



ALBUQUERQUE AFFORDABLE HOUSING COALITION

AAHC Membership Meeting
July 9, 2025
Zoom

1. Welcome and Introductions: 12:02 PM

Meeting Facilitator: Miriam Hicks, Vice President

- Welcome attendees and board members present:
 - Miriam Hicks, Vice President
 - Renia Ehrenfeucht, Treasurer
 - China Osborn (Secretary)
 - Melissa Ontiveros (Members-at-Large)
 - John Lewis (Members-at-Large)

- Approving the Meeting Agenda:
 - - Reina Ehrenfeucht made a motion to approve; seconded by China Osborn
 - - Vote: Approved unanimously

2. Presentations:

- **Speaker:** Kendra Montanari, Transportation Planning Manager, MRMPO
 - Mid-Region Metropolitan Planning Organization (MRMPO) is part of Mid-Region Council of Governments (MRCOG)

Key Points:

- Just produced the Transitions 2045 Metropolitan Transportation Plan
 - MRCOG partnered with City of Albuquerque on housing needs assessment prepared by Root Policy Research covering 3-county area and 22 smaller communities to support 2045 plan recommendations
- Study found 24,000 people moved west of Rio Grande between 2010-2022, creating 470,000 daily river crossings with 66% of new housing west but 80% of jobs east
- Assessment identified a 22,000-unit rental shortage for the lowest income earners and 41% of existing rental units need maintenance
- 39% of workers cannot afford the median rent at median wages, particularly affecting healthcare workers, food service, trucking, and maintenance workers
- Future projections show 55,000 new units needed by 2045 driven by smaller household sizes as the population ages, with 50% of householders 75+ living alone; Greater household formation due to smaller household size
- Kendra highlighted limited capacity for additional dwelling units in east side job centers and recommended regional inventory of government-owned land
- Policy Recommendations Include:



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- Understand/plan for limited capacity for additional dwelling units in area with large job creation
- Change in zoning allowances for more density
- Combat resistance to development – advocate more YIMBY’s
- Allow mix of housing options for diverse income levels
- Implement of anti-displacement tools
- Solicit regional cooperation and planning; property lists

Q&A Highlights:

1. What are people working on in regional collaboration?

- Middle Rio Grande housing collaborative?
- Need a housing inventory or government-owned land

2. There is possible MRCOG financing for infrastructure from the State

- **Speaker:** Mikaela Renz-Whitmore, Planning Manager, Urban Design & Development, City of Albuquerque Planning Department

Key Points:

- R-25-167 is going to Council in August:
 - voluntary up-zoning for properties in corridors, other urban areas (like Metropolitan Redevelopment)
 - First hearing: LUPZ - August 13, 2025
- Focus of IDO (zoning updates) - allowing more missing middle/gentle density
- O-24-69 want to expand on it
 - Allowing multi-family in centers and corridors
 - Decreasing costs per unit by:
 - Reduce the minimum lot size in all R-1
 - Higher building heights
 - Reduced parking minimums
- Planning staff proposing legislative conversion of properties within quarter mile of Main Street and premium transit areas to RML zoning (allows single family through apartments)
 - Disallowing single-family in MX-T (to encourage more density in mixed use)
- New proposals include allowing duplexes on corner lots over 5,000 square feet and cottage developments on any lot over 10,000 square feet citywide
- Staff recommending up-zoning R1, RT, and RA properties within major transit corridors and activity centers to RML zoning
- Building height increases proposed for activity centers and major transit corridors, with 12-foot workforce housing bonus for units affordable to 80% AMI or below



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- Parking minimum reductions citywide for multifamily, with no parking minimums in centers and corridors

Notable Discussion:

- Public meetings coming up starting in July
 - Mikaela emphasized need for public participation through July-August meetings before October Planning Commission hearings
- We are ready to reduce parking minimums
 - Work with your councilor to make your voice heard
- Would there be unintended housing consequences to eliminating parking minimums?
- Also considering the want to make incremental changes with R-ML

Q&A Highlights:

