INTEGRATED DEVELOPMENT ORDINANCE

ALBUQUERQUE, NEW MEXICO
INTEGRATED DEVELOPMENT ORDINANCE
Post-EPC Redline Draft – December 2025

https://abq-zone.com/ido-updates-2025

IDO Update 2025

ABQ Affordable Housing Coalition
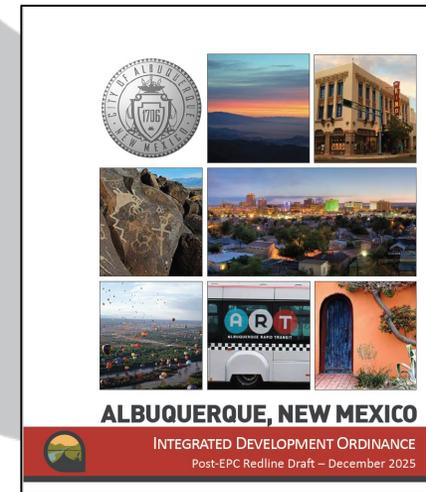
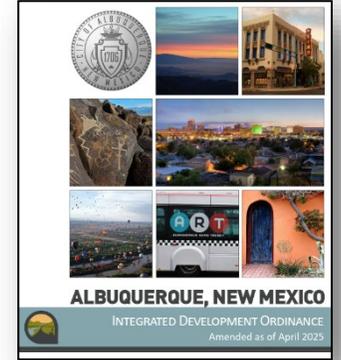ONE ALBUQUERQUE

THANKS FOR PARTICIPATING!

2025 IDO Update

https://abq-zone.com/ido-updates-2025

Get to Know Your IDO
[Handout](#) (PDF)
[Presentation](#) (PDF)
[Video](#)

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Amended as of April 2025

IDO Online
https://ido.abq-zone.com

Watch for Trainings on the Updated IDO in April 2026!

October 2025
Environmental **P**lanning **C**ommission

January 2026
Council's **L**and **U**se **P**lanning **Z**oning Committee

February 2026
City Council

ONE ALBUQUERQUE planning
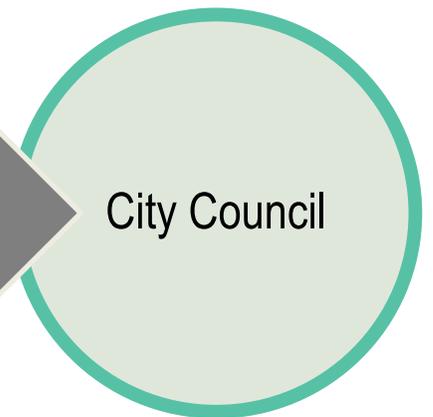
Lower Costs per Housing Unit

Require less land/parking to leave more money for constructing housing units

- **R-1 Dimensional Standards –** Removed subzones with larger minimum lot sizes and setbacks
- **Building Heights**
  - **R-ML and R-MH and Mixed-use Zone Districts**
    - Added a new tier of higher building height in Major Transit and Activity Centers
    - Bumped up building height in Urban Center, Premium Transit, and Main Street areas accordingly
- **Parking**
  - **Citywide Parking Minimums**
    - Reduced minimum requirements for multi-family.
      - New built-in reduction for workforce housing (1 space / DU)
    - Decreased parking minimums by 20% for most uses
  - **Centers and Corridors:**
    - Eliminated parking minimums
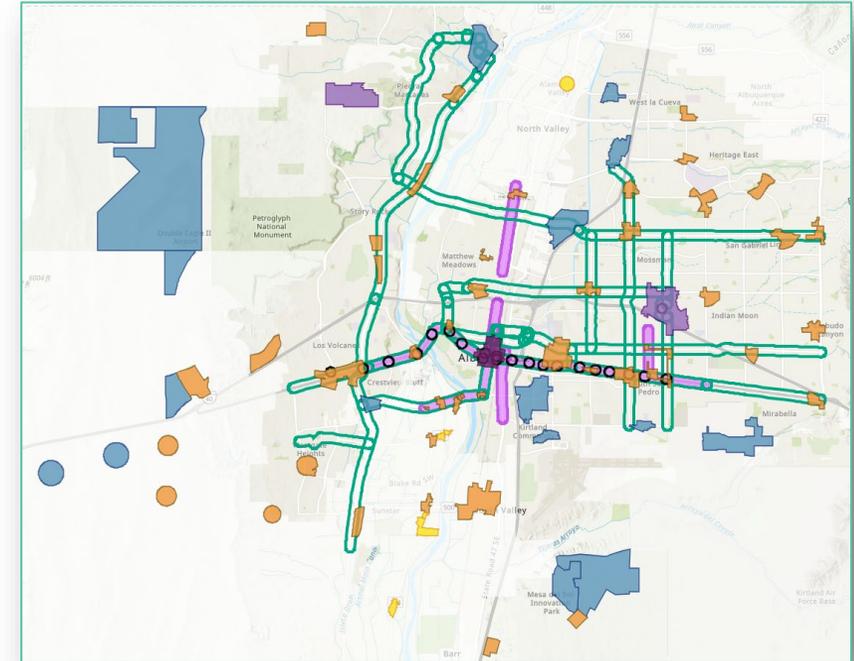
IDO Zoning Map

