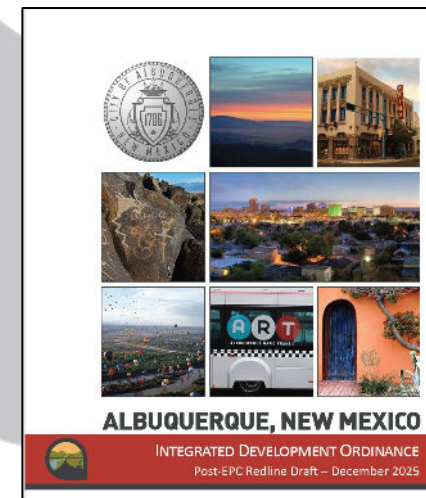


# INTEGRATED DEVELOPMENT ORDINANCE

## IDO Update 2025

ABQ Affordable Housing Coalition



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

ONE  
ALBUQUE  
RQUE

# THANKS FOR PARTICIPATING!

## 2025 IDO Update

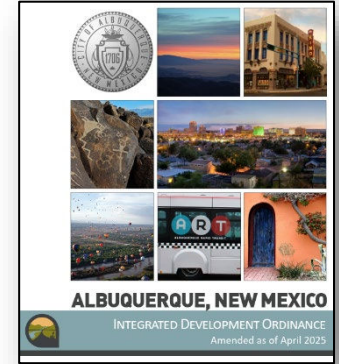
<https://abq-zone.com/ido-updates-2025>

### Get to Know Your IDO

[Handout](#) (PDF)

[Presentation](#) (PDF)

[Video](#)



### IDO Online

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

Watch for Trainings  
on the Updated IDO  
in April 2026!

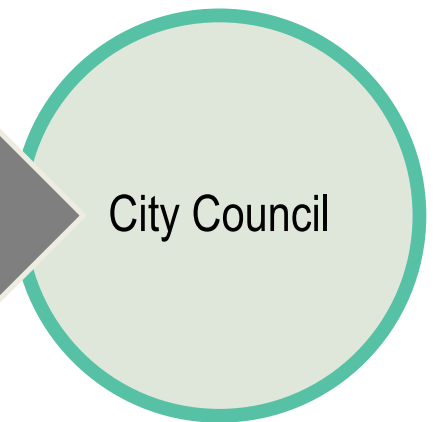
October 2025



January 2026



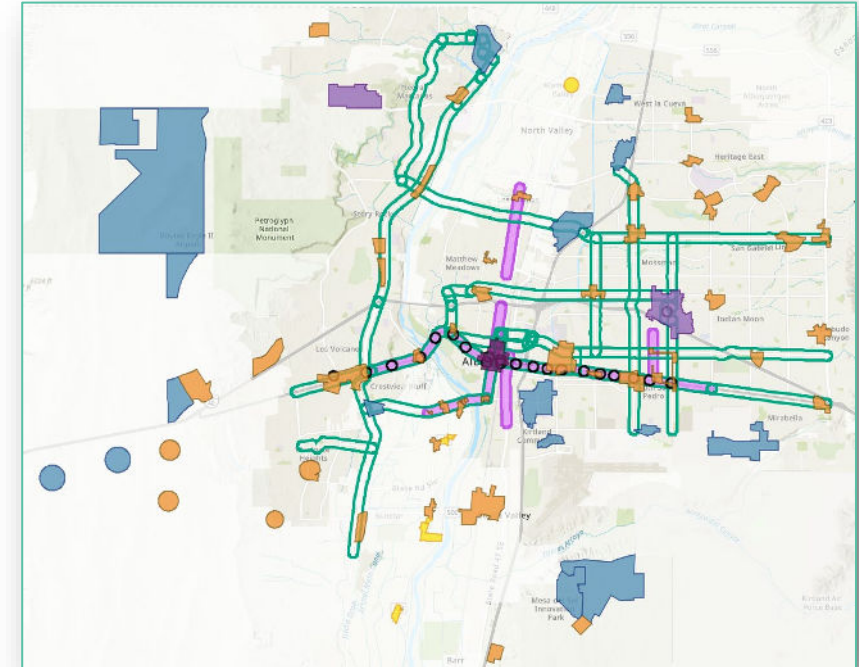
February 2026



## 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 = Downtown
- UC = Urban Center
- AC = Activity Center
- EC = Employment Center
- MS = 660 feet from Main Street
- PT = 660 feet from Premium Transit station
- MT = 660 feet from Major Transit

