

International District Choice Neighborhood Transformation Plan

DRAFT



APRIL 2025





Community Meeting #1 (August 2024)

International District Choice Neighborhood Transformation Plan

Lead Grantee: City of Albuquerque

Co-Grantee: Albuquerque Housing Authority



BORDERLESS

COLLABO



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International District Library
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Grove Apartments
CiQlovía

PROJECT TEAM

Lead Grantee

City of Albuquerque

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Albuquerque Housing Authority

Consultants

Borderless Studio

Collabo Planning

UNM Design and Planning Assistance Center

SB Friedman Development Advisors (Market Study)

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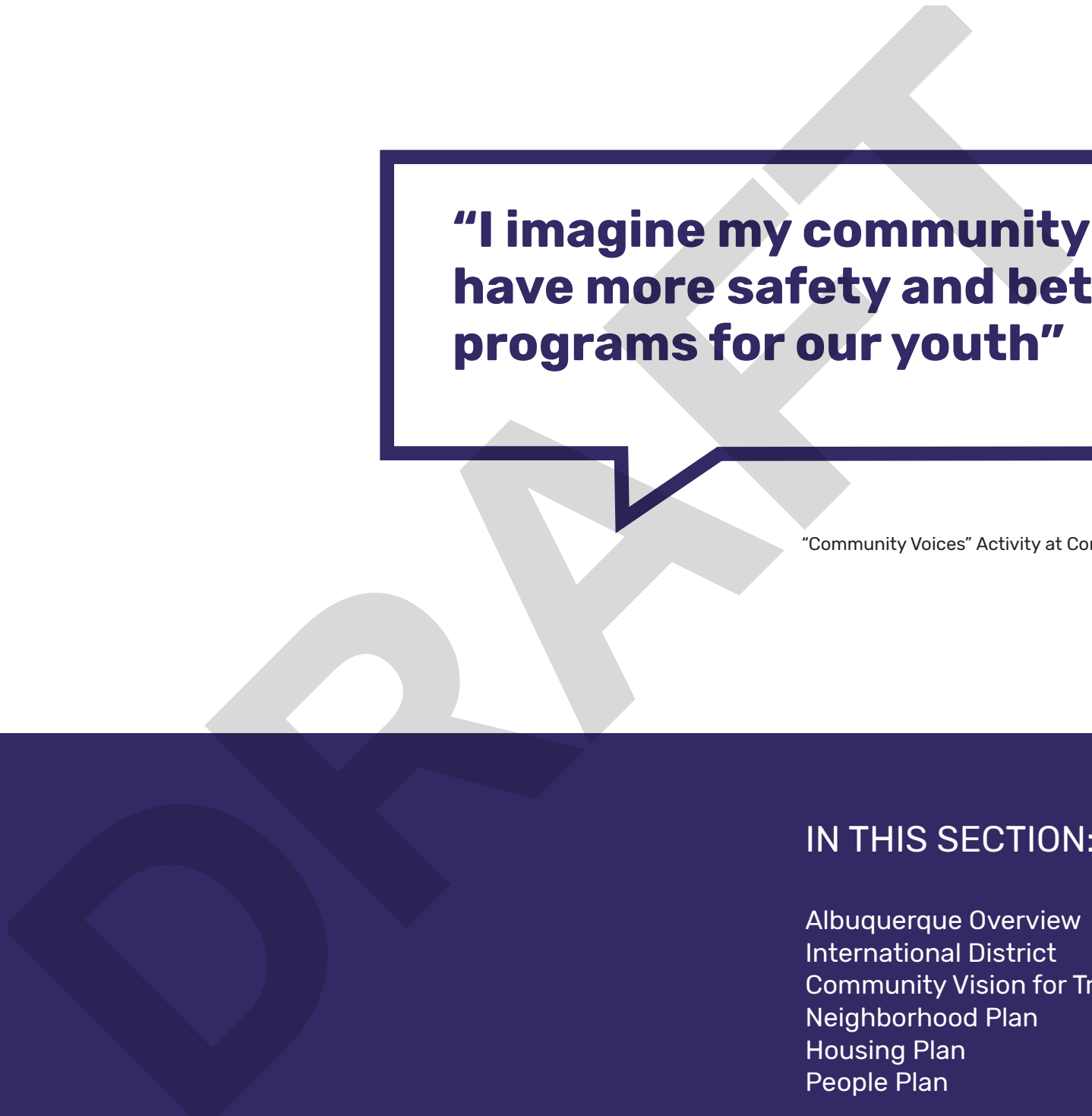
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EXECUTIVE SUMMARY



**“I imagine my community will
have more safety and better
programs for our youth”**

“Community Voices” Activity at Community Meeting #2

IN THIS SECTION:

Albuquerque Overview
International District
Community Vision for Transformation
Neighborhood Plan
Housing Plan
People Plan

ALBUQUERQUE OVERVIEW

Albuquerque's Choice Neighborhoods Initiative

In September 2023, the City of Albuquerque and Albuquerque Housing Authority (AHA) were awarded a HUD Choice Neighborhoods Planning Grant for the International District Neighborhood. Through the Grant, the City and AHA are working with local residents and a variety of community stakeholders – including nonprofits, faith-based organizations, anchor institutions, supportive services agencies, businesses, and others – to create a forward-looking Transformation Plan focused on People, Housing and Community and Neighborhood.

This collaboration ensures a joint focus on the three core goals of the Choice Neighborhood Initiative: Housing – through the replacement of obsolete public housing with financially viable, energy efficient, mixed-income housing within a larger program of neighborhood reinvestment; People – creating and enhancing opportunities for AHA residents and other low-moderate income families to improve their quality of life; and Neighborhood – transforming a distressed, high-poverty area to well-functioning mixed-use and mixed-income neighborhood.

A City of History, Culture and Growth

Located between the Rio Grande River to the west and the Sandia Mountains to the east, Albuquerque is the largest city in New Mexico, with a population of 562,551 (2022 ACS). Known for its rich history and cultural diversity, Albuquerque serves as a hub for technological innovation and research. The city's history reflects a complex intersection of cultures. Indigenous tribes originally cultivated the region before Spanish colonists officially founded Albuquerque in 1706, naming it after the Duke of Albuquerque. The area later fell under Mexican rule before becoming a U.S. territory. The National Petroglyph Monument and Old Town Albuquerque, with its original adobe buildings, showcase these Indigenous and colonial influences.

Albuquerque's economy is driven by Kirtland Air Force Base, Sandia National Laboratories, and the University of New Mexico, all located near the planning area. The city is well-connected through major highways and Albuquerque International Sunport.

562,551

Albuquerque Population (2022 ACS)

\$61,500

Median household income

\$246,000

Media Property Value

60.7%

Homeownership rate

In 2022, Albuquerque's population was approximately 562,551, with a median age of 38 and a median household income of \$61,503, reflecting a 9.11% increase from the previous year. The median property value was \$246,000, with a homeownership rate of 60.7%. The largest ethnic groups include White (Non-Hispanic) at 37%, and Hispanic at 49.8% (including White and Multiracial).

Education is a key driver in the city, with Central New Mexico Community College (7,939 degrees awarded in 2022) and the University of New Mexico–Main Campus (5,350 degrees) leading higher education.



FIGURE 1.City of Albuquerque and Rio Grande (Source: City of Albuquerque - Albuquerque Magazine)



FIGURE 2.Balloon Fiesta (New Mexico Tourism)



FIGURE 3. UNM Smith Plaza (Source: UNM)



FIGURE 4.Indian Pueblo Cultural Center - Source: Indian Pueblo Cultural Center



FIGURE 5. Rail Runner (Source: www.visitalbuquerque.org)

INTERNATIONAL DISTRICT

The International District (ID) is in southeast Albuquerque and is bordered by Kirtland Air Force Base, Sandia National Labs, Expo New Mexico, the VA Healthcare System, and Albuquerque Sunport. Portions of the ID fall within the Near Heights Metropolitan Redevelopment Area.

The Nob Hill neighborhood lies to the west, with Downtown Albuquerque a 15-minute drive away. The University of New Mexico (UNM), UNM Hospital, and Central New Mexico Community College (CNM) are between the ID and Downtown.

The Albuquerque Rapid Transit (ART) line runs east-west along Central Avenue and north-south along Louisiana Boulevard, connecting the International District to key areas with stops at San Mateo, Louisiana, Wyoming, Lomas, and the Uptown Transit Center. The ID's connectivity, especially via Central Avenue, enhances access to employment, education, and services.

The International District is home to the most diverse population in the Albuquerque metropolitan area, including long-time residents, recent immigrants, and the largest concentration of Native Americans outside of tribal areas in New Mexico.



FIGURE 6. CABQ International Library (Source: RNKM Architecture)



FIGURE 8. Historic Tewa Lodge (Source: Susan Rissi 2021)



FIGURE 7. CiQlovía down Kathryn Ave (Source: S. Wyatt)



FIGURE 9. San Pedro ART Station (Source: City of Albuquerque)

26,880

Planning Area Population

60%

Identify as Hispanic or Latino

49%

Less than High School Education

\$27,027

Median Household Income

55%

Homeownership Rate

\$55,633

Median Home Value

Demographic Overview

The International District is one of the most diverse areas within the City of Albuquerque, with a neighborhood population of approximately 26,880 residents. This area experienced significant growth during the 1960s, becoming known as a predominantly immigrant community, particularly as Vietnamese and Central American populations settled there. Today, 21% of the neighborhood's residents are foreign-born, 60% identify as Hispanic or Latino, and 74% identify as a person of color.

The International District experienced significant growth during the 1960s, becoming known as a predominantly immigrant community.

Key Assets & Challenges

The International District offers a diverse cultural landscape, supported by community organizations, libraries, and church outreach programs. Residents enjoy strong cultural ties and community support but face challenges like crime, safety concerns, limited transit, food insecurity, and public drug use. Additionally, housing improvements and repurposing vacant properties for economic and community benefits remain key priorities.

Assets

- The International District Library
- A strong sense of pride in the community
- Diversity and acceptance of food and culture
- Access to public transit
- Stable and affordable housing
- Libraries and parks are valued by the community
- Tolerance and celebration of diverse cultures

Challenges

- Homelessness
- Open drug use
- Traffic and access issues within the neighborhood
- Lack of quality infrastructure and third spaces
- Few public spaces for community gathering
- Infrequent public transit
- Difficult access to fresh food due to grocery store closures

COMMUNITY VISION FOR TRANSFORMATION

This planning process is an opportunity to strengthen collaboration and relationships between Albuquerque Housing Authority (AHA), the City of Albuquerque, the residents from public housing Wainwright Manor, Grove and Pennsylvania Apartments, and the International District community. This collective vision builds on the existing rich cultural heritage that the International District has, while responding to the community's existing needs, and looking forward to preparing for the future. This vision emphasizes connectivity as this neighborhood has many existing valuable

assets and seeks to invest in both the physical connections (infrastructure) and social connections (programs, networks, resources) that will support this community to thrive. This vision centers residents from the International District and the target housing sites to create a neighborhood of choice with strong connections to economic and social opportunities.

Central to this vision is the redevelopment of target public housing into a vibrant mixed-income development that can provide a renewed identity to the neighborhood and propel additional investments

in the community while attracting more residents. This vision increases affordable housing in the neighborhood for diverse households and residents with different needs.

This community vision is organized through the following revitalization themes integrating the elements of the Plan–People, Housing and Neighborhood:

Connected

A connected community leverages and celebrates cultural identity and heritage while promoting stronger connections between residents and new and existing neighborhood assets.

Healthy

A healthy community ensures sustainable housing, safety, and wellness, with access to health services, safe open spaces, and family-friendly, welcoming, and sustainable housing that supports resident well-being.

Thriving

A thriving community provides its members with opportunities for personal development and stability. This includes not only access to good education but also resources to assist with employment placement and economic mobility.



FIGURE 10. Community Voices: Past, Present & Future

NEIGHBORHOOD PLAN

The Neighborhood Plan led by the City of Albuquerque will build upon current efforts and be guided by the following planning goals:

1. Create a safe, connected, and accessible neighborhood that enhances mobility for all residents.
2. Cultivate a welcoming, vibrant, and healthy community that supports resident well-being.
3. Foster a strong cultural identity and sense of belonging that celebrates local diversity

The International District is surrounded by several major arterial roads (Lomas Blvd, San Mateo Blvd, Wyoming Blvd), while another major arterial road runs through the district (Central Ave). The neighborhood is characterized by low density detached housing with low density retail/commercial. The planning area also has assets scattered all throughout the district, which include numerous faith-based organizations and government related services. Recent significant investments include the International District Library, the Albuquerque Community Safety Headquarters, and Phil Chacon Park.

The Neighborhood Plan includes key projects focused on creating a safe, connected, and accessible community while enhancing public spaces, expanding resources, and celebrating cultural identity.

Strategies prioritize infrastructure improvements such as walkable streets, safer crossings, and enhanced public transit. Investments in housing, including mixed-income developments and homeownership education, aim to increase stability and affordability. Expanding access to fresh food, services for unhoused populations, and community stewardship initiatives will improve well-being. Strengthening local corridors through public art, business support, and cultural events will reinforce identity and economic activity. Together, these projects will transform the International District into a thriving and inclusive neighborhood.

Key Goals and Strategies

Safe, connected and accessible neighborhood

- Strengthen local street connections
- Improve street walkability and safety
- Improve transportation access to food, health and wellness hubs

Welcoming, vibrant and healthy community

- Increase services for unhoused population
- Improve connections with local parks
- Increase access to fresh food resources
- Activate community stewardship in open spaces

Strong cultural identity and sense of belonging

- Strengthen neighborhood corridors
- Increase visibility and awareness about local culture and assets
- Connect residents with local resources and services



FIGURE 11. Community Vision Activity (July 2024)

HOUSING PLAN

The Housing Plan is a collaborative effort led by the Albuquerque Housing Authority (AHA) and the City of Albuquerque, guided by the following goals:

1. Redevelop housing sites to better integrate them into the larger neighborhood.
2. Increase support and resources to expand permanent affordable housing in the International District.
3. Expand resources and support systems to provide stable housing solutions for the unhoused population.

The redevelopment plan focuses on creating diverse, mixed-income housing that fosters a vibrant, connected community. It includes replacing aging and distressed public housing with modern, energy-efficient housing designed to accommodate various household sizes. The plan integrates housing with redeveloped streets, open spaces, and infrastructure improvements to enhance the overall quality of life. Targeted redevelopment sites include public housing sites such as Wainwright Manor, Grove Apartments, Pennsylvania Apartments, and a city-owned sites near Phil Chacon Park.

To support affordable housing production, the plan identifies additional sites within the International District, including opportunities at the New Mexico State Fairgrounds, Central & San Mateo Avenues, and San Mateo & Kathryn Avenues to develop new mixed-use, mixed-income housing. Strategies also explore alternative housing models, including cooperatives and community land trusts, to ensure long-term affordability.

To address housing instability, the plan prioritizes expanding resources and support systems for the unhoused population. Strategies focus on increasing shelters and services, investing in supportive or transitional housing, and removing policy barriers to develop additional shelters and safe outdoor spaces.

Key Goals and Strategies

Better integrated housing into the larger neighborhood

- Develop diverse housing types to accommodate different households
- Create family-friendly, inclusive, and safe open spaces
- Expand amenities and services in proximity to residents

Expanded affordable housing in the International District

- Identify site opportunities for new and infill housing
- Connect residents with homeownership education and financing resources
- Support homeownership through alternative housing models

Stable housing solutions for unhoused population

- Provide more shelters and services for unhoused populations in the neighborhood
- Invest in supportive or transitional housing solutions
- Remove policy barriers to increase shelters and safe outdoor spaces



FIGURE 12. Housing Design Workshop (January 2025)

PEOPLE PLAN

Albuquerque Housing Authority (AHA) will lead the implementation of the People Plan establishing new partnerships and strengthening programs and services. AHA's mission seeks to strongly align with the core goals of Choice Neighborhoods Initiative: People, Housing, and Neighborhood.

The average housing income for Residents from Grove is \$26,376, Pennsylvania is \$20,756, and Wainwright Manor is \$13,765. From the total population for Grove, Pennsylvania, and Wainwright Manor:

- Residents with kids seek child care through early education programs
- 30% of residents are on Supplemental Security Income (SSI) or are retired
- Main reasons for unemployment are disability, medical or health

The People Plan focuses on items prioritized by residents which include some of the following:

- Connect residents to accessible and high quality educational resources;
- Increase accessibility for residents to seek the necessary and appropriate health and wellness services;
- Create safe environments that empower all residents;
- Enhance economic stability for residents with diverse backgrounds

Key Goals and Strategies

EDUCATION

Connect residents to accessible and high quality educational resources

- Create safe and accessible environments for youth recreation
- Enhance the quality of adult education resources
- Improve access to reliable technology resources
- Develop better lines of communication and resource sharing

HEALTH & WELLNESS

Increase accessibility for residents to seek the necessary and appropriate health and wellness services

- Connect residents to health services and health literacy resources
- Normalize mental health resources and services for all ages
- Improve access to nutrition and fitness services and programming
- Address underlying issues of poverty and homelessness

SAFETY

Create safe environments that empower all residents

- Enhance community-driven approaches to safety and justice
- Increase sense of safety through infrastructure improvements
- Advocate for dignity among unhoused residents

INCOME & EMPLOYMENT

Enhance economic stability for residents with diverse backgrounds

- Improve access to local workforce for residents with diverse needs
- Increase direct access to financial literacy resources and information
- Introduce youth to workforce opportunities



FIGURE 13. Community Meeting (July 2024)

An aerial photograph of a city grid, likely Los Angeles, showing a dense pattern of streets, buildings, and trees. A large, semi-transparent orange number '02' is overlaid on the left side of the image.

02

A solid blue banner at the bottom of the slide. A large, semi-transparent, light blue 'DRAFT' watermark is oriented diagonally across the banner.

INTRODUCTION

“Something that makes me feel proud of my community is that everyone is so respectful to each other”

“Community Voices” Activity at Community Meeting #2

IN THIS SECTION:

Choice Neighborhoods Initiative
Target Neighborhood

CHOICE NEIGHBORHOODS INITIATIVE

What is the Choice Neighborhoods Initiative?

The HUD Choice Neighborhoods Initiative (CNI) employs a comprehensive approach to neighborhood transformation. The program helps communities by revitalizing distressed public (and/or assisted) housing while investing and leveraging investments in:

- Well-functioning services and public assets
- High quality public schools/education programs
- High quality early learning programs/services
- Public transportation and mobility
- Improved access to jobs

The CNI will ensure that current residents will be able to benefit from this transformation by preserving affordable housing or providing residents with the choice to move into affordable and accessible housing in another existing neighborhood of opportunity.

The Choice Neighborhoods Initiative is focused on three core goals:

- People
- Housing
- Neighborhood

International District Choice Neighborhood

In September of 2023, Albuquerque was one of 14 communities nationwide awarded a Planning Grant for the International District Neighborhood. This grant is awarded by the U.S. Department of Housing and Urban Development (HUD) as part of the Choice Neighborhood Initiative (CNI).

Through the Grant, The City of Albuquerque (CABQ), in partnership with the Albuquerque Housing Authority (AHA), works with local residents and a variety of community stakeholders - including nonprofits, faith-based organizations, supportive service agencies, businesses, and others - to create a forward-looking Transformation Plan focused on People, Housing and Community, and with a strong commitment to equity, diversity, and inclusion. The Plan centers on the redevelopment of AHA's target housing sites: 60 units at Wainwright, 18 units at Grove and 20 units at Pennsylvania, which includes a total of 98 low-income housing units.

The CNI will ensure that current residents will be able to benefit from this transformation by preserving affordable housing or providing residents with the choice to move in to affordable and accessible housing in another existing neighborhood of opportunity.

ELEMENTS OF THE PLAN

PEOPLE

Support positive outcomes for families who live in the target developments and the surrounding neighborhood, particularly outcomes related to residents' education, health and recreation, safety, employment, and mobility.

HOUSING

Transform distressed public and assisted housing into sustainable, climate-responsive, energy-efficient, mixed-income housing that is physically and financially viable over the long term.

NEIGHBORHOOD

Transform distressed neighborhoods into viable, mixed-income neighborhoods with access to well-functioning services, high-quality public schools and education programs, high-quality early learning programs and services, public assets, public transportation, and improved access to jobs.



FIGURE 14. Elements of The Plan

TARGET NEIGHBORHOOD

Strategic Location

The International District is an estimated 4.85 square miles in size, is defined by high traffic corridor boundaries, and characterized by low density detached housing with and low density retail/commercial mixed throughout:

- Northern Boundary: Lomas Blvd, is a two way three lane roadway. To the east extends reaching I-40 and to the west extends into downtown. The planning area excludes EXPO New Mexico, which is bounded by Lomas, San Pedro, Central, and Louisiana.
- Southern Boundary: Gibson Blvd SE, is a two way three lane roadway with a tree lined median; this boundary transitions into Southern Avenue.
- Eastern Boundary: Wyoming Blvd is a two way three lane roadway connecting I-40 and Kirtland Air Force Base.
- Western Boundary: San Mateo Blvd, is a two way three lane roadway. Which extends northward reaching I-40.

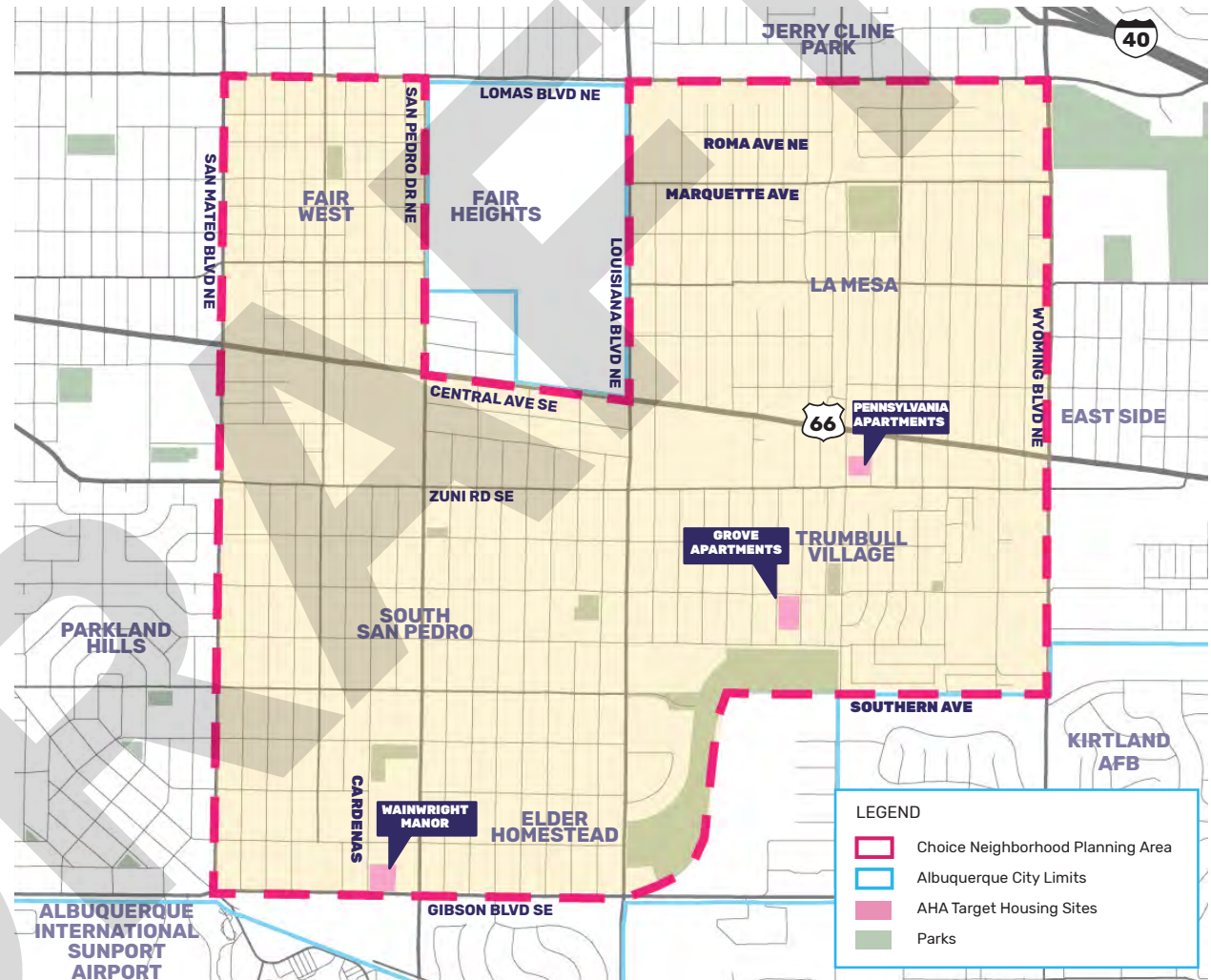


FIGURE 15. Planning Area

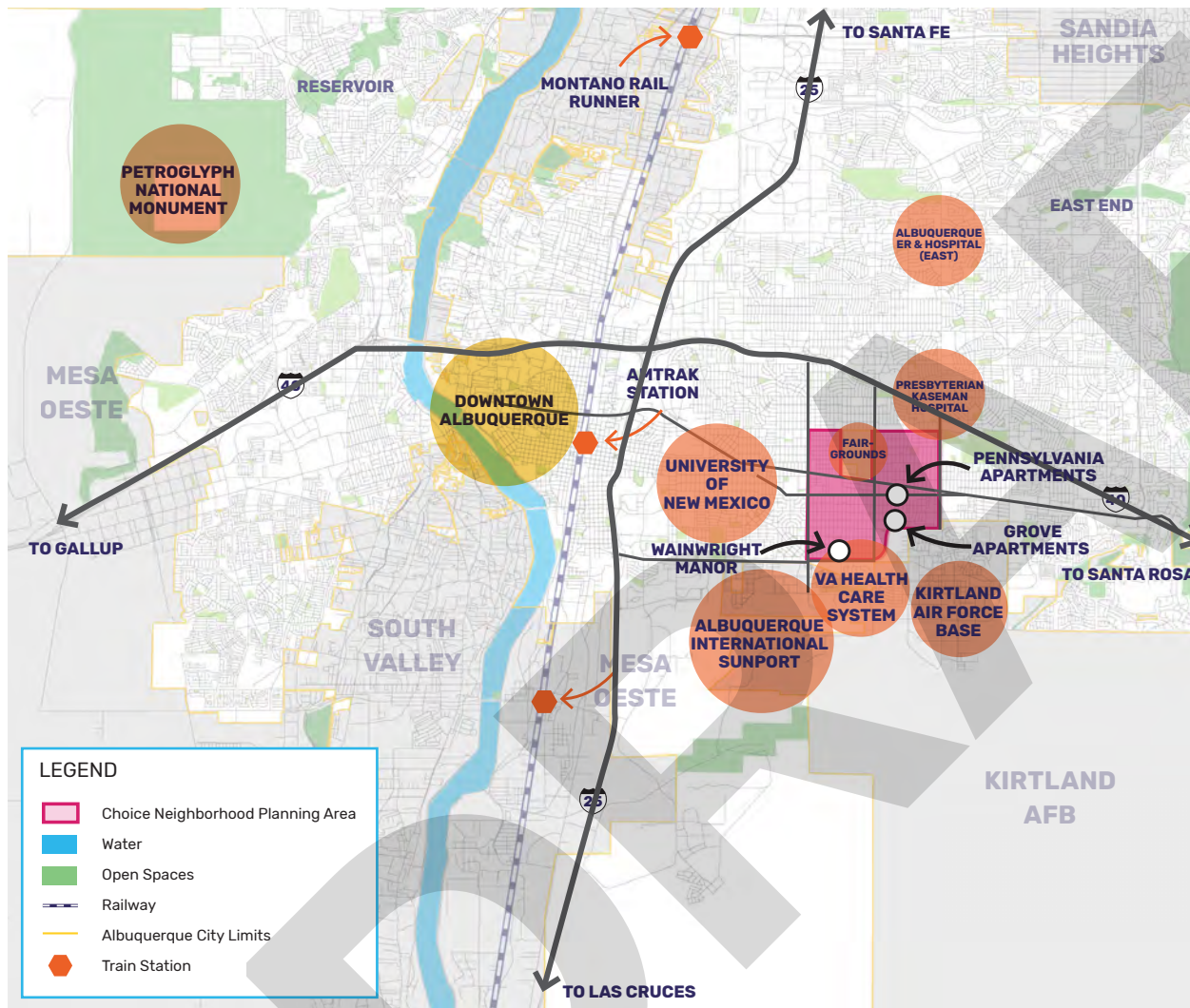


FIGURE 17. Route 66 Centennial Celebration

The neighborhood enjoys excellent connectivity through the major neighborhood corridors, including Central Avenue (Historic Route 66).

03



PLANNING PROCESS

“I would like to have more access to housing and educational programs, as well as community centers for the youth”

“Community Voices” Activity at Community Meeting #3

IN THIS SECTION:

Planning Phases
Project Team
Community Collaboration
Community Engagement

PLANNING PHASES

The International District CN Plan process builds upon local strengths by engaging target housing and neighborhood residents, local businesses, and organizational partners in a comprehensive and collaborative way. The Process includes six phases overall, as outlined in the chart. The goals for each of the phases are listed below.

1. Listening + Learning

- Raise awareness about the Plan
- Identify assets, challenges and opportunities
- Identify partners and stakeholders
- Conduct key person interviews
- Identify early action projects
- Complete needs assessment survey
- Collect community stories

2. Visioning

- Build a collective vision
- Map opportunities
- Prioritize projects, themes and design features

3. Strategies

- Identify goals and themes for revitalization
- Develop key and supporting strategies
- Design and collect feedback on housing redevelopment proposals

4. Elements of the Plan

- Prioritize projects
- Collect feedback on updated housing proposals
- Collect feedback on neighborhood key projects
- Create momentum for early action project

5. Draft Plan

- Compile Draft Plan
- Collect feedback and input

6. Final Plan

- Compile Final Plan
- Celebration and roll out

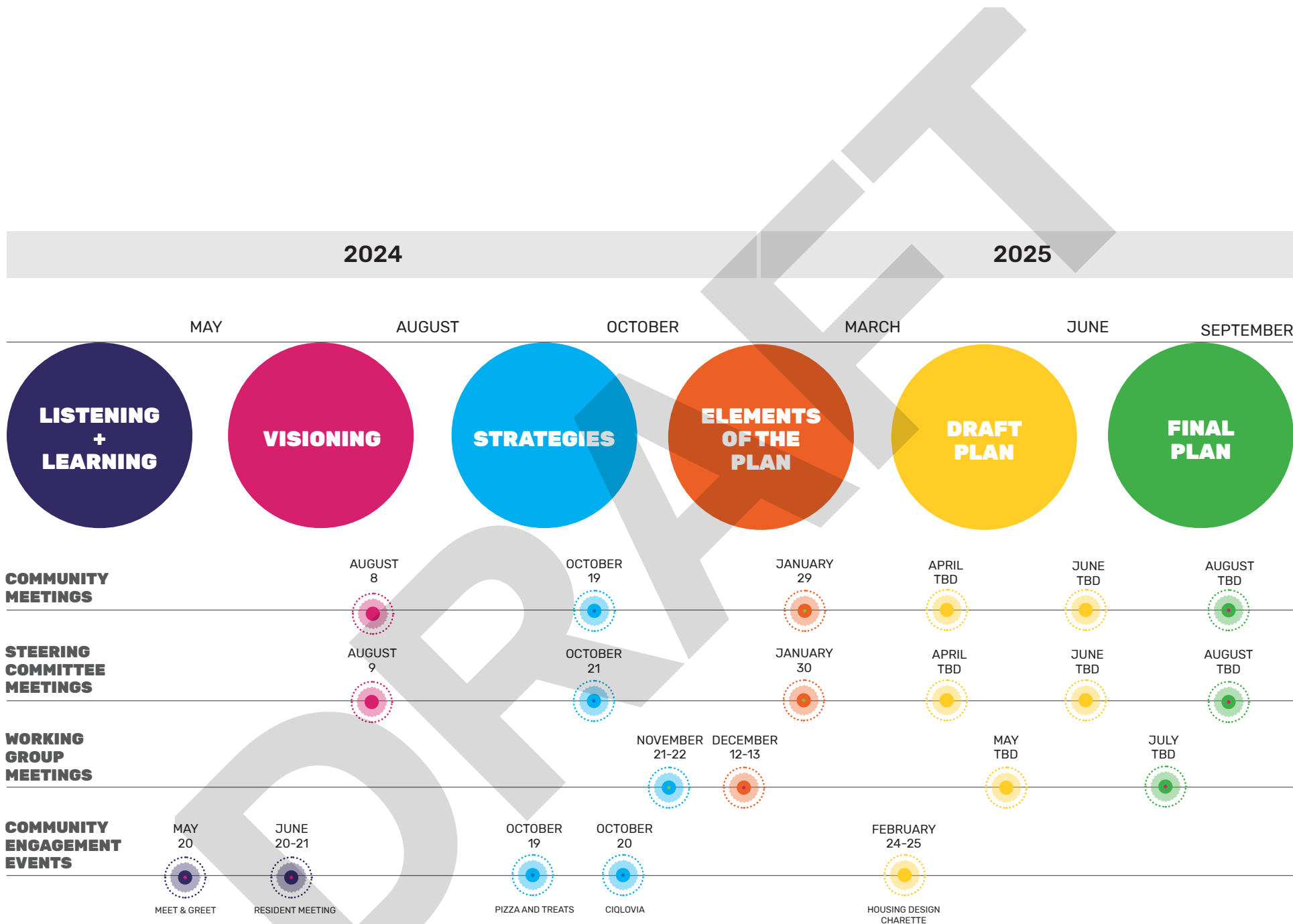


FIGURE 18. Phases of the Planning Process

PROJECT TEAM

Planning Team

The Plan is being developed using a community-focused strategic planning approach that:

- Engages and empowers local stakeholders
- Builds on successful programs and investments already in place
- Organizes implementation actions around the capacity of partners, stakeholders, businesses and residents.

