

Opportunity Enterprise – Housing Development Program Supportive Land Use Practices

Local government policies — including zoning, land-use regulations, permitting processes, and development incentives — directly affect the feasibility and cost of building affordable and workforce housing. The following checklist is designed to assess whether the jurisdiction in which the proposed project is located has adopted policies supportive of housing development. It contains only objectively verifiable information that can be found in a jurisdiction’s laws or other official, published documents.

Each item is worth 1 point. There are four sections, a maximum of 3 points are possible per section.

Land Use Approval:

1. Published time limits for review and approval of development/entitlement applications.
2. Administrative/“by-right” approval (without any special use review or public hearing) of development plans for affordable and/or workforce housing in some or all zones.
3. Published checklists for development/entitlement application review.
4. Reporting of actual development/entitlement application review timelines.
5. Published review time limits for building permit applications (skip if jurisdiction uses NM-CID for permitting).

Allowance for Varied Housing Types:

6. Code explicitly permits Accessory Dwelling Units (ADU) “by-right” (without any special use review or public hearing) - on any single-family residential lot.
7. Duplexes allowed “by-right” in all single-family zoning districts.
8. Pre-approved ADU permit drawings – Pre-approved ADU building plan samples have been adopted by the local government and are made available on the jurisdiction’s website.
9. Flexible unit sizes or dimensional standards allowed for affordable and/or workforce housing projects.
10. Cottage cluster housing or zero lot line development permitted in some or all residential zones

Incentives:

11. New Mexico Affordable Housing Act–compliant ordinance adopted
12. Dedicated housing department or office
13. Codified development and/ or impact fee waivers for affordable and/or workforce housing.
14. Density bonuses (calculable increase in permitted residential density above the

- base zoning allowance) for affordable and/or workforce housing
15. Streamlined development approval process for affordable and/or workforce housing.

Zoning:

16. Recent zoning code update (within 5 years).
17. Recent comprehensive plan update (within 5 years).
18. Streamlined rezoning procedures for affordable and/or workforce housing developments.
19. Reduced or eliminated parking requirements for workforce and/or affordable housing
20. Mixed-use (commercial and residential) zoning with higher allowable residential densities in downtown and/or commercial areas.