



ALBUQUERQUE AFFORDABLE HOUSING COALITION

AAHC Membership Meeting
September 10, 2025
Zoom

1. Welcome and Introductions: 12:02 PM

Meeting Facilitator: Andrea Calderon, President

- Welcome attendees and board members present:
 - Andrea Calderon, President
 - Miriam Hicks, Vice President
 - Renia Ehrenfeucht, Treasurer
 - China Osborn, Secretary
 - Melissa Ontiveros, Member-at-Large
 - Brittany Espinoza, Administrative Executive

- AAHC Presentation and Update:
(Given by the President)
 - AAHC membership had expanded to 17 individuals and 12 organizations. Funds have reached slightly over \$5,000.
 - There is one “member-at-large” board position currently available; if anyone is interested, please reach out to any member of the board or email: abqaffordablehousing@gmail.com
 - The Board is forming working groups to support, expand and stabilize the organization. If you are interested in joining any of the working groups, please email: abqaffordablehousing@gmail.com
 - Legislative and policy, Chaired by Andrea and Melissa
 - Membership and coalition building, Chaired by China and Miriam
 - Programming and planning, Chaired by Miriam and China
 - Strategic communications, Chaired by Renia and Brittany

2. Presentations:

- **Speaker:** Elvira Lopez, Planning Manager at Bernalillo County Planning Department

Key Points:

- **Bernalillo County Growth Management Strategy**

Bernalillo County Planning and Development discussed their jurisdiction over unincorporated areas, highlighting the contrast between the city's 500,000+ population and the unincorporated county's 100,000+ residents. Data was presented on housing types, noting that while the city has a higher percentage of single-family dwellings (63%), the county has a higher percentage of mobile homes (16%). Bernalillo County outlined their growth management strategy, which



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includes considerations for natural environment, infrastructure, and sustainability, and detailed their comprehensive plan that integrates with the city's planning. They also discussed specific sector development plans, including the International Sunport Station Area and the Bridge corridor, emphasizing opportunities for mixed-use development and higher-density housing.

➤ **Bernalillo County Housing Development Plans**

Bernalillo presented on housing development opportunities, highlighting sector plans that allow for higher-density housing up to 50 dwelling units per acre, compared to the typical 1 dwelling per acre in agricultural zoning. There is ongoing work in the Mountain View Community, which faces industrial land use challenges, and reviewed existing county housing options including multigenerational housing, accessory living quarters, and a secondary dwelling units policy that has issued 27 building permits since September 2022. The presentation concluded with plans to expand R-2 apartment zoning, reduce parking requirements for high density housing, streamline housing subdivision processes, and expand impact fee waiver opportunities.

➤ **County Planning: South and North Valley**

Focusing on sector plans for the South Valley and upcoming work in the North Valley, Elvira emphasized the need for a variety of housing options and discussed challenges like building costs and financing strategies. Elvira explained the differences between the Sunport Station Sector Development Plan and the Mountain View Community, highlighting the unique challenges of the latter due to existing industrial uses and residential neighborhoods. Russell inquired about metropolitan redevelopment areas, and Elvira confirmed that this concept is being considered as part of the planning process, particularly for the Bridge Boulevard corridor. (See Q&A below.)

➤ **Transit-Oriented Housing Development Strategy**

Bernalillo discussed the alignment of housing development with transit opportunities, noting that improved commuter rail schedules could support density goals. They emphasized the importance of balancing parking requirements with pedestrian access infrastructure, particularly in areas with existing transit infrastructure.

➤ **Bernalillo County Housing Development Challenges**

The need for a more robust dialogue about urban development and economic growth was emphasized, and Elvira discussed the county's role in planning and development, including a major road improvement project along Coors Boulevard. Questions were raised about the use of New Mexico's permanent funds for affordable housing infrastructure, to which Bernalillo responded that the county collaborates with the city and state on housing initiatives through the Middle Rio Grande Housing Collaborative.

➤ **City Housing Strategy Discussion**

The meeting focused on housing issues in the city, with Bernalillo discussing county leadership's efforts to address homelessness and housing needs. Miriam encouraged Javier to participate in the Legislative and Policy Committee to help influence housing policies. Yasine Armstrong, the new director of the Housing Collaborative, introduced herself and expressed



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excitement about the city and county's collaborative efforts. Renia and Miriam presented strategies for effective communication about housing issues, emphasizing the importance of positive messaging and personal stories. The group discussed ways to engage with the community and policymakers on housing matters, including the possibility of creating an online platform for people to share their experiences.

