floyd CALDWELL	Albuquerque	NM	87120	United States	2025-11-06
Christine Neal	Albuquerque	NM	87110	United States	2025-11-06
Mark Gramer	Albuquerque	NM	87120	United States	2025-11-06

JoAnn Montano	Albuquerque	NM	87112	United States	2025-11-06
JAN Caron	Albuquerque	NM	87112	United States	2025-11-07
D Rymarz	Albuquerque	NM	87120	United States	2025-11-07
Joyce Carabajal	Albuquerque	NM	87110	United States	2025-11-07
Dorothy Otero	Albuquerque	NM	87108	United States	2025-11-07
robert sanchez	albuquerque	NM	87123	United States	2025-11-07
Roybal Anna m	Albuquerque	NM	87120	United States	2025-11-07
Amanda Shaffer	Albuquerque	NM	87107	United States	2025-11-07
Rob E	Albuquerque	NM	87120	United States	2025-11-07
James Chmelicek	Albuquerque	NM	87120	United States	2025-11-07
Joyce Erickson	Albuquerque	NM	87110	United States	2025-11-07
Cassandra Vanderpool	Albuquerque	NM	87106	United States	2025-11-07
David Trujillo	Albuquerque	NM	87111	United States	2025-11-07
Joseph Garcia	Albuquerque	NM	87105	United States	2025-11-07
Georgia Huneycutt	Antelope	CA	95843	United States	2025-11-07
Mora Environmental Alliance				United States	2025-11-07
Joseph MacLeod	Edgewood	NM	87015	United States	2025-11-07
Valerie Moeller	Albuquerque	NM	87108	United States	2025-11-07
Terri Gallegos	Albuquerque	NM	87105	United States	2025-11-07
Sandra Steidl	Albuquerque	NM	87108	United States	2025-11-07
Monica Rodriguez	Albuquerque	NM	87113	United States	2025-11-07
Susan Washburn	Albuquerque	NM	87112	United States	2025-11-07
Michael Golden	Albuquerque	NM	87120	United States	2025-11-07
Carol O'Brien	Albuquerque	NM	87109	United States	2025-11-07
Patricia Rand-Klarkowski	Albuquerque	NM	87109	United States	2025-11-07
Arlene Hanson	Albuquerque	NM	87105	United States	2025-11-07
Linda Durand	Albuquerque	NM	87107	United States	2025-11-07
Linda Andrews	Albuquerque	NM	87123	United States	2025-11-07
Robert Greenwalt	Albuquerque	NM	87107	United States	2025-11-07
James Gouker	Albuquerque	NM	87113	United States	2025-11-07
Geraldine Boden	Albuquerque	NM	87123	United States	2025-11-07
Christina Maris	Albuquerque	NM	87114	United States	2025-11-07
Margaret Brawley	Albuquerque	NM	87111	United States	2025-11-07
Kathy Kleyboecker	Albuquerque	NM	87110	United States	2025-11-07
Leslie Mayfarth	Albuquerque	NM	87123	United States	2025-11-07
Kathy Vazquez	Albuquerque	NM	87107	United States	2025-11-07

Don Umbrage	United States	2025-11-07
Richard Singer	RIO RANCHO NM 87124	United States 2025-11-07
Kathleen Buckley	Albuquerque NM 87110	United States 2025-11-07
Jim Gallegos	Albuquerque NM 87114	United States 2025-11-07
Leslie A Black	Albuquerque NM 87120	United States 2025-11-07
Deborah Conger	Albuquerque NM 87123	United States 2025-11-07
Jacques Lemelin	Albuquerque NM 87111	United States 2025-11-07
Richard Schaefer	Albuquerque NM 87120	United States 2025-11-07
Susan Shaffer	Albuquerque NM 87107	United States 2025-11-08
Mary Lopez	Albuquerque NM 87121	United States 2025-11-08
Cynthia Embree	Albuquerque NM 87121	United States 2025-11-08
Eva Lopez	Rio Rancho NM 87144	United States 2025-11-08
Lupe Lopez	Albuquerque NM 87120	United States 2025-11-08
Ami Besing	Albuquerque NM 87109	United States 2025-11-08
Rebecca Gibson	Albuquerque NM 87104	United States 2025-11-08
Everest Sewell	Albuquerque NM 87106	United States 2025-11-08
Margaret Hertel	Albuquerque NM 87111	United States 2025-11-08
Sylviana Schanefelt	Albuquerque NM 87111	United States 2025-11-08
Meredith Haney	Albuquerque NM 87122	United States 2025-11-08
Kathleen Montgomery	Albuquerque NM 87120	United States 2025-11-08
Loretta Naranjo Lopez	Albuquerque NM 87102	United States 2025-11-08
Lori Cannafax	Princeton TX 75407-4981	United States 2025-11-08
Stephanie Hansen	Albuquerque NM 87114	United States 2025-11-08
Cheryl Gibson	Albuquerque NM 87110	United States 2025-11-08
Tom Cockroft	Anq NM 87112	United States 2025-11-08
ALAN PULSIPHER	Albuquerque NM 87112	United States 2025-11-08
Myra Garcia	Albuquerque NM 87109	United States 2025-11-08
gary fitzgibbon	Albuquerque NM 87110	United States 2025-11-08
Esther Starr	Albuquerque NM 87123	United States 2025-11-08
Rene' Horvath	Albuquerque NM 87120	United States 2025-11-08
Steve Finch	Albuquerque NM 87107	United States 2025-11-08
Jeryl MacCornack	Albuquerque NM 87110	United States 2025-11-08
Samuel H Torres Jr	Albuquerque NM 87109	United States 2025-11-08
Rosalind Hunter-Anderson	Albuquerque NM 87106	United States 2025-11-08
Linda Wood	Albuquerque NM 87112	United States 2025-11-08