DT = **D**own**t**own
UC = **U**rban **C**enter
AC = **A**ctivity **C**enter
EC = **E**mployment **C**enter
MS = 660 feet from **M**ain **S**treet
PT = 660 feet from **P**remium **T**ransit station
MT = 660 feet from **M**ajor **T**ransit

Increase Housing Choices

Take bold but gentle action to create more housing choices for families

- **Dormitory** – Made co-living permissive in R-ML and MX-T
  (already allowed in R-MH and the other Mixed-use zones)

"Albuquerque and Santa Fe could add hundreds of low-cost homes and curb homelessness with small, dormitory-style microapartments that have shared kitchens, bathrooms, and amenities.

The Pew/Gensler study found that each 'co-living' apartment would cost about $130,600 to build in Albuquerque and $184,400 in Santa Fe, well below the roughly $300,000 needed to build a typical studio apartment."

Pew Charitable Trusts, Co-living and Affordability in ABQ (8/5/2025)

Increase Housing Choices

Take bold but gentle action to create more housing choices for families

- **Cottage courts** – Allowed multiple small single-family or duplexes citywide on lots 10,000+ s.f.
  - **Examples:**
    - Multigenerational family compounds / senior living / intentional communities
    - Build-to-Rent
    - Affordable housing

10,000+ s.f. lots
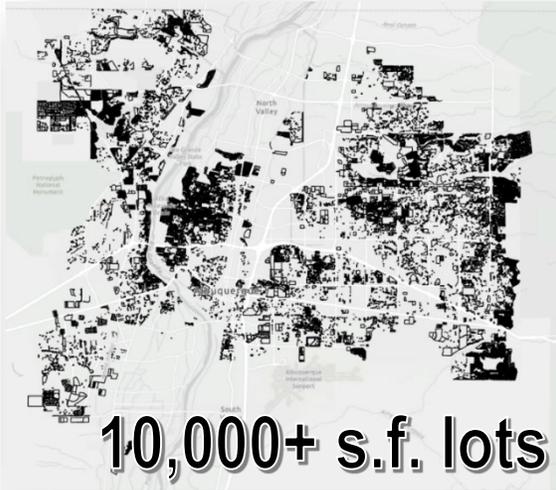
1700 Old Town Rd.

Griegos Farms by Rembe Urban Design + Development

SAMPLE CALCULATION

		Square Feet (s.f.)	Calculation	Result
Start with an example lot size total		10,000		
Divide by minimum lot size in the zone district				
	R-1	3,500	2.86	units
Multiply by an assumed s.f. per unit in a typical house		2,000	5,714	total s.f.
Divide by size limits in the zone district				
	Minimum size	650	8	cottage units
	Maximum size	1,200	4	cottage units

FACTORS IN DEVELOPMENT

CITY REGULATIONS

- Zoning
- Street Tree Ordinance
- Traffic Ordinance
- Short-term Rental Ordinance
- Vacant Premises Ordinance

CITY INCENTIVES

- Metropolitan Redevelopment Areas + financial tools
- Housing subsidies
- Economic development financial tools
- Repair assistance

FEDERAL REGULATION + PRIVATE MARKET

- Interest rates + mortgage rates
- Tax structure + incentives
- Housing subsidies
- Banks + lending practices
- Fair Housing Act
- Building codes
- Developers
- Construction workforce
- Construction costs
- Investor capital
- Jobs + wages
- Household trends + preferences