3. Notable Discussion and Q& A with Speaker:

➤ Q&A:

1. What is the difference between Mountain View Residential and industrial conflict versus the Sunport sector development plan that allows residential and industrial to mix?

A: In Sunport there are a limited number of landowners, and no residential, currently. There are limited landowners controlling large lands areas and can introduce housing mindfully, working with property owners to build higher density housing, and in this case, it's a social interest where you have a non-profit building. In the Mountain View community, you have existing industrial uses that have been there since adoption of zoning, and existing neighborhoods. There are overlapping plans, and it's going to be one of our challenges to consider the planning that's already happened and keep that in place. Taking into account existing neighborhoods, planning efforts are going to have to be more nuanced and more deliberate.

2. Has there been any discussion about, uh. Simultaneously establishing metropolitan redevelopment areas?

A: Yes, we've considered that in the planning department, and we definitely are working closely with the economic development department, which works on MRA's. They've been participating in our planning efforts. We have an MRA along Bridge, our only one in the county, that covers a portion of the Bridge Boulevard corridor and surrounding community. Bianca Encinas does active work to use MRA funds to help actually rehabilitate existing dwellings, like single-family homes and mobile homes to So, it is an opportunity, I think, for our scope as we are planning in new areas.

3. Have there have been conversations with Rio Metro to improve commuter rail schedules, if the Yes Housing development does happen?

A: The development is definitely aware of the TOD opportunity here to and that was always the vision to enhance, land uses, promote land uses, including the mixed-use retail/commercial, maybe even light industrial for the larger area. The housing that is definitely a big part of that that would allow for the transit to be successful. While there are no specific plans, it would be a good opportunity for them, and something the County, can also bring up as we engage with this group.

3. Are reduced parking requirements being matched with pedestrian access infrastructure?

A: Yes, the County sector plans, particularly when next to corridors. The Yes Housing project is well-positioned, for example, next to a lot of improvements along Rio Bravo. There are also trails and pedestrian access, especially along 2nd St. As far as the standard zoning code, two parking spaces are required per dwelling, but sector planning can allow some flexibility. The more we can promote multimodal transportation, we aren't as dependent on vehicular travel. We all aspire to have a very efficient and high-functioning bus system and rail. The county will continue to look at parking requirements, but we definitely, through the activity center concept, want to encourage high-density housing, next to commercial, next to land uses that, where folks can



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work. For example, light artisanal or light industrial artisanal land uses as complementary, allowing higher density housing and being able to reduce parking where there is transit and infrastructure.

4. Given the shared borders with Laguna, Isleta, and Sandia Pueblos, is there a process by which the County communicates, or is thinking about those shared interests in some of those areas near the borders?

A: The County goes through a very extensive effort to reach out to the Pueblos. For example, during the comprehensive planning effort, the County was successful in engaging all of the Pueblos, meeting with a couple of their governors, hearing about concerns. The Isleta Pueblo, for instance, is very concerned with environmental impacts of any development in the city and the county that goes downstream, literally from the rivers or any other environmental elements that may go down to their communities. Sandia Pueblo is interested in acquiring additional lands, and doubling down on their lands in the far north of the county. Through engagement, we have elevated the importance of preservation areas clearly showing all of the Pueblo jurisdictions and acknowledging that Sandia has strong entitlements over the Sandia Mountains.

4. Housing Narrative

Coalition President and Vice President spoke on lessons from the Housing Narrative Lab about building a narrative of belonging and pointing out the systems that forced people into unstable housing or becoming unhoused. It is important to humanize the individual and to point to the reasons why people are forced to live in these situations, that it is not a choice. Also, there are things we can do about it; we can solve these systemic issues. Whenever there are opportunities to advocate, like with the upcoming IDO updates, encourage people to talk about positively addressing the housing crisis.

If you're testifying at the EPC or City Council, and a lot of people come out to speak, your two-minute time gets cut down to 1 minute, which goes by so incredibly fast. Some tips are to keep your message short and concise, and lead with the information that you want the audience to come away with, instead of trying to build up to the point and making your call to action or your main idea come at the end; put it up front. How you see it from your perspective or lived experience is very persuasive and helpful in really getting to a point of shared value and empathy.

There are guides available on the [Housing Narrative Lab](#) website for more information.

5. Adjournment

Meeting Ended: 1:26 PM

Next Meeting: November 5, 2025