Debra Linton	Edgewood	NM	87015	United States	2025-11-08
Erika Herrera	Albuquerque	NM	87114	United States	2025-11-08
Lorrie Martinez	Albuquerque	NM	87114	United States	2025-11-08
Janie Thomas	Albuquerque	NM	87110	United States	2025-11-08
Susan Michie	Albuquerque	NM	87106	United States	2025-11-08
Daniel Regan	Albuquerque	NM	87109	United States	2025-11-08
Jarrold Godwin	Albuquerque	NM	87111	United States	2025-11-08
Patricia Sanchez	Rio Rancho	NM	87144	United States	2025-11-08
Esther Leyba	Albuquerque	NM	87107	United States	2025-11-08
Sharon Karpinski	Albuquerque	NM	87107	United States	2025-11-08
Karla McClelen	Albuquerque	NM	87121	United States	2025-11-08
Rayven Ortega	Santa Fe	NM	87508	United States	2025-11-08
Robert Huntsman	Albuquerque	NM	87111	United States	2025-11-08
James Hernandez	Albuquerque	NM	87109	United States	2025-11-08
Linda Davis-Waldrep	Albuquerque	NM	87108	United States	2025-11-08
Joanna Gallegos	Albuquerque	NM	87110	United States	2025-11-08
Louise Greenwalt	Albuquerque	NM	87107	United States	2025-11-08
David Levine	Albuquerque	NM	87109	United States	2025-11-09
Robert MATTISON	Albuquerque	NM	87123	United States	2025-11-09
STEPHEN STANGE	Albuquerque	NM	87121	United States	2025-11-09
Stephen Mahony	Albuquerque	NM	87104	United States	2025-11-09
Michael Ward	Albuquerque	NM	87109	United States	2025-11-09
Kim Trinosky	Albuquerque	NM	87112	United States	2025-11-09
Sheri Benischek	Albuquerque	NM	87110	United States	2025-11-09
Susan wood	Albuquerque	NM	87111	United States	2025-11-09
Russell LEONARDINI	Albuquerque	NM	87114	United States	2025-11-09
Janet Mednik	Albuquerque	NM	87111	United States	2025-11-09
Karen Martel	Albuquerque	NM	87111	United States	2025-11-09
Jacquekyn Cooke	Albuquerque	NM	87120	United States	2025-11-09
David Fessler	Albuquerque	NM	87107	United States	2025-11-09
Deborah Dodd	Albuquerque	NM	87120	United States	2025-11-09
Richard Whiteside	Albuquerque	NM	87112	United States	2025-11-09
Geni Roberts	Albuquerque	NM	87113	United States	2025-11-09
Lisa Sutton	Beach	ND	58621	United States	2025-11-09
Mary Sharp-Davis	Phoenix	AZ	85021	United States	2025-11-09
monica morris	santa fe	NM	87506	United States	2025-11-09

paulette moore	Albuquerque	NM	87109	United States	2025-11-09
Kathryn Younh	Albuquerque	NM	87112	United States	2025-11-09
Susan Sullivan	Albuquerque	NM	87111	United States	2025-11-09
Elaine Candelaria	Albuquerque	NM	87120	United States	2025-11-09
Tabitha Crawford	Albuquerque	NM	87102	United States	2025-11-09
Lori Snyder	Albuquerque	NM	87112	United States	2025-11-09
Andrew Gray	Albuquerque	NM	87109	United States	2025-11-09
Jackie Schmitt	Albuquerque	NM	87123	United States	2025-11-09
john freeman	Albuquerque	NM	87120	United States	2025-11-09
Linda Vrooman	Albuquerque	NM	87120	United States	2025-11-09
A PRINZ	Albuquerque	NM	87120	United States	2025-11-09
Jodi Yount	Albuquerque	NM	87120	United States	2025-11-09
Regina Moynihan	Albuquerque	NM	87120	United States	2025-11-09
Orlando Torres	Albuquerque	NM	87107	United States	2025-11-09
Dale Johnson	Los Lunas	NM	87031	United States	2025-11-09
Deby Freeman Hughes	Albuquerque	NM	87122	United States	2025-11-09
Gerald Knoll	Albuquerque	NM	87109	United States	2025-11-09
Marisela Estrada	Albuquerque	NM	87105	United States	2025-11-10
Margaret O'Daniel	Albuquerque	NM	87105	United States	2025-11-10
Patricia Willson	Albuquerque	NM	87114	United States	2025-11-10
Stephen Ganger	Albuquerque	NM	87123	United States	2025-11-10
Janette Kimberlin	Albuquerque	NM	87120	United States	2025-11-10
CATHERINE SANCHEZ	Albuquerque	NM	87102	United States	2025-11-10
Esther Sifuentes	Albuquerque	NM	87110	United States	2025-11-10
JEFFREY BRAY	Albuquerque	NM	87114	United States	2025-11-10
Casey Carr	Albuquerque	NM	87112	United States	2025-11-10
Richard Ross	Albuquerque	NM	87111	United States	2025-11-10
Deborah James	Albuquerque	NM	87113	United States	2025-11-10
Arlene Hanson	Albuquerque	NM	87105	United States	2025-11-10
Steve Largo	Albuquerque	NM	87110	United States	2025-11-10
Guy Santo	Albuquerque	NM	87120	United States	2025-11-10
Barbara Johnson	Albuquerque	NM	87120	United States	2025-11-10
Rose Machac	Albuquerque	NM	87122	United States	2025-11-10

November 10, 2025

Daniel Aragon, EPC Chair
600 Second Street NW, Third Floor
Albuquerque, NM 87102

Re- Plan # [TA-2025-00002](#)

Text Amendments to Integrated Development Ordinance (IDO)—City-wide

Dear EPC Chair Aragon and Commissioners,

The Historic Neighborhood Alliance (HNA) request that the EPC defer the referenced TA-2025-0002 Text Amendments to the IDO for 6 months to a year to give more time for neighborhoods to discuss these changes with City Planning staff and City Council staff and provide our recommendations. The government is to work for the people not dictate. The public process is lacking in this recommendation. If deferral is not recommended the HNA recommends denial.

The purpose of the IDO is to protect all communities, especially those that have been historically underserved. The Historic Neighborhoods have been underserved by this administration. The IDO is to protect the quality and character of residential neighborhoods. These changes to add duplexes, mixed use in residential areas does not protect the quality and character of residential neighborhoods. Most of the neighborhoods have already small-scale, neighborhood-serving economic development opportunities within walking distance. With these proposals, the City is trying to take away the quality of life that makes Albuquerque unique. The City of Albuquerque Administration and the City Council at this time seem to be serving the land speculators not the residential property owners. Under the IDO, the City is required to protect the health, safety, and general welfare of the public. The City needs to provide a report that examines the proposed traffic impacts with numbers of cars caused by high density in the residential street. The proposed changes to historical neighborhood single-family residential areas do not provide for orderly and coordinated development patterns. Instead, these proposals will cause detrimental economic impacts to low impact minority communities and displace them.

HNA understands these changes are drastic because these changes impact the character of the neighborhoods and diminishes the quality of life. The City of Albuquerque Administration and the City Council need to be accountable for the destruction of our neighborhoods. These extraordinary number of recommendations are exhausting to tackle in one month.

The following is HNA recommendations:

1. HNA recommends neighborhood meetings with residents including property owners to understand the complexity of these proposed changes.
2. There should be no changes to the R-1 as defined as one single family dwelling. R-1 Dwelling, Single Family Detached – vote no to make changes to one single family dwelling on a lot with detached casitas.
3. HNA wants the R-T zone to define permissive duplex and townhouses not R-1 zone.
4. The City needs to provide information to the Albuquerque citizens who own residential property and explain to the community how this will benefit or impact the traditional neighborhood residential R-1 zone and other commercial uses impacts to traditional neighborhoods. The presentations should include economic impacts.

