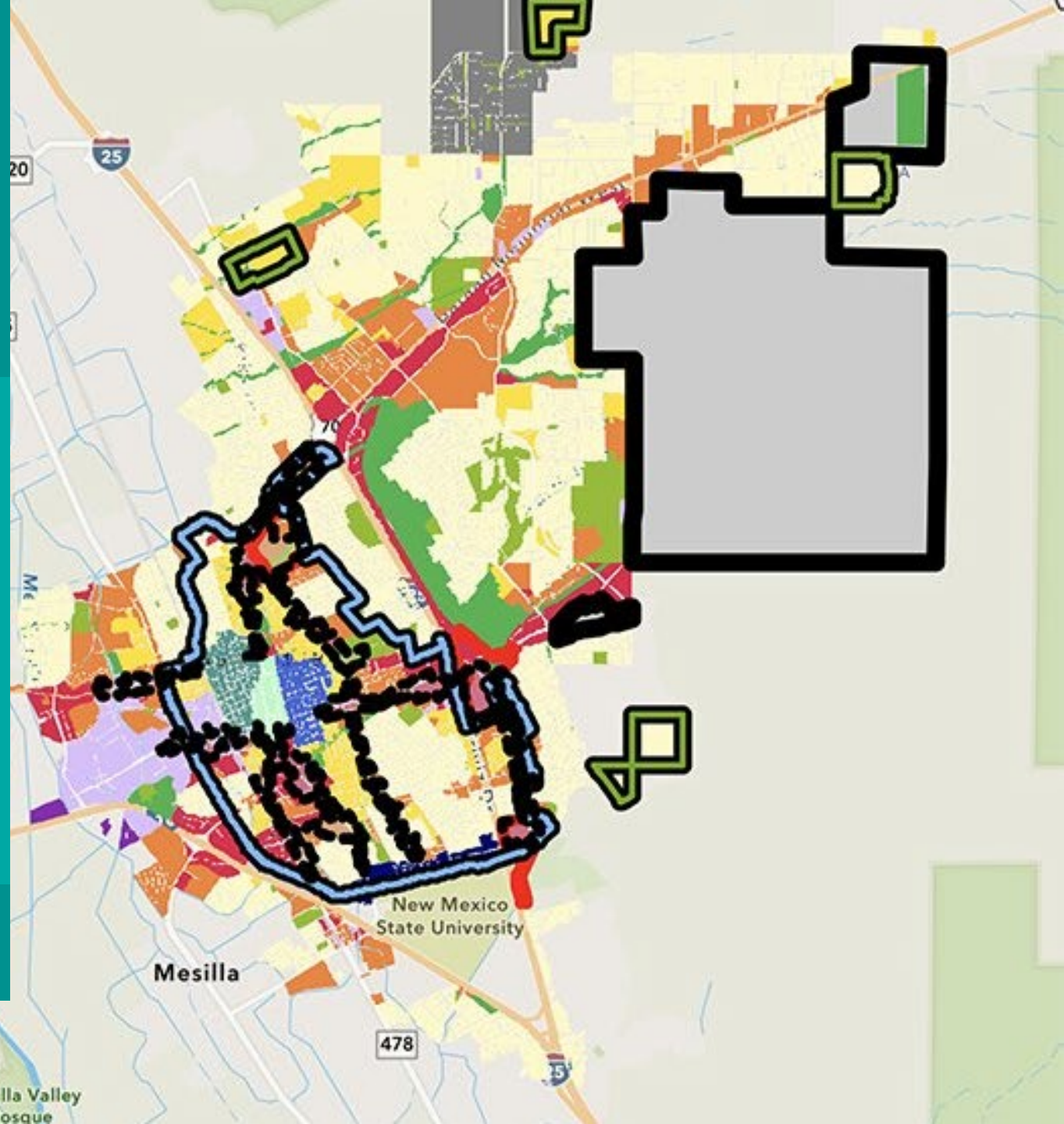


Land Use & Zoning: A Regulatory Round Table

- Carlos Gemora, Sites Southwest
- Sara Gonzales, City of Las Cruces
- Jackie Fishman, Consensus Planning



Advancing Housing Development

Subsidy

Federal

State

Local

Planning & Zoning Modernization

Increasing or
incentivizing
diverse
housing
options,
density, and
new
construction.

Administrative Efficiencies

Streamlining
administrative
processes,
including
permitting
and approvals.



Housing New Mexico staff at the groundbreaking for Somos Apartments, a 59-unit development in Albuquerque, New Mexico. Housing New Mexico provided \$17.8 million in financing to the project.

Planning & Zoning Modernization Strategies

Promote Density and Diverse Options

- Allow accessory dwelling units (ADUs), duplexes, triplexes or fourplexes in areas historically limited to single-unit dwellings.
- Allow multi-unit dwellings in areas historically limited to triplexes or fourplexes.
- Allow multi-unit dwellings or mixed-use developments in areas zoned for office, retail, or commercial uses, as well as in transit, employment, and commercial areas, or other population centers.
- Eliminate or reduce off-street parking, minimum lot size, setback, building height limits, and aesthetic requirements.



Housing New Mexico staff and partners at the ribbon cutting for Vista de Socorro, a 32-unit development in Socorro, New Mexico. Housing New Mexico provided \$3.8 million in financing to the project.

Encouraging “Middle Housing”

The term “middle housing” refers to housing that is between single-family homes and larger apartment buildings. Middle housing can include duplexes, triplexes, fourplexes, townhouses, cottage clusters, accessory dwelling units (ADUs), courtyard apartments, and other similar housing.

Beyond expanding housing options in neighborhoods, middle housing has many advantages:

- Provides options that are accessible to both renters and owners at more income levels;
- Has a scale and appearance that can fit in well within neighborhoods
- Helps meet the needs of a more diverse and inclusive cross-section of the community;
- provides choices for households of different age, size, and income
- Supports walkable neighborhoods.



East Paraje Townhomes, a 20-unit development in Laguna Pueblo, New Mexico. Housing New Mexico provided \$9.3 million in financing to the project.

Administrative Efficiency Strategies

Streamlining Permitting & Approvals

- Eliminate or reduce impact fees for housing development projects.
- Improve review times, including through the use of third-party contractors.
- Improve permitting efficiency through technology solutions.
- Allow public comment on zoning and land use plans rather than specific developments.
- Improve technical resources so that the public can better understand policy and processes.



A newly constructed home within El Toro, a 36-unit single-family development in Roswell, New Mexico. Housing New Mexico provided \$3 million in financing to the project.

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