CABQ and AHA are building on their established relationships with target housing and neighborhood residents, project partners and a variety of community stakeholders to establish a robust planning process. Planning Coordinator Borderless Studio and COLLABO have served successful CN communities and are providing technical assistance throughout the process. The consulting team also includes UNM Design and Planning Assistance Center as a local partner.



The City of Albuquerque (CABQ) is leader for this Planning Grant through the Department of Health, Housing and Homelessness.



Albuquerque Housing Authority (AHA) is the co-leader for this Planning Grant, and manages the target housing developments Grove, Pennsylvania, Wainwright Manor.

BORDERLESS

Borderless Studio is an urban design and research practice based in Chicago (IL) and San Antonio (TX) focused on equitable design, spatial justice and planning by cultivating collaborative design agency through interdisciplinary projects.



COLLABO is a dynamic planning and urban design practice leading innovative and equitable neighborhood revitalization projects that generate positive results and improve the lives of local residents. It is based in Chicago (IL) and St. Paul (MN).



UNM Design and Planning Assistance Center (DPAC) is part of the School of Architecture & Planning (SA+P) and focuses on design and planning assistance to communities throughout the state of New Mexico and the Southwest region through community-engaged learning and scholarship.

COMMUNITY COLLABORATION

Steering Committee

The Steering Committee consists of community residents, service providers, educational leaders, and public officials who are all stakeholders in the improvement of The International District Neighborhood. Steering Committee members help to identify resources or provide information, and generate and vet ideas for strategies and projects that merit consideration for inclusion in the Plan. They also help with identifying potential partners and will help to guide post-plan implementation.



FIGURE 19. Steering Committee #1 (August 2024)

COMMUNITY COLLABORATION

Community Ambassadors

We strongly believe in resident empowerment, and have aimed to ensure that our team, our collaborators, and our actions represent the International District. Community Ambassadors identified through this process are part of the Planning Team, assisting with engagement, early action projects, and decision making. Through this work, Ambassadors will build their leadership skills and make important connections within the neighborhood while receiving a stipend for their efforts. They are supported with training and coaching on engagement techniques and working to increase their capacity throughout the project.

The role of Community Ambassadors is integrated both in the Steering Committee and the Working Groups to ensure learning opportunities, creating connections with local community organizations and stakeholders, and contributing with input and perspectives from residents' perspectives.



JOSIAH FOWLER



NAIMA HURAIN



EMERY LOUEMBE



DEVIN LOUD



LETICIA LOPEZ*



FIGURE 20. Resident ambassador at CiQlovia



FIGURE 21. Resident ambassador at CiQlovia

COMMUNITY COLLABORATION

Working Groups

Working Groups have been established to develop strategies that directly address the issues and challenges identified during initial community meetings and visioning workshops. These groups align with the three core pillars of the Choice Neighborhoods (CN) process: People, Housing, and Neighborhood.

- **People:** Focuses on education, income and employment, health and wellness, and safety.
- **Housing:** Addresses housing types, quality, and affordability.
- **Neighborhood:** Covers transportation, open spaces, safety, and sense of belonging.

Each Working Group includes key community partners, service providers, and city departments with specialized expertise to help develop programmatic responses and establish actionable goals for improving baseline conditions. Additionally, target housing residents and neighborhood leadership are actively engaged, ensuring solutions reflect community needs and context.

The Working Groups met virtually multiple times in November and December 2024, with additional meetings scheduled for May and July 2025 to continue refining strategies and recommendations.

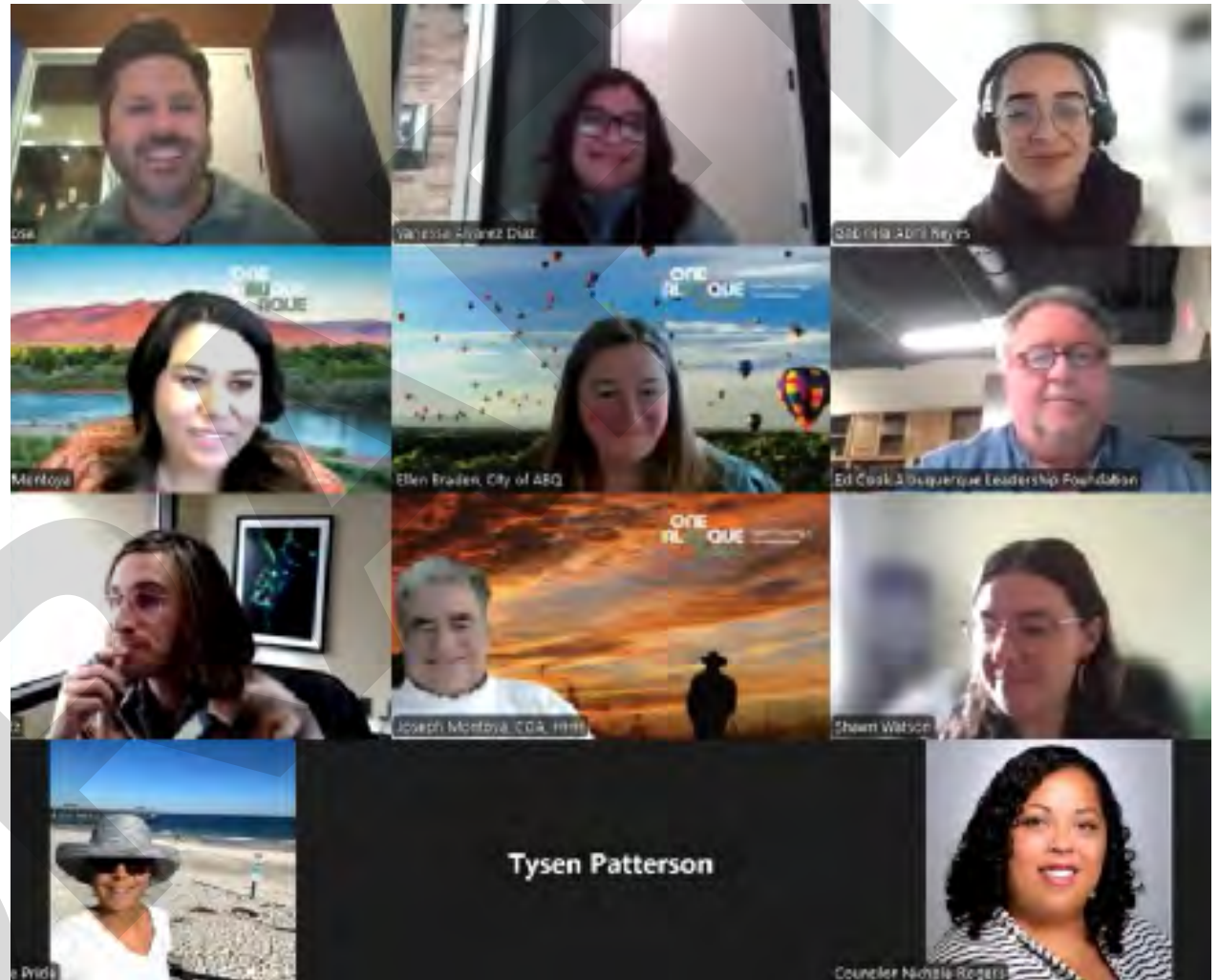


FIGURE 22. Working Groups #2 - People (December 2024)

COMMUNITY ENGAGEMENT

AHA and CABQ and its strong group of partners are utilizing unique and effective outreach techniques and activities supplemented by online interactive tools and media to keep residents engaged throughout the process.

Multiple forms of communication have been utilized to reach AHA residents. A project website has been established (abqchoice.com) to document the planning process and provide easy access to information. Flyers and notices are distributed prior to meetings through AHA staff, Community Ambassadors, and community partners in the neighborhood. Residents are engaged at key points in the planning process as outlined in the project timeline. Initial public housing resident meetings early in the planning process have helped to strengthen trust and instill confidence, as well as smaller focused events at housing sites, so that AHA residents can successfully engage with the larger community. The Planning Team has also engaged youth who live at the public housing sites to document their preferences for projects and programs that will directly benefit themselves and their peers.



FIGURE 23. ABQChoice Instagram Feed

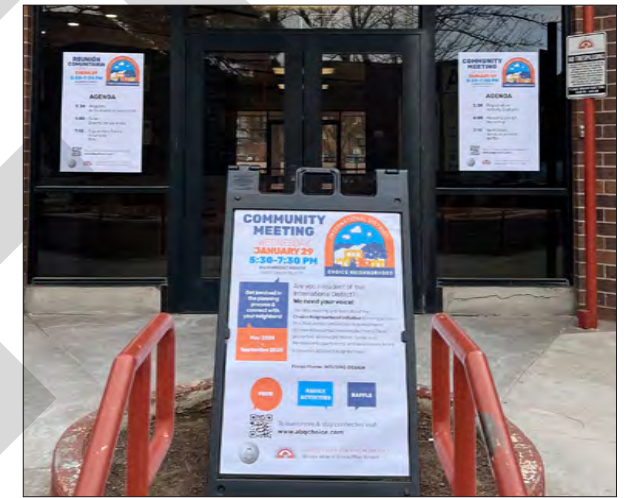


FIGURE 24. Community Meeting #3 Poster for A-Frame



FIGURE 25. Community Event Flyer (October 2024)

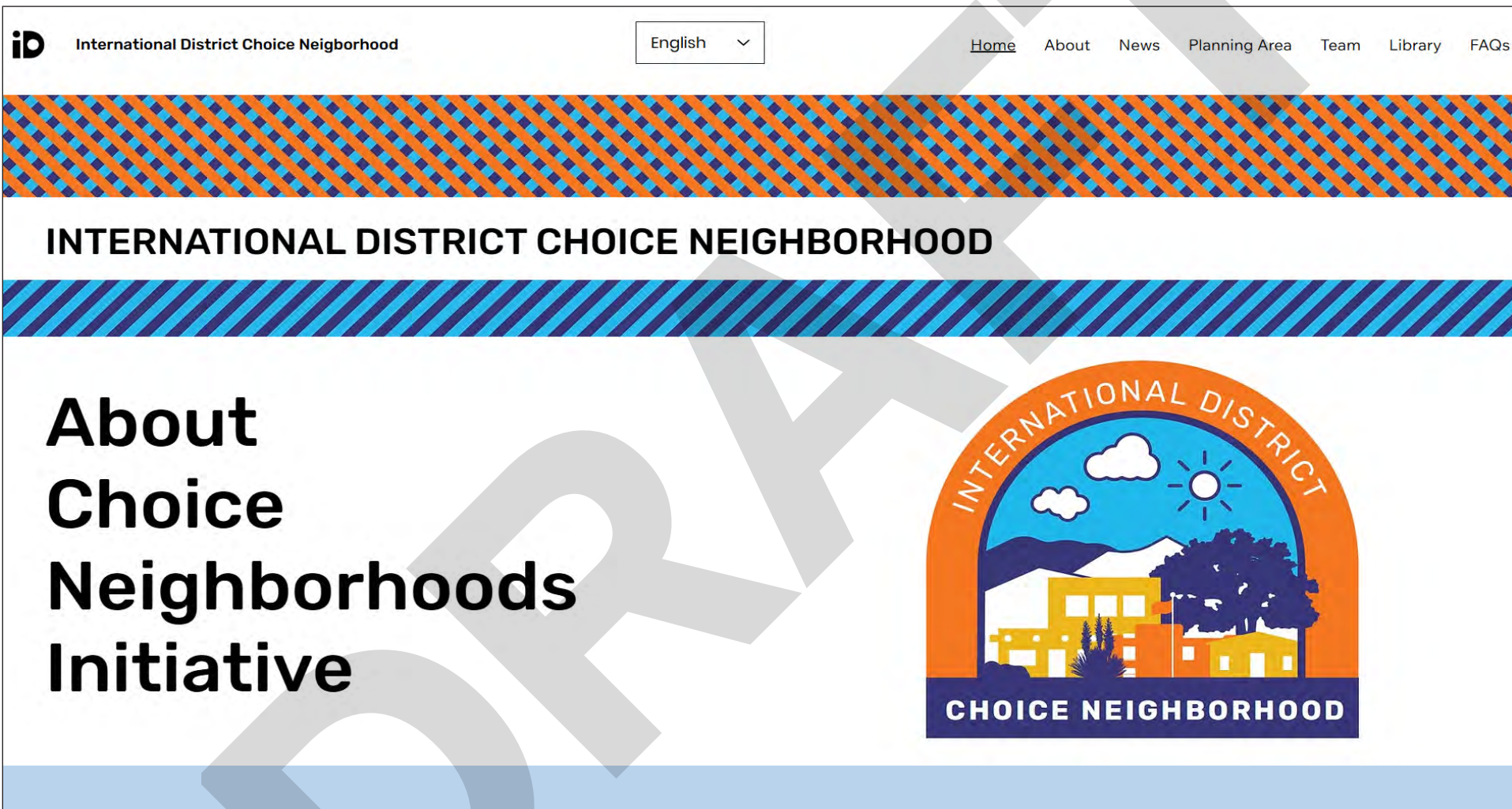


FIGURE 26. International District Choice Neighborhood Website (abqchoice.com)

COMMUNITY ENGAGEMENT

Phase 1. Listening + Learning

The Planning Team spent several months, April through August, listening and learning from local residents and stakeholders about the history, culture and character of the neighborhood.

This phase included the development of a project website (abqchoice.com), and informational handouts and flyers to build awareness for the process. The Planning Team developed “Planning Guide for Residents” for use throughout the planning process.

This Phase also included additional key person interviews with neighborhood leaders, organizational partners and other individuals critical to the CN planning process and to gain insights into the neighborhood. AHA advertised for, interviewed, and selected Community Ambassadors to help support the planning process through targeted engagement and project leadership.

Community Meeting 1 was hosted on August 8, 2024 at the International District Library. Among the attendees were residents, community leaders, partners, stakeholders from the community, including District 6 Councilor Nichole Rogers.

The meeting format included open engagement activities through stations displaying materials and prompts for resident input; it also included breakouts for small group conversations and collaborative activities including:

- Voting: Residents were asked to prioritize the top three (3) assets, challenges and opportunities in their community.
- Resident survey: AHA Residents and International District residents had the opportunity to complete the Needs Assessment Survey digitally using tablets or physically using print outs.
- Interactive Map: Residents were asked to provide their input through notecards related to community assets, challenges and opportunities.
- Breakout Groups: Residents discussed, documented and reported back about their selected top three assets, challenges and opportunities.

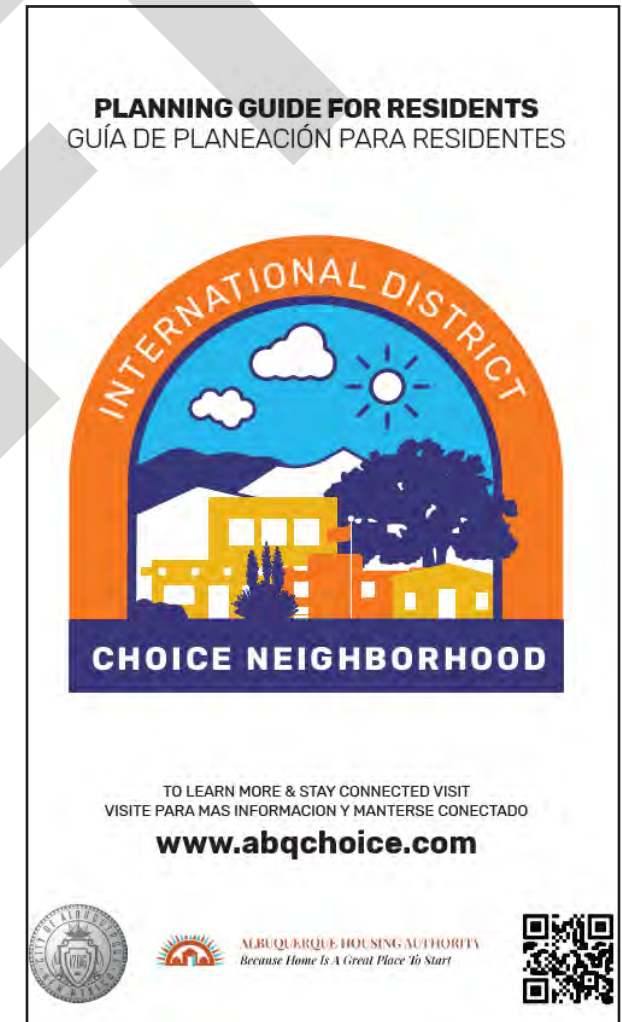


FIGURE 27. Planning Guide for Residents Booklet



FIGURE 28. Community Meeting #1 (August 2024)

COMMUNITY ENGAGEMENT

Phase 2. Visioning

This phase focuses on discussing the findings of the community needs assessment as foundation for visioning activities. Workshops and discussions will be included in community meetings.

The second Community Meeting, hosted by AHA and the City of Albuquerque on October 19, 2024, took place at Wainwright Manor and included AHA residents and community members from The International District. Residents engaged in interactive stations displaying materials and prompts for feedback, fostering open dialogue. A group activity, inspired by the Family Feud game, encouraged participants to test their knowledge of community preferences using results from the resident needs assessment survey, sparking additional reflections and insights from attendees.

As part of these community involvement events, the planning team also hosted Youth Workshops at Grove Apartments and Pennsylvania Apartments to engage residents with similar activities.

COMMUNITY VOICES

The past, present, and future shaped the conversations around envisioning community change. Through the activity, Community Voices, participants were engaged in sharing personal stories through guided prompts. Residents selected a prompt, wrote their responses, and shared them with the group. Examples of prompts included:

"This memory is very dear to me from a time in my community when..."

"This place makes me feel safe and joyful in my community..."

"I imagine that in 10-20 years, my community will be or have..."



FIGURE 29. Neighborhood Strengths Word Cloud (Neighborhood Survey 2024)



FIGURE 30. “Community Voices” (October 2024)

COMMUNITY ENGAGEMENT

COMMUNITY VISION BOARD

This activity invited residents to imagine the future of The International District by selecting images and illustrations that represented key elements of their vision. This collaborative visual collage highlighted shared priorities, including safety, green spaces, and a stronger sense of community. Residents were encouraged to add notes explaining their selections, articulating how these elements related to The International District and contributed to shaping a neighborhood vision. This process began to outline clear preferences for the community's future, establishing a foundation for ongoing planning efforts.



FIGURE 31. "Community Vision Board" Activity (October 2024)

COMMUNITY PRIORITIES

Participants provided input and voted on design preferences for housing, open spaces, and amenities, helping to shape the future of the housing sites and The International District.

- **Housing:** Residents selected preferred housing types and key design elements they wanted incorporated.
- **Open Spaces:** Participants identified the types of green spaces they would like to see and the features that should be included in their design.
- **Amenities:** Residents voted on the types of amenities they value most and the design elements that would enhance their functionality.

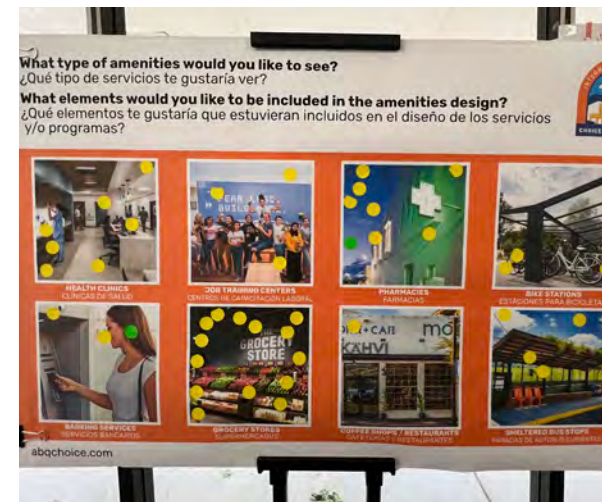


FIGURE 32. "Community Priorities" Activity (October 2024)

COMMUNITY ENGAGEMENT

COMUNITY MAPPING

Residents of all ages participated in a community mapping exercise to physically illustrate their vision for the neighborhood. Using a map of the planning area, participants placed pins on prospective locations for desirable Early Action Activities and identified key sites for improvement. Residents also provided comments and ideas, highlighting important elements needed to shape their ideal community. This interactive process helped capture local priorities and informed strategies for future development. This activity was also part of the community outreach done at CiQlovia on October 20, 2024.



FIGURE 33. “Community Mapping” Activity (October 2024)

YOUTH WORKSHOP

In addition to Community Meeting #2, a youth workshop engaged children and teens from Pennsylvania Apartments and Grove Apartments in hands-on model building activity to envision the spaces, amenities, and resources they would like to see in their neighborhood. Their ideas included playgrounds, pools, and playfields, as well as improvements in housing and security. This workshop provided valuable insight into the priorities of younger residents, ensuring their voices contribute to the community planning process.



FIGURE 34. "Youth Workshop" Activity (October 2024)

COMMUNITY ENGAGEMENT

Phase 3. Strategies

This phase focuses on developing plan goals, concepts, and strategies based on visioning activities and community meetings while identifying projects and actions with the highest priority.

The Planning Team conducted Community Meeting 3 on January 29, 2025, which focused on reviewing the feedback from previous meetings about the Early Action Activities and imagining the future housing design in the different sites.

The meeting included open engagement activities through stations which displayed materials and prompts for resident input; it featured a design workshop with small-group conversations. Residents were engaged in providing specific feedback on the Early Action Activities ideas for Wainwright, Grove Apartments, and Pennsylvania Apartments, for instance what improvements would benefit them the most and what types of activities they would like to see in these spaces.

Residents were then engaged in a design exercise to reimagine their housing site—although these ideas could also be applicable for other housing sites in the International District. They explored various possibilities for organizing open space, connections, amenities and buildings, including types of housing, with interactive blocks. Ambassadors helped facilitate the discussions and encouraged residents to brainstorm new ideas. Each table was able to report back their insights and feedback.



FIGURE 35. Community Meeting #3 at Wainwright Manor



FIGURE 36. Housing Design Workshop at Community Meeting #3



FIGURE 37. Housing Design Workshop at Community Meeting #3

EARLY ACTION ACTIVITIES

Early Action Activities have been identified in the target housing sites which focus on improvements of outdoor spaces for community gathering, passive and active recreation. Amongst the improvements that the community would prioritize in the three housing sites are:

- Exercise areas and equipment for all ages
- Planters and seating
- Asphalt and wall murals

Community also pointed out what activities and programming they would like to see:

- Fitness classes
- Food market and pantry
- Sports and arts programs for kids



FIGURE 38. “Early Action Activities” Station at Community Meeting #3

KEY NEIGHBORHOOD PROJECTS

Steering Committee members prioritized key neighborhood project strategies using illustrated boards and a planning area map. They selected two strategies per topic: Transportation & Mobility, Parks & Recreation, Amenities & Services, and Identity, Arts & Culture. Key findings from each breakout group were:

- Better outreach to existing amenities, leverage spaces for housing, and address unhoused population.
- Add more stops along main corridors, and increase safety for walkability in the neighborhood.
- More outreach activities for resident awareness about current events, and establish new partnerships with organizations in the International District.

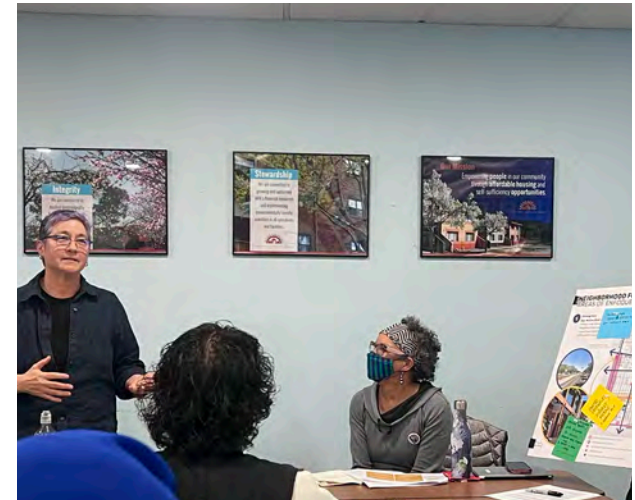


FIGURE 39. "Neighborhood Key Projects" Activity at Steering Committee Meeting #3



Phase 4. Elements of The Plan

[To be developed after community meeting #4 is completed]

Phase 5. Draft Plan

[To be developed after community meeting #5 is completed]

Phase 6. Final Plan

[To be developed after community meeting #6 is completed]

DRAFT



FIGURE 40. Housing Design Workshop at Community Meeting #3 (January 2025)



04

NEIGHBORHOOD CONTEXT

"I love taking my dog on walks. People are so friendly. I love to watch people tending to their homes and gardens. All are welcome here"

"Community Voices" Activity at Community Meeting #2

IN THIS SECTION:

International District
Neighborhood Assets
Urban Form + Character
Land Use
Zoning
Commercial Corridors
Parks + Open Spaces

Bus Routes
Bike Infrastructure
Ongoing and Planned Efforts
Vacant Land
Demographic Profile
Needs Assessment Survey
Market Study Key Findings

NEIGHBORHOOD OVERVIEW AND HISTORY

History

The International District (ID) in Albuquerque is a vibrant and culturally rich area located east of Nob Hill, bounded by San Mateo, Wyoming, Lomas, and Kirtland Air Force Base, as well as the Albuquerque International Sunport. It is home to the most diverse population in the Albuquerque metropolitan area, including long-time residents, recent immigrants, and the largest concentration of Native Americans outside of tribal areas in New Mexico. The district is well-served by several transit lines and is within a 30-minute commute of some of the city's largest employers, such as the University of New Mexico, the City of Albuquerque, Kirtland Air Force Base, Sandia Labs, and EXPO New Mexico. Despite its cultural wealth and recent City investments, the area has suffered from divestment, with low property values and large parcels of vacant land that could attract developers, especially with the introduction of the Albuquerque Rapid Transit (ART) system. This potential for development poses a risk of displacement for the high percentage of low-income renters in the district.

Source: Community Portrait; Central Corridor Neighborhood Study (UNM, Draft, January 2017).

The East Mesa area, where the International District is located, has a history dating back to the early 20th century when it was sparsely populated by homesteaders. The community began to develop after Albuquerque's first airport was established in 1928, which was later acquired by the military in the early 1940s, leading to the establishment of Kirtland Air Force Base (KAFB) in 1942. This proximity to the base spurred the platting of neighborhoods and the planning of commercial centers. Route 66, rerouted to Central Avenue in 1937, played a significant role in the district's development during the 1940s and 1950s, making it a vibrant community. However, the area's residential character varies greatly, with a mix of suburban single-family homes, trailer parks, and some of the densest and least stable housing in the city. The shift in housing dynamics began in the 1970s when KAFB started housing military personnel on base, leading to a decrease in service members living in the district's multi-family post-war housing. The introduction of the Interstate Highway System further drew travelers away from Route 66, contributing to changes in the district's development.



FIGURE 41. Aerial Of International District (1936)

Cultural Identity

In the 1970s, the federal government, working with Catholic Charities, began relocating Vietnamese refugees to the area, which later welcomed refugees from Central America and African nations. This growing diversity led to the area being renamed the International District in 2009. The district is now one of the most diverse in the city and state. EXPO New Mexico, a key state-run enterprise in the district, spans 236 acres and hosts events like the New Mexico State Fair and the Gathering of Nations Powwow, along with a year-round flea market and live entertainment. EXPO New Mexico is exempt from local regulations due to state ownership. The planning area's diversity is an asset given it is embodied by artistic expressions, local business involvement and community organizations. The area is a hub for immigration and refugee settlement where more than 47 languages are spoken throughout. However, the lack of economic opportunities due to disinvestment and racism is a major obstacle needed to overcome.



FIGURE 42. Historic Tewa Lodge Source: Susan Rissi, 2021



FIGURE 44. Community Blessing of Mural in the ID



FIGURE 43. New Mexico State Fair

Something that makes me feel safe and joyful about my community is the diversity of people

NEIGHBORHOOD ASSETS

Most neighborhood assets are located along Central Ave (Route 66). The most prevalent assets clustered in this area are faith-based organizations and government related services. The International District has six schools within its boundaries, mostly located on the souther portion of the district. The schools exist near several parks, the largest being Phil Chacon Park which extends from Gibson SE Boulevard to Southern Avenue. At the heart of the community along Central Ave is Pennsylvania Apartments, one of the target housing sites and several assets such as the CABQ International District Library and the Albuquerque Fire Station 5.

LEGEND

- Choice Neighborhood Planning Area
- AHA Target Housing Sites
- Schools
- ▲ Religious Organizations
- ◆ Government Services
- Community Organizations
- Health Related Services
- Parks
- ✱ Grocery Stores

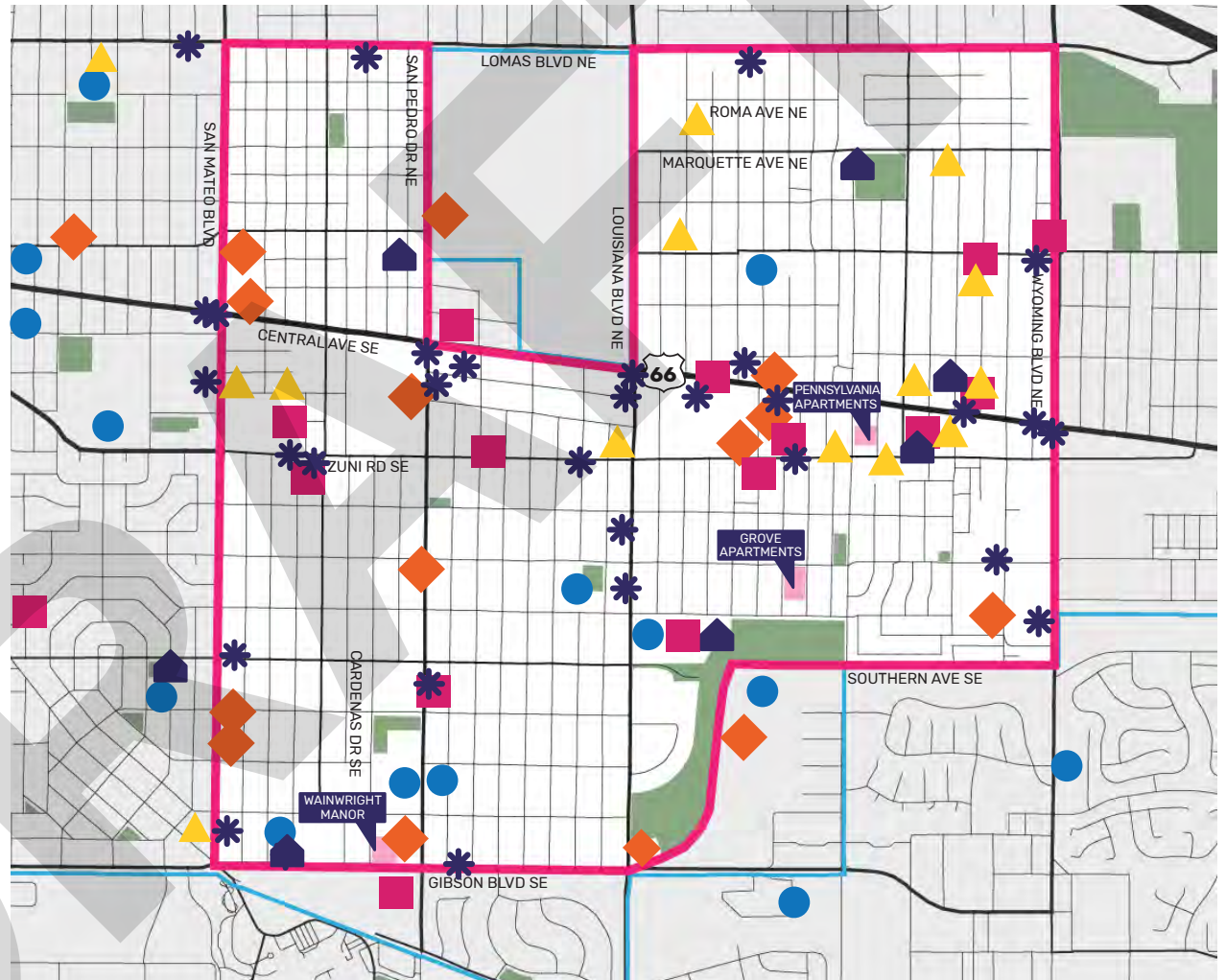




FIGURE 45. Mesa Verde Community Center



FIGURE 46. Fox Building Di Trú Viet Hoa Ky First Floor



FIGURE 47. New Mexico Veterans Memorial



FIGURE 48. San Pedro Public Library



FIGURE 49. Albuquerque Fire Station 5 (Source: Public Art Archive)



FIGURE 50. La Mesa Presbyterian Church

URBAN FORM + CHARACTER

The International District is mostly smaller scale and low density residential and commercial buildings. The major commercial corridor is Central Avenue with small neighborhood-serving businesses such as restaurants, car shops and small retail. Most streets are multiple lanes wide and unfriendly to pedestrian traffic. The minor neighborhood level corridors like Grove, and Southern serve access primarily to homes, and apartment buildings with narrower streets with two to three lanes and slower moving local traffic.

In contrast to neighborhood level corridors Wainwright Manor, for example, is situated along Gibson Blvd, a six-lane roadway with a 40 mph speed limit. The surrounding area is dominated by car-centric retail, with businesses set back from the street, creating a disconnect from pedestrian access.