5. HNA recommends no duplexes or townhomes defined in the R-1 zone in historic neighborhoods and throughout Albuquerque. Existing duplexes shall remain and defined as R-T and continues to allow the pyramid which allows single family in this zone category.
6. MX-T to allow single family dwellings. This is categorized as neighborhood commercial. The City talks on one side of the mouth to allow commercial tiendas or tienditas, but says no to residential R-1 in MX-T zone. Also, MX-T is not guaranteed to have a small grocery store. There are other commercial uses under the MX-T that are allowed. To define the MX-T as bodegas is not transparent. It needs to be defined as neighborhood commercial uses and provide those the list of those uses.
7. HNA wants no changes to historic single-family dwellings zoned R-1 in Historic Neighborhoods and all neighborhoods along Major Corridors or Transit Corridors. The height shall remain 26 feet in height.
8. Accessory Dwelling Units shall remain as conditional and unattached.
9. HNA agrees that the maximum heights of R-1 single family should remain as 26 feet in height and no higher.

HNA recommends extensive protection of Historic Neighborhoods. The following is the start of some of the HNA recommendations:

1. No Air B n Bs or Bed and Breakfast in historic neighborhoods.
2. Single family as one dwelling no other residential uses such as duplex or townhomes allowed.
3. HNA requests Housing Rehabilitation Program in historic neighborhoods. HNA understands that to combat gentrification Seniors need a Housing Rehabilitation program to upgrade their dilapidated housing and other minor repairs.
4. HNA due process is required by our government. HNA respectfully request that the City Administration and City Council support public hearings with facilitators for small area changes.
5. HNA agrees that all neighborhood associations that file appeals should not be charged any fees.
6. HNA recommends the City Administration and City Council set-up a committee with neighborhood leadership voices on the rail trail and Downtown Plan to stop the gentrification.
7. HNA would like the Bernalillo County to stop housing taxes on the seniors. They should not owe back taxes on a limited income.

HNA respectfully request the EPC to defer for six months to a year the above referenced case for more neighborhood input. If deferral is not recommended the HNA recommends denial. HNA requests studies to understand the impacts of these recommended changes. HNA also request a facilitated meeting for the neighborhoods to reach an agreement with the City of Albuquerque.

Sincerely,

Loretta Naranjo Lopez, President, SBMTNA
 Bianca Encinias, Business Owner, Downtown, and property owner of Wells Park
 Diana Dorn Jones, Resident South Broadway
 Robert Nelson, Resident of Wells Park
 Crystal Garcia, Barelas Neighborhood resident
 Joann Garcia, Barelas Neighborhood resident
 Bernadette Mares, Barelas Neighborhood resident
 Marylou Baca, San Jose Neighborhood resident
 Angela Vigil, Martineztown Resident
 Elaine and George Franco, Barelas residents
 Marie Robinson, South Broadway Neighborhood

November 10, 2025

Daniel Aragon, EPC Chair
600 Second Street NW, Third Floor
Albuquerque, NM 87102

Re- Plan # [TA-2025-00002](#)

Text Amendments to Integrated Development Ordinance (IDO)—City-wide

Dear EPC Chair Aragon and Commissioners,

The Santa Barbara Martineztown Neighborhood Association (SBMTNA) request that the EPC defer the referenced TA-2025-0002 Text Amendments to the IDO for 6 months to a year to give more time for neighborhoods to discuss these changes with City Planning staff and City Council staff and provide our recommendations. The government is to work for the people not dictate. The public process is lacking in this recommendation. If deferral is not recommended the SBMTNA recommends denial.

The purpose of the IDO is to protect all communities, especially those that have been historically underserved. The Historic Neighborhoods have been underserved by this administration. The IDO is to protect the quality and character of residential neighborhoods. These changes to add duplexes, mixed use in residential areas does not protect the quality and character of residential neighborhoods. Most of the neighborhoods have already small-scale, neighborhood-serving economic development opportunities within walking distance. With these proposals, the City is trying to take away the quality of life that makes Albuquerque unique. The City of Albuquerque Administration and the City Council at this time seem to be serving the land speculators not the residential property owners. Under the IDO, the City is required to protect the health, safety, and general welfare of the public. The City needs to provide a report that examines the proposed traffic impacts with numbers of cars caused by high density in the residential street. The proposed changes to historical neighborhood single-family residential areas do not provide for orderly and coordinated development patterns. Instead, these proposals will cause detrimental economic impacts to low impact minority communities and displace them.

SBMTNA understands these changes are drastic because these changes impact the character of the neighborhoods and diminishes the quality of life. The City of Albuquerque Administration and the City Council need to be accountable for the destruction of our neighborhoods. These extraordinary number of recommendations are exhausting to tackle in one month.

The following is SBMTNA recommendations:

1. SBMTNA recommends neighborhood meetings with residents to understand the complexity of these proposed changes.
2. There should be no changes to the R-1 as defined as one single family dwelling. R-1 Dwelling, Single Family Detached – vote no to make changes to one single family dwelling on a lot with detached casitas.
3. SBMTNA wants the R-T zone to define permissive duplex and townhouses not R-1 zone.
4. The City needs to provide information to the Albuquerque citizens who own residential property and explain to the community how this will benefit or impact the traditional neighborhood residential R-1 zone and other commercial uses impacts to traditional neighborhoods. The presentations should include economic impacts.

5. SBMTNA recommends no duplexes or townhomes defined in the R-1 zone in historic neighborhoods and throughout Albuquerque. Existing duplexes shall remain and defined as R-T and continues to allow the pyramid which allows single family in this zone category.
6. MX-T to allow single family dwellings. This is categorized as neighborhood commercial. The City talks on one side of the mouth to allow commercial tiendas or tienditas, but says no to residential R-1 in MX-T zone. Also, MX-T is not guaranteed to have a small grocery store. There are other commercial uses under the MX-T that are allowed. To define the MX-T as bodegas is not transparent. It needs to be defined as neighborhood commercial uses and provide those the list of those uses.
7. SBMTNA wants no changes to historic single-family dwellings zoned R-1 in Historic Neighborhoods and all neighborhoods along Major Corridors or Transit Corridors. The height shall remain 26 feet in height.
8. Accessory Dwelling Units shall remain as conditional and unattached.
9. SBMTNA agrees that the maximum heights of R-1 single family should remain as 26 feet in height and no higher.