## 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.

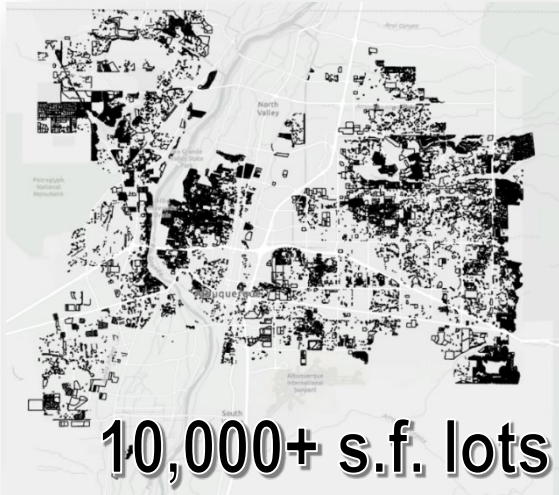
The Pew/Gensler study found that each ‘co-living’ apartment would cost about \$130,600 to build in Albuquerque and \$184,400 in Santa Fe, well below the roughly \$300,000 needed to build a typical studio apartment.”



## 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



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

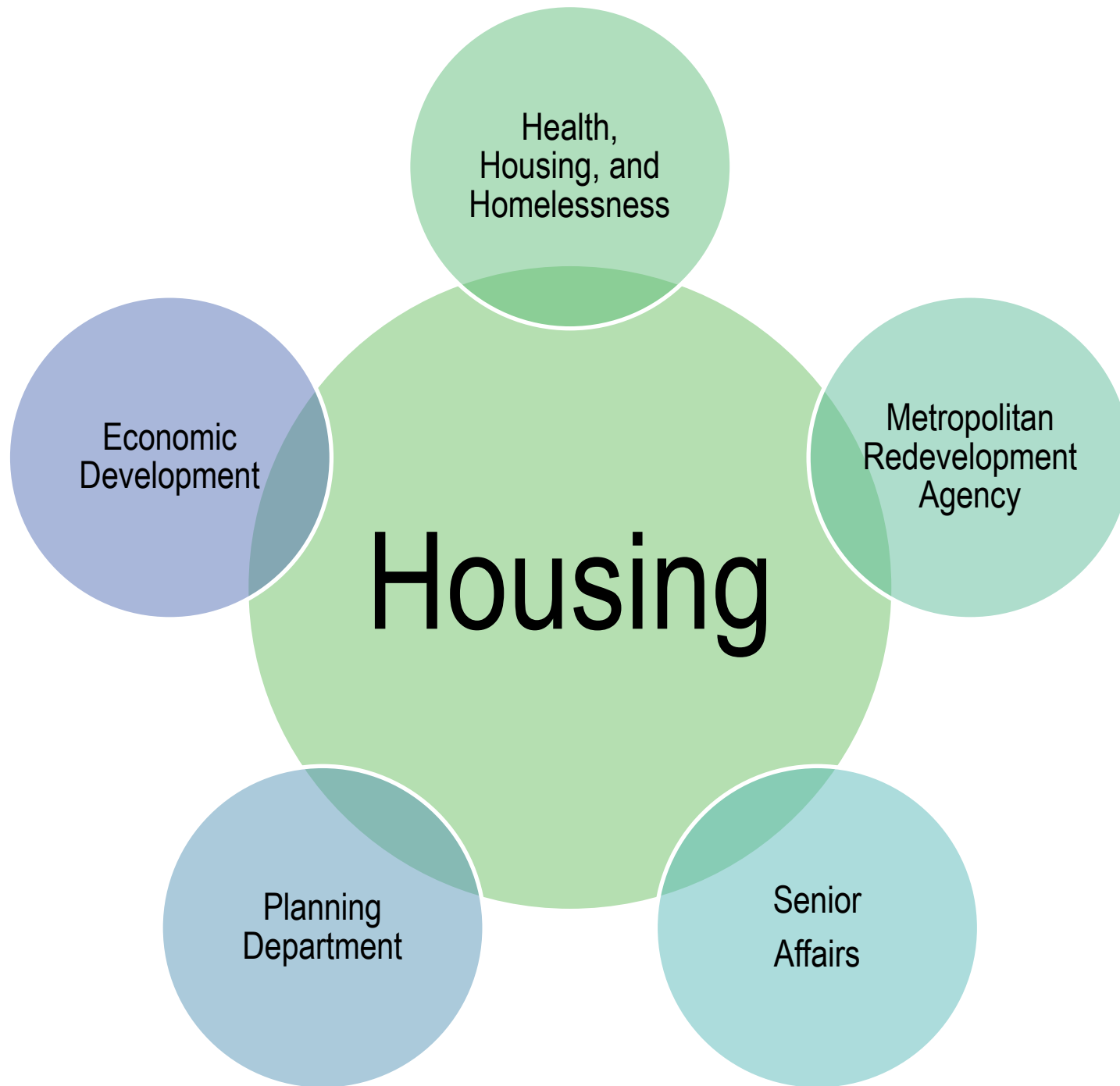
## FEDERAL REGULATION + PRIVATE MARKET

- 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.