LEGEND

- Choice Neighborhood Planning Area
- AHA Target Housing Sites

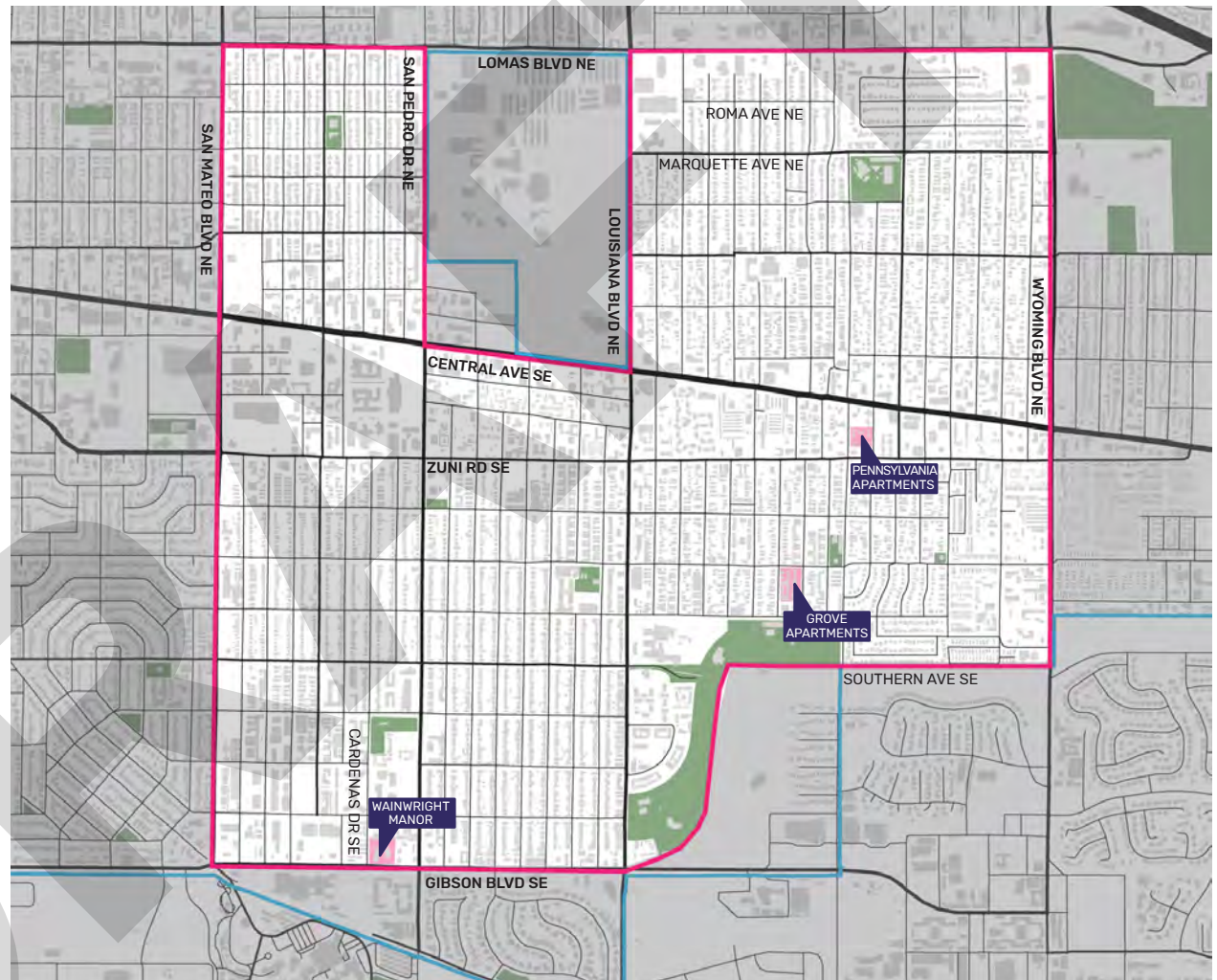


FIGURE 51. Figure ground





FIGURE 52. Commercial buildings



FIGURE 53.Multi-family Residential



FIGURE 54. Religious facility



FIGURE 55. Single Family Residence



FIGURE 56. Townhouses



FIGURE 57.Multi-story housing

LAND USE

The International District is made up of mostly one-story single family homes on large lots. The second and third major land uses of the neighborhood is multifamily housing, and commercial/retail.

The Commercial/Retail is mostly single story buildings like drive through, strip-malls and neighborhood stores. Many of the stores in the planning area have closed like Walmart and Fair 'N' Square (local grocery store chain).

LEGEND

- Single Family
- Multifamily (5+ Family)
- Office
- Commercial / Retail
- Commercial Services
- Community
- Institutional / Medical
- Educational
- Vacant Land
- Parking / Transportation
- Open Space

Source: cabq.goc/gis

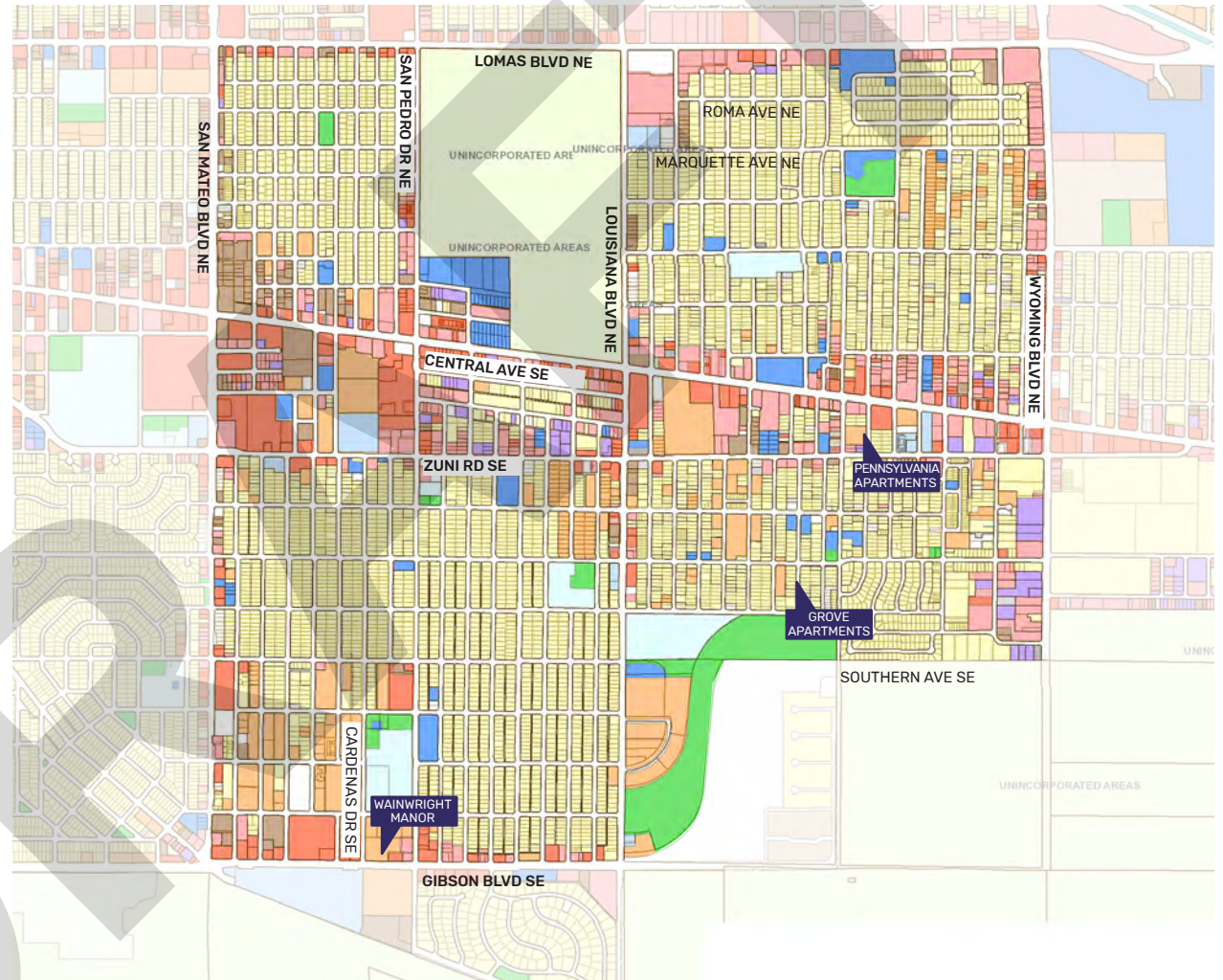


FIGURE 58. Land Use Map



ZONING

The majority of the planning area corresponds to the R-1C (Single-Family) zoning, and MX-H (High Intensity Mixed Use) allocated more towards the interior of the neighborhood on Central Ave, and on parts of San Mateo Blvd. Other large portions of the neighborhood is zoned R-ML (Multi-Family Low Density).

LEGEND

- R-1C Single-Family (Large Lot)
- R-MH Multi-Family High Density
- MX-L Low Intensity Mixed Use
- PD Planned Development
- R-T Townhouse Residential
- NR-PO-A City Owned or Managed
- MX-H High Intensity Mixed Use
- MX-M Moderate Intensity Mixed Use
- NR-C Commercial Non Residential
- Outside City Limits
- R-ML Multi-Family Low Density
- MX-T Transition Mixed-Use
- NR-SU Sensitive Use Non-Residential
- RM-C Manufactured Home Community

Source: cabq.goc/gis



FIGURE 59. Zoning Map



COMMERCIAL CORRIDORS

Central Avenue

A Historic and Evolving Corridor

Central Avenue (Historic Route 66) is a key east-west corridor spanning 18 miles, showcasing over 300 years of Albuquerque's history. This corridor reflects the city's cultural diversity, particularly within the planning area, home to the Stories of Route 66 project.

Central Avenue's development initially catered to Route 66 travelers after its realignment in 1937, evolving into Albuquerque's first post-WWII suburban community. The area thrived with restaurants, gas stations, hotels, and housing for Kirtland Air Force Base and Sandia Laboratories. However, the construction of Interstate 40 in the 1970s diverted traffic away, leading to economic decline. As Kirtland Air Force Base relocated its housing on-site, many businesses closed, and former base housing was either abandoned or sold to absentee landlords. By the 1980s, economic downturn, rising crime, and declining family incomes further impacted the International District.

Today, Central Avenue remains New Mexico's most culturally and ethnically diverse corridor, featuring multicultural businesses, the State Fairgrounds, and Historic Route 66. However, the area also faces some of Albuquerque's highest rates of crime, domestic violence, prostitution, and poverty, requiring targeted reinvestment efforts.

San Mateo Boulevard

A Corridor of Opportunity and Challenges

The San Mateo Boulevard corridor serves as a major north-south transit route, connecting key intersections within the planning area, including the I-40/San Mateo interchange and Kathryn Avenue. Historically, this area has faced economic challenges, leading to vacant properties and underutilized spaces, but it remains a focal point for redevelopment efforts.

One key site is San Mateo and Kathryn Avenue SE, where the Albuquerque Community Safety (ACS) department inaugurated its headquarters in May 2024 at 1210 San Mateo Blvd. SE, enhancing community services and safety. Adjacent to ACS, a marketplace initiative featuring artist-decorated shipping containers was introduced to support local vendors, though delays have placed the project under reassessment.

Another major shift occurred with the March 2023 closure of Walmart on San Mateo Blvd., just south of Central Avenue, leaving a gap in accessible retail and grocery services. As of July 2024, the property is under contract, but redevelopment plans remain undisclosed. Despite these challenges, San Mateo Boulevard continues to reflect the vibrant resilience and cultural diversity of the International District.



FIGURE 60. ACS at San Mateo Blvd



FIGURE 61. ART on Central Avenue



FIGURE 62. Central Ave & Pennsylvania Ave Looking North



FIGURE 63. Kathryn Ave & San Mateo Ave Looking Southeast



FIGURE 64. Central Ave & Pennsylvania Ave Looking East



FIGURE 65. San Mateo Ave & Anderson Ave looking West



FIGURE 66. Central Ave & Pennsylvania Ave Looking West



FIGURE 67. San Mateo Ave looking North

PARKS + OPEN SPACES

The International District in Albuquerque features diverse open spaces, including:

- Larger parks like Phil Chacon Park (the largest park in the district with ~52.5 acres), and Mesa Verde Park (~9.3 acres) include community centers, playground, basketball courts, and green space.
- Smaller parks – Wilson Park (~3.8 acres), John Carillo Park (~3 acres), Fox Memorial Park (~2 acres), Trumbull Park (~.8 acres), and Jack and Jill Park (~.8).
- Outside the planning area exists several other parks and the Los Altos Golf Course.

LEGEND

-  Choice Neighborhood Planning Area
-  AHA Target Housing Sites
-  Albuquerque City Limits
-  Parks

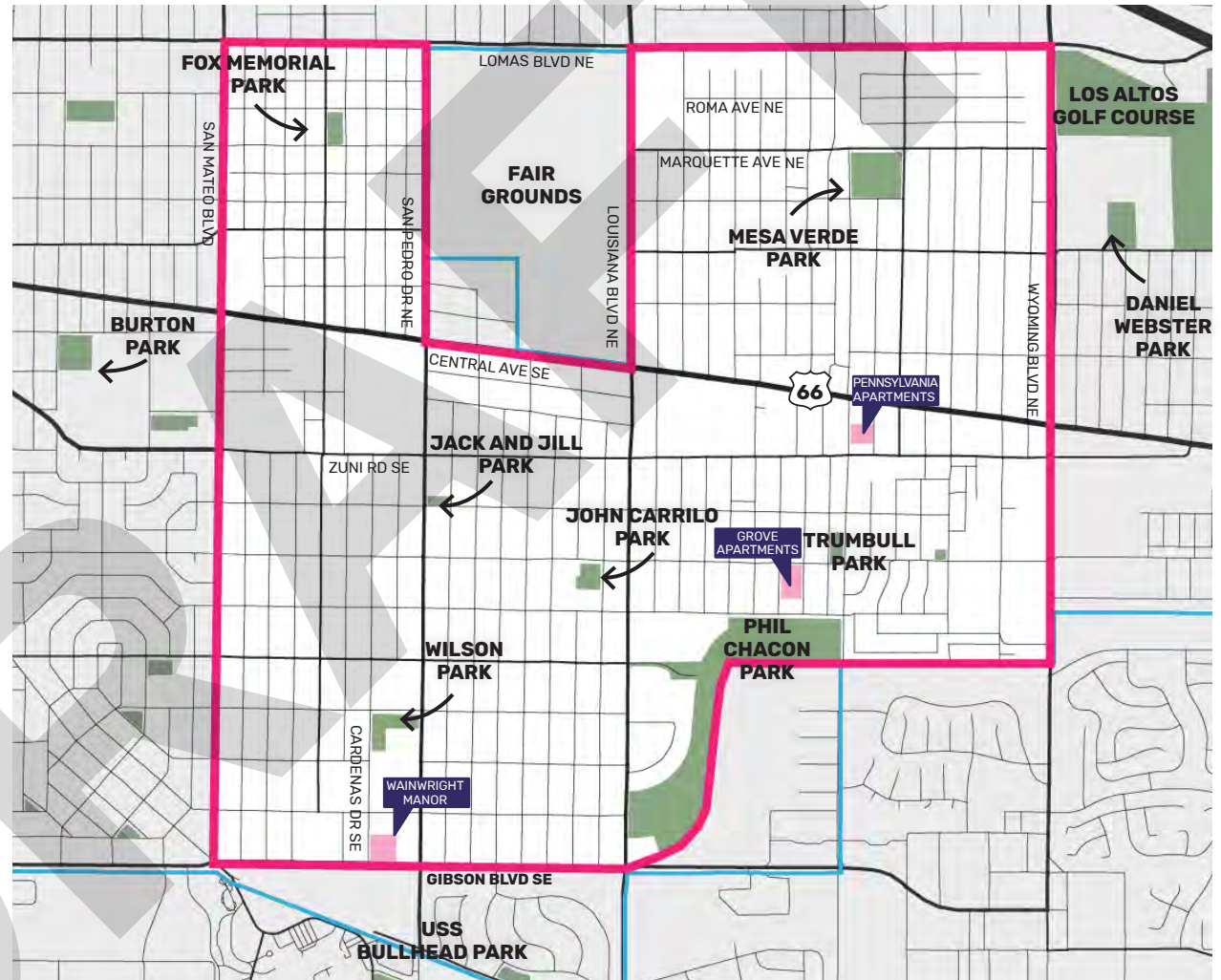


FIGURE 68. Parks + Opens Spaces





FIGURE 69. Phil Chacon Park



FIGURE 70. Mesa Verde Park



FIGURE 71. Jack and Jill Park



FIGURE 72. Marion L. Fox Memorial Park



FIGURE 73. Trumbull Park



FIGURE 74. Willson pool

BUS ROUTES

The International District is served by multiple bus routes, including the ART (Albuquerque Rapid Transit). The two ART lines are the Green and Red Lines. There are also a variety of types of stops in the neighborhood, from just singular street signs, covered shelters to raised platforms for dedicated boarding.

LEGEND

- Choice Neighborhood Planning Area
- AHA Target Housing Sites
- Albuquerque City Limits
- Parks

BUS ROUTES

- ART Station
- 777 Green Line (ART)
- 766 Red Line (ART)
- Route 11
- Route 31
- Route 96
- Route 97
- Route 98
- Route 66
- Route 34
- Route 140
- Route 141
- Route 157
- Route 217

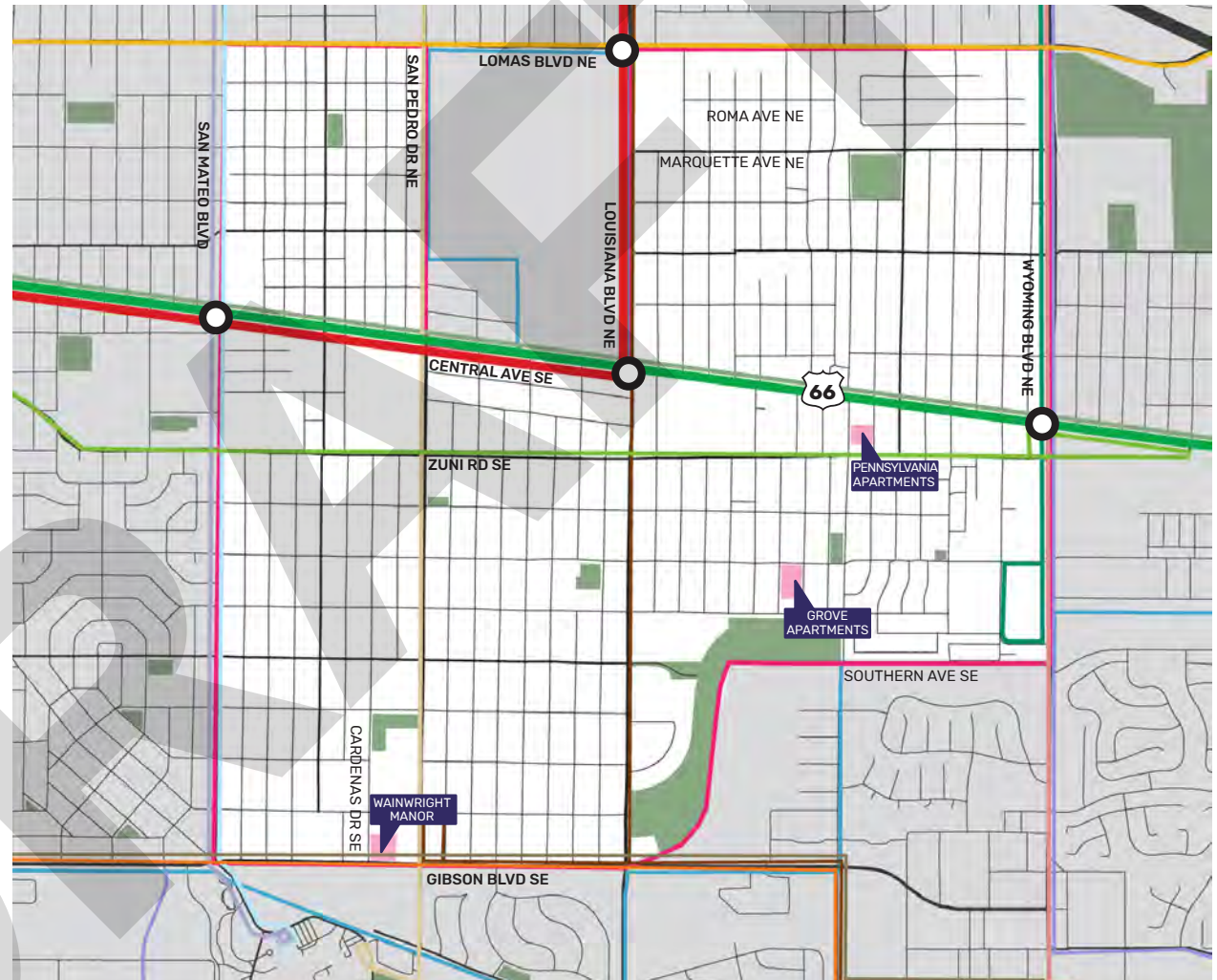


FIGURE 75. Bus Routes



BIKE INFRASTRUCTURE

Bike infrastructure is included in both the City of Albuquerque Bikeways & Trails Facility Plan and the Bernalillo County Pedestrian & Bicycle Safety Action Plan. The city and unincorporated areas of the county have expanded bike-friendly infrastructure, incorporating dedicated bike lanes, shared streets, and traffic calming measures such as pedestrian islands to enhance safety and accessibility.

LEGEND

- AHA Target Housing Sites
- Parks
- Shared Bike And Care Lanes
- Designated Bikes Lanes
- Multi Use Park Trail
- Shared Roadway Optimized for Bikes
- Sidewalk Conditions
- 1** Zuni Rd
- 2** Copper Ave
- 3** Alvarado Dr
- 4** Southern Ave
- 5** Monroe St
- 6** Multi Use Trail at Phil Chacon Park

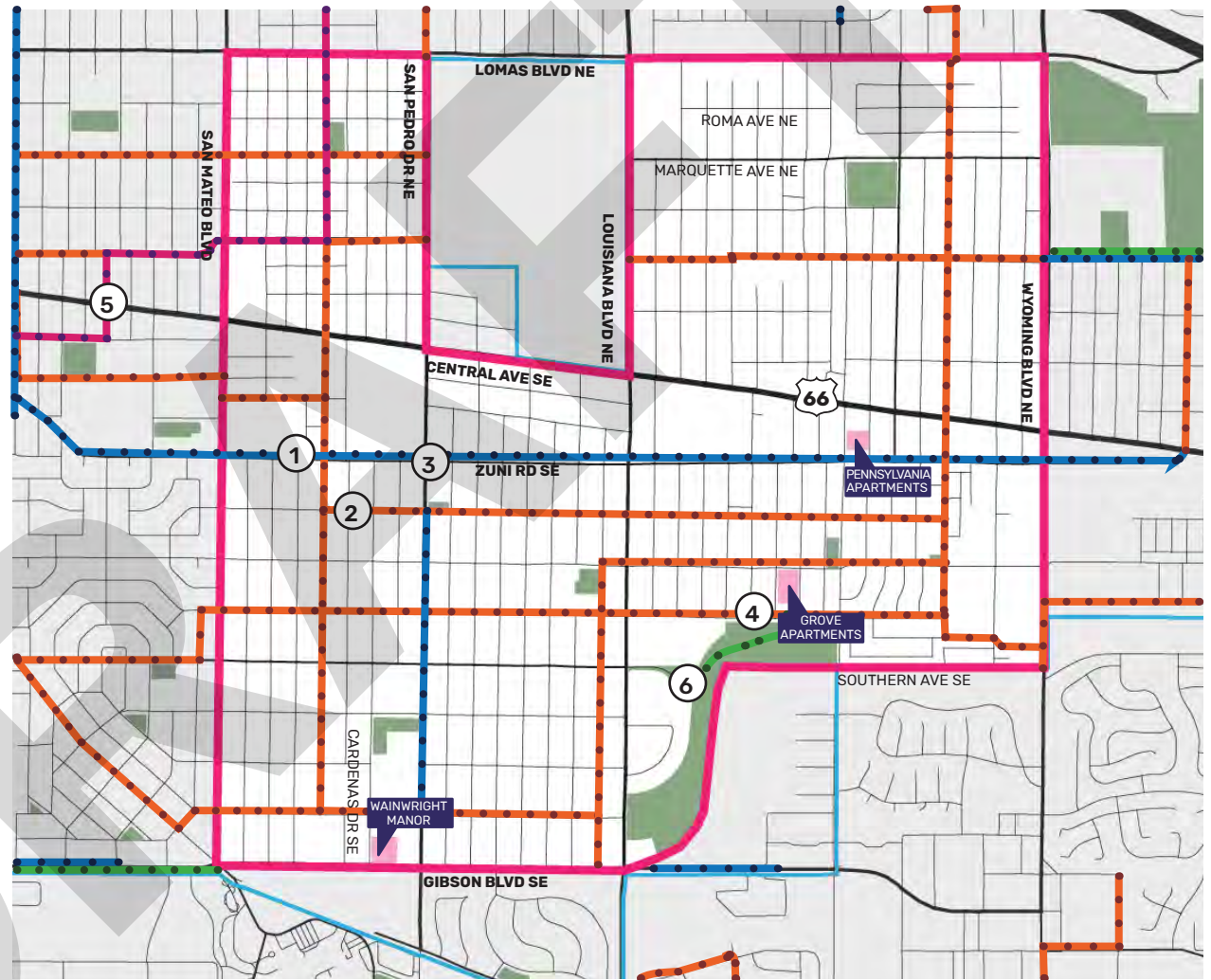


FIGURE 76. Bike infrastructure and trails



ONGOING AND PLANNED EFFORTS

Plans and Initiatives

There are several plans and initiatives throughout the International District. These different studies and projects have been completed or continue to be developed/implemented which can be leveraged to provide momentum to the planning process.



FIGURE 77. Arts and Culture, Route 66 Centennial Celebration

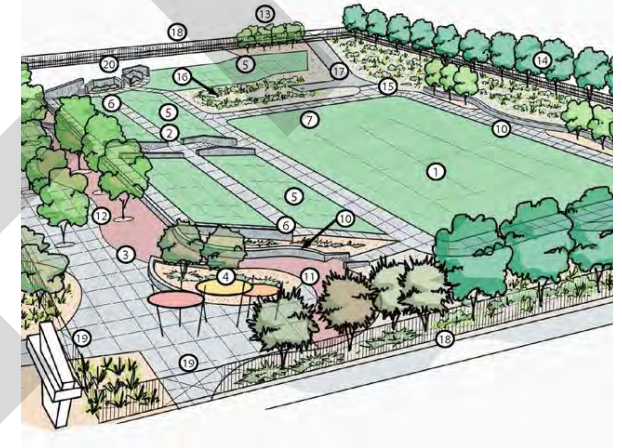


FIGURE 78. International District Library Park



LEGEND

- Planning Boundary
- AHA Target Housing Sites
- Parks
- Albuquerque City Limits
- Capital Outlay Investments
 - 1 Phil Chacon Park
 - 2 The Gateway Gibson Health Hub
 - 3 International District Library
 - 4 God's Warehouse
 - 5 ADA Upgrades
 - 6 Street Lighting Upgrades
 - 7 Mesa Verde Park / Community Center
- ✱ Public Art Sites
- Route 66 Centennial Art Program
- International Community Trail
- Alleyways Project
- Public Owned Land
 - City of Albuquerque
 - University of New Mexico
 - Bernalillo County

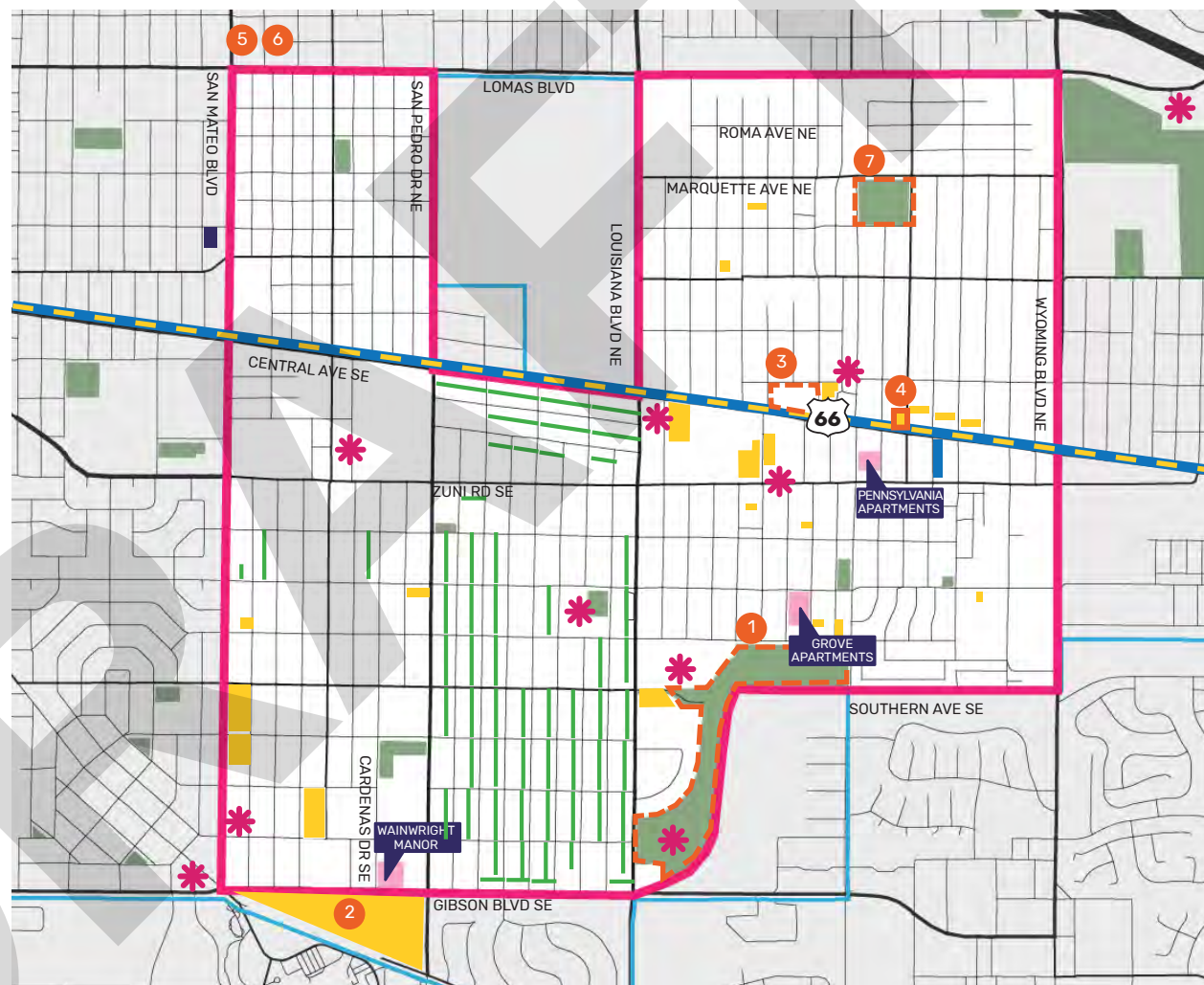


FIGURE 79. Ongoing and planned efforts

VACANT LAND

There is a higher than average rate of vacancy in the International District. Larger vacant site are clustered along Zuni Road and Central Avenue, with smaller parcels spread throughout the residential areas of the neighborhood.