SBMTNA recommends extensive protection of Historic Neighborhoods. The following is the start of some of the SBMTNA recommendations:

1. No Air B n Bs or Bed and Breakfast in historic neighborhoods.
2. Single family as one dwelling no other residential uses such as duplex or townhomes allowed.
3. SBMTNA requests Housing Rehabilitation Program in historic neighborhoods. SBMTNA understands that to combat gentrification Seniors need a Housing Rehabilitation program to upgrade their dilapidated housing and other minor repairs. (See the HNDEF Report 2022)
4. SBMTNA due process is required by our government. SBMTNA respectfully request that the City Administration and City Council support public hearings with facilitators for small area changes.
5. SBMTNA agrees that all neighborhood associations that file appeals should not be charged any fees.
6. SBMTNA recommends the City Administration and City Council set-up a committee with neighborhood leadership voices on the rail trail and Downtown Plan to stop the gentrification.
7. SBMTNA would like the Bernalillo County to stop property taxes on the seniors. They should not owe back taxes on a limited income.

SBMTNA respectfully request the EPC to defer for six months to a year the referenced case for more neighborhood input. If deferral is not recommended the SBMTNA recommends denial. SBMTNA requests studies to understand the impacts of these recommended changes. SBMTNA also request a facilitated meeting for the neighborhoods to reach agreement with the City of Albuquerque.

Sincerely,
Loretta Naranjo Lopez, President, SBMTNA
Ronald Vallegos, Vice President, SBMTNA
Andrew Tafoya Leverett, Secretary
Jesse Lopez, Treasurer,
Rosalie Martinez
Olivia Ayon
David Naranjo
Melissa Naranjo

Chair Aragon and Commissioners:

Subject: Concerns Regarding the 2025 IDO Biennial Update

The rebranding of the 2025 IDO Biennial Update as “pro-homes policies” is misleading at best. With the possible exception of Item #10 (DORMITORY), none of the proposed amendments directly increase housing supply or affordability. Upzoning R-1 properties may benefit investors, not homeowners. Homeowners already have the permissive right to add a dwelling unit, yet only a few dozen have done so—underscoring that cost, not zoning, is the primary barrier.

At the October 28th hearing, a commissioner acknowledged that due to high costs, we’re unlikely to see a surge in ADUs or multi-family options. If that’s the case, what is the real benefit of these amendments?

Supporters often dismiss concerns about neighborhood character as coded language for privilege or racism. Yet “Protect the quality and character of residential neighborhoods” remains a stated purpose of the IDO. This contradiction deserves scrutiny.

The deeper issue is the process. Since 2019, the IDO has undergone approximately 712 changes—an extraordinary number compared to other municipalities. Moreover, recent legislation (O-22-54, O-24-13, and O-24-69) has already introduced significant changes, yet there’s been no data shared on their effectiveness.

I urge the incoming City Council to prioritize thoughtful, evidence-based planning—led by planners, not politics. Albuquerque deserves a planning process that is transparent, data-driven, and respectful of its diverse neighborhoods.

Respectfully,
Janet Simon
725 Van Buren PL SE
Albuquerque, NM 87108

November 10, 2025

Daniel Aragon, EPC Chair

600 Second Street NW, Third Floor

Albuquerque, NM 87102

RE: Unreasonable Amount of Text Amendments and Unintended Consequences

Do “bodegas” and “tienditas” on R-1 corner lots also make the lot some sort of commercial zoning rather than R-1?

It would appear that the majority of “small businesses” in Albuquerque are cannabis outlets, massage parlors and tattoo parlors. Has the EPC and Planning Dept. considered:

A person builds a 3-story building with apartments above or near a cannabis shop and offers cannabis tourism. Does the current EPC list of amendments address this? If the cannabis smell is bothering the neighbors, how long will it take code enforcement to do something, if they even respond? Because the city considers it a matter of privacy, you are not entitled to know if your neighbor is operating a BnB.

Or, let’s say a person wants to open a massage parlor and advertises “therapeutic massage” or “lotion demonstration” and is actually operating a parlor with “happy endings.” Several businesses operating on Edith between Candelaria and Comanche proclaimed they were only doing “lotion demonstrations,” but actually doing a lot more. It took a long time and a lot of legal wrangling for the city to shut them down.

Despite the stated intention to provide corner-lot bodegas for the convenience of nearby residents, these businesses will undoubtedly need to also draw customers from elsewhere. Combined with the proposed deregulation of parking, this will result in people parking in front of nearby residences, making it difficult for homeowners to have guests and family park at their houses. Additionally, the increased traffic and street parking will reduce the ability for youngsters to safely scooter and skateboard due to constant moving cars and doors opening into the sidewalk. This would severely impact the peace of the neighborhood. Would a neighbor be comfortable with their children playing hopscotch with business traffic so close? Many corner lots are on arterial streets. Will businesses invite customers to park in front of them and block traffic on the arterial street? What business signage will meet code for a residential area?

Furthermore, Albuquerque’s lack of mass transit and population density does not support the “bodega” concept. The bodegas work in Los Angeles and New York City because the population density per square mile easily support these businesses. Fortunately, we don’t have millions of people compressed into a small area. God forbid, we ever do.

This pile of amendments will create more problems than it will solve. Why are we looking at zoning like we’re a city of millions instead of just thousands? Why do we want to make the whole city like the

student ghetto or like a New York City Burrough?

This number of amendments is not “reasonable” in the legal sense that a “reasonable” person cannot “reasonably” remain “reasonably informed”. I would wager that over 95% of reasonable Albuquerque residents don’t even know what the IDO is much less able to participate in the unreasonable process.

If affordable housing is a realistic goal, why aren’t the developers of large residential areas such as Del Webb, Pulte and DR Horton required to dedicate 30% of their development areas to affordable housing?

Jim Price

Resident since 1963

I ask that you oppose IDO amendment #M-2 Bodegas/Tienditas. Among other things, I am concerned about trash pickup and deliveries and lack of Planning personnel to ensure they would be implemented within IDO parameters.

Debbie Conger

Please oppose the permissive up zoning presented in this IDO update. This has the potential to destroy neighborhoods. It would be better to focus on vacant hotel and commercial building conversions in order to provide more housing. Passing this upzoning will not result in greater home ownership, which is a key to generational wealth, but instead will put more wealth in the hands of a few.

Debbie Conger

Date: November 11, 2025

To: EPC Chair Aragon and Commissioners

From: Evelyn J Rivera, Retired Realtor/Certified Residential Appraiser

Re: Attack on Single-Family Homeowners

I oppose any proposed amendments to convert R-1 zoned properties to multi-family/commercial uses. There is no shortage of vacant residential units. There **is** a shortage of single-family residential homes available for aspiring homeowners. According to the July 2024 U.S. Census Data the vacancy rate for rental units was 6.7% out of 109,172 rentals or 7,315 vacant units in Albuquerque & Bernalillo County. The proposed amendments would upzone R-1 properties, effectively diminishing the supply of single-family residential homes available to aspiring young homeowners.

