

## 5.6 Housing

The Vision 2020-ICP Housing element is intended to provide adequate and affordable housing while assuring equal housing opportunity for all residents of the City. There are a variety of housing and neighborhood issues that the City of Rio Rancho must address as it continues to grow and develop into a mature community. Due to the integral role that housing and neighborhoods play in Rio Rancho's past, present and future, these challenges and opportunities affect either directly or indirectly, nearly every Vision 2020-ICP element from Land Use to Transportation & Circulation. *Section 4.10 – Housing* addresses some of these issues in further detail as well as describe some of the trends that will drive the City's future housing demand and market.

The following *Principle, Policies, and Actions* are intended to address the City of Rio Rancho's housing challenges and opportunities and ensure that Rio Rancho's neighborhoods remains safe, stable, and healthy.

**Housing Principle:** Encourage the development of a variety of high quality housing types, densities, and locations in order to provide a range of housing choices to meet the needs of present and future Rio Rancho residents.

### **Housing Policies -**

Encourage the creation and maintenance of quality residential and neighborhood environments while ensuring the availability of necessary service and quality of life amenities.

Ensure that residential areas are appropriately sited and protected from incompatible land uses.

Maintain and promote municipal partnership with neighborhood associations in order to preserve and enhance existing and developing neighborhoods.

Collaborate with Rio Rancho Public Schools (RRPS) to strengthen the role of neighborhood schools as residential neighborhood and community focal points.

### **ACTIONS:**

- 1.) Promote housing construction within expansion and infill development areas in proximity to utilities, services and amenities.
- 2.) Conduct a vacant land survey to study the feasibility of assembling lots for infill housing.
- 3.) Establish development standards for residential, lease subdivisions and parks ensuring compatibility with, and appropriate buffering for, the surrounding neighborhood in all residential zones.
- 4.) Facilitate and promote the participation and involvement of citizens of the community in the planning, zoning, and development processes by encouraging neighborhood associations to serve as advocates for local community improvements and plan for the future.

- 5.) Encourage a variety of housing types and densities in the City, including high-density multi-family housing adjacent to activity centers in growth nodes or housing combined with compatible mixed uses in master planned developments.
- 6.) Promote a supply of affordable housing for first time homebuyers and encourage construction of Section 8 or low income housing tax credit (LIHTC) multi-family housing for qualifying families.
- 7.) Encourage the planning, designing, and construction of neotraditional development promoting a mix of uses, services, facilities, and amenities on a pedestrian scale.
- 8.) Encourage home ownership opportunities that enable lower-income families to purchase homes at an affordable price and that contribute to the stabilization and revitalization of lower income neighborhoods.
- 9.) In accordance with state and federal Fair Housing legislation, the City supports the formation of alternative residential housing to include, emergency shelters, group homes, foster and supportive special needs housing. The City seeks to provide needed residential services for the homeless, elderly, victims of violence and persons with disabilities. To minimize impacts on existing neighborhoods, alternative residential housing shall meet the needs of the City and shall be evaluated equitably based on its size, location, design, and impact to the existing neighborhood.
- 10.) Promote neighborhood revitalization in older neighborhoods where deficiencies have been identified.

*NOTE - For the purpose of the Vision 2020-ICP, "Affordable Housing" refers to an affordability standard that housing costs should not require more than 30% of the median household income as a benchmark.*