LEGEND

- Choice Neighborhood Planning Area
- AHA Target Housing Sites
- City Owned Land
- Parks
- Vacant Properties / Land

Description Source: Central Corridor Neighborhood Study Report
Section A ID (2017), Google Earth

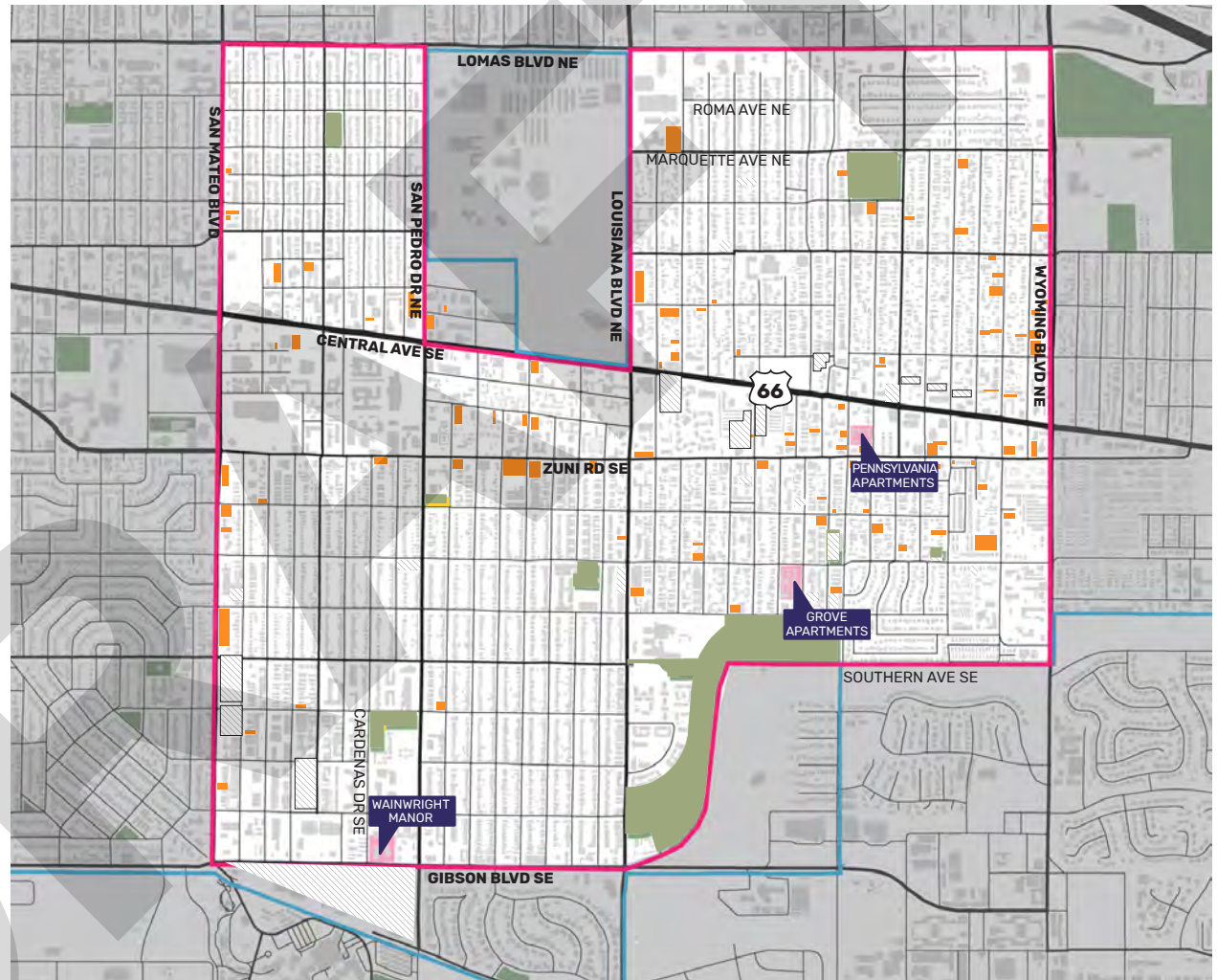


FIGURE 80. Vacant land





FIGURE 81. Vacant Property at Alcazar and Central



FIGURE 82. Vacant property at corner of Bell and Charleston



FIGURE 83. Vacant property at corner of Copper & Wisconsin



FIGURE 84. Vacant property at corner of Louisiana & Domingo



FIGURE 85. Vacant property at Pennsylvania & Land



FIGURE 86. Vacant property at corner of Utah & Chico

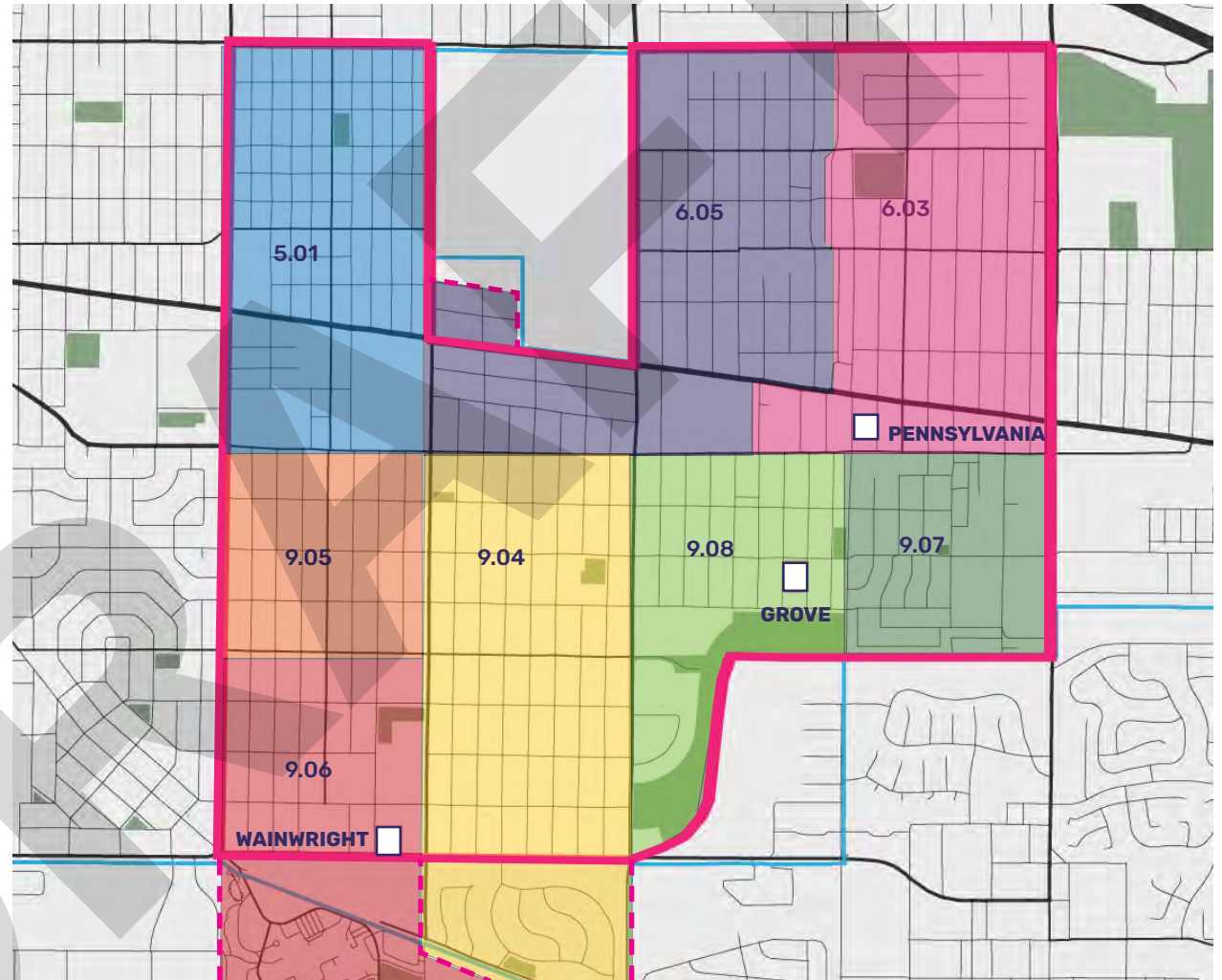
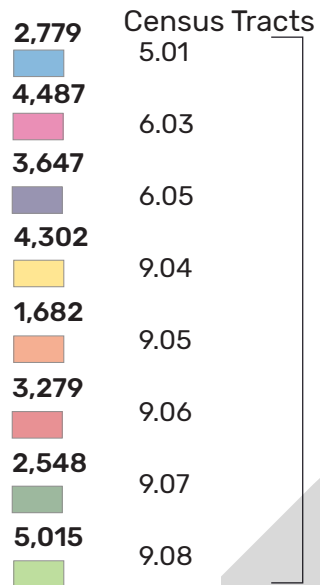
DEMOGRAPHIC PROFILE

Census Tracts

The International District neighborhood includes the following eight census tracts: 5.01, 6.03, 6.05, 9.04, 9.05, 9.06, 9.07, and 9.08.

LEGEND

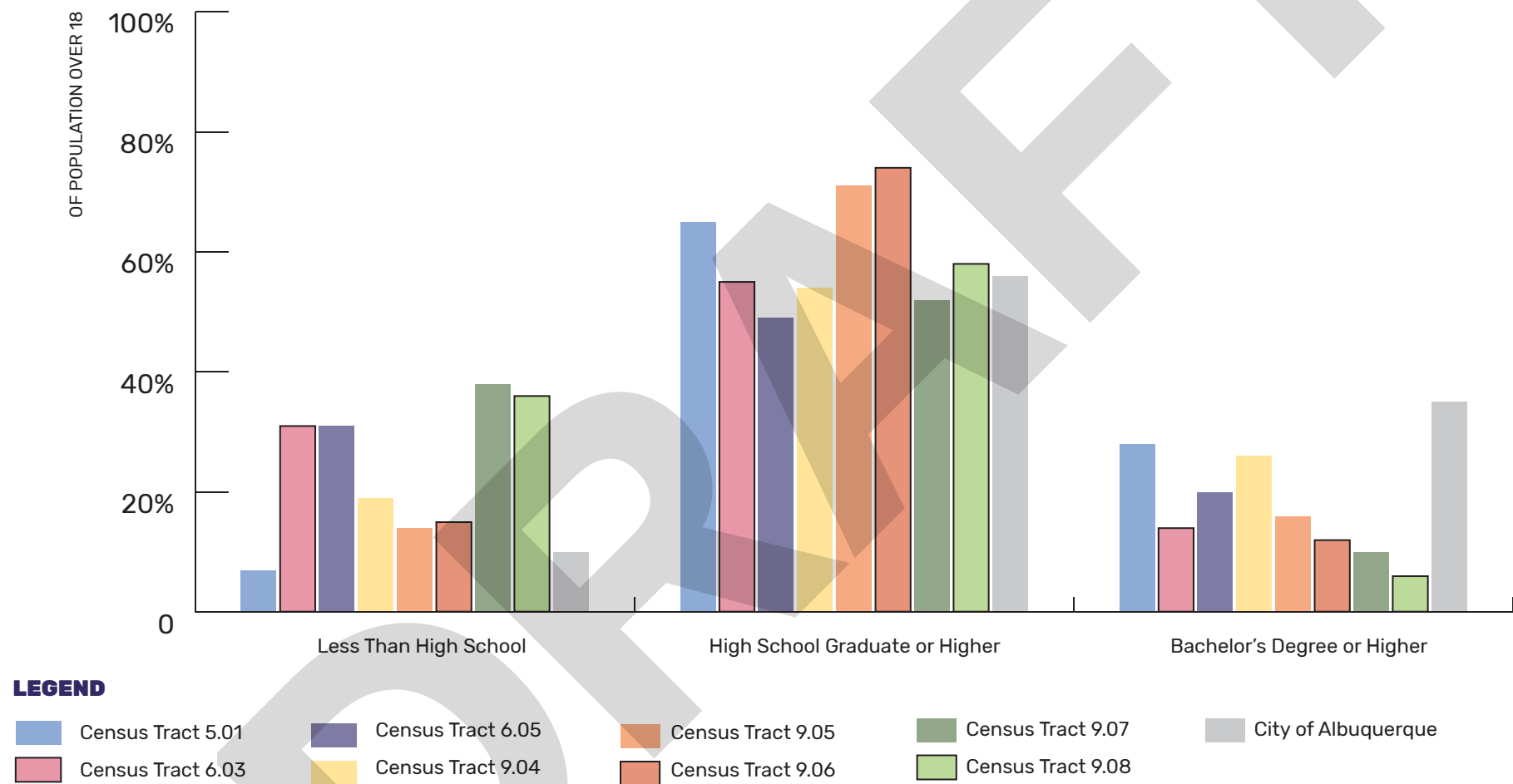
TOTAL POPULATION



Source: US Census ACS, 2022 5-Year Estimates; Table DP05



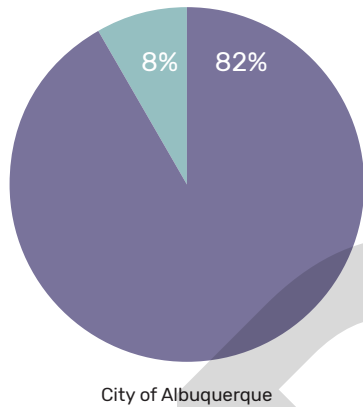
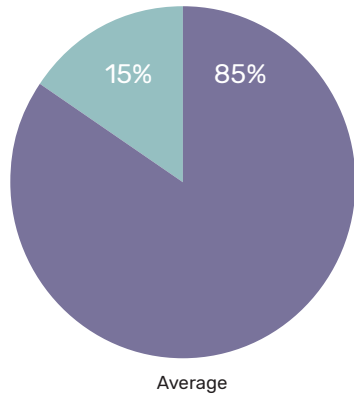
Educational Attainment



Source: US Census ACS, 2022 5-Year Estimates; Table B15001

DEMOGRAPHIC PROFILE

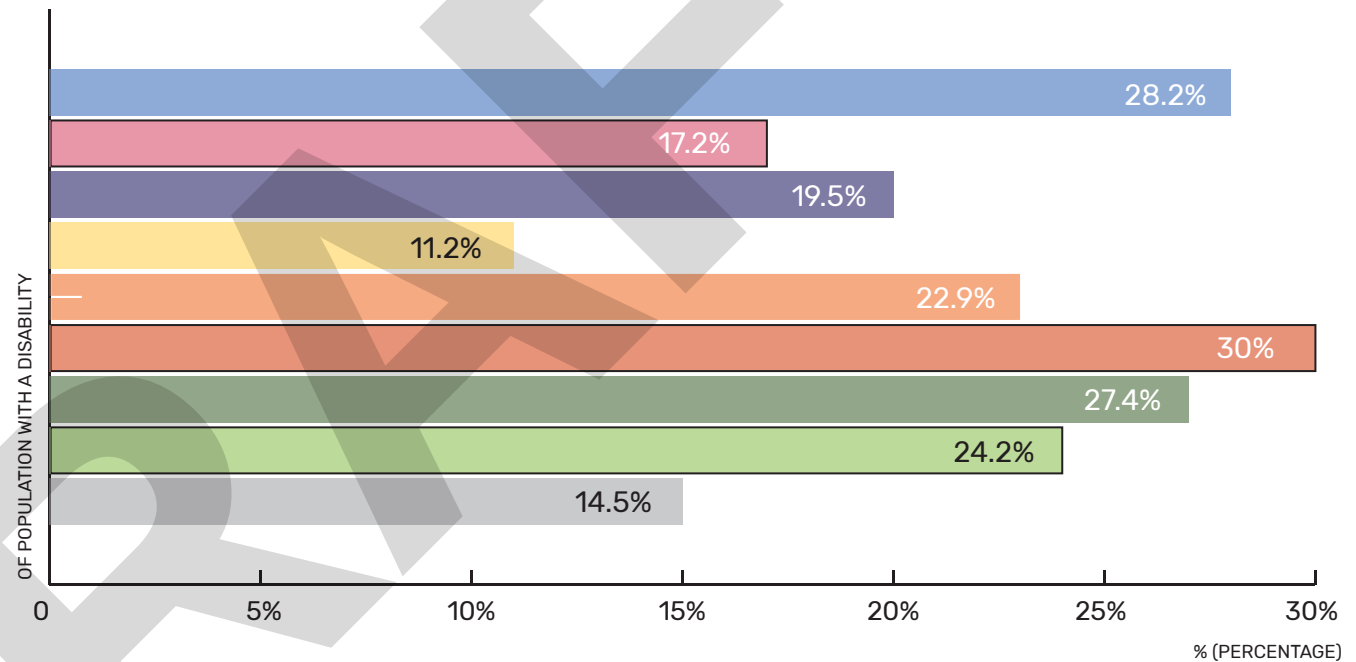
Health Insurance Coverage



Covered by Health Insurance
 Not Covered by Health Insurance

Source: US Census ACS, 2022 5-Year Estimates; Table S2701

Disability Status

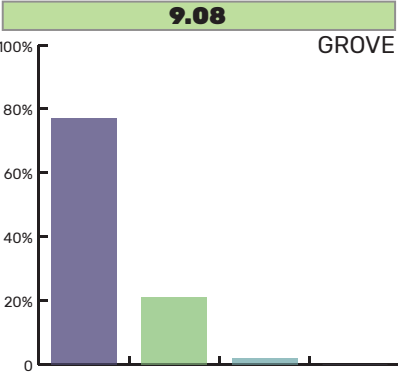
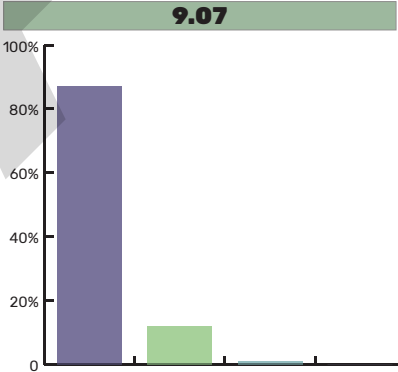
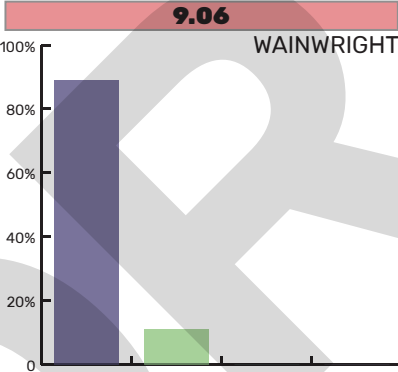
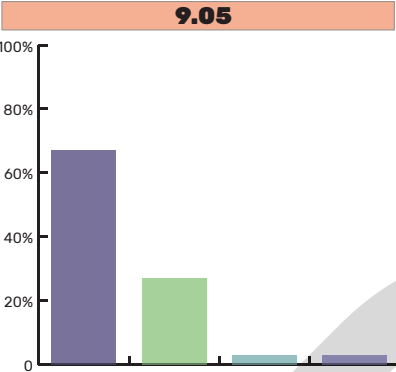
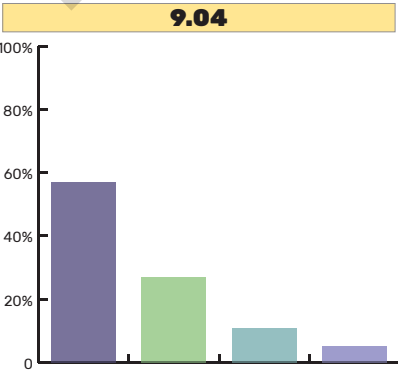
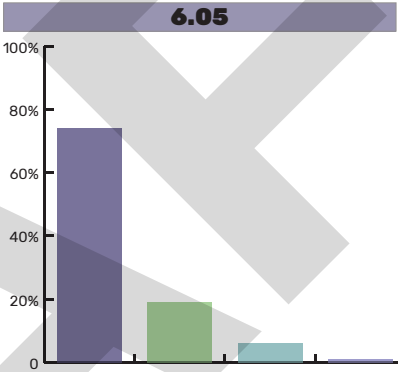
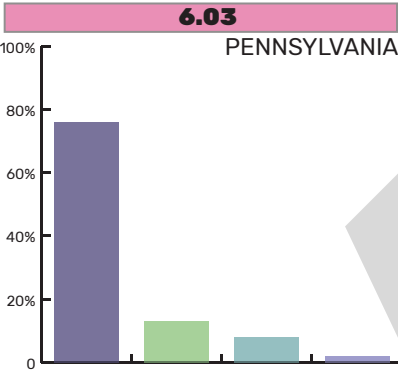
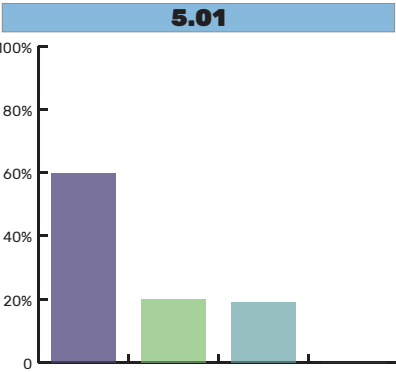


LEGEND

 Census Tract 5.01	 Census Tract 9.04	 Census Tract 9.07
 Census Tract 6.03	 Census Tract 9.05	 Census Tract 9.08
 Census Tract 6.05	 Census Tract 9.06	 City of Albuquerque

Source: US Census ACS, 2022 5-Year Estimates; Table S1810

Household Income



LEGEND

Under \$50K

\$50K - \$100K

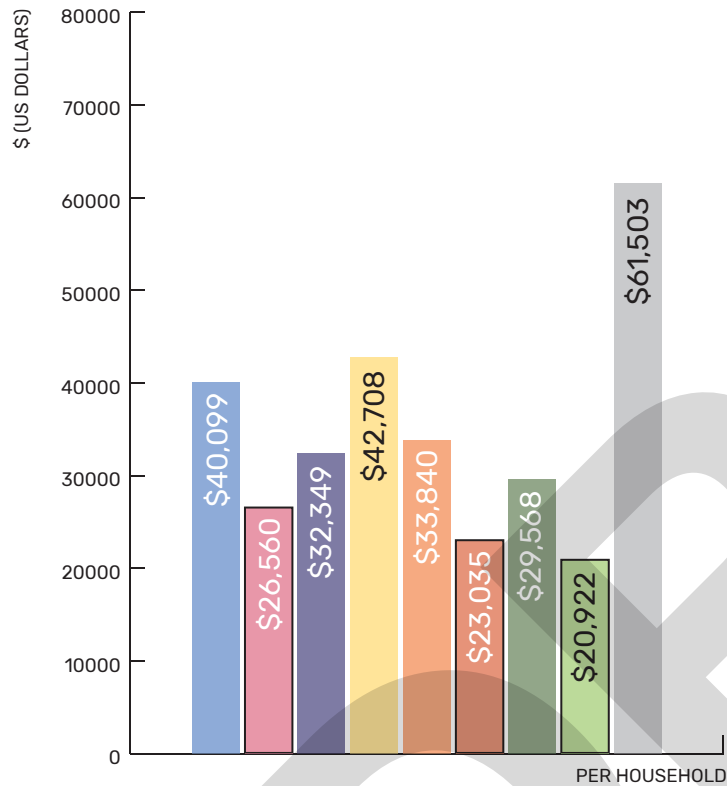
\$100K - \$200K

Over \$200K

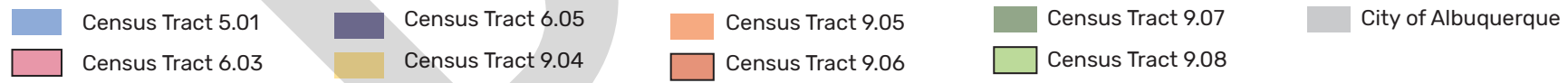
Source: US Census ACS, 2022 5-Year Estimates; Table S1901

DEMOGRAPHIC PROFILE

Median Household Income

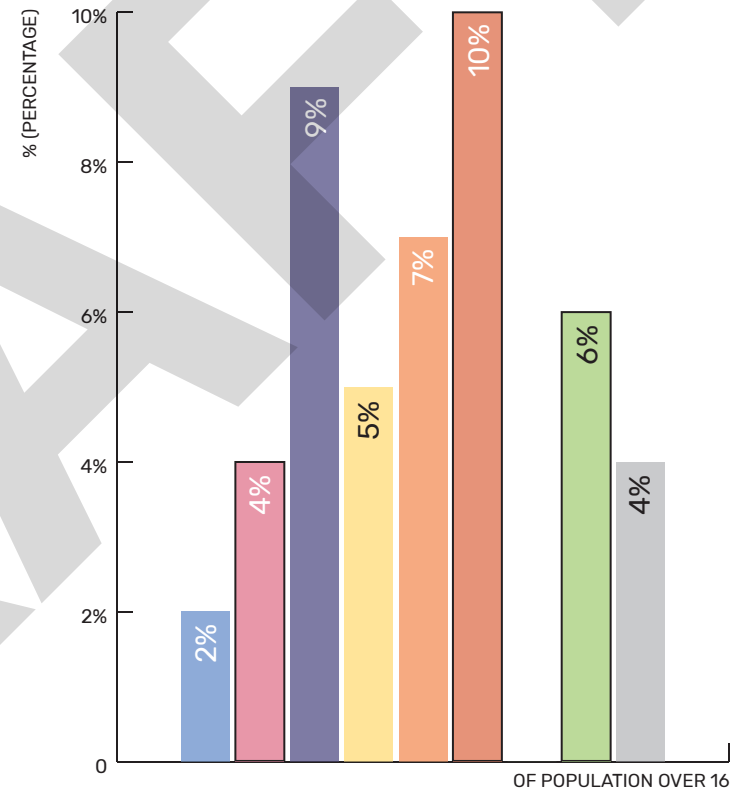


LEGEND

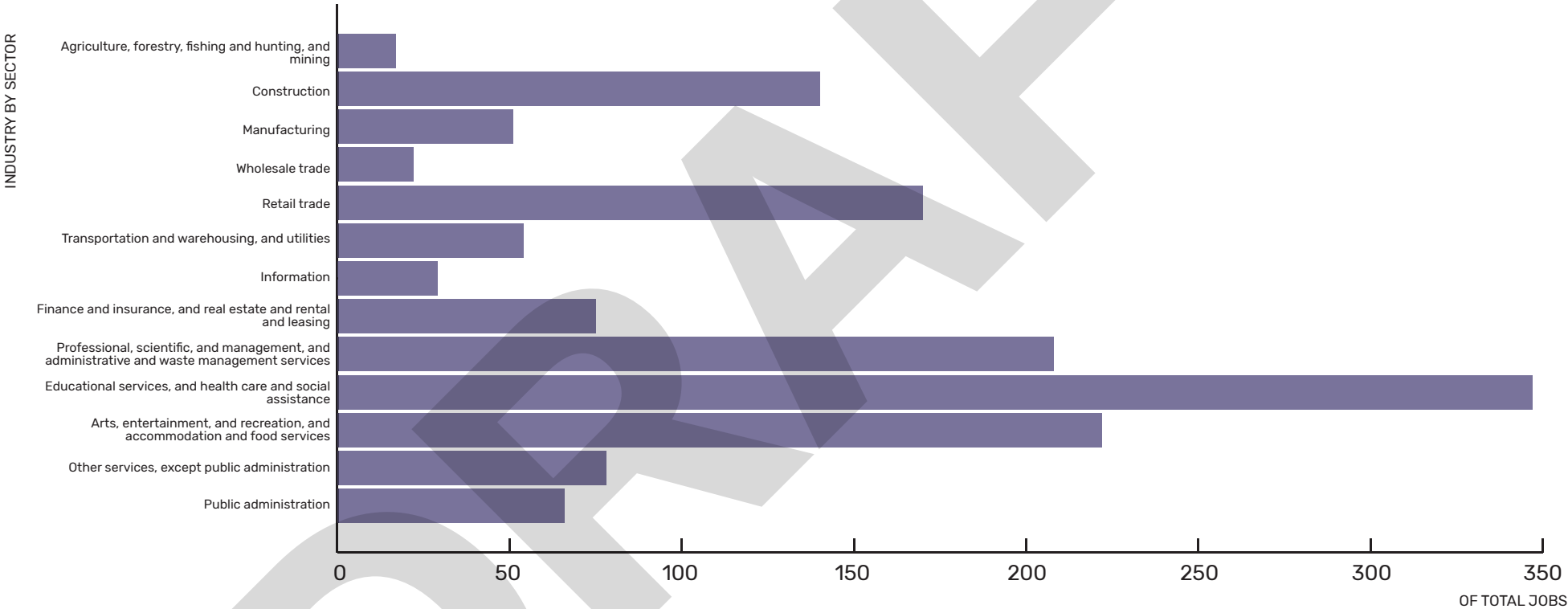


Source: US Census ACS, 2022 5-Year Estimates; Table S1901

Unemployment Rate



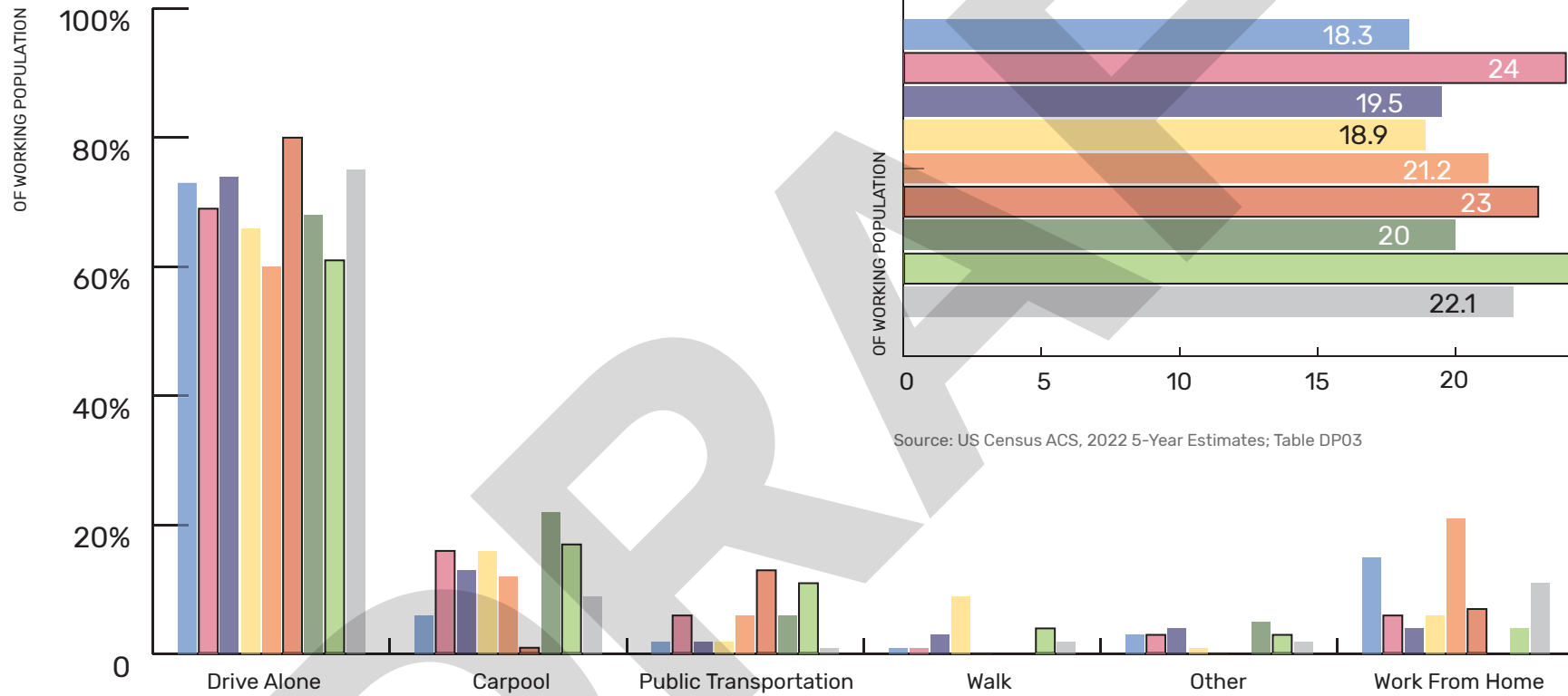
Jobs by NAICS Industry Sector



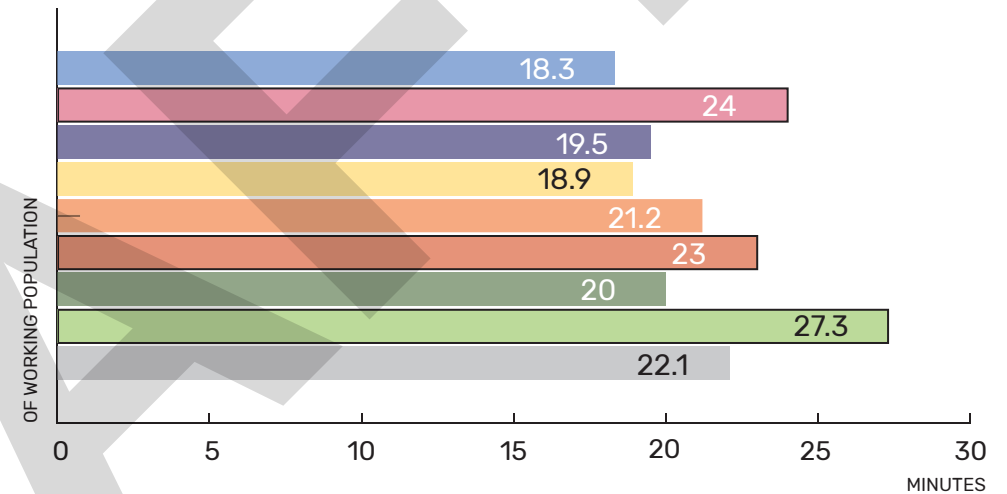
Source: US Census ACS, 2022 5-Year Estimates; Table DP03

DEMOGRAPHIC PROFILE

Mode of Transportation to Work

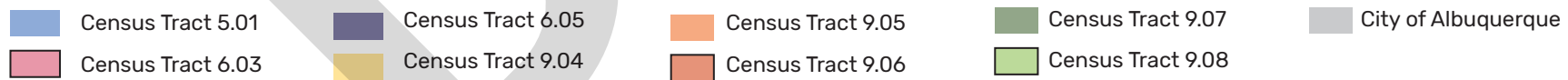


Mean Travel Time to Work



Source: US Census ACS, 2022 5-Year Estimates; Table DP03

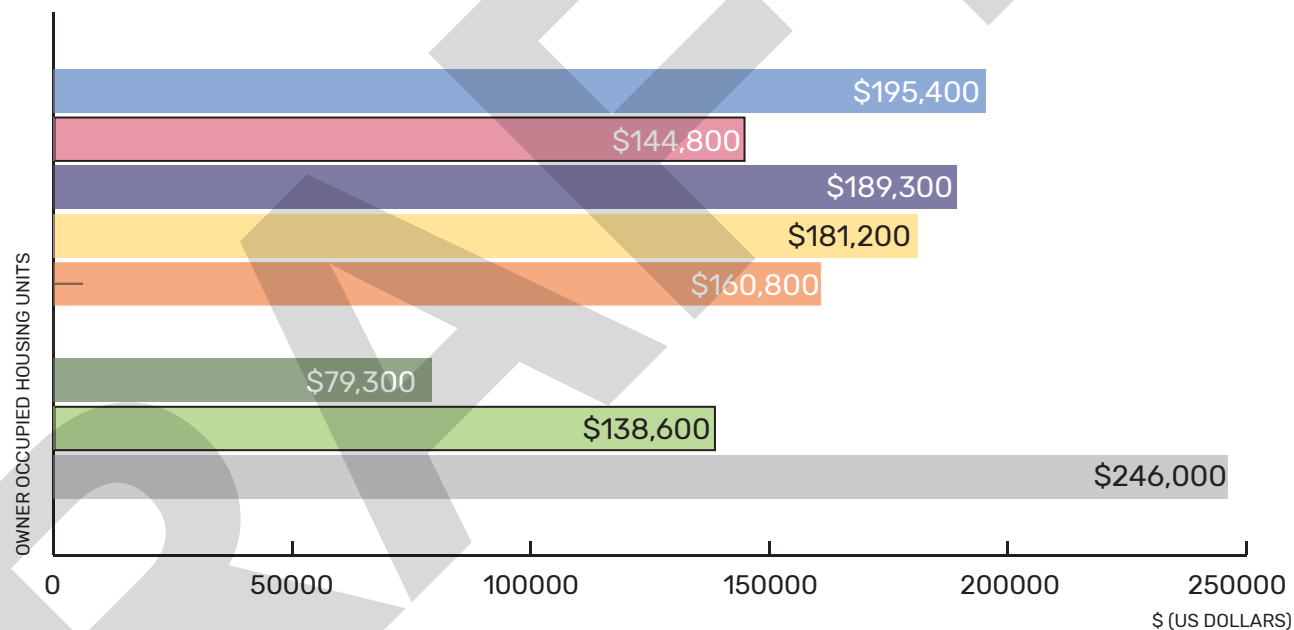
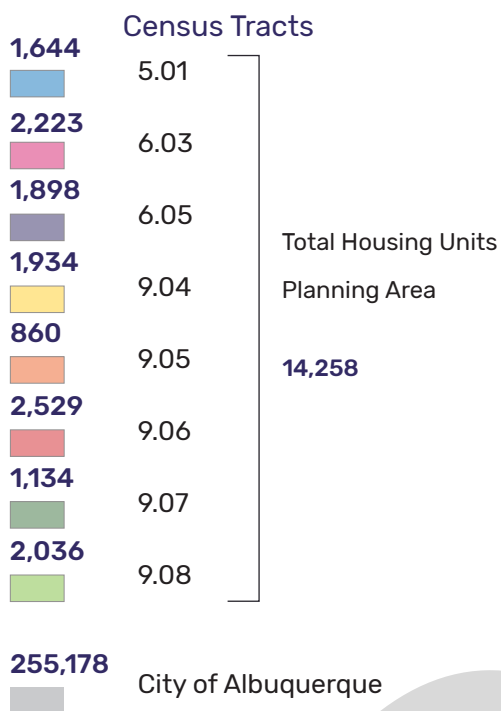
LEGEND



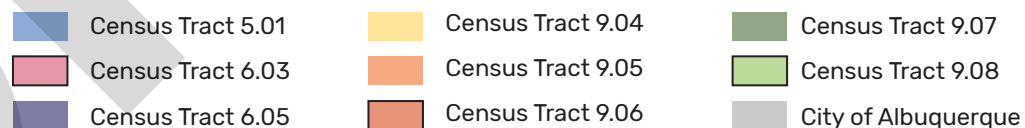
Source: US Census ACS, 2022 5-Year Estimates; Table DP03

Housing and Occupancy

Median Home Value



LEGEND



Source: US Census ACS, 2022 5-Year Estimates; Table DP04

NEEDS ASSESSMENT SURVEY

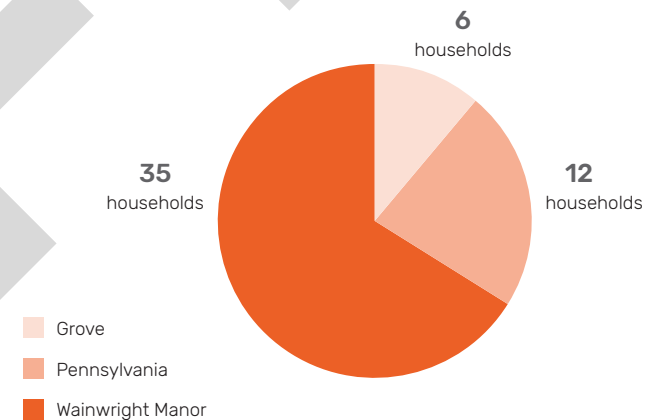
The Resident Needs Assessment Survey is a household-level needs assessment of the public housing residents in the target developments that assesses assets and needs related to the Housing, People, and Neighborhood goals to better design solutions for the challenges that residents face. The Needs Assessment Survey questions were related to the topics of housing, education, health and safety, employment, transportation and open spaces. The survey was made available in English and Spanish, printed and online.