Upon conversion to multi-family properties, these properties would lose the annual 3% cap on real estate taxes that applies only to single-family residential properties. The properties converted to multi-family uses would be reassessed at current market values.

The amendment to “ban” single-family homes in MX-T zoned areas would make the existing single-family homes in those areas “non-conforming”. Lenders would not be willing to make mortgage loans on properties that are banned in those areas. It is unlikely that insurance companies would write policies on properties that could not be rebuilt if destroyed. This would further reduce the number of single-family homes available to aspiring young homeowners. Why would new single-family residential construction be banned when there is a shortage?

So what is the real purpose of eliminating R-1 zoning?

In the planning department's presentation of the proposed amendments, she stated, “Zoning has a history of racism”...and “zoning's history is one of institutional racism”. According to U.S. Census Data, Albuquerque and Bernalillo County populations are primarily Minority races, with only 37.7% of the population “White only”. Approximately 38% of the housing units in Albuquerque are not single-family detached units. A sign of stability for corporate relocations. The proposed amendments would not affect affluent neighborhoods protected by Homeowner Associations, such as High Desert, Primrose Pointe, Los Poblanos, and Tinnin Farms, etc.

Planning should be based on facts not an ideology or theory.

“allow more housing options”

Housing options exist.

“allow more household income diversity”

Income diversity exists.

“because of our racist systems, we get more
desegregation”

Albuquerque is a Minority/
Majority city.

“zoning started out as racially explicit”

In the late 1800s.

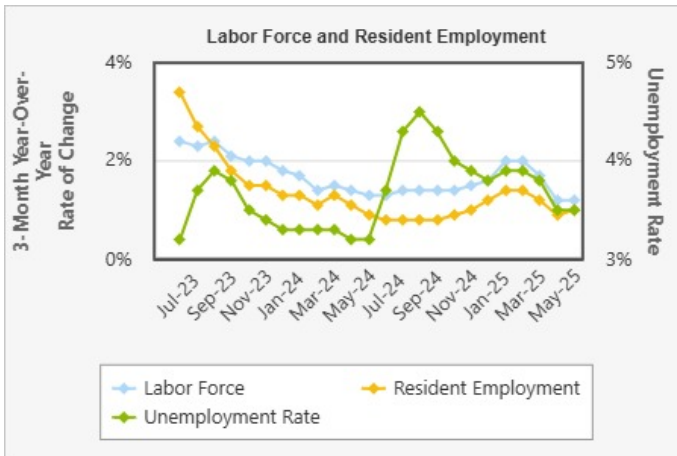
“zoning has become institutional racism”

Albuquerque is a
Minority/Majority City

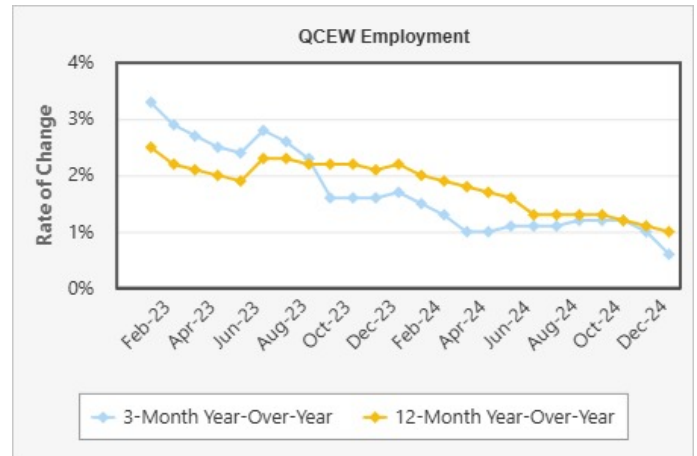
Redlining was outlawed in 1968.

The Supreme Court case that outlawed zoning based on race was decided in 1917.

ECONOMIC CONDITIONS



Data Source: U.S. Bureau of Labor Statistics



Data Source: U.S. Bureau of Labor Statistics

	3-Month Average			3-Month Year-Over-Year Change			
	May 2023	May 2024	May 2025	May 2023 to May 2024		May 2024 to May 2025	
	Number	Percent	Number	Number	Percent	Number	Percent
Labor Force	341,531	346,107	350,228	4,576	1.3	4,121	1.2
Resident Employment	331,742	334,863	338,130	3,121	0.9	3,267	1
Unemployment Rate (%)	2.9	3.2	3.5	n/a	n/a	n/a	n/a
	December 2022	December 2023	December 2024	December 2022 to December 2023		December 2023 to December 2024	
	Number	Percent	Number	Number	Percent	Number	Percent
QCEW Employment	340,201	346,149	348,234	5,948	1.7	2,085	0.6

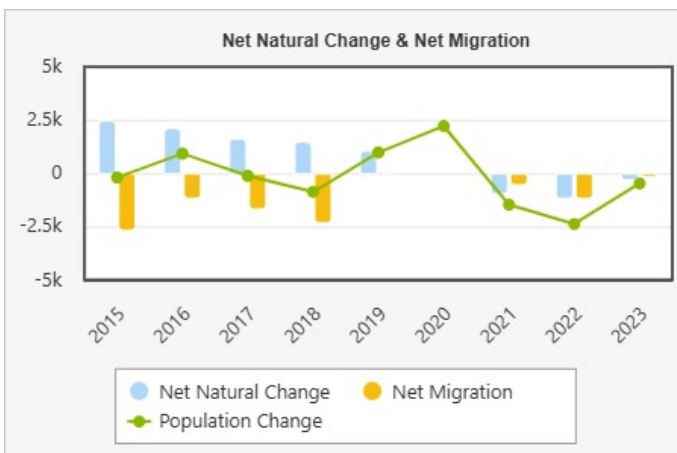
Data Source: U.S. Bureau of Labor Statistics

POPULATION & HOUSEHOLDS

		Decennial Census			ACS & Population Estimates Program						
	April	April	<u>Average Annual Change</u>		July	July	July				
	2010	2020	2010 to 2020		2021	2022	2023	2021 to 2022		2022 to 2023	
			Number	Percent				Number	Percent	Number	Percent
Population	662,564	676,444	1,388	0.2	675,410	673,039	672,572	-2,371	-0.4	-467	-0.1
Households	266,000	279,298	1,330	0.5	285,185	286,424	285,796	1,239	0.4	-628	-0.2

Data Source: 1 - 2010 Census; 2020 Census; U.S. Census Bureau Population Estimates