- Russel Britto-asking about need for infill, potential for NIMBYism, lack of clarity for undergrounding for utility lines; utility relocation may or may not require a public hearing and can add layers of complications to permitting.
 - Planning will follow up on these specific questions
- Would neighbors be notified for opt-in zoning?
 - It's legislative, so would be announced, but would not be mailed notice.
- How can people get more involved and get notices?
 - Planning Interactive IDO website: <https://abq-zone.com/>

- **Speaker:** Pascual Maestas, Mayor of Toas and Executive Director of New Mexico Association of Regional Councils) NEWMARC

Key Points:

- There are 7 COG's (Council of Regional Governments) across the state
 - The amount of services and resources available changes from COG to COG
 - Statewide regional planning coordination – new focus on housing
- NEWMARC coordinates the 7 COGs across New Mexico with monthly calls on first Monday (economic development), second Monday (infrastructure), third Monday (labor and housing), fourth Monday (policy/legislation)
- Housing now falls under Department of Workforce Solutions with Secretary Nair participating in recent coordination calls
- Pascual noted Dan Werwath no longer with the governor's office, impacting previous HUD Pro-Housing Grant application efforts



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- NEWMARC recognizes housing as infrastructure closely tied to economic development and labor availability across all regions
- Project Highlight: Taos 3D printed housing project
 - Town of Taos broke ground Monday, July 7th on 7 3D printed homes as pilot for 72-unit subdivision using Cobod machine
 - Project funded with \$2.9 million capital outlay, \$1.8 million congressionally directed spending from Senator Heinrich, and \$1 million ARPA funding
 - Homes can be printed in 7 days with machine moving on tracks between units to reduce mobilization costs
 - Taos developed soft second mortgage program with \$250,000 forgiveness over 20-25 years to maintain long-term affordability
 - Project targets "missing middle" workers like firefighters, teachers, police who earn too much for subsidies but can't afford market-rate homes
 - Working with local developer Pangea Biotech and potentially Taos Housing Partnership for deed restriction management

3. Notable Discussion and Q& A with Speakers:

Regional cooperation strategies

- Middle Rio Grande Housing Collaborative gathering to determine role in regional housing coordination and potential government land inventory
- MRCOG emphasized need for regional approach given cross-jurisdictional commuting patterns and shared housing markets
- Kendra suggested all COGs conduct similar housing needs assessments on 5-year basis for consistent statewide data
- Winter Torres mentioned 100% New Mexico effort and 100% Bernalillo County initiatives addressing housing as part of comprehensive support systems
 - small rural communities need affordable housing plan - often need assistance;

Community engagement in zoning processes



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- Winter Torres asked about expanding notification beyond directly impacted properties to include community groups serving low-income and unhoused populations
- Mikaela explained current Neighborhood Association Recognition Ordinance (NARO) could be expanded to include other community organizations for zoning notifications
- Strong Towns Albuquerque is launching campaign to eliminate parking minimums citywide with kickoff meeting Thursday, July 17th
- Patricia Willson announced new state law capping late fees at 5% of rent (down from 10%) and \$50 maximum application fees per owner across multiple properties
- Lessons from Taos - Project MOXY helped; bottleneck was home ownership; 72 lots were awarded capital outlay; ARPA funding and from Senator; could build infrastructure with Cap Outlay; ARPA helped with housing
 - Developed a soft second mortgage program to be able to sell (\$250) maintain the affordability of this over time, working with others to
 - Working with Pangea Biotexture – local New Mexico developer

Resources/follow-up:

- Coalition members may be interested in pilgrimage to Taos

4. Announcement from Coalition Members

- Miriam - Livability Speaker Series is coming up in Santa Fe
- Winter – Healthcare for the homeless; law in effect maximum amount for late fees is not capped at 5% of rent; max you can be charged by a single owner is \$50 for background checks for all properties.

4. Approval of Minutes from last Meeting

- - China Osborn made a motion to approve; seconded by Reina Ehrenfeucht
- - Vote: Approved unanimously

5. Closing Remarks and AAHC Announcements

- AAHC has doubled membership and are looking to expand membership opportunities; more to come at next meeting



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6. Adjournment

Meeting Ended: 1:30 PM

Next Meeting: September 10, 2025