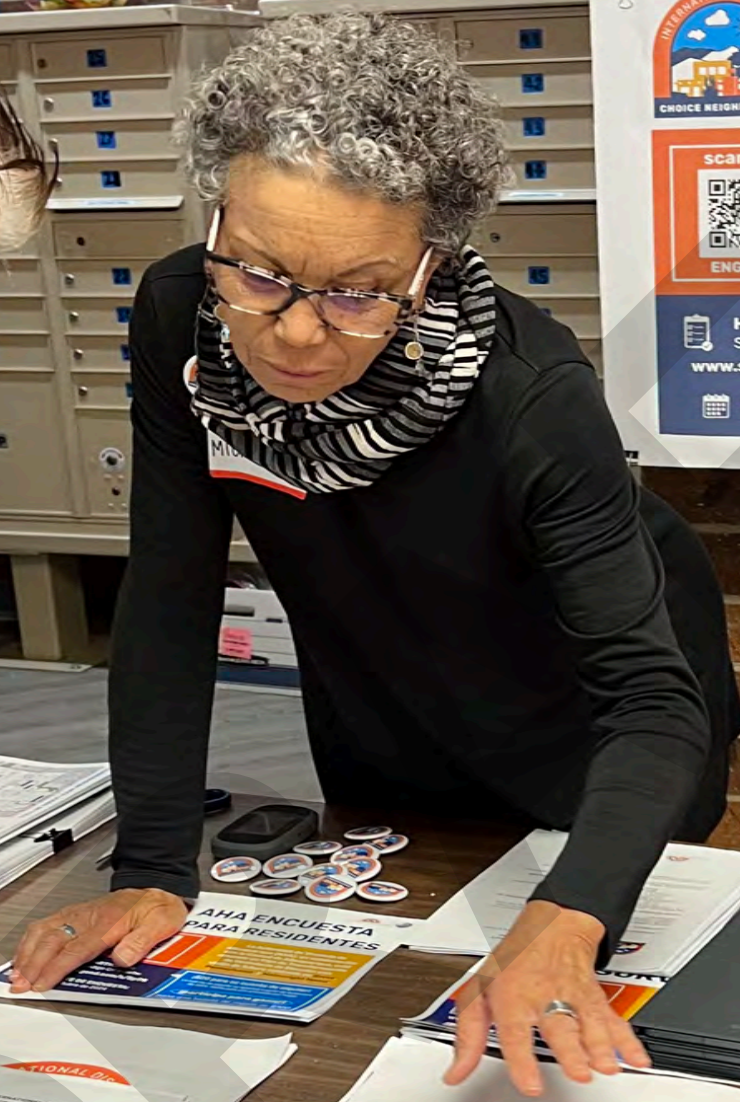
The Needs Assessment Survey was conducted between August and October 2024. The survey was conducted at AHA's Grove, Pennsylvania, and Wainwright Manor. AHA, Community Ambassadors, and DPAC were tasked with encouraging residents to complete the survey. At the time, 80 units total were occupied at the three target housing sites, out of 98 existing units owned and managed by AHA. 66% of the AHA households at all three sites completed some or all of the Survey (53).

Data collected through this survey was utilized by the Planning Team and Working Groups to create the Housing, People and Neighborhood elements outlined in the CN Plan. Results were analyzed and will be shared with other partners to help implement programs that will support the needs of residents.

The Plan recognizes AHA and the Community Ambassadors for their assistance with this effort, as well as all of the residents who took time to complete the Survey.

PARTICIPATION RECORDS







AHA RESIDENT SURVEY

ENCUESTA PARA RESIDENTS DE AHA

scan me



ENGLISH

escanéame



ESPAÑOL

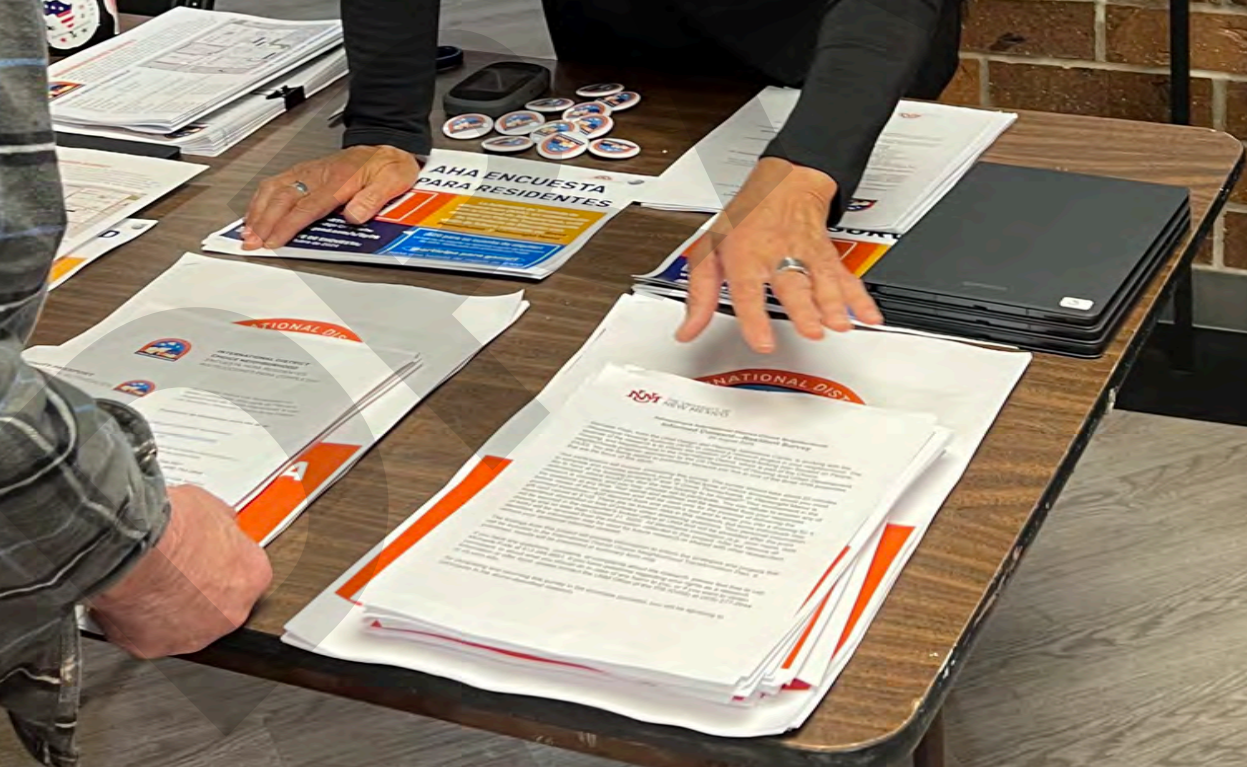
Albuquerque Housing Authority (AHA), in partnership with the City of Albuquerque, is creating a new-looking Choice Neighborhood Transformation Plan centered around Grove, Pennsylvania and Wainwright Manor.

HOW TO PARTICIPATE:
Scan the QR code or visit:
www.surveylegend.com/s/5p61

SURVEY DEADLINE:
September 30, 2024

\$20 towards your rental account
The rental account will be applied by December 2024. Valid for one survey per household.

enter to win!
win a \$100 gift card



Education

The education section of the survey asks residents about their children's educational experiences as well as some needs residents have in regards to education. The information provided will be used to help develop better education programs and resources for young people as well as adults.



RESIDENTS WITH KIDS HAVE THE FOLLOWING CHILD CARE ARRANGEMENTS:

1. PRESCHOOL
2. CHILD CARE AT HOME

34% OF RESIDENTS HAVE A HIGH **SCHOOL DIPLOMA** ONLY

6% ARE CURRENTLY **ENROLLED** IN COLLEGE OR TECHNICAL / VOCATIONAL SCHOOL

AFTER SCHOOL PROGRAMS SCHOOL-AGED CHILDREN WOULD PARTICIPATE IN:

1. SPORTS
2. JOB TRAINING
3. ARTS/MUSIC/DANCE
4. CULINARY ARTS
5. CHURCH ACTIVITIES
6. OUTDOOR/NATURE ACTIVITIES

Health & Wellness

The Health section of the survey asks residents about their health and the health of members of their household. The information is used to help improve access to programs and services that could improve their health.



41%
OF RESIDENTS CONSIDER
THEMSELVES TO BE IN
GOOD HEALTH

94%
OF RESIDENTS HAVE
HEALTH INSURANCE

66%
OF HOUSEHOLDS HAVE
MEMBERS WITH A
DISABILITY

MOST REPORTED HEALTH CONDITIONS:

1. DEPRESSION
2. EXTREME STRESS OR ANXIETY
3. ASTHMA
4. DIABETES
5. HIGH BLOOD PRESSURE OR HYPERTENSION

31%
OF RESIDENTS EAT FRUITS
OR VEGETABLES **MORE**
THAN ONCE A DAY

Safety

The Safety section of the survey asks residents about the services that are needed in the neighborhood to make it feel safer. The information helps AHA to build on neighborhood strengths and identify areas of improvements.



42% FIND THE **FAMILY & FRIENDS** TRUSTWORTHY WHEN NEEDING ASSISTANCE WITH AN EMERGENCY

31% FEEL **SOMEWHAT SAFE** INSIDE THEIR APARTMENT

52% FEEL **SOMEWHAT SAFE** WALKING IN THEIR NEIGHBORHOOD

SAFETY ISSUES RESIDENTS ARE MOST CONCERNED ABOUT IN THE NEIGHBORHOOD:

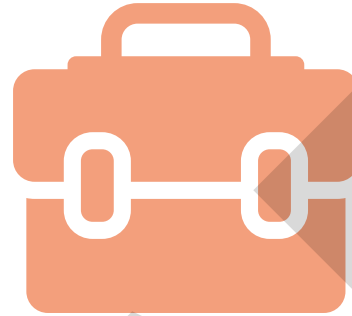
1. BREAK-INS / THEFT
2. DRUG USE
3. ASSAULT / ATTACK
4. GUN VIOLENCE

TOP IMPROVEMENTS THAT WOULD MAKE THE COMMUNITY SAFER:

1. BETTER SECURITY SYSTEMS
2. PROGRAMS FOR UNHOUSED PEOPLE
3. FENCES AND GATES
4. MORE VISIBLE POLICE PATROL
5. COMMUNITY CLEAN UP

Income and Employment

The Income and Employment section of the survey asks residents about their employment status and career interests. The information collected in this section allows AHA and its partners to develop better employment and training programs and opportunities for AHA residents.



30%
OF RESIDENTS RECEIVE
**SUPPLEMENTAL
SECURITY INCOME (SSI)**

30%
OF RESIDENTS ARE
RETIRED

DISABILITY IS THE MAIN BARRIER
TO FINDING AND KEEPING A JOB
FOLLOWED BY **MEDICAL OR HEALTH
RESTRICTIONS**

**CHALLENGES FOR HOUSEHOLDS TO
REACH FINANCIAL AND HOUSING GOALS:**

1. HEALTH OR MEDICAL ISSUES
2. TRANSPORTATION ISSUES
3. NO SUPPORT NETWORK

**WORK EXPERIENCE RESIDENTS
WOULD LIKE TO DEVELOP:**

1. GROWING FOOD
2. ENTREPRENEURSHIP
3. COMPUTER SKILLS

FINDINGS FROM MARKET STUDY

Study Overview

The International District Market Study assesses current housing and commercial market conditions to support neighborhood revitalization efforts. The study examines demand for rental and for-sale housing, identifies key development opportunities, and explores strategies for mixed-use and commercial growth. It considers demographic trends, economic factors, and infrastructure improvements to determine the feasibility of various redevelopment projects. The study also evaluates barriers to housing affordability, with a focus on meeting the needs of low- and moderate-income residents. The findings will inform future investment in housing, retail, and public infrastructure, ensuring that development aligns with community priorities. By leveraging local and regional partnerships, the study aims to create a roadmap for equitable growth that fosters economic opportunity and enhances the overall livability of the International District.

Primary Market Area

The study defines the International District's Primary Market Area (PMA) as a dynamic urban environment with significant housing and commercial redevelopment potential. The PMA includes surrounding neighborhoods with similar demographic and economic characteristics, making it a relevant comparison for future growth trends. The area has a high demand for affordable rental housing due to rising population growth, an aging housing stock, and increasing housing costs. Market trends indicate a strong need for new multi-family housing developments, workforce housing, and mixed-income projects. Retail demand within the PMA also remains strong, particularly for restaurants, grocery stores, pharmacies and drug stores. The study suggests that strategic investment in commercial corridors, such as San Mateo Boulevard and Central Avenue, could attract new businesses and improve overall economic stability. By aligning development efforts with the needs of the PMA, the study presents a roadmap for sustainable, community-driven growth.

Housing Recommendations

The study identifies affordable and mixed-income housing would be an asset for the International District. Currently, there is a deficit of 2,470 affordable rental units and 110 for-sale housing units, accessible to households earning below 30% AMI. To address this shortage, the study recommends infill townhome development, mid-rise mixed-income housing, and hotel-to-housing conversions to increase affordability and supply. Redevelopment efforts should focus on high-density, transit-accessible locations to maximize impact. The study also highlights the importance of preserving existing affordable housing stock through rehabilitation and long-term affordability protections. Partnerships with public, private, and nonprofit developers are encouraged to leverage funding sources such as LIHTC, HUD programs, and local incentives. Additionally, the study recommends supporting homeownership opportunities through financial literacy programs and down payment assistance. Expanding housing options in the International District will help stabilize the community and foster long-term economic resilience.

Target Rental Markets

The study highlights a strong demand for affordable rental housing in the International District, particularly for households earning below 60% AMI. The low vacancy rates and rising rental costs indicate a need for additional rental units. Current demand is highest for studio, one-bedroom, and two-bedroom units, catering to young professionals, seniors, and small families. New Market-rate housing remains limited, but mixed-income developments with both affordable and market-rate units could help diversify the housing stock while attracting investment. Transit-oriented developments along San Mateo Boulevard and Central Avenue present key opportunities for rental housing expansion. The study also recommends adaptive reuse strategies, such as hotel-to-housing conversions, to create affordable units quickly. Strengthening rental assistance programs, such as the Housing Choice Voucher program, can further support housing accessibility and affordability.

For-Sale Housing Development

For-sale housing development in the International District remains limited, with no significant new home construction in the past decade. The study indicates that affordability challenges and land constraints have slowed homeownership growth. Only 55% of residents in the area own their homes, compared to higher rates citywide. The study recommends a scattered-site infill approach to expand homeownership options, particularly through townhome and small-lot single-family development. Financial assistance programs, such as down payment support, mortgage assistance, and homebuyer education, are also crucial to increasing homeownership rates. Additionally, alternative housing models, including housing cooperatives and community land trusts, could provide more stable and affordable ownership opportunities. Collaborations with Habitat for Humanity and local nonprofits can help bridge financing gaps and make homeownership more accessible for lower-income families.

Retail Development Potentials

The retail market analysis indicates a \$36 million gap in unmet retail demand, with strong opportunities for grocery stores, pharmacies, and dining establishments this represents money that residents are spending outside of the International District. Despite economic challenges, retail development in the International District has significant growth potential, particularly in neighborhood-serving businesses. The study highlights San Mateo Boulevard, Central Avenue, and the New Mexico State Fairgrounds as prime locations for mixed-use commercial development. Strategies include redeveloping vacant properties, incentivizing small business growth, and improving commercial corridors to attract investment. Additionally, public-private partnerships and grants for small business development can support commercial revitalization efforts. Strengthening pedestrian infrastructure, enhancing safety, and activating public spaces with community events can also help draw more customers and revitalize local businesses. These efforts will contribute to a vibrant commercial environment that supports economic development and enhances the neighborhood's quality of life.

05



TRANSFORMATION PLAN

“I imagine my community will be a safe, drug-free place where people can enjoy the outdoor spaces”

“Community Voices” Activity at Community Meeting #2

IN THIS SECTION:

Community Vision
Neighborhood Plan
Housing Plan
People Plan

COMMUNITY VISION FOR TRANSFORMATION

The International District Choice Neighborhood Transformation Plan envisions a connected, healthy, and thriving community that honors its cultural identity while fostering stronger ties between residents and key neighborhood assets. By enhancing public spaces, improving access to local resources, and expanding economic opportunities, the plan supports The International District as a vibrant and inclusive place to live.

Connected

A connected community leverages and celebrates cultural identity and heritage while promoting stronger connections between residents and new and existing neighborhood assets.

Connected Community focuses on:

- A strong and visible identity for The International District.
- The International District strongly connected by local streets, alleyways and neighboring assets.
- Active and beautiful parks and community

Through strengthened local connections, safe and welcoming open spaces, and increased pathways to wellness, education and employment, this vision promotes an empowered community for generations to come.

This community vision is organized through the following revitalization themes integrating the elements of the Plan—People, Housing and Neighborhood:

Healthy

A healthy community offers ample access to efficient and sustainable housing that promotes and guarantees wellness and safety to its residents and visitors.

Healthy Community focuses on:

- Accessibility to health and wellness services, especially for unhoused neighbors.
- Safe open spaces that support resident wellbeing
- Accessibility to fresh food resources

Thriving

A thriving community fosters personal growth and stability through quality education, employment resources, and economic mobility opportunities, ensuring residents have the tools for success and long-term prosperity.

Thriving Community focuses on:

- Strong connections of residents to local resources and services.
- Increased community stewardship in shared neighborhood spaces
- Safe, inclusive environments that empower all residents



FIGURE 88. Community Vision Illustration



“Something that makes me safe and joyful is that everyone is so respectful to each other”

“I would like my community to improve by being more clean and safe”

“Shopping, libraries, parks and pools. Lots of history and long-term residents”



NEIGHBORHOOD PLAN

NEIGHBORHOOD PLAN OVERVIEW

The Neighborhood Plan takes an integrated, community-centered approach to fostering a safe, connected, and vibrant neighborhood that reflects the cultural richness of the International District.

The plan prioritizes mobility and accessibility, strengthening local connections, improving walkability and street safety, and ensuring reliable transportation to food, health, and wellness hubs. To foster a welcoming, healthy community, strategies include supporting the unhoused population, enhancing park access, increasing fresh food availability, and activating community stewardship in open spaces. Additionally, the plan celebrates local diversity, strengthens community identity, and reinforces key corridors by increasing visibility and awareness of local assets. These integrated strategies will help The International District become a thriving, inclusive, and resilient community.

Neighborhood Goals

1 Create a safe, connected, and accessible neighborhood that enhances mobility for all residents

Strategies focus on pedestrian-friendly streets, reliable public transit, and seamless mobility for all. Prioritizing accessibility, improvements will enhance crosswalks, bike lanes, and pathways, fostering stronger connections between key community spaces, services, and housing sites to ensure safe and efficient movement for residents.

3 Foster a strong cultural identity and sense of belonging that celebrates local diversity

Strategies focus on celebrating local culture, and enhancing gathering spaces to strengthen the International District as a welcoming, thriving neighborhood through visible identity, vibrant corridors, and increased cultural events and programming.

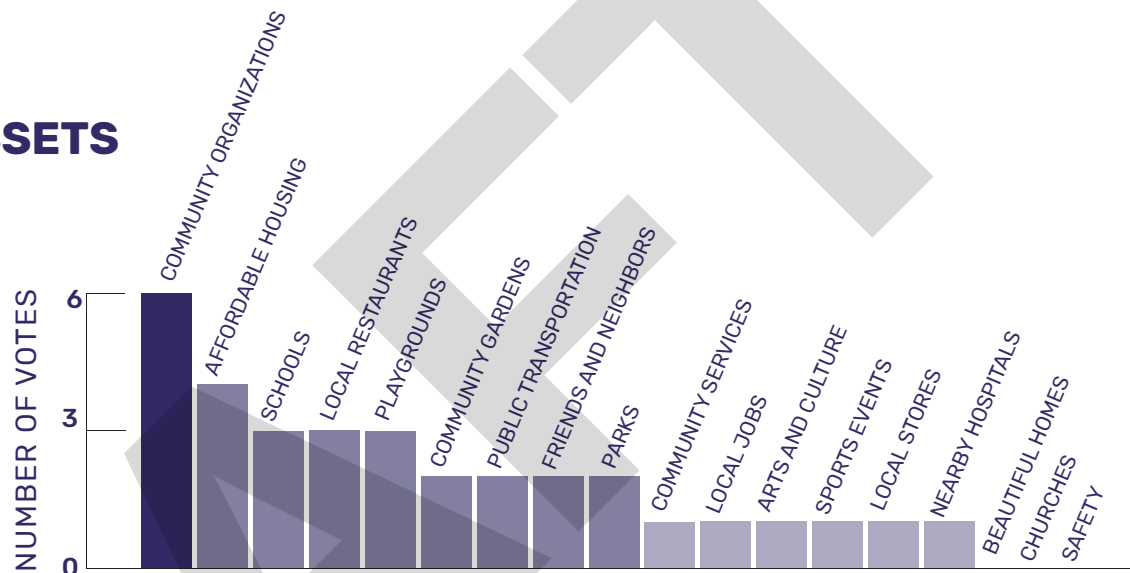
2 Cultivate a welcoming, vibrant, and healthy community that supports resident well-being

Strategies focus on creating inclusive public spaces, supporting the unhoused population, and strengthening recreational areas, partnerships, and wellness programs to improve community connections and overall quality of life.

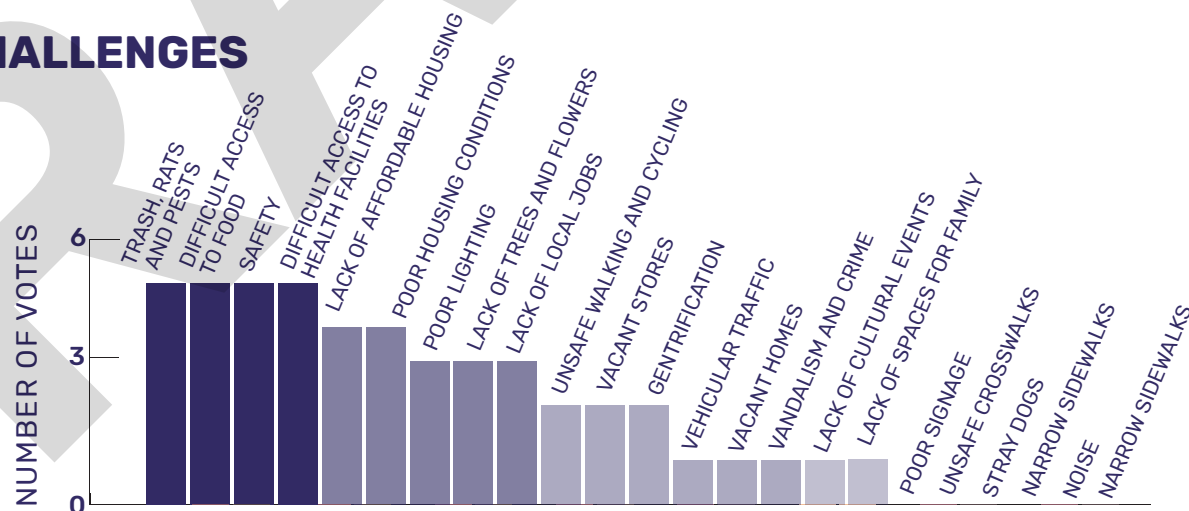
Assets + Challenges

Community engagement feedback highlights the International District's strong network of community organizations, contributing to its unique character. While the neighborhood offers affordable housing, it remains a challenge for some residents. Key concerns include trash accumulation, pest infestations, and rodent issues, as well as limited access to fresh food and healthcare facilities. Additionally, safety remains a major concern, with residents expressing a need for improved security, infrastructure, and community well-being initiatives.

ASSETS



CHALLENGES



NEIGHBORHOOD FRAMEWORK

The International District framework outlines key connectors, hubs, and areas for reinvestment to enhance mobility and neighborhood vitality. Strategic intersections along major corridors and local connectors will be prioritized for physical and programmatic improvements, requiring City leadership and collaboration with neighborhood stakeholders. Key corridors with essential amenities and services will be activated and enhanced, while alleyways and local streets will be transformed to better connect housing, amenities, and services through pedestrian, bicycle, vehicular, and transit improvements, fostering new opportunities for development and investment.

LEGEND

-  Key Intersections
-  ART Stations
-  Key Community Assets
-  Schools
-  Parks / Open Spaces
-  Target Housing Sites
-  Neighborhood Connectors
-  Pedestrian Connectors
-  Alleyways Project
-  Potential Development Sites
-  Focus Areas
-  Focus Corridors
-  Focus Local Connectors

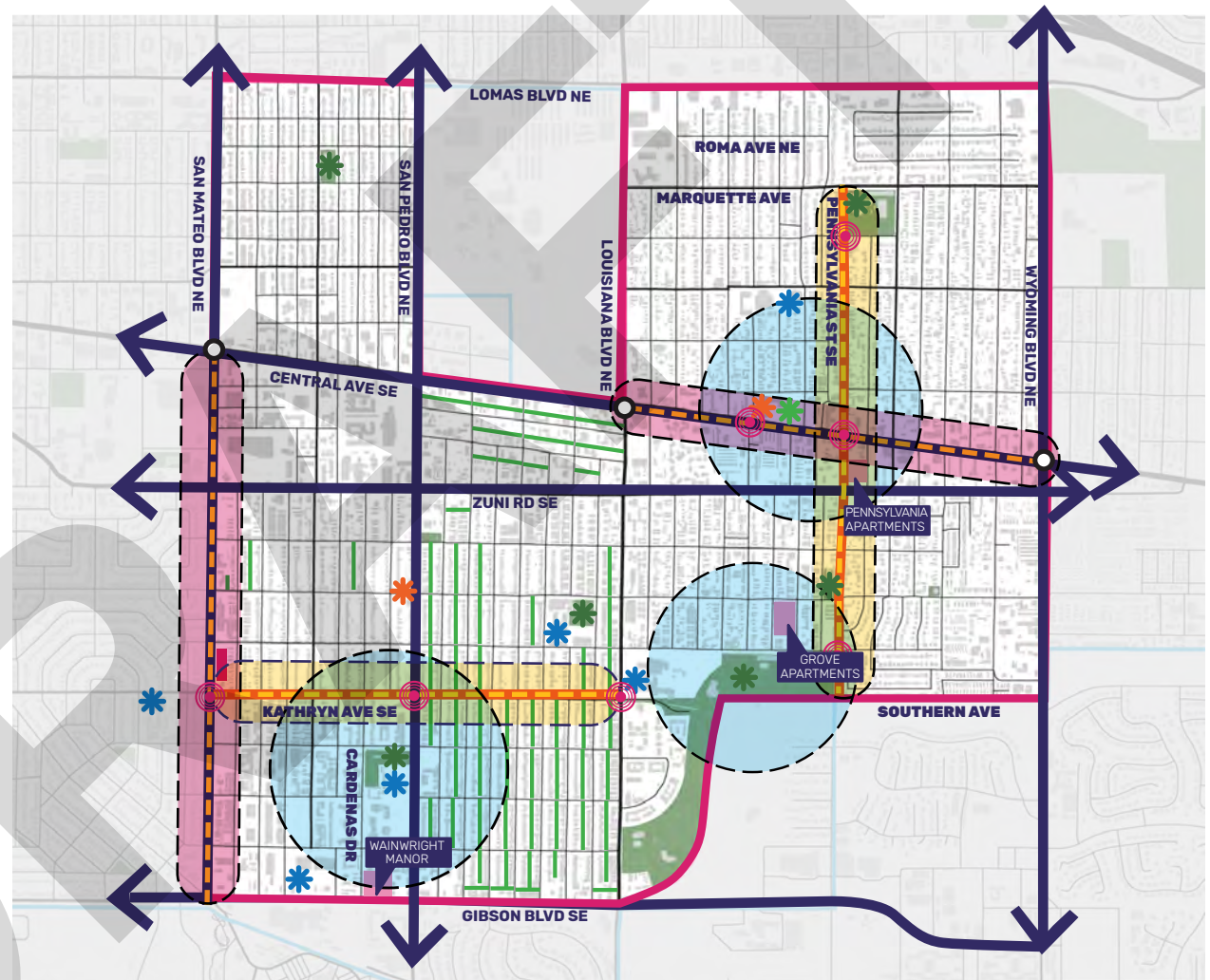


FIGURE 89. Neighborhood framework diagram

Connectors

Local streets and alleyways will be improved to enhance walkability, safety, and accessibility. Proposed improvements include complete streets, improved lighting, pedestrian-friendly pathways, and bike lanes. Traffic calming measures, crosswalk enhancements, and wayfinding signage will create safer, more inviting corridors, supported by public art, community programming, and activation efforts.



FIGURE 90. Alleyways Project, City Desk NM News

Activity Hubs

Key service and amenity areas will be activated and better connected to support daily community activities, including education, recreation, work, and social engagement. Enhancing accessibility through physical and programmatic improvements will strengthen these spaces, fostering greater participation, interaction, and inclusivity while ensuring they meet the diverse needs of the community.



FIGURE 91. International District Library

Areas for reinvestment

Publicly-owned open spaces, including parks, vacant lots, and housing sites, hold potential as community assets. Redevelopment efforts will enhance programming, expand services, and activate underutilized spaces, fostering resident engagement, improving livability, and stimulating local economic growth to support a more vibrant and sustainable neighborhood.



FIGURE 92. Rail Yards Market, Albuquerque, NM

GOAL 1

Create a safe, connected, and accessible neighborhood that enhances mobility for all residents

Develop a neighborhood with well-lit streets, pedestrian-friendly sidewalks, and reliable public transit options to ensure safe and seamless mobility for all residents. Prioritize accessibility by improving crosswalks, bike lanes, and pathways while fostering connectivity between key community spaces, services, and housing sites.