2 - 2010 Census; 2020 Census; 2021, 2022 and 2023 American Community Surveys (1 - Year)

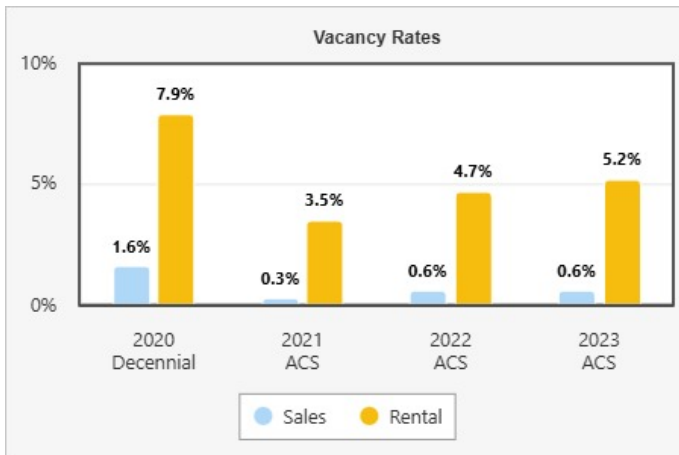


Data Source: U.S. Census Bureau Population Estimates

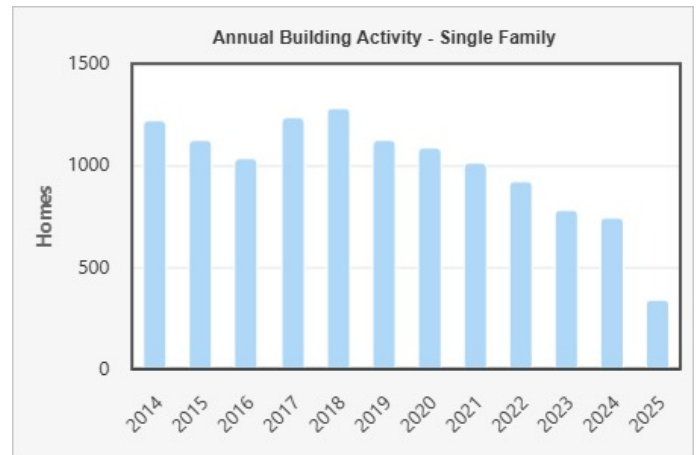
Notes: 1 - Values in chart reflect July year-to-year changes

2 - Net Migration includes residual population change

3 - Annual components of population change are not available for 2020



Data Source: 2020 Census; 2021, 2022 and 2023 American Community Surveys (1 - Year)

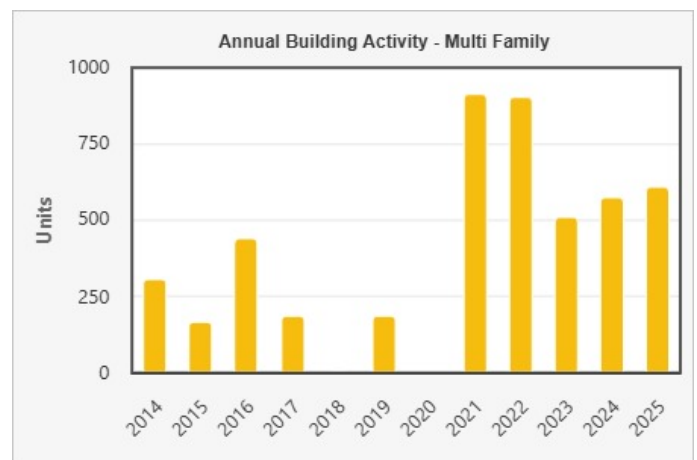


Data Source: U.S. Census Bureau, Building Permits Survey

Note: Data for 2025 is preliminary, through June 2025

Housing Inventory by Tenure				
	2020	2021	2022	2023
	Decennial	ACS	ACS	ACS
Total Housing Units	299,451	300,796	302,768	304,522
Occupied	279,298	285,185	286,424	285,796
Owners	172,281	181,328	189,485	185,305
% Owners	61.7	63.6	66.2	64.8
Renters	107,017	103,857	96,939	100,491
% Renters	38.3	36.4	33.8	35.2
Total Vacant	20,153	15,611	16,344	18,726
Available for Sale	2,732	582	1,069	1,129
Available for Rent	9,201	3,713	4,795	5,462
Other Vacant	8,220	11,316	10,480	12,135

Data Source: 2020 Census; 2021, 2022 and 2023 American Community Surveys (1 - Year)



Data Source: U.S. Census Bureau, Building Permits Survey

Note: Data for 2025 is preliminary, through June 2025



FY 2025 INCOME LIMITS DOCUMENTATION SYSTEM

[HUD.gov](#) [HUD User Home](#) [Data Sets](#) [Fair Market Rents](#) [Section 8 Income Limits](#) [MTSP Income Limits](#) [HUD LIHTC Database](#)

FY 2025 Income Limits Summary

FY 2025 Income Limit Area	Median Family Income Click for More Detail	FY 2025 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Albuquerque, NM MSA	\$91,400	Very Low (50%) Income Limits (\$) Click for More Detail	32,000	36,600	41,150	45,700	49,400	53,050	56,700	60,350
		Extremely Low Income Limits (\$)* Click for More Detail	19,200	21,950	26,650	32,150	37,650	43,150	48,650	54,150
		Low (80%) Income Limits (\$) Click for More Detail	51,200	58,500	65,800	73,100	78,950	84,800	90,650	96,500

The **Albuquerque, NM MSA** contains the following areas: Bernalillo County, NM; Sandoval County, NM; Torrance County, NM; and Valencia County, NM.

* The FY 2014 Consolidated Appropriations Act changed the definition of extremely low-income to be the greater of 30/50ths (60 percent) of the Section 8 very low-income limit or the poverty guideline as [established by the Department of Health and Human Services \(HHS\)](#), provided that this amount is not greater than the Section 8 50% very low-income limit. Consequently, the extremely low income limits may equal the very low (50%) income limits.

For last year's Median Family Income and Income Limits, please see [here](#):

[FY2024 Median Family Income and Income Limits for Albuquerque, NM MSA](#)

Select any FY2025 HUD Metropolitan FMR Area's
Income Limits:

Albuquerque, NM MSA

Select HMFA Income Limits Area

Or press below to start over and select a different
state:

Select a new state

Prepared by the [Program Parameters and Research Division](#), HUD.

-Opposition to Plan # TA-2025-00002 – Proposed 2025 Update to the IDO

Dear Commissioners,

I am writing as a resident of Albuquerque to formally express my opposition to Plan # TA-2025-0002, the proposed plan, in its current form, raises serious concerns for the city and its residents.