- **Albuquerque is in a housing crisis.**
  - House prices are too high for most families looking to own.
  - Rents are going up dramatically.
  - Homelessness is increasing.
  - Wages are not increasing as fast as housing costs.
  - The cost of construction materials and labor are limiting the pace of housing construction.
    - Only the largest-scale multi-family construction and highest-priced housing can pay for themselves without subsidy.
    - Small projects are getting more creative with funding to make them happen.
 - The City does not (and maybe can't) allocate enough $ to subsidize enough affordable housing to meet the need.

THE DEBATE

- **Will zoning changes result in housing construction?**
  - For large-scale projects, can allowing more units help projects "pencil" and cover constructions costs?
  - Will individual people invest in incremental, missing middle housing?
- **Is all housing good housing?**
  - Would housing get built if the City required some units to be affordable (inclusionary zoning)?
  - Would too much housing lead to gentrification in communities of color?
    - Would the City be ready with tools / strategies to intervene, if so?
- **Will Albuquerque still be Albuquerque if more housing gets built?**
  - Will Albuquerque have a future if we continue with the status quo?
  - What are we "ready" for?

NEXT STEPS
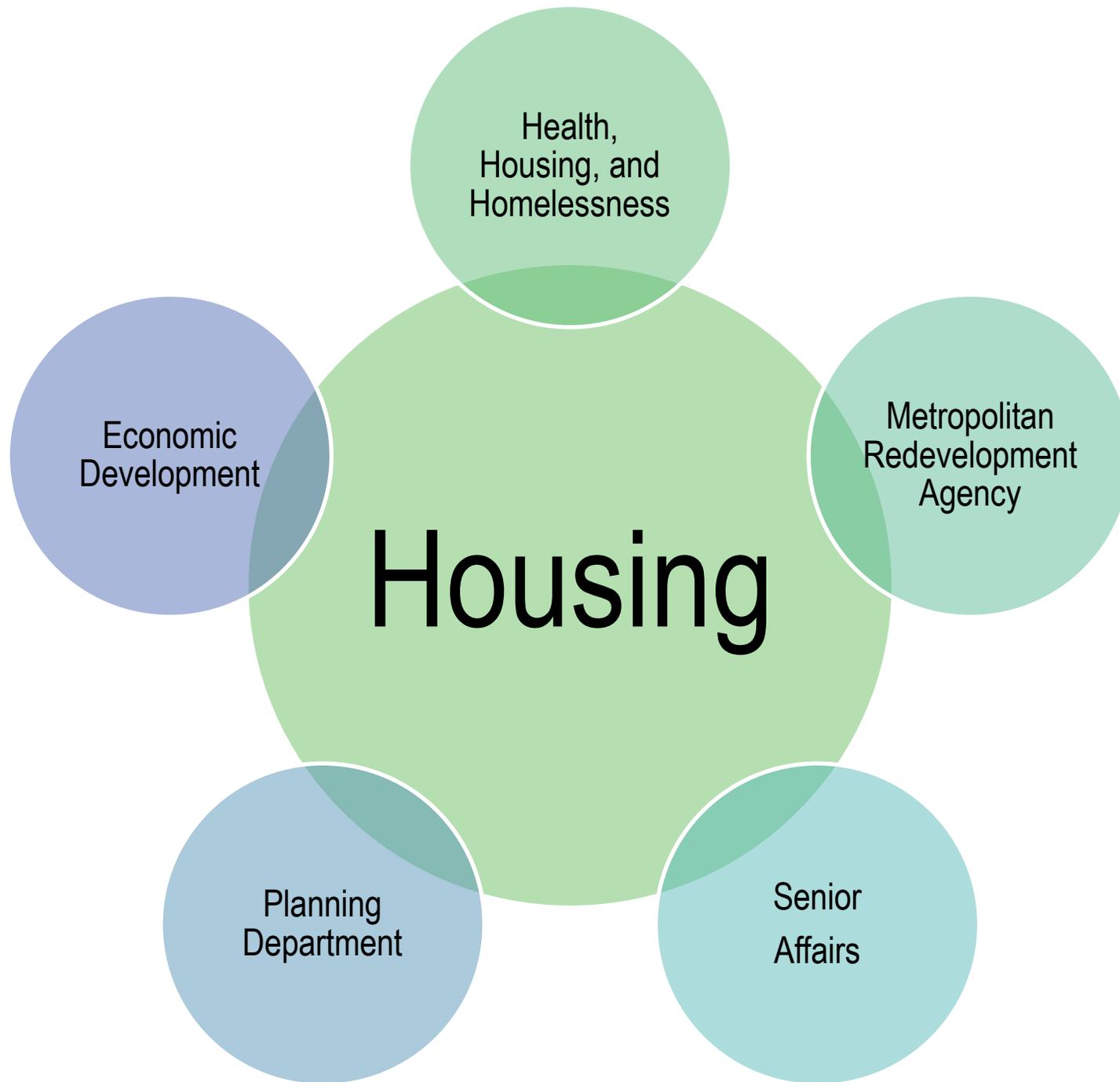
Anti-displacement Toolbox

- [Existing resources](#) that may be helpful for residents and businesses.

- [Featured strategies](#) that other cities have put in place that can inform our efforts.

- [Actions](#) that the City can take to help residents and businesses thrive in their communities.

https://tinyurl.com/CABQ-Anti-Displacement
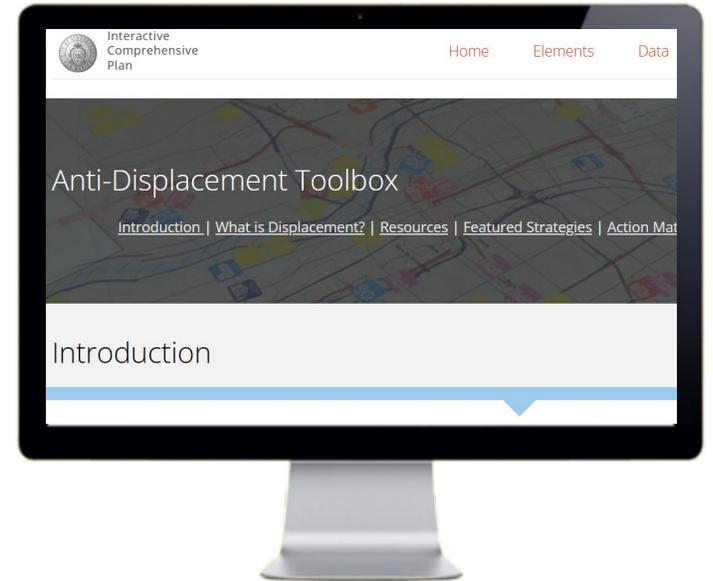
NEXT STEPS

Housing Production

- Accessory Dwelling Units ("Casitas")
- Increasing Housing Supply
- Housing Policies & Regulations

Housing Preservation

- Community Land Trusts
- Pro-Active Rental Inspections
- Home Repair & Maintenance Assistance

Metrics

- Measuring & Mapping Displacement

Business Support

- Strategies for Small & Local Businesses

What else?

https://tinyurl.com/CABQ-Anti-Displacement

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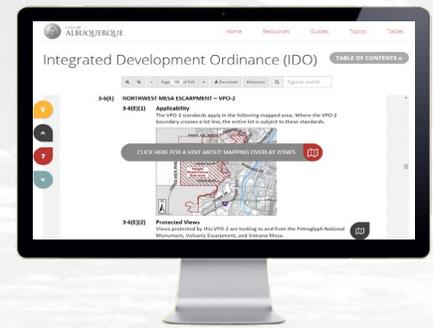
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THANK YOU

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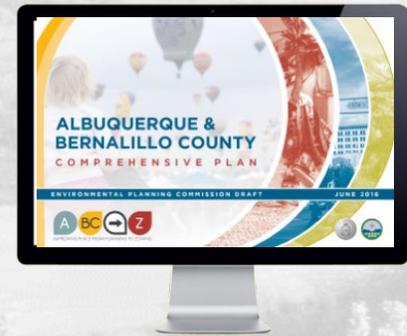jessica@cabq.gov

Interactive IDO
ido.abq-zone.com

IDO Zoning Map
tinyurl.com/idozoningmap

Comp Plan
compplan.abq-zone.com

Community Planning Areas
cpa.abq-zone.com

Planning Webpage
cabq.gov/planning