Strategies

- 1.1 Strengthen local street connections
- 1.2 Improve walkability and safety
- 1.3 Improve transportation access to food, health and wellness hubs

LEGEND

- ART Stations
- ✱ Key Community Assets
- ✱ Schools
- ✱ Parks / Open Spaces
- ✱ Grocery Stores
- Health Related Services
- Target Housing Sites
- ➡ Neighborhood Connectors
- ➡ Pedestrian Connectors
- ➡ Alleyways Project

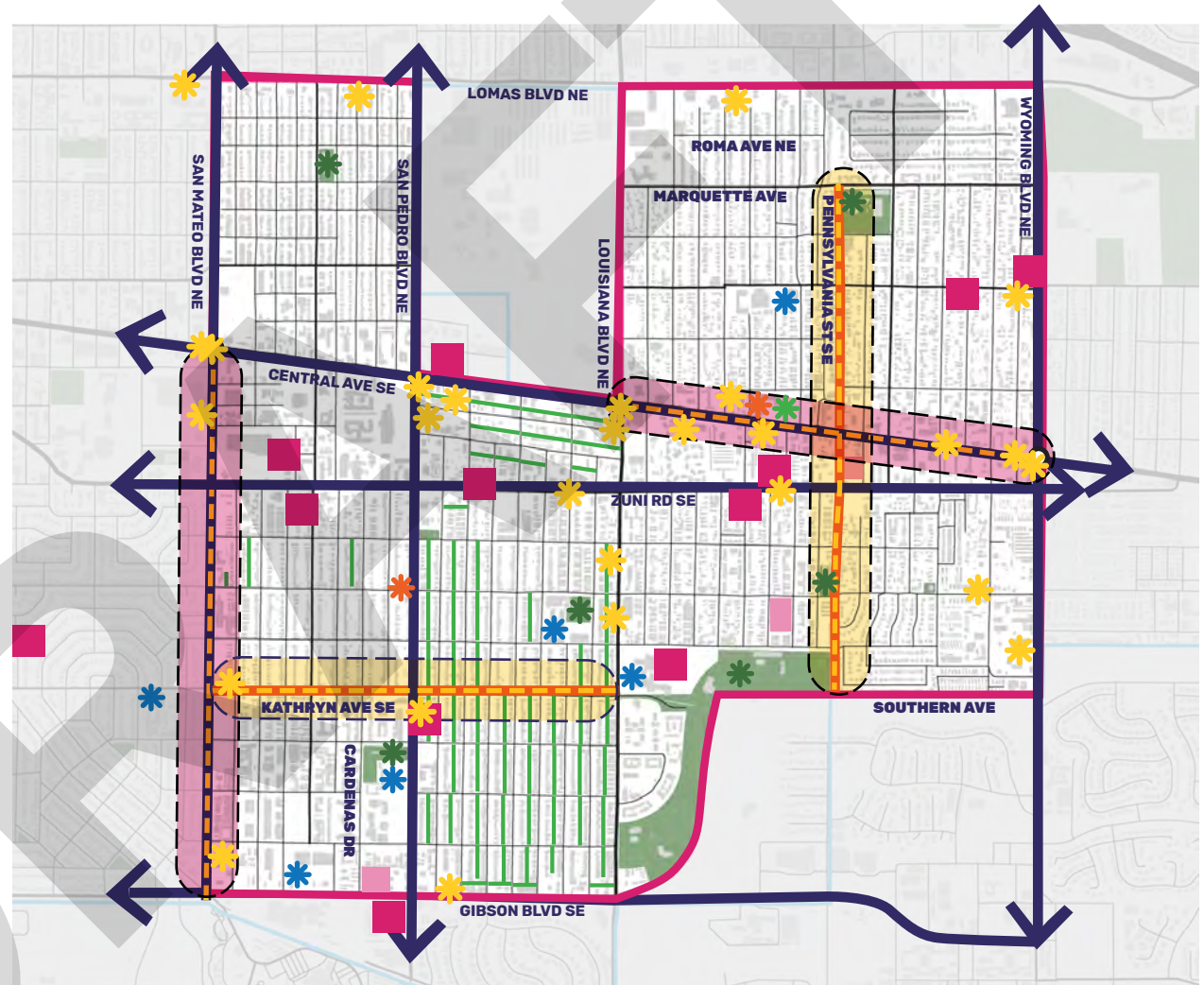


FIGURE 93. Key neighborhood corridors and local streets diagram

Strategy 1.1 Strengthen local street connections

Develop additional pedestrian connections and spaces along north-south local streets and alleyways across South San Pedro through physical improvements and programming. These enhancements will provide better, more direct routes, improve cyclist and pedestrian mobility, and foster a stronger sense of community by encouraging movement and interaction within the area.

"I would like the streets to be safer for children to walk"

"Not enough places or stores to walk to"

"Having better walkways, wide sidewalks, or streets with barriers from traffic"

KEY PROJECT



Transform alleyways into recreational and community spaces in the South San Pedro Park neighborhood

BernCo's Parks, Recreation & Open Space launched the Alleyway Activation Project in September 2024 to revitalize urban alleys through clean-ups, murals, and native landscaping. This initiative, fosters community pride, safety, and connection.

Image: Tipton, IN. Repurposing Urban Alleys



KEY PROJECT



Designate Kathryn Street from San Mateo to Louisiana as a local connector with safety, improvements, traffic calming and beautification

Strengthen Kathryn Street, currently the location for Ciglovia, through safety and traffic-calming infrastructure for pedestrian and bicycle travel, and increase opportunities for outdoor activities, festivals, and economic activation.

Image: Baltimore, MD. Remingtontopo



GOAL 1

Create a safe, connected, and accessible neighborhood

Strategy 1.2 Improve street walkability and safety

Enhancing streets and sidewalks with better lighting and tactical improvements to crossings and key areas will address resident concerns about safety and mobility. Many struggle to navigate the neighborhood due to inadequate infrastructure. These upgrades will support residents with small children and mobility challenges, with 66% of surveyed households including a member with a disability.

KEY PROJECT

Early Action Asphalt murals

In partnership with International District Healthy Communities Coalition (IDHCC) and REACH, a local arts organization in the International District, asphalt murals will be created. The murals will be strategically placed at Walking School Bus locations, reinforcing safe routes for children and families while bringing vibrant public art to the neighborhood.

KEY PROJECT



Improve street lighting on Central Ave between Louisiana and Wyoming

Ensure lighting installation along Central Ave, particularly at the Pennsylvania St crossing and key amenity areas like the International District Library. The City's Department of Municipal Development, with MRA's contribution, is already adding more lights along Central in the ID, with plans for traffic calming and improved pedestrian crossings.



KEY PROJECT



"5 Blocks for Life" at Wilson School

This D6 initiative will enhance pedestrian safety and neighborhood walkability by installing crosswalks, ADA-compliant sidewalks, adequate lighting, and zebra stripes at key crossings such as San Pedro Library. Additional improvements include trash cans, community gardens, safety boxes, public art, and tree planting to reduce heat and create a welcoming environment.



Strategy 1.3

Improve transportation access to food, health and wellness hubs

Identify resources and partners to connect International District residents with local transportation support services. Residents in the International District rely mostly on public transit and have reiterated the need to expand the transportation network given the need for access to food, health, and jobs, especially for seniors and people with mobility challenges.

KEY PROJECT



Expand shuttle program to support access to health services

Leverage existing City of Albuquerque SunVan and Department of Senior Affairs shuttle services, and connect residents of the International District to connect with healthcare services; especially populations such as seniors, people with mobility challenges or young patients.

What we've learned



Top barriers to accessing health services are:

1. Transportation
2. Lack of medical services in the neighborhood

The main assistance needed for households to meet financial and housing goals is support with transportation

What we've heard

“**Having more walkable or bikeable grocery stores**”

Case Study:

Community Support Shuttle Veterans Integration Centers

The Community Shuttle is funded through a grant from the City of Albuquerque. The shuttle operates a fixed route and is 10-passenger bus with a trained Peer Support Specialist on board and can help passengers navigate their way to appointments and provide support.

Source: Community Support Shuttle, Veterans Integration Centers



GOAL 2

Cultivate a welcoming, vibrant, and healthy community with open spaces and amenities that support resident well-being

Develop inviting public spaces and amenities that promote resident well-being through social interaction, recreation and stewardship in safe open spaces that enhance residents' quality of life.

Strategies

- 2.1 Increase services for unhoused population
- 2.2 Improve connections with local parks
- 2.3 Increase access to fresh food resources
- 2.4 Activate community stewardship in open spaces and parks

LEGEND

- Choice Neighborhood Planning Area
- AHA Target Housing Sites
- Albuquerque City Limits
- Parks

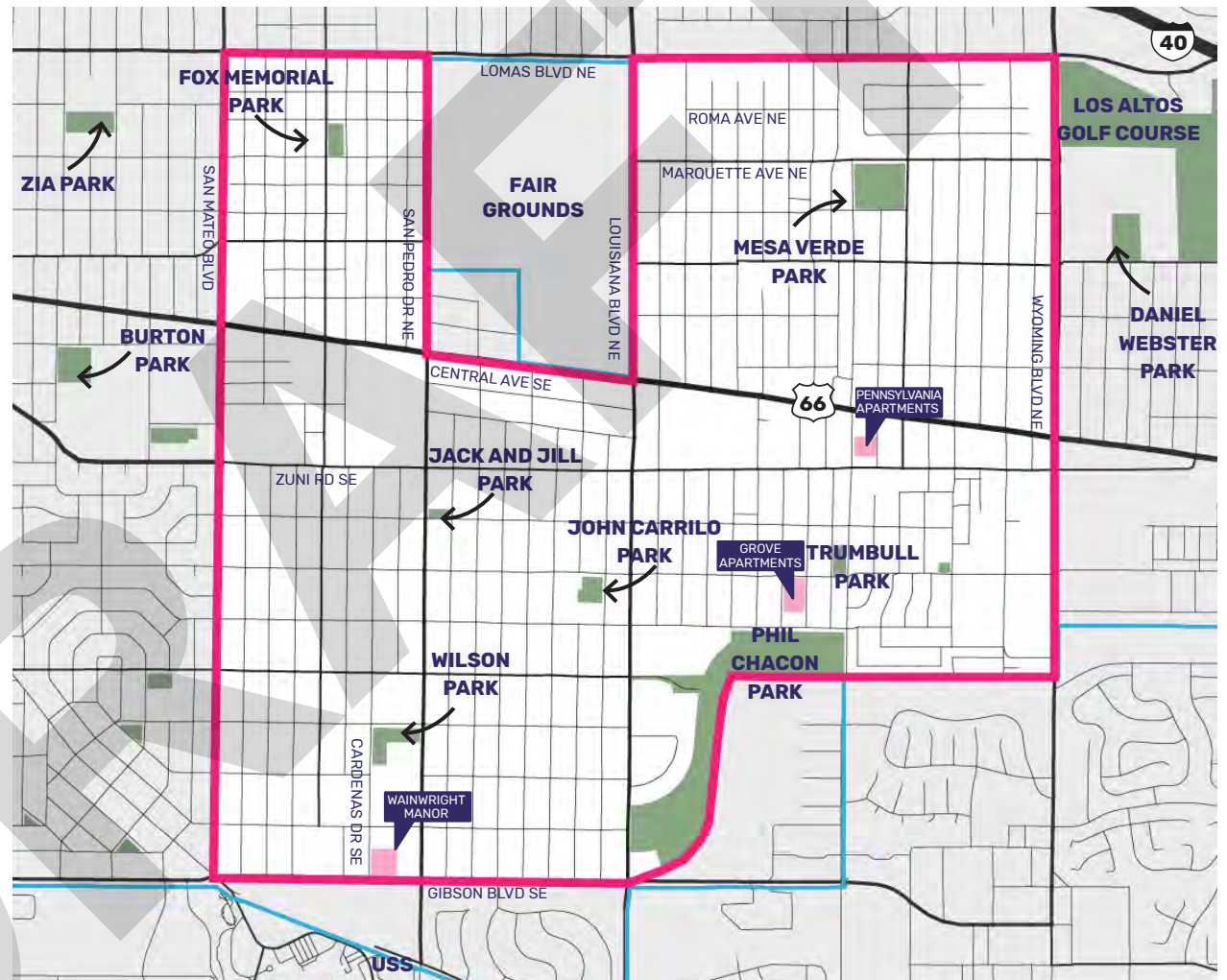


FIGURE 94. Key open spaces

Strategy 2.1 Increase services for unhoused population

Strengthen connections between local organizations offering services and programs for unhoused residents while raising awareness of available resources. Addressing stigma and accessibility barriers is essential, as this remains a top community concern, necessitating expanded support and additional opportunities for long-term solutions.

“Having homeless shelter and outreach to people on the streets”

“Housing and mental health for homeless”

“Safe parks for kids and finding solutions for the homeless”

KEY PROJECT



Increase cross-collaboration events and activities amongst service providers

Establish annual health fairs and integrate resource tables at neighborhood events to enhance accessibility to vital services, strengthen partnerships, and improve community engagement.

Image: San Antonio, TX, Haven for Hope



KEY PROJECT



Advocate for dedicated Safe Outdoor Spaces/sheltering sites

Safe Outdoor Spaces provide secure, staffed environments with essential resources for individuals experiencing unsheltered homelessness. The City is committed to identifying suitable locations, but few sites in the ID meet the necessary size, location, and safety requirements. Coordination with religious organizations may be key to establishing these locations.

Image: Denver, CO, Safe Outdoor Spaces



GOAL 2

Cultivate a welcoming, vibrant, and healthy community with open spaces and amenities that support resident well-being

Strategy 2.2

Improve connections with local parks

Integrate accessible connections and expand community programming at parks such as community gardens, job training, education and leadership programs. Although the International District has several open spaces and new investments in existing parks, these are not frequented by residents. Phil Chacon Park and the International District Library Park provide opportunities for events, play spaces, seating and planting.

What we've learned



The top local parks or recreation centers visited by residents are:

1. Cesar Chavez Community Center
2. Trumbull Park
3. Wilson Park

KEY PROJECT



Community Garden at Phil Chacon Park

Phil Chacon Park construction is underway for renovation and expansion expected to be completed by late spring 2025. Among several renovations, there will be a community garden on the east side of the park and a food forest which could be enhanced by active programming through partnerships to inform and promote use by residents.

Image: Madison, WI, WATER Project



KEY PROJECT



Community Garden at The International District Library Park

The Parks and Recreation Department is completing design of the park that will feature green areas, a plaza that can accommodate market booths and food trucks, as well as a children's play area where partnerships are needed in order to activate these spaces with programming that is responsive to residents needs.

Image: International District Library Park Design



Strategy 2.3 Increase access to fresh food resources

Establish hands-on food production programs within the neighborhood, where residents can grow their own food and connect to resources on safe food handling, providing information on permitting and sales. Residents have expressed a need for fresh food access, and according to the resident survey results a grocery store is the top amenity needed in the neighborhood. Residents would like to see affordable and fresh food access, which can be possible with this support and marketing.



FIGURE 95. Community Voices at CiQlovia

What we've heard

Unsheltered people, vacant spaces, food insecurity, drugs are the main challenges

What we've learned



The top two work experiences housing residents would like to develop are:

1. Growing food
2. Entrepreneurship

Only 12% of residents typically get food for their household from neighborhood groceries

Case Study: Urban Growers Collective Chicago

Urban Growers Collective is a Black- and women-led non-profit farm in Chicago's South Side. It provides hands-on job training and creates economic opportunities for youth, and beginner BIPOC farmers. The team cultivates eight urban farms on 11 acres of land. The farms are production-oriented but also offer opportunities for staff-led education, training, and leadership development. Their produce is available at farmers' markets.

Source: Urban Growers Collective



GOAL 2

Cultivate a welcoming, vibrant, and healthy community with open spaces and amenities that support resident well-being

KEY PROJECT



Growers Market at Kathryn and San Mateo

This city-owned site on San Mateo Avenue, adjacent to the new Albuquerque Community Safety headquarters, aligns with residents' priority for access to healthy, affordable food—especially for low-income families. This market will not only meet this critical need but also function as a vital third space for community gathering.

Image: Kathryn and San Mateo Growers Market, The Hartman + Majewski Design Group & Pland Collaborative



FIGURE 96. Kathryn and San Mateo Growers Market plan



FIGURE 97. Programming vision for Kathryn and San Mateo market



FIGURE 98. Vision for Kathryn and San Mateo market

GOAL 2

Cultivate a welcoming, vibrant, and healthy community with open spaces and amenities that support resident well-being

Strategy 2.4

Activate community stewardship in open spaces

Create opportunities for residents to engage in community-building activities and land stewardship. Utilizing vacant lots and underutilized parks will foster connections, provide access to essential resources like food and services, and cultivate a stronger sense of neighborhood ownership—an expressed priority from community engagement activities and workshops.

"Have space for landscaping, grass"

"No maintenance in our park"

"More native vegetation and less rocks"

"Sidewalks and frontyards where neighbors interact"

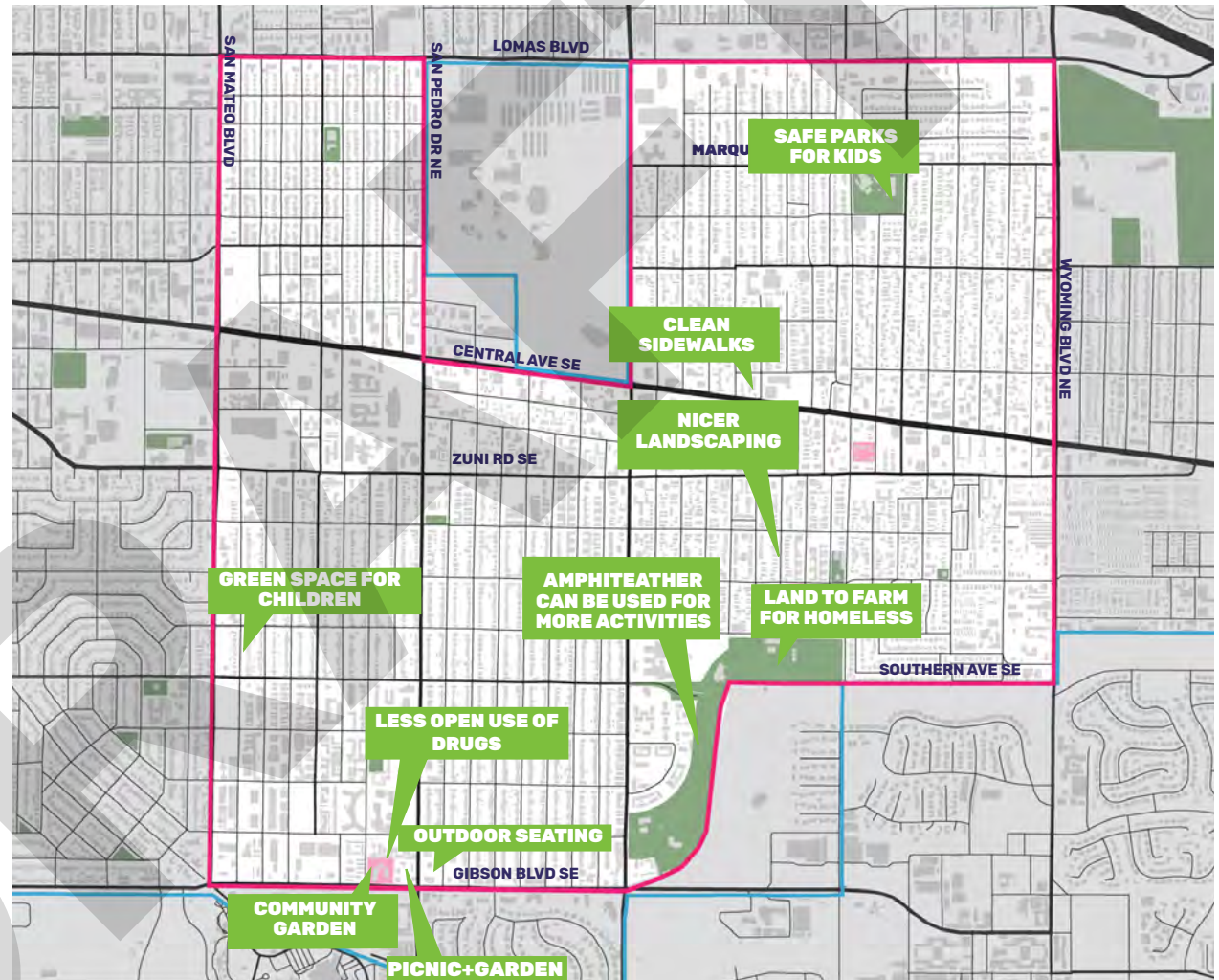


FIGURE 99. Key community and recreational spaces diagram

What we've learned



The main barriers that keep residents using the parks or recreation centers are:

- They feel unsafe and uncomfortable
- They are too far away
- They don't have transportation

KEY PROJECT



Promote hands-on community clean-up events and activities in vacant lots

Organize interactive community clean-up events that transform vacant lots through landscaping, art installations, and temporary recreational spaces.

Image: Philadelphia, PN, Glitter



KEY PROJECT



Organize quarterly activities that bring community organizations together

These activities will strengthen connections between organizations to foster collaboration, shared resources and collective action. They will also generate knowledge exchange and coordinated initiatives.

Image: Albuquerque, NM, CiQlovía



FIGURE 100. Early Action Voting at CiQlovía

GOAL 3

Foster a strong cultural identity and sense of belonging by celebrating local diversity and cultivating resident engagement

Strengthen community ties by celebrating cultural diversity through traditions, while engaging and connecting residents with local resources and services, as well as stimulating mixed-use development in key neighborhood corridors.

Strategies

- 3.1 Strengthen local corridors
- 3.2 Increase visibility and awareness about local culture and assets
- 3.3 Connect resident with local resources and services

LEGEND

-  Key Intersections
-  ART Stations
-  Target Housing Sites
-  Neighborhood Connectors
-  Pedestrian Connectors
-  Potential Development Sites
-  Focus Corridors

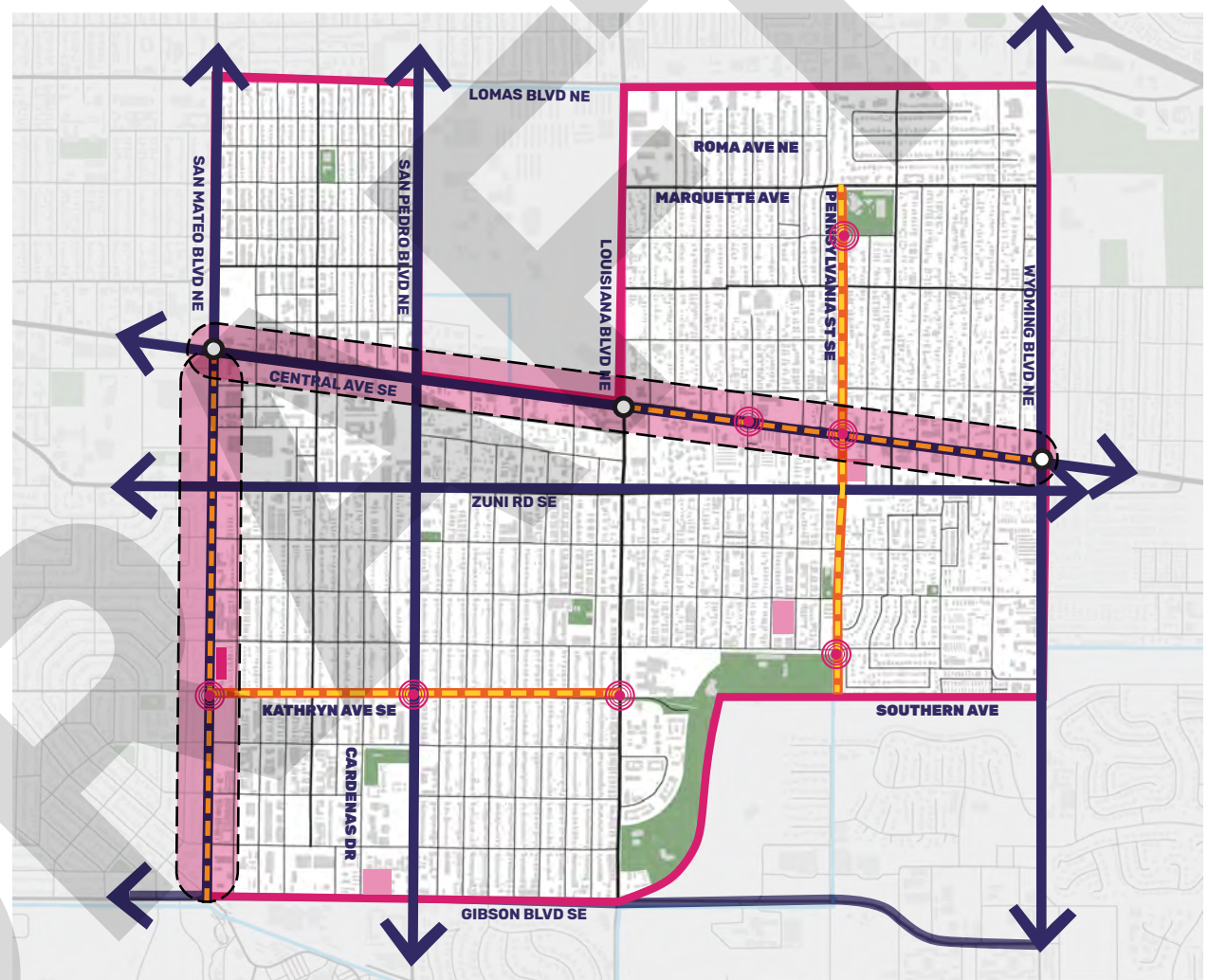


FIGURE 101. Key neighborhood hubs and corridors diagram

Strategy 3.1 Strengthen local corridors

Continue projects and initiatives along the Central Avenue corridor and San Mateo Blvd corridor, as well as promote mixed-use development, neighborhood services, local businesses, and affordable housing that act as catalysts for neighborhood development. Increased commercial and pedestrian activity in the corridors, and streetscape improvements will strengthen gateways, accessibility, and transit service.

What we've learned



According to the neighborhood survey results, the top amenities needed in the neighborhood are:

- Grocery store
- Bakery or cafe
- Education / Job-training center
- Primary care health clinic

KEY PROJECT



Route 66 Murals with Creative Collective Campus

To celebrate the 100 year anniversary of Route 66 there are different grants and programs for the infrastructural improvements to Central Ave. The grant possibilities might include but are not limited to historic signage, public art, and beautification projects.

Image: Visit Albuquerque



KEY PROJECT



San Mateo & Kathryn Site as a catalyst for mixed-use development

The development of this City-owned site will serve as a catalyst for revitalizing the San Mateo corridor. Currently undergoing a competitive RFP process led by the City, this 3-acre site presents a significant opportunity to drive new investment and activation along the corridor.

Image: Eugene, OR, 1203 Willamette



GOAL 3

Foster a strong cultural identity and sense of belonging by celebrating local diversity and cultivating resident engagement

Strategy 3.2

Increase visibility and awareness about local culture and assets

Expand public art projects and initiatives in key sites in the neighborhood and organize cultural festivals involving local businesses and organizations to increase the sense of culture and belonging, as well as highlight the diversity that exists in the neighborhood.



FIGURE 102. Albuquerque, NM, Mother Road mural

KEY PROJECT



Murals highlighting important areas throughout the neighborhood

One of the first murals will be painted on the south wall of Wainwright Manor, facing Gibson Blvd SE. Community members have expressed interest in having a mural in this location, and a future engagement process will be held to gather input on the artwork and finalize the design.

Image: Murals at Wainwright Manor Vision



KEY PROJECT



Organize annual event featuring local businesses

Build on the success of Ciqlovia, and support the organization of annual events. A festival featuring local business pop-ups and services as part of a larger cultural event that activates streets and attracts residents and visitors on foot and bike.

Image: Albuquerque, NM, Summer Fest



Strategy 3.3

Connect residents with local resources services

Strengthen outreach and partnerships between neighborhood businesses and services through collaborative initiatives, outreach materials, and community events that foster connections. Residents consistently expressed a need for greater awareness and access to available resources throughout the planning process.

KEY PROJECT



Create a local guide of businesses and services

Creation and distribution of local, accurate and current resource and amenities guide and marketing campaigns to distribute resources information. Multiple organizations can share an interagency database to track referrals.

What we've learned



Some of the programs that residents need assistance with are:

1. Internet access
2. Arts, culture and entertaining
3. Job and vocational training
4. After school and summer activities for youth

What we've heard

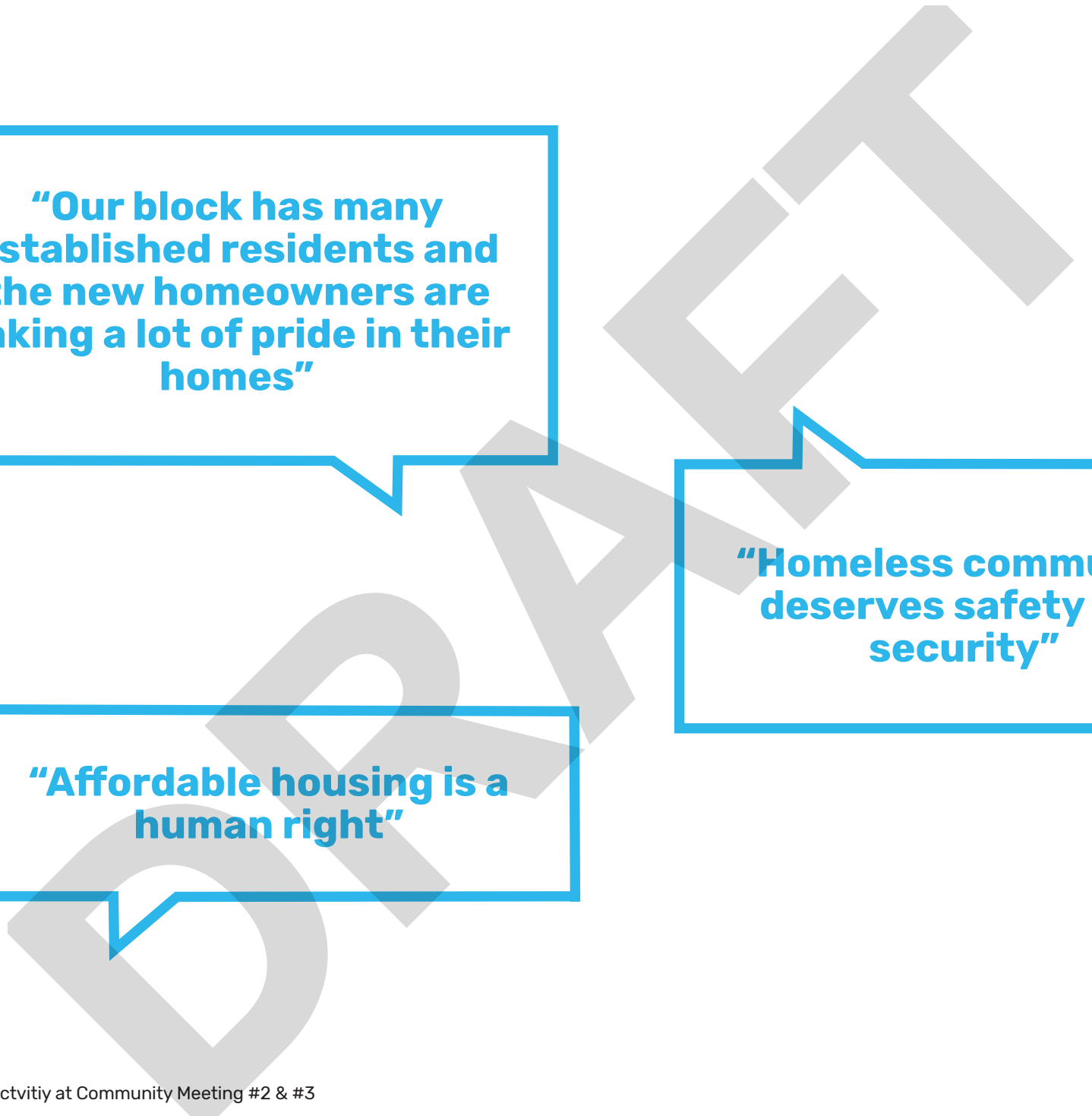
More access to housing and educational programs and community centers for the youth

Case Study: Charro Days Festival

This festival is an annual celebration in Brownsville, TX that commemorates Mexican heritage in both sides of the Rio Grande and promotes unity. It offers free or affordable events that cater to a broad audience, involving community participation from local schools, businesses, organizations fostering a sense of ownership and pride. The festival relies on volunteers and local committees, helping stimulate the local economy while encouraging small-business involvement.

Source: The Brownsville Herald





"Our block has many established residents and the new homeowners are taking a lot of pride in their homes"

"Homeless community deserves safety and security"

"Affordable housing is a human right"



HOUSING PLAN

IN THIS SECTION:

Housing Plan Overview
Target Housing Sites
Goals + Strategies

HOUSING PLAN OVERVIEW

The Housing Plan aims to integrate housing within the broader neighborhood fostering community growth and stability for residents.

At the core of this effort is the redevelopment of two target housing sites: Wainwright Manor (Site 1), and Grove Apartments (Site 2), and new development on Southern Avenue and Dallas Street (Site 4) to expand access to affordable housing opportunities, providing residents with the necessary support and resources to establish long-term housing stability. Options for Pennsylvania Apartments (Site 3) continue to be evaluated.

The Plan focuses on expanding affordable housing through infill development, homeownership support, and alternative models while strengthening coordination among housing stakeholders. Additional efforts include increasing shelters, supportive housing, and policy updates to provide stable housing solutions for the unhoused population in the International District.