1. Slow growth does not justify drastic changes

Data from the U.S. Census Bureau and regional planning agencies indicate that Albuquerque's population growth is modest at best:

- City population estimate for 2024: **560,326**, a **-0.7% change** from 2020. (census.gov)
- Regional growth (MRMPO area) 2020–2024: **+1.0%**, reflecting very slow expansion. (mrcog-nm.gov)

This slow growth suggests that sweeping changes to zoning and density regulations are not justified by current population trends. Proceeding with drastic up-zoning and regulatory easements risks destabilizing neighborhoods, creating infrastructure strain, and potentially exacerbating housing affordability issues without sufficient demand to support it.

2. Erosion of historic neighborhoods

The proposed plan would allow higher densities, reduced setbacks, and expanded allowable uses in many residential and single-family zones. Such changes threaten the character of historic neighborhoods by encouraging larger, out-of-scale developments that do not reflect existing street patterns, architecture, or community identity. Evidence from U.S. cities shows that rapid up-zoning in historic areas often results in:

- Loss of historic fabric and streetscape ([Village Preservation, NY](#))
- Increased property values and reduced diversity ([Urban Institute, 2023](#))

Without strong safeguards, historic neighborhoods in Albuquerque risk significant erosion of character and community identity.

3. Risk to low-income housing and displacement

Broad zoning changes frequently benefit market-rate development first, with little assurance that low-income residents will be protected. U.S. studies indicate that up-zoning without explicit affordability protections can accelerate displacement and reduce housing options for vulnerable populations ([Urban Institute, 2025](#); [Pew Charitable Trusts, 2025](#)). In Albuquerque, aggressive deregulation risks pushing out long-time residents and eliminating existing low-cost rental housing, further eroding neighborhood diversity and affordability.

4. Plan complexity and lack of clarity

The proposed IDO update is extremely long and dense, making it **difficult for the average resident to understand** how it would function in real-life situations. Residents cannot easily determine how zoning changes will affect their property, neighborhood, or services, nor can they interpret complex density formulas, setback reductions, or affordability requirements.

The table below summarizes key complexity issues and practical challenges:

Issue	Challenge for Residents	Example / Impact
Length and Density of Text	Hundreds of pages with technical language	Average residents cannot easily determine neighborhood impacts
Zoning Changes Across Multiple Zones	Confusing rules for single-family vs. multifamily areas	Uncertainty about setbacks, uses, and building height
Historic Neighborhood Protections	Vague guidance	Residents unsure if renovations/demolitions require review
Density and Transition Rules	Complex formulas for density, FAR, coverage	Hard to predict redevelopment fit
Affordability / Low-Income Housing Requirements	No clear enforcement mechanism	Unclear how affordable units are counted or replaced
Infrastructure and Public Services	Impact on roads, schools, water/sewer not clear	Residents may face unexpected service strain
Practical Examples	Limited real-world illustrations	Difficult to interpret impact on typical lots

Without clear explanations, visuals, or practical examples, residents cannot meaningfully assess impacts, provide informed feedback, or plan accordingly. This lack of clarity undermines public engagement and increases the risk of unintended consequences for Albuquerque's neighborhoods and residents.

Requested Modifications

In light of these concerns, I respectfully request the following changes:

1. **Growth-based justification:** Require a clear, data-driven assessment showing that proposed density increases are necessary given actual population trends.
2. **Neighborhood protections:** Implement overlay zones or design guidelines that preserve historic character, tree canopy, setbacks, and street scale.
3. **Affordability safeguards:** Include mandatory protections for low-income housing, tenant relocation assistance, and replacement of lost units.
4. **Clarity and accessibility:** Rewrite or summarize the plan with plain-language explanations, visual maps, and real-life examples to ensure residents can understand its impacts on their neighborhoods.

5. **Phased implementation:** Introduce gradual changes with community input and conditional triggers tied to measurable growth or infrastructure needs.

Conclusion

While I support efforts to increase housing diversity and infill, the current IDO update under Plan # TA-2025-00002 is not justified by Albuquerque's slow growth, threatens historic neighborhoods, risks displacing low-income residents, and is too complex for meaningful public understanding. I urge the Environmental Planning Commission to reject or substantially revise this proposal to ensure that development benefits all residents while preserving the city's character and affordability.

Thank you for considering my comments. I respectfully request that this letter, including the attached summary table, be entered into the public record for the November 20, 2025 hearing.

Sincerely,

Crystal Garcia

Date: November 11, 2025
To: EPC Chair Aragon and Commissioners
Re: IDO amendments

These are comments I spoke at the last EPC meeting and they are still relevant concerns of mine. I have added some at the end. I put some notes on the spreadsheet, and support what others have written in detail – Patty Willson, Jane Baechle, Eleanor Walther, Rene Horvath. I hope you read all my little yellow circles. I am distressed to find the amendment upzoning major transit corridors. While that might seem appropriate in some areas, we had Menaul in the North Valley redesignated to major transit corridor last month. It was opposed by all four adjacent neighborhood associations, the North Valley Coalition and our City Councilor. We suggested eliminating the valley section from this new designation. There was absolutely no mention made of consequences except compliance with the Comp Plan, which we all knew was a lie. That is how deceitful this process has become and generally, residents know nothing about it until they are impacted. IDO? Glazed eyes. It would seem wise to wait until O-24-69 is resolved by the Courts, and it is a sly move to steamroll over the rejection of R-167 with some of the amendments. The number of amendments is overwhelming, there is no way I can present them to my board and ask for a vote, so although I am President of the North Valley Coalition, these comments are my own. This is a broken process.

Creating walkable corridors requires complying with DPM street cross section guidelines, not just building high rises. Liveability should require providing green spaces for multi family housing.

I oppose removing the requirement of 24/7 supervision of safe outdoor spaces. This is something the city could subsidize.

I don't think properties should have zone changes without notifying property owners. I think there are ramifications that are not being considered, including financing and home equity loans.

We have Los Candelarias Village Center which could accommodate bodegas and tienditas, small restaurants, etc. I don't think at this point they need to intrude into residential neighborhoods. There are plenty of areas where they can occur in corridors, on major streets.

I think before we change the whole vision of Albuquerque and the IDO, there should be real public meetings, such as were done before the IDO was adopted. Build, build, build does not necessarily create affordability and that is the real issue. Lots of empty apartments have not resulted in lower rents. Renting does not opt people out of having to always be at the mercy of the market.

Peggy Norton
3810 11th Street NW
peggynorton@yahoo.com

Date: November 11, 2025
To: EPC Chair Aragon and Commissioners
Re: 2025 IDO Biennial Review

Dear Chair and Commissioners,

“Catch 22”- Defined by Merriam Webster as “an illogical, unreasonable, or senseless situation”.