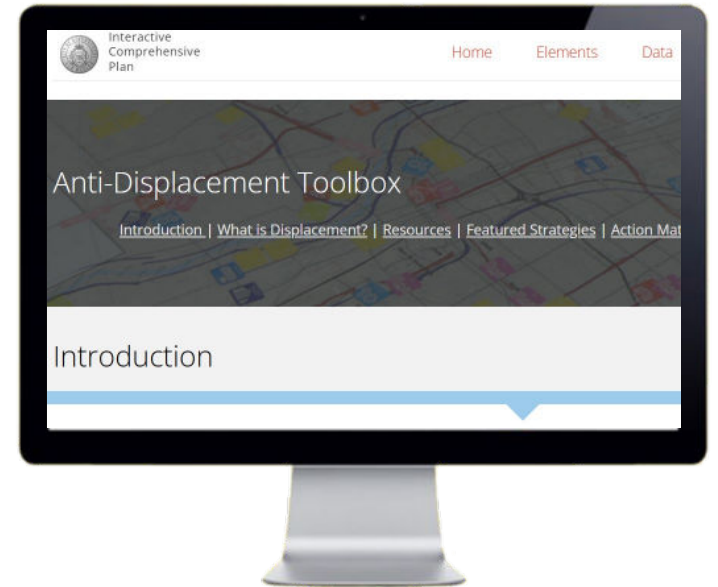
- **Will zoning changes result in housing construction?**
  - For large-scale projects, can allowing more units help projects “pencil” and cover construction costs?
  - Will individual people invest in incremental, missing middle housing?
- **Is all housing good housing?**
  - Would housing get built 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



## Metrics

📖 Measuring & Mapping Displacement



## Housing Preservation

📖 Community Land Trusts

📖 Pro-Active Rental Inspections

📖 Home Repair & Maintenance Assistance



## Business Support

📖 Strategies for Small & Local Businesses

*What else?*

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



ABC-Z Project  
[abcto@cabq.gov](mailto:abcto@cabq.gov)

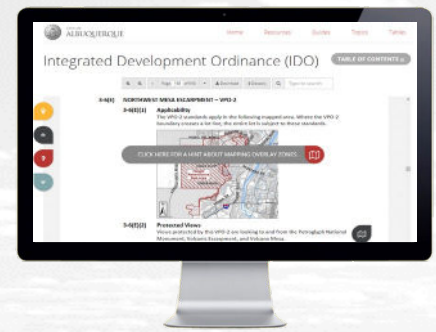
# THANK YOU

**Mikaela Renz-Whitmore**  
Urban Design + Dev. Division Manager  
[mrenz@cabq.gov](mailto:mrenz@cabq.gov)

**Kate Clark**  
Regulatory Planning Team Lead  
[kclark@cabq.gov](mailto:kclark@cabq.gov)

**Jessica Sapunar-Jursich**  
Mid Range Planning Team Lead  
[jessica@cabq.gov](mailto:jessica@cabq.gov)

## Interactive IDO



[ido.abq-zone.com](http://ido.abq-zone.com)

## IDO Zoning Map



[tinyurl.com/idozoningmap](http://tinyurl.com/idozoningmap)

## Comp Plan



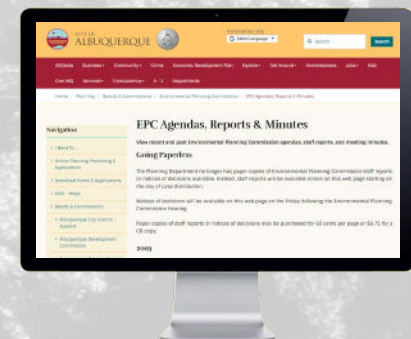
[compplan.abq-zone.com](http://compplan.abq-zone.com)

## Community Planning Areas



[cpa.abq-zone.com](http://cpa.abq-zone.com)

## Planning Webpage



[cabq.gov/planning](http://cabq.gov/planning)