Housing Goals

1 Redevelop housing sites to be integrated into the larger neighborhood

Strategies focus on housing redevelopment with well-defined community gathering spaces, diverse housing options, and family-friendly open areas, with expanded amenities and services; and foster resident engagement and encourage stewardship.

3 Expand resources and support systems to provide stable housing solutions for the unhoused population

Strategies focus on providing more shelters and services for unhoused populations in the neighborhood and invest in supportive or transitional housing and remove policy barriers to increase shelters and safe outdoor spaces.

2 Increase support and resources for permanent affordable housing in the International District

Strategies focus on identifying site opportunities for new and infill housing production connecting residents with homeownership education and resources and supporting homeownership through alternative housing models and increase coordination among housing stakeholders.



GOAL 1

Redevelop housing sites to be integrated into the larger neighborhood

Strategy 1.1 Organize Redevelopment Around Well-Defined Community Gathering Spaces and Neighborhood Connections

The redevelopment of targeted housing sites prioritizes a context-responsive design that enhances safety, visibility, and community connectivity. Residents have emphasized the need for open space and housing in proximity to parks and outdoor amenities. The proposed redevelopment sites include:

- Site 1: Wainwright Manor
- Site 2: Grove Apartments
- Site 3: Pennsylvania Apartments (still under evaluation)
- Site 4: Southern Ave and Dallas St

Site 1: Wainwright Manor

This existing AHA property serves primarily senior residents and sits on approximately 2.7 acres, with 2 acres identified for redevelopment. Located just a block from Wilson Park and Wilson Middle School, the site is well-positioned for an enhanced residential environment with improved access to community spaces.

Site 2: Grove Apartments

Grove Apartments, an AHA-owned site serving families and multi-person households, spans approximately 1.3 acres. The site benefits from its proximity to Phil Chacon and Trumbull Parks, as well as its connection to Site 1, fostering a cohesive redevelopment approach.

Site 3: Southern Ave and Dallas St

Located adjacent to Phil Chacon Park, which is currently under construction, this site offers a unique opportunity to leverage the park's future amenities as well as its close proximity to the Cesar Chavez Community Center, Emerson Elementary School, and Van Buren Middle School. The half-acre site on Dallas Street has the potential to accommodate approximately 12 residential units. In addition, a 3-acre parcel at the eastern end of the park is being explored as a potential redevelopment site.



The International District has a larger share of older housing units compared to Albuquerque's housing stock, with most units built between 1940 and 1959.

HOUSING PROGRAM

	1-BR	2-BR	3-BR	4-BR	5-BR	PARKING
Site #1	40	15	15			79
Site #2			20			20
Site #3			5	6	1	12
Total	40	15	40	6	1	111
	39%	15%	39%	6%	1%	
102 UNITS						

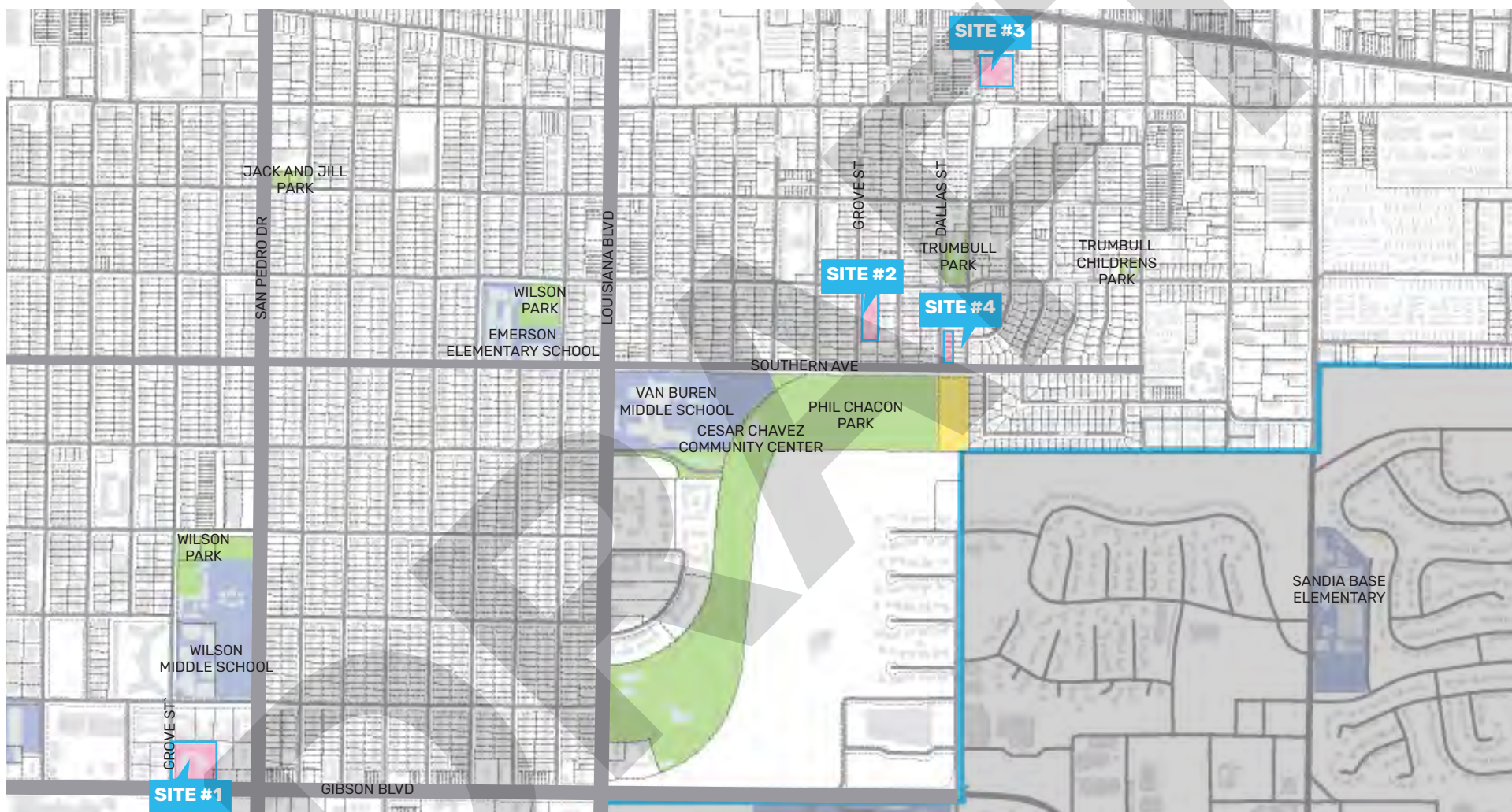


FIGURE 103. Map of Target Sites for Redevelopment and Proposed Sites for Development

GOAL 1

Redevelop housing sites to be integrated into the larger neighborhood

Housing Design Principles

Creating inclusive and vibrant communities starts with thoughtful housing design. We learned that residents value their homes but also seek more integrated community spaces within their developments. These design principles aim to create safe, engaging environments that support active lifestyles while fostering a sense of belonging, resilience, and shared prosperity for all residents.

Provide Diverse Housing Types for Different Households

Create diverse housing types and options that meet the needs of people with different incomes, family sizes, and lifestyles. By providing diverse housing options, communities can promote economic diversity, reduce segregation, and support the needs of all residents.

Design Housing with Neighborly Exterior Spaces

Include outdoor spaces that promote social interaction and a sense of community in housing design. By designing housing with neighborly exterior spaces, communities can foster a sense of belonging and social cohesion among residents, and promote healthier lifestyles.



FIGURE 104. Casa Grande Senior Apartments, Petaluma, CA



FIGURE 105. Vital Brookdale, Central Brooklyn, NYC

Connect Housing and Community Open Spaces

Promote a balance between the built environment and natural areas providing easy access to public open spaces for all residents. By integrating housing and community open spaces, residents can enhance the overall livability and sustainability of their neighborhoods, promote physical activity and social interaction, and improve public health and well-



FIGURE 106. Pavilion, Romtec

Create Safe and Joyful Areas that Foster a Sense of Community

Prioritize the safety and well-being of families and children by building safe and accessible outdoor spaces for children to play and engage in physical activity, as well as designing streets and public spaces that prioritize pedestrian and bicycle safety. This way, communities can promote healthy lifestyles, social interaction, and a sense of community.



FIGURE 107. Barigui Playground, Curitiba, Brazil

Integrate Spaces for Community Activities and Services

Build public spaces and community centers that provide opportunities for residents to engage in a range of activities, such as sports, cultural events, and educational programs. By developing spaces for community activities and development, communities can promote social cohesion, improve well-being, and create a sense of belonging and pride among residents.



FIGURE 108. Grocery Store, Westfield Miranda, Australia

GOAL 1

Redevelop housing sites to be integrated into the larger neighborhood

Housing Design Process

Residents' input and feedback played a key role in shaping the design priorities and principles for the redevelopment of three housing sites under consideration. Through various engagement activities and workshops, residents identified their top priorities for housing, open spaces, and essential amenities and services. For open spaces, residents prioritized the inclusion of sports courts, play areas, and community gardens to foster recreation, social interaction, and outdoor engagement. For amenities and services, top priorities included a job training center, grocery stores, and a health clinic to enhance economic opportunities, access to fresh food, and healthcare services.

The Housing Plan emphasizes community connectivity through common spaces like parks and open spaces along with being adjacent to community assets like new parks and schools.

What we've heard

Better facilities, better communications and more socials

Top priorities for open spaces



Playgrounds
Cooking and Eating Spaces
Community Garden

Top priorities for services and amenities



Pharmacies
Grocery Stores
Health Clinics



FIGURE 109. Community Meeting #3 (January 2025)



FIGURE 110. Community Meeting #3 (January 2025)

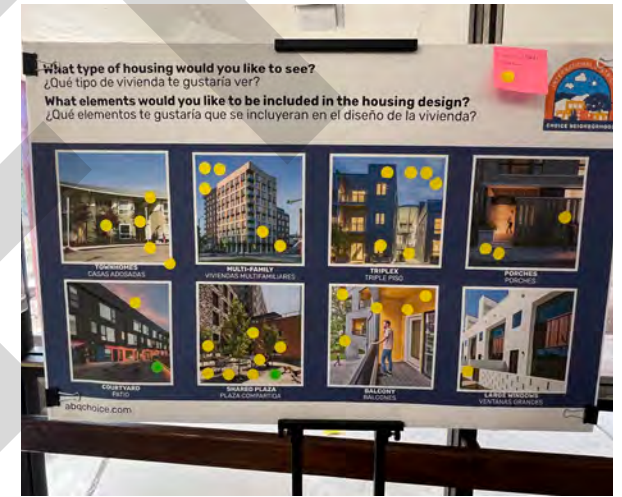


FIGURE 111. Community Meeting #2 (October 2024)

GOAL 1

Redevelop housing sites to be integrated into the larger neighborhood

Site 1 Wainwright Manor Existing Conditions

Wainwright Manor, a development originally designed for seniors and people with disabilities, was officially dedicated on November 3rd, 1976. Constructed at a cost of \$2.27 million, the project featured 60 housing units spread across two three-story buildings. Two single family homes are also located on the site (highlighted in orange) but will not be considered for redevelopment. These buildings were thoughtfully connected by a multipurpose community area designed to serve as a hub for residents. Wainwright Manor represented a significant investment in accessible and supportive housing, addressing the needs of vulnerable populations in the community.

- 1 Bed Apartments
- Not-Included



FIGURE 112. Wainwright Manor Site Plan





FIGURE 113. Photos of Existing Conditions at Wainwright Manor

GOAL 1

Redevelop housing sites to be integrated into the larger neighborhood

Site 1 Wainwright Manor Existing Conditions (Cont.)

Located at 5601 Gibson Blvd SE and occupying 2.7 acres, Wainwright Manor consists of a three-story building split into two wings, housing a total of 60 units. Constructed in 1976, the development is home to 63 residents, with 46% of them over the age of 60. The average household income for residents is \$13,765. The building's design ensures that all units receive ample air and natural light, contributing to a comfortable living environment. With a unit density of 18.5 units per acre, the development has undergone recent improvements, including the addition of safety guardrails, ADA upgrades, a new roof in 2019, and updated boilers. The Wainwright site currently has a density of 18.5 units/acre.

Access + Circulation

Gibson Blvd is the major access road to get to and from Wainwright and runs East / West connecting to I-25 to the west and to Louisiana Blvd in the east. Cardenas Dr SE connects Wainwright to the rest of the International District to the north. It also has a main connection to the nearby Wilson Middle School.

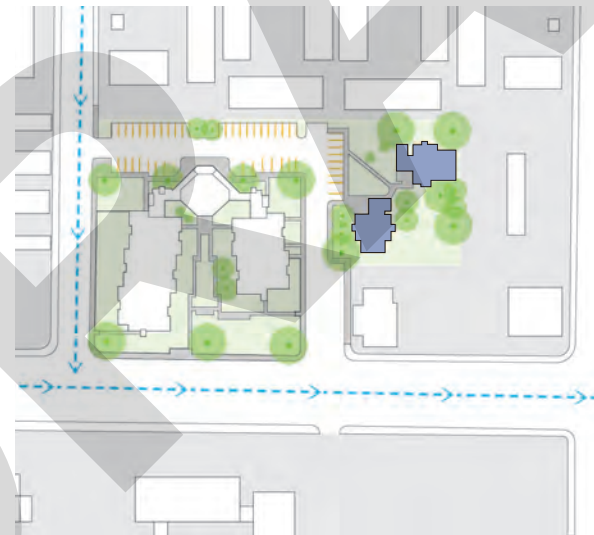


FIGURE 114. Wainwright Manor Access + Circulation Diagram

Public Transportation

Wainwright Manor is near the intersection of two major corridors in the International District. The corridors are San Pedro Dr SE and Gibson Blvd SE. Three bus routes run through this area: Route 16, 222 and 157.

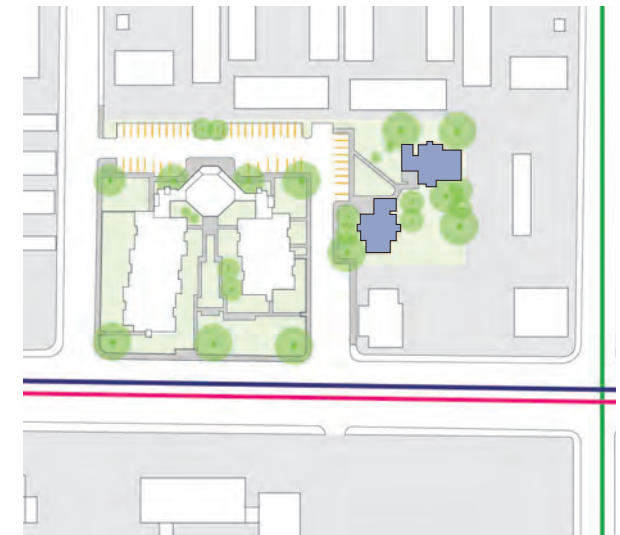


FIGURE 115. Wainwright Manor Public Transportation Diagram

Building Types

The development comprises 60 units, 1 bedroom. Two single family homes are also located on but at not included as they are being lease to a third party. The main apartment building primarily serves senior and disabled individuals.

- 1 Bed Apartments
- Not-Included



FIGURE 116. Wainwright Manor Building Type Diagram

Open Space + Pathways

Ample open space surrounds Wainwright Manor with fair tree canopy coverage. The central open space splits the main apartment building into two wings. The outdoor open space is enclosed by a half wall restricting access to residents. There are multiple gates fronting Gibson Blvd SE for resident access.



FIGURE 117. Wainwright Manor Open Space Diagram

Parking

There are 46 parking spaces in the parking lots around Wainwright Manor. There are four accessible parking spaces located near the entrance of the main apartment building. There is on street parking near the site on Cardenas Dr SE.



FIGURE 118. Wainwright Manor Parking Diagram

GOAL 1

Redevelop housing sites to be integrated into the larger neighborhood

Site 1 Wainwright Manor Proposal

The design proposal for Wainwright Manor draws inspiration from similarly scaled developments in the neighborhood while responding to the existing parking layout and access points along Gibson Blvd and Cadenas Dr. The proposed development features a 3 story U-shaped apartment building consisting of 70 units, including 40 one-bedroom, 15 two-bedroom, and 15 three-bedroom units. The building is designed to wrap around a centrally located green space.



FIGURE 119. Proposed SOMOS Housing Development



FIGURE 120. Satellite Image of Wainwright Manor



ON-SITE HOUSING PROGRAM

	1-BR	2-BR	3-BR	4-BR	5-BR	PARKING
Apartments	40	15	15			79
Total	40	15	15	0	0	79
	57%	21.5%	21.5%	0%	0%	
70 ON-SITE UNITS						

SUMMARY

Density = 24 units/ acre
Residential Units = 70
Site Area = 2 acres

LEGEND

- Apartments
- Townhomes
- Community Building
- Promenade / Plaza
- Open Space / Park

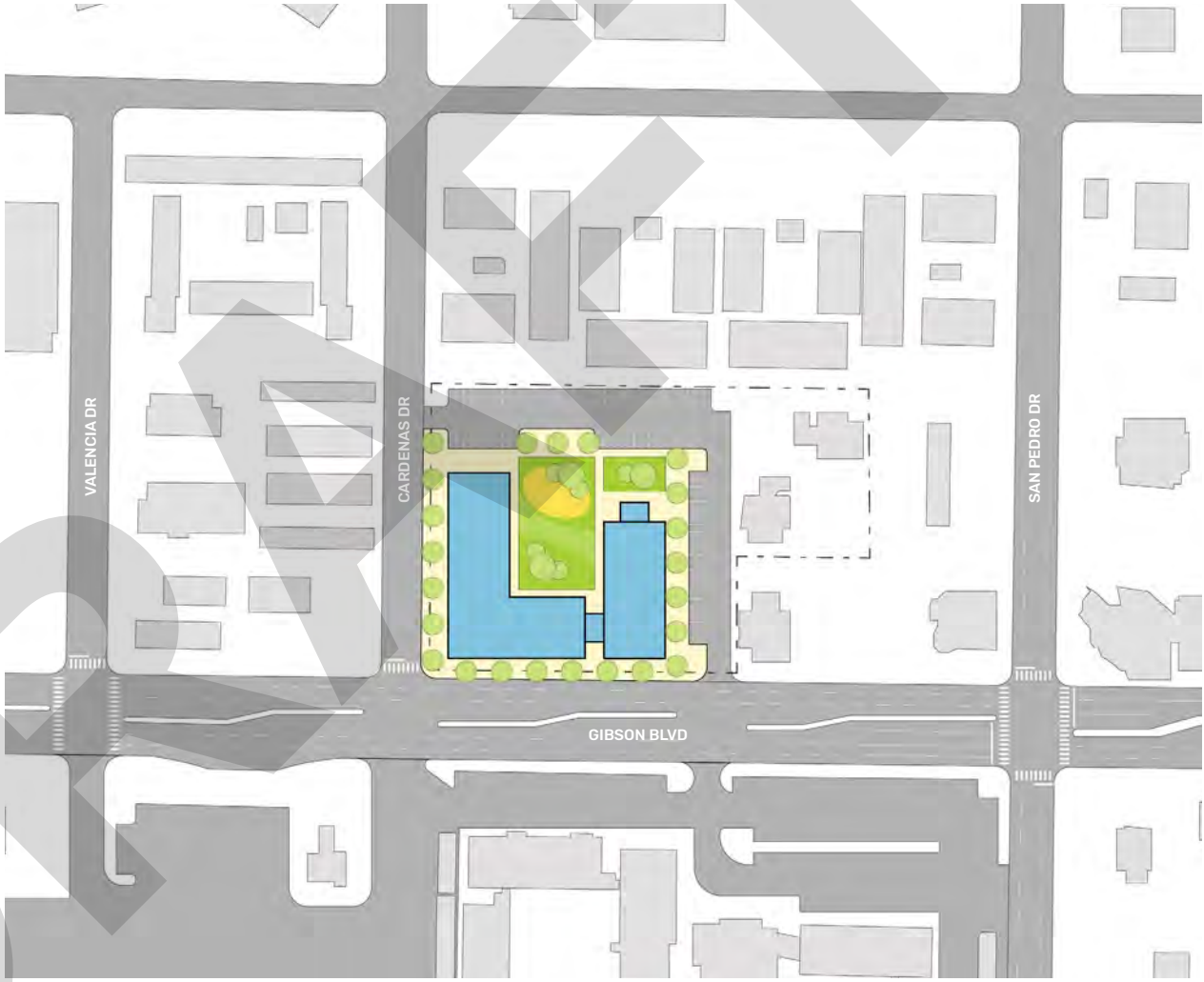


FIGURE 121. Wainwright Manor Concept Design Proposal

GOAL 1

Redevelop housing sites to be integrated into the larger neighborhood

Site 2 Grove Apartments Existing Conditions

Located at 608 Grove St SE, occupying 1.3 acres, Grove has eight, two-story duplexes and two separate one-story single family homes. The development has 18 units and was constructed in 1976. It has a population of 49 residents and Grove primarily serves families. The configuration of the development allows all the units to get ample access to air and natural light. It has a density of 14 units/acre.

- Townhouse (16 units)
- Single Family Home (2)



FIGURE 122. Grove Apartments Site Plan





FIGURE 123. Photos of Existing Conditions at Grove Apartments

GOAL 1

Redevelop housing sites to be integrated into the larger neighborhood

Site 2 Grove Apartments Existing Conditions (Cont.)

Grove is located at the corner of two neighborhood streets, Grove and Trumbull, occupying a corner site. The development is divided into two parts with parking lots separating them. The two parking lots enter off of Grove Street. The pedestrian paths serve to connect the units to their respective parking lot. The site is located within two blocks of the local Trumbull Park and is near by other developments with similar levels of unit density 14 units per acre.

Access + Circulation

Trumbull Ave SE is the major access road to get to and from Grove and runs East / West connecting to Eubank Blvd SE. Grove St SE connects Grove to the rest of the International District to the north. Grove St connects Southern Ave SE to Zuni Rd SE.



FIGURE 124. Grove Apartments Access + Circulation Diagram

Public Transportation

The closest bus stop to Grove is on Zuni Rd for Route 97 requiring a 7-8 minute walk from the development (Route 97 Zuni Rd SE).



FIGURE 125. Grove Apartments Public Transportation Diagram

Building Types

The development is comprised of 18 units, ranging from 2 to 5 bedrooms. Household sizes range from 2 to 9 and there are two types of buildings at the site:

- 2 Single Family Homes
- 8 Duplex Townhouses

- Townhouse (16 units)
- Single Family Home (2 units)



FIGURE 126. Grove Apartments Building Types Diagram

Open Space + Pathways

The development is divided into two portions. The northern portion and southern portion has the housing organized around a shared courtyard, with individual walled off yards connected to individual buildings. Each unit has access to a backyard confined by low walls.



FIGURE 127. Grove Apartments Open Space Diagram

Parking

There are 36 parking spaces distributed around Grove apartments - accessible parking spaces are not marked, and on-street parking also available on Grove St SE



FIGURE 128. Grove Apartments Parking Diagram

GOAL 1

Redevelop housing sites to be integrated into the larger neighborhood

Site 2 Grove Apartments Proposal

The Grove Apartments redevelopment reconfigures unit layouts to accommodate 20 total units on-site. The plan includes attached and detached townhouses, each with a carport for parking. A central open green space sits between the building rows. The development is also located near Site 1.



FIGURE 129. Tango Quarters Brownsville, TX



FIGURE 130. Aerial view of Grove Apartments



	1-BR	2-BR	3-BR	4-BR	5-BR	PARKING
Apartments			20			20
Total			20	0	0	20
	0%	0%	100%	0%	0%	
70 ON-SITE UNITS						

SUMMARY

Density = 15 units/ acre
 Residential Units = 20
 Site Area = 1.3 acres

LEGEND

- Apartments
- Townhomes
- Community Building
- Promenade / Plaza
- Open Space / Park



FIGURE 131. Grove Apartments Concept Design Proposal



GOAL 1

Redevelop housing sites to be integrated into the larger neighborhood

Site 3 Pennsylvania Apartments Existing Conditions

Located at 124 Pennsylvania SE and occupying 1.6 acres, this development consists of five single family homes, six two-story duplexes and one two-story triplex, offering a total of 20 units. Constructed in 1974, it is home to 58 residents. The design ensures that all units receive ample air and natural light. It has a density of 12 units per acre.





FIGURE 132. Photos of Existing Conditions at Pennsylvania Apartments

GOAL 1

Redevelop housing sites to be integrated into the larger neighborhood

Site 3 Pennsylvania Apartments Existing Conditions (Cont.)

Located in the mid block between Zuni and Central along Pennsylvania, this development is also split in two sections. The single parking lot serves the development and splits the site in half. Formerly there was access to both Rhode Island St and Pennsylvania St, now the parking only has access to Pennsylvania. The site is located in a primary commercial and light industrial area.

Access + Circulation

Pennsylvania Street is a local street providing access and circulation to and from the housing site. The entrance on Rhode Island Street is permanently blocked.

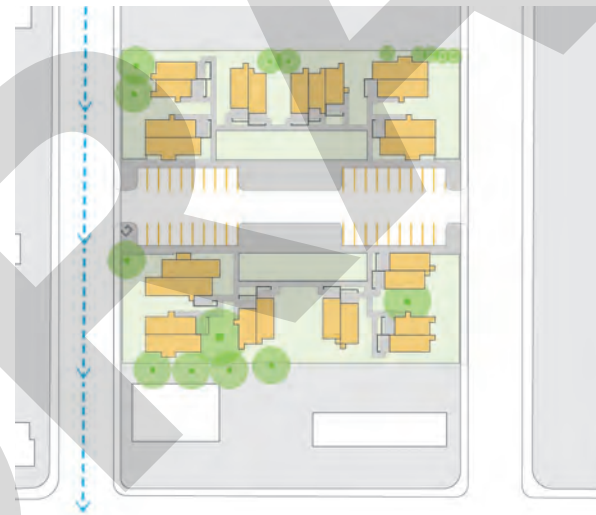


FIGURE 133. Pennsylvania Apartments Access + Circulation Diagram

Public Transportation

Pennsylvania Apartments have access to east and west bound bus stops located at the corner of Zuni Rd and Pennsylvania. These two stops are served by Bus Route 97, for travel between Downtown and Wyoming Blvd (Route 97 Zuni Rd SE).

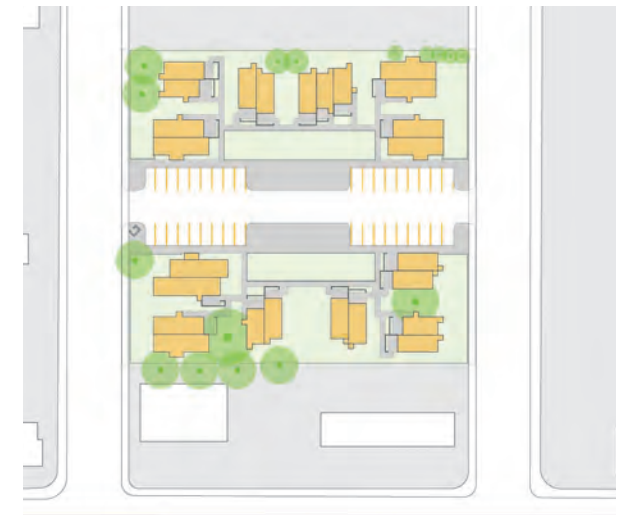


FIGURE 134. Pennsylvania Apartments Public Transportation Diagram

Building Types

The development is comprised of 20 units, ranging from 2 to 5 bedrooms. There are three types of buildings at the site, 5 Single Family Homes, 6 Duplex Townhouses, 1 Triplex Townhouse, Household sizes range from 2 to 9.

- Townhouses (15 units)
- Single Family Homes (5 units)



Open Space + Pathways

Open space surrounds Pennsylvania unit and a system of paths that run from each individual unit to a central open space then feeds to parking lot. There are two major central open spaces that the duplex and triplex units face into.



Parking

There are 36 parking spaces distributed around Pennsylvania Apartments. Accessible parking spaces are not marked, and on-street parking is also available on Pennsylvania St SE.

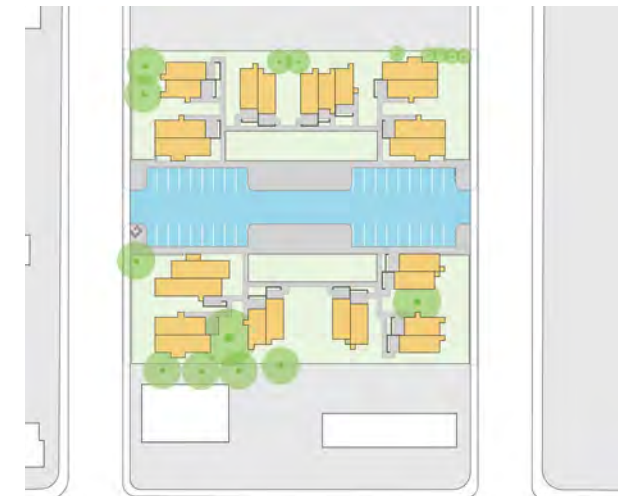


FIGURE 135. Pennsylvania Apartments Building Type Diagram

FIGURE 136. Pennsylvania Apartments Open Space Diagram

FIGURE 137. Pennsylvania Apartments Parking Diagram

GOAL 1

Redevelop housing sites to be integrated into the larger neighborhood

Strategy 1.2

Develop diverse housing types to accommodate different households

To meet the needs of residents across all family sizes and mobility levels, the most effective approach is to offer a diverse range of housing options. This includes townhouses designed for families, as well as single-bedroom apartments tailored for seniors or individuals with mobility challenges. By incorporating various housing typologies, the redevelopment ensures accessibility, inclusivity, and long-term suitability for a broad spectrum of residents.

Top priorities for housing



**Triplex
Shared Plaza
Townhomes**



FIGURE 138. Boston Commons, San Antonio, Tx



FIGURE 139. Boston Commons, San Antonio, Tx



FIGURE 140. Northtown Apartments and Library, Chicago, IL



FIGURE 141. Hopeworks Station, Everett, Washington

Strategy 1.3

Create family-friendly, inclusive and safe open spaces

The proposed open spaces at Sites 1 and 2 provide ample recreational opportunities, with Site 1 benefiting from its proximity to Phil Chacon Park. These spaces prioritize inclusivity and cater to diverse needs, including playgrounds, BBQ areas, and gathering spots. Residents emphasized the importance of safe, accessible outdoor areas that foster community interaction, enhance well-being, and support multi-generational engagement.

What we've heard

“More things to do like workout or barbecues”



FIGURE 142. Walking Trails



FIGURE 143. Playgrounds



FIGURE 144. Community Gardens



FIGURE 145. Plazas

GOAL 2

Cultivate a welcoming, vibrant, and healthy community with open spaces and amenities that support resident well-being

KEY PROJECT

★ Early Action Activate Open Spaces at Target Housing sites

The three housing sites have an existing fair amount of open spaces available, but lack elements to be actively used. Residents need expanded accessibility to their daily lives. Improvements in the three housing sites that will include elements that support community outdoor gathering and recreation to activate existing outdoor spaces such as picnic tables, shade elements, seating, planters, garden areas, play areas and artwork.



FIGURE 146. Overton Exchange Plaza, Chicago, IL



FIGURE 147. Early Action Priorities for Pennsylvania Apartments



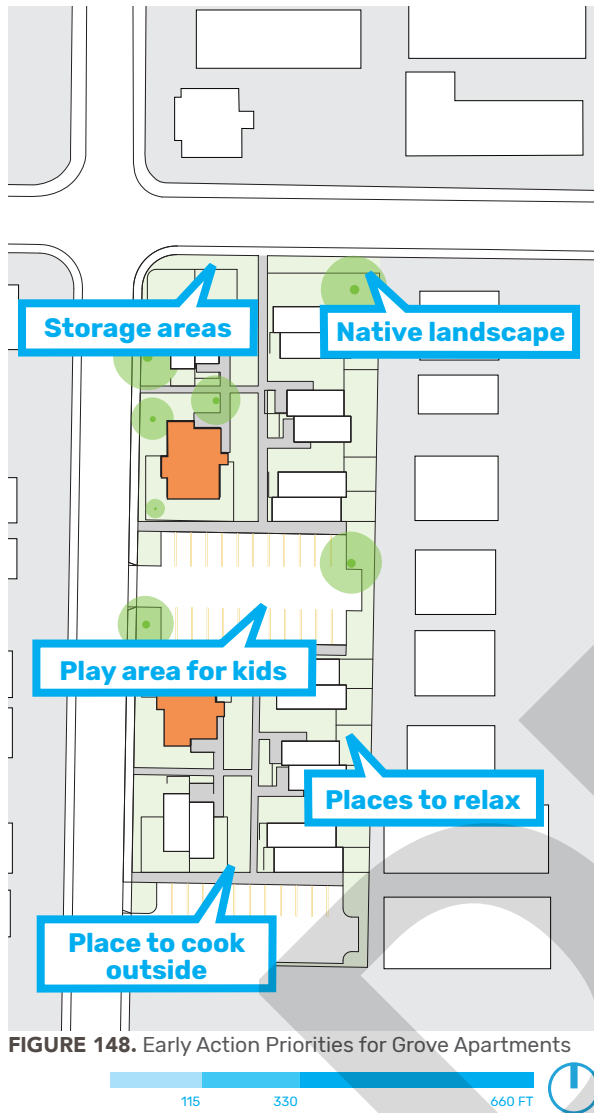


FIGURE 148. Early Action Priorities for Grove Apartments

What we've learned:



The main improvements residents would prioritize in the housing sites are:

- Exercise and playground equipment
- Planters
- Seating with shade
- BBQ and picnic areas
- Asphalt and wall murals
- Free WiFi access



The top activities and programming that residents would participate in are:

- Fitness classes
- Food market and pantry
- Sports programming for kids
- Arts programs or classes



FIGURE 149. Community Meeting #3 Youth Activity



FIGURE 150. Community Meeting #3 Youth Activity

GOAL 1

Redevelop housing sites to be integrated into the larger neighborhood

Strategy 1.4

Expand amenities and services in proximity to residents

During community engagement, residents identified priority amenities for the renovated housing developments. The proposed design includes a community building at Southern and Dallas (Site 1) and a community room or ground-floor community space at Wainwright (Site 2), ensuring accessible gathering spaces that foster social interaction, support services, and resident engagement.