The IDO Review process clearly meets this definition. Multiple members of the public have submitted written comments documenting the irremediably flawed IDO Review process and the specific evidence of that in the current 2025 IDO review. The average person has no reasonable chance of understanding 151 proposals. The initial EPC hearing on these included some comments indicating Commissioners did not understand every proposal. Yet, the EPC will vote on a recommendation to the City Council.

The double bind for a member of the public becomes how to respond:

- If one’s comments focus on the process alone, one does so at the expense of addressing specific proposals and their impact.
- If one comments on specific proposals, attempts to engage in an unreasonable process, one risks being considered as a willing participant.

The IDO review process is effectively a no win situation in which engagement looks fruitless.

Nonetheless, you have received extensive comments about both the process and individual proposals. Those comments reflect hours of engagement and review by the people who have sent them, engagement *despite* the design of the process.

I respectfully request that you thoughtfully consider the comments you have received and the enormous effort of people committed to our city.

Sincerely,

Jane Baechle
Resident, ABQ and SFV

Date: November 11, 2025
To: Environmental Planning Commission

Re: 2025 Integrated Development Ordinance Biennial Update

IDO Item #M-2 Bodega/Tiendita – Oppose

Chair Aragon and Commissioners:

Although there are several items in the 2-25 IDO Biennial Update that I oppose, I only have time to comment on Item #M-2 BODEGA/TIENDITA in order to meet the 9 am deadline.

I oppose this for several reasons but only have time to comment on one. And that is parking. Bodegas/tienditas will not be able to survive on foot traffic. They will need car traffic. And that will result in parking issues. Currently in my neighborhood someone is operating an auto related business from a home, a home on a corner lot. This has resulted in regular parking within 30 feet of a stop sign, causing safety issues. Calls to 311 have not been able to stop this from happening.

Please oppose #M-2.

Respectfully,

Debbie Conger
Albuquerque resident

Date: November 10, 2025
To: EPC Chair Aragon and Commissioners
Re: Bodegas/Tienditas

I am writing to you today to ask for your opposition to IDO amendment #M-2 BODEGA/TIENDITA.

This IDO amendment establishes grocery store, restaurants and general retail uses as permissive on corner lots greater than 5,000 square feet in all R-1 zones. The abutting or surrounding properties are homes. Homes that reflect the cultural diversity of our community.

Amendment #M-2 allows for establishment of multiple retail uses in existing residential areas. The operational requirements of retail uses conflict with residential areas. Retail requires adequate parking for customers. Talk to any retail establishment and they will tell you they cannot exist with walk-up/bike-up traffic only. Access and infrastructure for deliveries, trash/waste removal, lighting, signage, and other requirements a successful retailer can identify.

If I understand the discussion of the changes to R-1 zoning in the October 28, 2025 EPC hearing, there were thoughts that few of the proposed amendments will result in actual changes, because the costs are too high and the average property owner does not have the capital to add additional housing or retail. Further since the actual results will be minimum these changes should be accepted as “gentle density” to benefit residents. I ask you, if the impact will be minimal at best, why do it? I want our elected officials to make improvements that do make a positive impact. For example, the blight on Central where many businesses have been abandoned, how about improvements for housing there? How about more hotel conversions? I am aware of some success in District 9. More are needed in other areas of the city.

I object to the effect this would have on the character of my neighborhood. I stand by that statement regardless of the supporters saying it is another phrase for privilege and racism. I do believe zoning has a history in racism—emphasis on history. We have evolved and have laws, agencies and education to overcome that past. Please stop implying that I and my neighbors are racists for wanting a different path for housing. Additionally, the history of zoning also talks about red tape and increased costs tied to zoning. Nothing in this amendment reduces either.

Please think about the impact on our culturally diverse neighborhoods. There are other ways to make a positive impact on housing.

Respectfully,
Julie Dreike



Spruce Park Neighborhood Association
1603 Sigma Chi Road, NE
Albuquerque, NM 87106

November 11, 2025

Dear Chairman Aragón and EPC Commissioners:

Planning Department presentations emphasize that "one-size-fits-all approaches should be avoided" in order to preserve areas that enrich Albuquerque's diversity. The Spruce Park Neighborhood Association agrees with the Planning Department on this point. Our community, located directly west of UNM's main campus, is an important contributor to the city's diverse cultural heritage. The area includes two historic neighborhoods, one of which is Spruce Park Historic District. It is over 100 years old and is listed on the National Register of Historic Places and the New Mexico Register of Cultural Properties because of the irreproducible homes that reprise early European architecture. The companion Sigma Chi Road Historic District exemplifies the popular designs of the 1950s. Despite these designations, we are unlike other historic areas of the city in that we have no protective overlay.

Spruce Park already has unusually high residential density without the city-wide increases proposed in these IDO amendments. Forty percent of our dwelling units are multifamily, and further densification has come because our proximity to campus has led to some home rentals to multiple students. We are in no way comparable to other parts of Albuquerque where more recently built housing has exclusively been single family and is on larger lots connected by wider streets. Moreover, major decisions with long-term impacts are being made without adequate consideration of unintended consequences. Without the discussion opportunities normally provided during Community Planning Area assessments, the amendments are confusing and the process is too rushed.

If broadly applied, the densifications would shift property values entirely to the land and overburden the carrying capacity of Spruce Park. We are a small neighborhood that would, because of our location, be especially attractive to investors seeking maximum profit from rentals to UNM students. The unrestricted height limits of additional apartment projects would be particularly detrimental, as would the parking reductions granted to the 70 percent of our land that is within ¼ mile of the A, R. T. line. Private vehicles are still needed for such activities as medical appointments and grocery shopping, and parking a large number of them on our narrow, curving streets would not be possible. Available curb space is in some cases less than 50 feet; normal services like trash collection and emergency responses could not function. All the proposed options (cottage developments on 10,000 square foot lots [if there are any], two-family duplexes, and/or townhouses [the latter with unlimited numbers of units]) would be highly damaging. Adding so-called tienditas would be another source of destructive congestion here.

In general, the proposed residential densifications would decrease the quality of life in neighborhoods because control of land use would shift from residents who are primarily motivated by the desire to create a pleasant environment to profit-driven owners. This would

reduce opportunities for home ownership as starter homes are removed from the market in favor of rental property development. There are no long-term assurances that the new apartments would be affordable. Please help avoid the creation of such problems in Spruce Park by supporting the Comprehensive Plan directive to preserve heritage areas of the city like ours. Exempt Spruce Park from further upzoning.

Sincerely,

Heidi Brown, President

Spruce Park Neighborhood Association