FIGURE 151. Coffee Shops / Restaurants



FIGURE 152. Grocery Stores



FIGURE 153. Job Training Centers



FIGURE 154. Health Clinics

Strategy 1.5 Foster residents' engagement and stewardship

Residents actively participated in shaping plans for their homes during the planning process. To sustain engagement and strengthen community bonds, fostering leadership opportunities is essential. This includes empowering residents to take stewardship roles, encouraging participation in neighborhood initiatives, and developing skills to support long-term community investment and maintenance.

What we've heard

**Becoming involved
with each other as
a family. We all need
each other on a daily
basis.**



FIGURE 155. South San Pedro Neighborhood Meeting



FIGURE 156. International District Community Garden



FIGURE 157. ABQ Community-Led Clean up



FIGURE 158. City of Albuquerque Open Space

GOAL 2

Increase support and resources for permanent affordable housing in the International District

Strategy 2.1

Identify site opportunities for new and infill housing

Expanding housing opportunities in the International District is essential to maintaining affordability and supporting a diverse, mixed-income community. This strategy focuses on identifying underutilized commercial and institutional properties that can be repurposed for residential development. Integrating affordable housing within these sites will help balance market demand while fostering a sustainable and inclusive neighborhood. Key locations for potential development include Central and San Mateo, Kathryn and San Mateo, and the New Mexico State Fairgrounds, offering opportunities to enhance housing stock and community amenities.

-  Housing Opportunity Sites
-  AHA Housing Sites
-  Existing Parks / Open Spaces

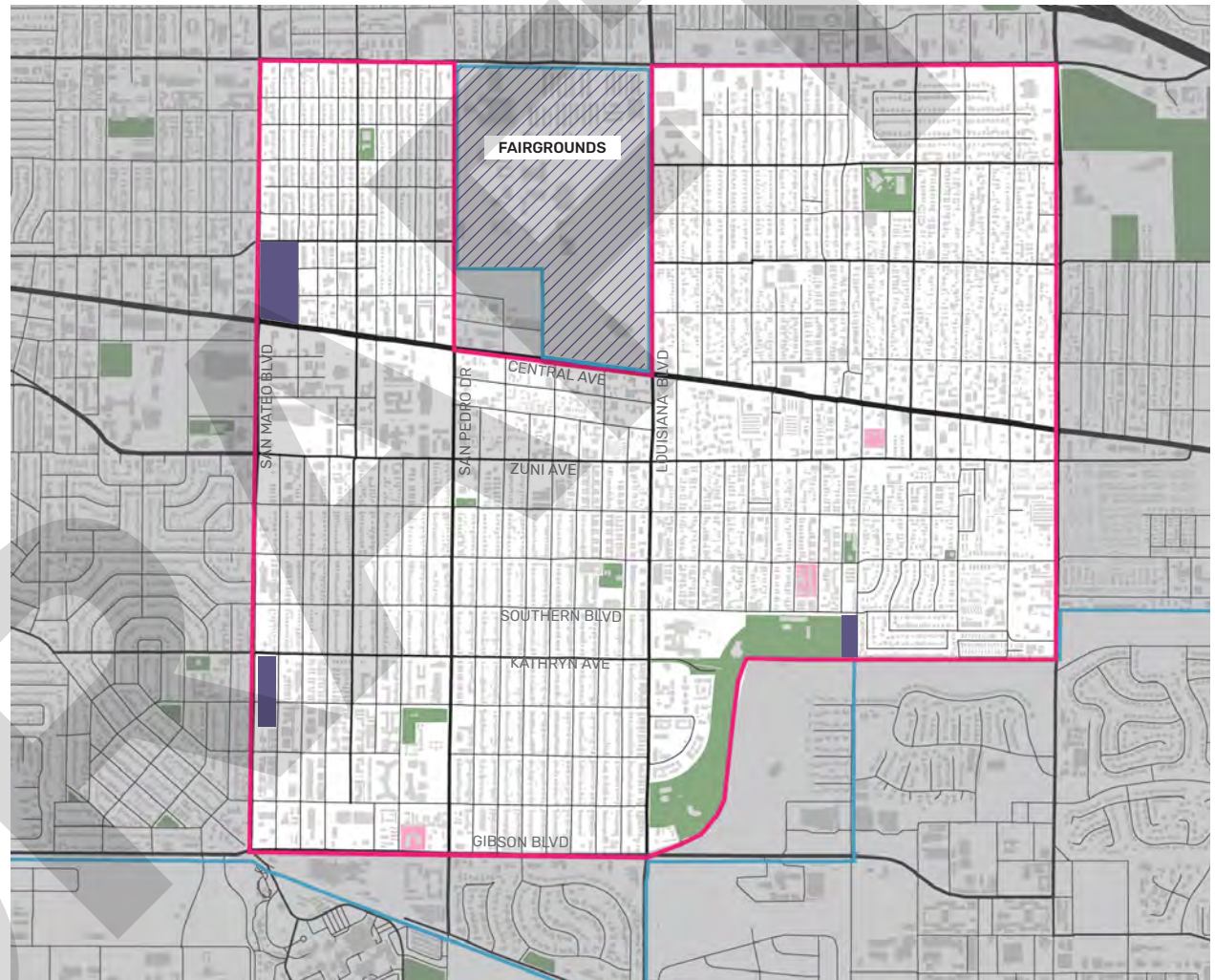


FIGURE 159. Additional Housing Sites



Key Sites

Central and San Mateo

This 10.6-acre site includes two office towers that the City of Albuquerque and developers aim to convert into mixed-income housing, potentially yielding over 200 units. The city has pledged \$2 million and provided additional development incentives in the form of a redevelopment tax abatement, providing approximately 744 k in savings after development toward converting one tower. The Central and San Mateo site offers an opportunity for additional housing and mixed-use development. MRA is negotiating the development agreement and the project is expected to break ground winter 2025.

Kathryn and San Mateo

MRA is exploring a ~3-acre mixed-income, mixed-use development along the San Mateo corridor. This redevelopment aims to bring significant investment, revitalizing underutilized sections of the International District and expanding housing opportunities. The RFP for the site is expected to be released early Spring 2025

The New Mexico State Fairgrounds

The 200-acre New Mexico State Fairgrounds, bounded by Lomas Boulevard, Central Avenue, Louisiana Boulevard, and San Pedro Drive, is being considered for redevelopment. The State of New Mexico is leading efforts to transform the site into a mixed-use district with housing, commerce, and entertainment venues, presenting a major opportunity to integrate affordable and mixed-income housing into the International District. The State is expected to release an RFP to create a master development plan for the site in Spring 2025. Any potential redevelopment of the site would not occur for several years.

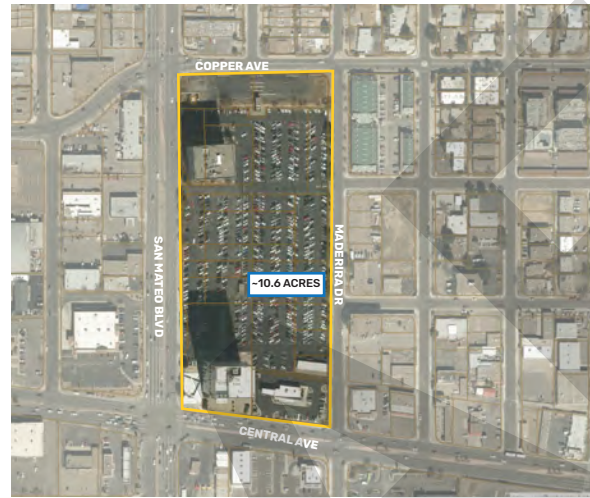


FIGURE 160. Aerial View of San Mateo and Central



FIGURE 161. Aerial View of San Mateo and Kathryn



FIGURE 162. Aerial View of Fair Grounds Site



GOAL 2

Increase support and resources for permanent affordable housing in the International District

Strategy 2.2

Connect residents with homeownership education and financing resources

Establish a pathway to homeownership by connecting residents with educational programs and financial partnerships. These initiatives equip potential homeowners with the knowledge and resources needed to manage finances, secure mortgages, and transition successfully into homeownership.

2.3 Support homeownership through alternative housing models

Expanding alternative housing models, such as cooperatives and land trusts, can create long-term affordable housing solutions. Partnering with local churches and organizations can further stabilize housing options, ensuring residents have sustainable opportunities to remain in the neighborhood.



FIGURE 163. Homewise Homeownership Program



FIGURE 164. CHA Homeownership Program



FIGURE 165. Sawmill Community Land Trust



FIGURE 166. Coop Housing Development

Strategy 2.4 Increase coordination among housing stakeholders

Strengthening partnerships among residents, AHA, non-profits, and CABQ will create a more resilient housing system. Coordinated efforts will leverage resources to efficiently develop new housing and maintain existing homes, ensuring long-term affordability and stability for International District residents.



**There is a deficit of 2,470
units affordable for renter
households earning
less than 30% AMI**



FIGURE 167. Catholic Charities Summit



FIGURE 168. ULI New Mexico Housing Summit - 2022

Case Study: Strategic Housing Implementation Plan

The City of San Antonio developed a policy tool to support affordable housing initiatives, outlining strategic partnerships and production goals for the next decade. Tied to a \$150 million housing bond, the plan was created through collaboration with stakeholders, including community organizations, developers, and policymakers, to address housing needs and promote long-term affordability across the city.

Source: City of San Antonio Neighborhood and Housing Services Department



GOAL 3

Expand resources and support systems to provide stable housing solutions for the unhoused population

Strategy 3.1

Provide more shelters and services for unhoused populations in the neighborhood

Establishing more opportunities in the neighborhood for the unhoused population to receive shelter and critical services will be necessary for addressing the immediate needs and can provide time for developing more stable housing solutions.



FIGURE 169. Towne Twin Village San Antonio, Texas



FIGURE 170. Alvarado Village Los Angeles, California

Strategy 3.2

Invest in supportive or transitional housing solutions

Expanding supportive and transitional housing requires dedicated funding for construction, maintenance, and essential services. Resources may come from nonprofits, grants, or city investments. The Cottages at 161 Chama, a \$3 million project by East Central Ministries, is developing 20 tiny homes (400-600 sq. ft.) in the International District to provide stable housing solutions.



FIGURE 171. The Cottages at 161 Chama, Albuquerque, NM



FIGURE 172. The Cottages at 161 Chama, Albuquerque, NM

Strategy 3.3

Remove policy barriers to increase shelters and safe outdoor spaces

Reviewing and updating policies that hinder the development of new shelters or safe outdoor spaces is essential to addressing the immediate needs of the unhoused population in the International District. Policy adjustments can facilitate faster, more effective solutions for housing stability and emergency shelter expansion.



International District has one active shelter with capacity for 50 beds



FIGURE 173. Saticoy Tiny Homes Village, Los Angeles, CA



FIGURE 174. Homeless Shelter Community, Lebanon, OR

Case Study: Cut the Tape Initiative

An executive order in the City of Chicago that works with 14 different city departments to help overcome and redesign policy to remove barriers to building new affordable housing. This program has already spawned 100 different recommendations for policy changes.

Source: City of Chicago





**"After 15 years of couch surfing
I finally was provided with
information and assistance to
get back on my feet and stable
again. That included housing! "**

**"To be safer for our
community, the street
people need help very much."**

**"Meeting community at
Bullhead Park (ballfields
and dog park)"**

**"I love the
international aspect
of our neighborhood"**



PEOPLE PLAN

IN THIS SECTION:

- People Plan Overview
- Demographic Profile
- Education
- Health & Wellness
- Safety
- Income and Employment

PEOPLE PLAN OVERVIEW

The People Plan includes a range of strategies intended to improve the quality of life for Target Housing residents, as well as International District neighbors.

Strategies are organized into categories relating to Education, Health & Wellness, Safety, and Income & Employment. Each People category includes a series of impact statements, baseline metrics (from the Resident Needs Assessment Survey), and expected outcomes in order to track success. Strategies include potential lead and supporting partners, as well as potential resources that could be utilized for implementation.

People Goals

1 Connect residents to accessible and high quality educational resources

Strategies focus on creating safe and accessible youth recreation spaces, enhancing adult education resources, improving access to reliable technology, and developing stronger communication networks to ensure residents are well-connected to essential services, learning opportunities, and community support systems.

3 Create safe environments that empower all residents

Strategies focus on enhancing community-driven approaches to safety and justice, increasing the sense of security through infrastructure improvements, and advocating for the dignity and rights of unhoused residents to promote a more inclusive and supportive neighborhood.

2 Increase accessibility for residents to seek the necessary and appropriate health and wellness services

Strategies focus on connecting residents to health services and literacy resources, normalizing mental health support for all ages, improving access to nutrition and fitness programs, and addressing the root causes of poverty and homelessness through comprehensive community-driven initiatives.

4 Enhance economic stability for residents with diverse backgrounds

Strategies focus on improving access to local workforce opportunities for residents with diverse needs, increasing direct access to financial literacy resources, and introducing youth to career pathways to support long-term economic stability and empowerment.



DEMOGRAPHIC PROFILE

Grove

Located at 608 Grove St SE, the 18-unit Grove development was constructed in 1974.

- It has a population of 49 residents
- The average household income for residents is \$26,376

Race

46% White
15% Black / African American
38% American Indian or Alaskan Native

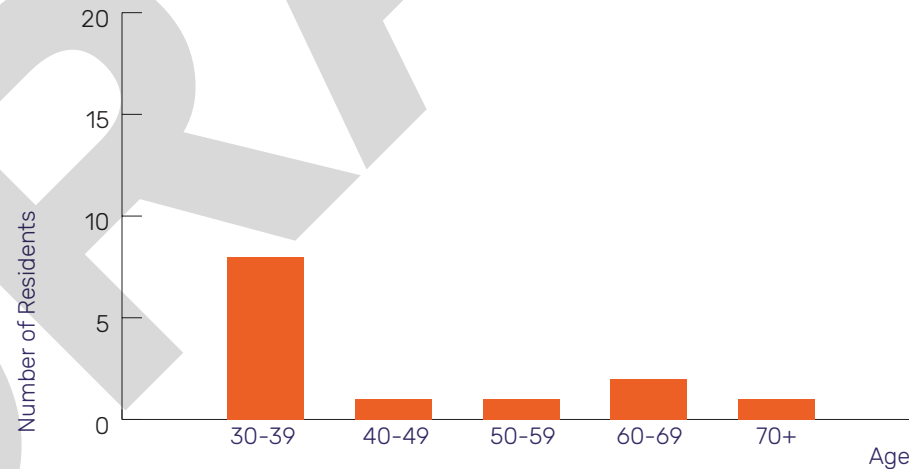
Ethnicity

46% Hispanic / Latino
54% Non Hispanic / Latino

Total Number of Households Members

49

Distribution by Head of Household Member's Age



What we've learned:



- 62% of the total Head of Household population at Grove are between the ages of 30-39

Total Number of Units

18 (13 units occupied)

Average Household Income

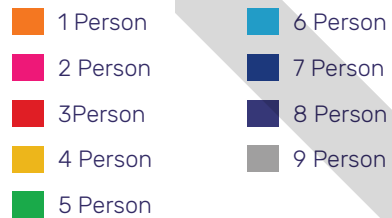
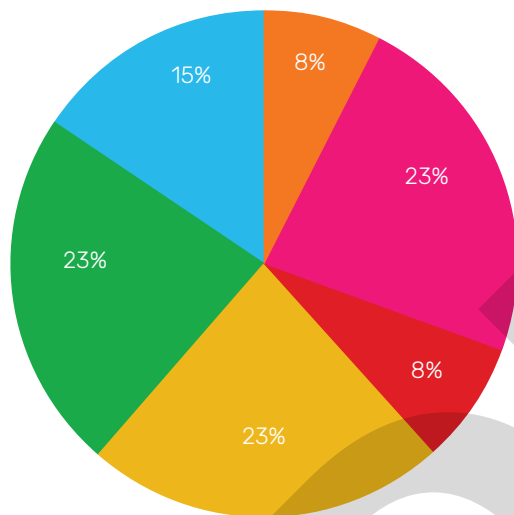
\$26,376

What we've learned:



- Grove residents make 43% (\$26,376) of the median household income in the City of Albuquerque (\$61,503).

Distribution by Household Size



DEMOGRAPHIC PROFILE

Pennsylvania

Located at 124 Pennsylvania SE, the 20-unit Pennsylvania development was constructed in 1976.

- It has a population of 78 residents
- The average household income for residents is \$20,756

Total Number of Households Members

78

What we've learned:



- 48% of the total Head of Household population at Pennsylvania are under 40 years of age

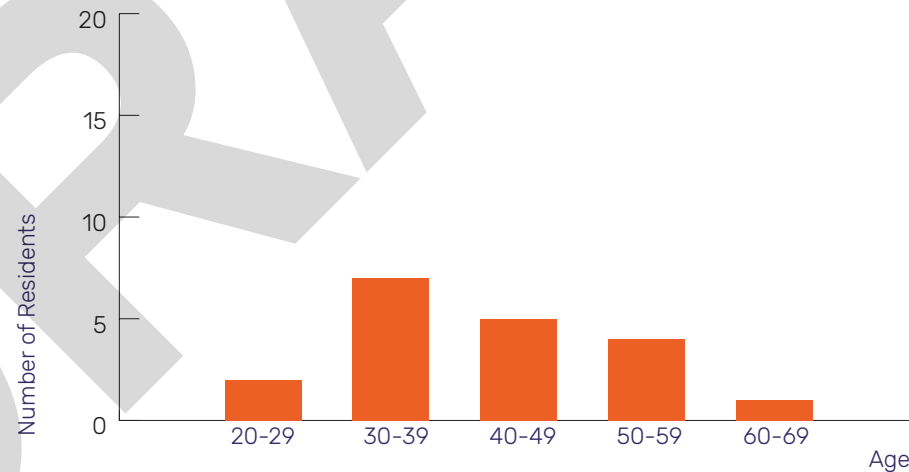
Race

63% White
26% Black / African American
11% American Indian or Alaskan Native

Ethnicity

68% Hispanic / Latino
32% Non Hispanic / Latino

Distribution by Head of Household Member's Age



Total Number of Units

20 (19 units occupied)

Average Household Income

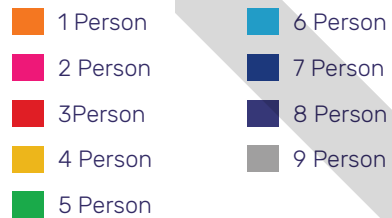
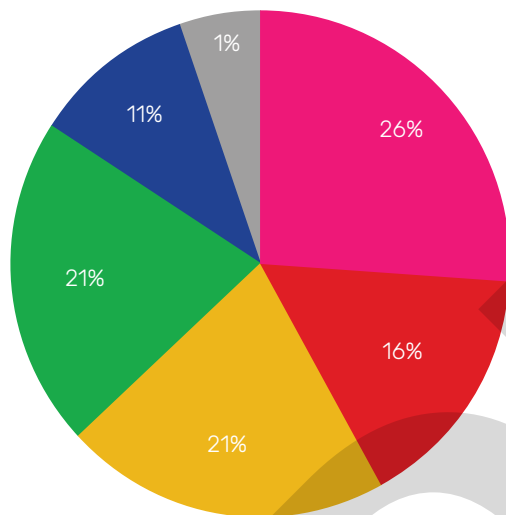
\$20,756

What we've learned:



- Pennsylvania residents make 34% (\$20,756) of the median household income in the City of Albuquerque (\$61,503).

Distribution by Household Size



DEMOGRAPHIC PROFILE

Wainwright Manor

Located at 5601 Gibson Blvd SE, the 60-unit Pennsylvania development was constructed in 1976.

- It has a population of 63 residents
- The average household income for residents is \$13,765

Total Number of Households Members

63

What we've learned:



- 26% of the total Head of Household population at Wainwright Manor are over the age of 70 years

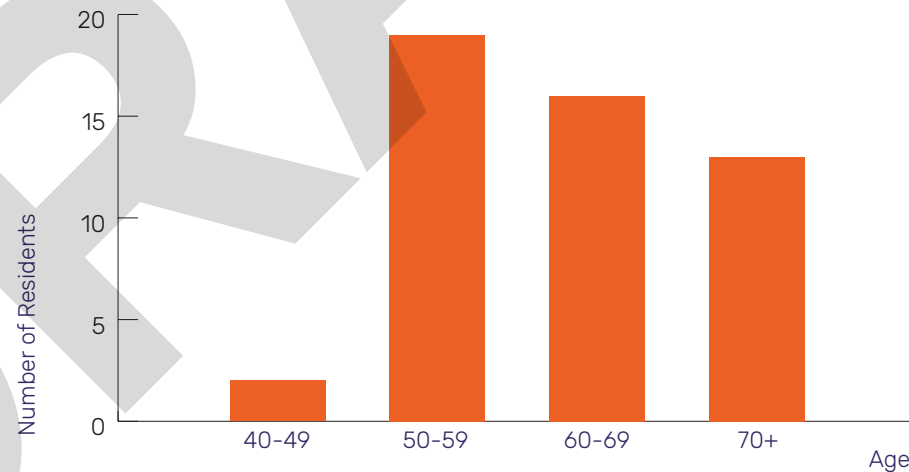
Race

77% White
13% Black / African American
8% American Indian or Alaskan Native
2% Native Hawaiian or Other Pacific Islander

Ethnicity

54% Hispanic / Latino
46% Non Hispanic / Latino

Distribution by Head of Household Member's Age



Total Number of Units

60 (50 units occupied)

Average Household Income

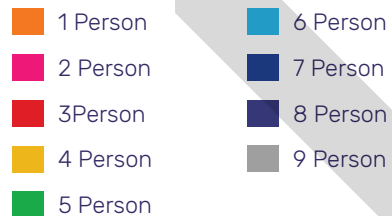
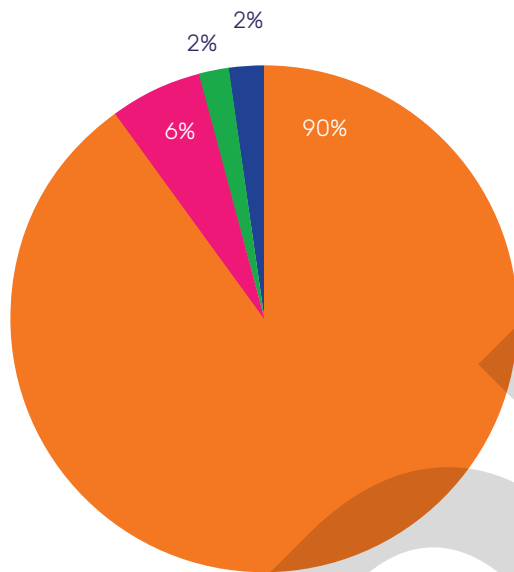
\$13,765

What we've learned:



- Wainwright Manor residents make 22% (\$13,765) of the median household income in the City of Albuquerque (\$61,503).

Distribution by Household Size



EDUCATION

The Education Plan focuses on activities that will be undertaken to ensure that residents of all ages have access to high quality education. Projects outlined in the Plan are intended to give school-aged children access to safe environments for learning and recreation. These services will help engage youth beyond school hours and begin to activate outdoor spaces in the neighborhood. The Education Plan is also intended to ensure accessibility to additional resources and information by connecting residents online while also sharing information directly on-site.

Strategies

- 1.1 Create safe and accessible environments for youth recreation
- 1.2 Enhance the quality of adult education resources
- 1.3 Improve access to reliable technology resources
- 1.4 Develop better lines of communication and resource sharing

BASELINE METRICS RESIDENT NEEDS ASSESSMENT SURVEY	EXPECTED OUTCOMES
34% of adults have at least a High School diploma	70% in five years
6% are enrolled in college or technical / vocational school	15% in five years
Residents with kids have the following child care arrangements: preschool and/or child care in a home setting	Expanded childcare offerings within the neighborhood
After-school or summer programs school-aged children would participate in: sports, job training, arts/music/dance, culinary arts, church activities, and/or outdoor/nature	Expanded and accessible youth programs and higher overall participation
73% have access to a smartphone, computer or Internet access at home	100% in five years

Potential Projects for Consideration:

TBD - pending Steering Committee Prioritization of Projects

- Connect youth to existing after school programs
- Establish a Safe Routes to School program
- Reactivate public spaces that students use after school
- Create a Teen Center in partnership with the International District Library
- Work with APS Principle Advisory Groups through participatory budgeting
- Create a life skills programs for teens
- Connect residents to existing adult education programs
- Establish low-cost or free Wi-Fi connections on site
- Create a weekly newsletter to connect residents to resources and services
- Create Little Libraries at all three properties



FIGURE 171. Youth Workshop at Pennsylvania

GOAL 1

Connect residents to accessible and high quality educational resources

Strategy 1.1

Create safe and accessible environments for youth recreation

Timeline	•
Potential Lead Partners	•
Potential Supporting Partners	•
Potential Resources	•

KEY PEOPLE PROJECT

Connect youth to existing after school programs

TBD - sample layout

What we've learned:



- After-school or summer programs school-aged children would participate in: sports, job training, arts/music/dance, culinary arts, church activities, and/or outdoor/nature

Strategy 1.2
Enhance the quality of adult education resources

Timeline	•
Potential Lead Partners	•
Potential Supporting Partners	•
Potential Resources	•

KEY PEOPLE PROJECT
Connect residents to existing adult education programs
TBD - sample layout

What we've learned:



- 34% of adults have at least a High School diploma
- 6% are enrolled in college or technical / vocational school

HEALTH & WELLNESS

The Health & Wellness Plan includes a set of activities that result in improved physical health and regular health care access for individuals and families living in the Target Housing site. Health strategies consider individual family needs and goals, as well as structural barriers that impede routine healthcare use. Services will seek to support and connect uninsured adults and children to health insurance and ensure adults and children have a healthcare facility where they regularly go when they are sick or for general health concerns other than an emergency room. Strategies are also designed to ensure that adults and children receive ongoing care and appropriate treatment for chronic conditions as well as preventative healthcare. They also work to connect adults and children to trauma-informed care and mental health services.

Strategies

- 2.1 Connect residents to health services and health literacy resources
- 2.2 Normalize mental health resources and services for all ages
- 2.3 Improve access to nutrition and fitness services and programming
- 2.4 Address underlying issues of poverty and homelessness

BASELINE METRICS RESIDENT NEEDS ASSESSMENT SURVEY	EXPECTED OUTCOMES
45% consider themselves to be in good health	60% in five years
94% have health insurance	100% in five years
66% of households have members with a disability	N/A
Disabilities members of each household have: physical disability, behavioral disability, and/or socio-emotional disability	Increased access to health programs that help address all types of disabilities
Most reported health conditions: depression, extreme stress or anxiety, asthma, diabetes, and/or high blood pressure or hypertension	Increased access to health programs that help to prevent and treat these conditions
80% have seen a doctor in the last year	100% in five years
55% have gone to the dentist in the last year	80% in five years
Residents go to the following places for health care needs: emergency room or call 911, UNM School Based Health Center, Oak Street Health Primary Care Clinic	N/A
Barriers to accessing health services: lack of transportation, lack of health insurance coverage, lack of medical services in the neighborhood	Greater utilization of services to address these barriers
Challenges that keep residents from being more physically active: physical disability, health conditions, there is nowhere residents feel comfortable walking, and/or too tired	Programs and services to address these challenges
31% of residents eat fruits and/or vegetables more than once a day	70% in five years
46% usually have enough money for food	90% in five years
Need health-related programs or services: exercise and physical activity, outdoor recreation, and/or senior or disability services	Increased access to health programs that help residents be more active and healthy

Potential Projects for Consideration:

TBD - pending Steering Committee Prioritization of Projects

- Establish a health coordinator for AHA residents
- Connect residents to DVR services for disabled families
- Connect residents to mental health resources
- Create Teen Builders program for at-risk youth
- Create on-site nutrition and physical fitness programming
- Connect residents to existing food pantry/ farmers markets
- Create on-site educational community garden
- Enhance the Active Streets initiative in the International District
- Enhance the Food System Strategy program
- Establish "Take Back the Streets" events for health resources



FIGURE 172. Community Meeting #1

SAFETY

The Safety Plan aims to improve the feeling of safety and security in the neighborhood by focusing on fostering stronger relationships between residents, partners and the police department.

Strategies

- 3.1 Enhance community-driven approaches to safety and justice
- 3.2 Increase sense of safety through infrastructure improvements
- 3.3 Advocate for dignity among unhoused residents

BASELINE METRICS RESIDENT NEEDS ASSESSMENT SURVEY	EXPECTED OUTCOMES
42% find family and friends trustworthy when needing assistance with an emergency	70% in five years
Safety issues residents are most concerned about in the neighborhood: break-ins/theft, drug use, assault/attack, and/or gun violence	Community policing focused on prevention of these crimes
Top improvements residents feel would make the community safer: better security systems, programs for people experiencing homelessness, fence and gates, more visible police patrol, and/or community clean up	Integration of safety features within new housing development
27% feel somewhat safe walking to the closest bus stop	80% in five years
30% feel somewhat safe leaving or returning to the AHA property	80% in five years
31% feel somewhat safe inside their apartment	80% in five years
52% feel somewhat safe walking in their neighborhood	80% in five years

Potential Projects for Consideration:

TBD - pending Steering Committee Prioritization of Projects

- Establish a resident council connecting all sites
- Connect youth/residents to community organizations, such as Together for Brothers
- Create a multi-generational walking group
- Enhance relationships with police and other safety organizations
- Establish monthly neighborhood clean ups
- Improve lighting in key corridors in the International District Neighborhood
- Activate “hot spots” by creating public events and activities
- Connect Wainwright Manor residents to Walking School Bus project
- Create sidewalk art leading up to the housing sites
- Provide additional assistance for unhoused population through a “Day to Pay” work program



FIGURE 173.Resident event at Wainwright Manor

INCOME & EMPLOYMENT

The Income & Employment Plan seeks to result in increased income and employment for Target Housing residents, especially employment in living wage jobs. The Plan seeks to help strengthen the career pathway pipeline available to workable adults (including those who are unemployed, underemployed, or fully employed but seeking career advancement) in a way that is tailored to resident needs and goals.

Strategies

- 4.1 Improve access to local workforce for residents with diverse needs
- 4.2 Increase direct access to financial literacy resources and information
- 4.3 Introduce youth to workforce opportunities

BASELINE METRICS RESIDENT NEEDS ASSESSMENT SURVEY	EXPECTED OUTCOMES
49% have a checking or savings account at a bank or credit union	70% in five years
43% are able to pay for monthly utilities on time	70% in five years
39% participate in the Resident Opportunities and Self-Sufficiency (ROSS) Program	70% in five years
37% are able to pay the entire monthly phone bill on time	70% in five years
Residents need assistance with the following programs or services: wifi/internet, transportation, career counseling, and/or entrepreneurship	Programs and services to address these challenges
30% usually have money to pay for transportation costs	70% in five years
35% usually have enough money for food and cleaning supplies	70% in five years
60% are able to pay rent on time	90% in five years
30% are retired or have social security	N/A
30% have Supplemental Security Income (SSI)	N/A
13% are unemployed and unable to work	N/A

BASELINE METRICS RESIDENT NEEDS ASSESSMENT SURVEY	EXPECTED OUTCOMES
Disability is the main barrier to finding and keeping a job followed by medical or health restrictions	Programs and services to address these challenges
Challenges for households to reach financial and housing goals: health and or medical issues, transportation issues, and/or no support network	Programs and services to address these challenges
Assistance needed for households to meet financial and housing goals: support with transportation, access to medical opportunities, access to reliable internet, and/or support with housekeeping	Programs and services to address these challenges
Work experience residents would like to develop: growing food, entrepreneur, and/or computer skills	Programs and services tailored to improving these skillsets

Continued from previous page.

Potential Projects for Consideration:

TBD - pending Steering Committee Prioritization of Projects

- Establish a career counselor with AHA residents
- Connect residents to job training opportunities based on their interests
- Provide classes or college credits to residents
- Connect residents to re-entry program
- Hold City Leaders Academy meetings at the ID Library
- Create centralized information campaign
- Create on-site asset framing financial literacy classes
- Create on-site space for partner organizations to bring resources and information to residents
- Increase outreach for participation in the Family Self-Sufficiency (FSS) program
- Connect youth residents to workforce training opportunities



06

IMPLEMENTATION

**“Vibrant with neighbors
connecting with one another,
greeting, borrowing sugar or
eggs if needed”**

“Community Voices” Activity at Community Meeting #2

IN THIS SECTION:

Introduction
Implementation Structure
Housing Implementation
Neighborhood Implementation
People Implementation

IMPLEMENTATION

Introduction

The International District Transformation Plan builds on ongoing initiatives and will continue evolving over time. Key investments are being identified to establish a community of choice, with full implementation of strategies and actions expected over 5-10 years, depending on financing and market conditions. Successful execution will require the Albuquerque Housing Authority (AHA) and the City of Albuquerque (CABQ) to collaborate with a broad network of partners, many of whom are already engaged in neighborhood revitalization efforts.

A high-quality, mixed-income housing program will be at the core of the International District's transformation, alongside self-sufficiency initiatives that support residents' long-term stability. Performance metrics will be established to track progress on People strategies, ensuring accountability and measurable outcomes. The AHA and the City will continue working with public and private agencies, philanthropic organizations, businesses, cultural institutions, and community stakeholders to secure funding and sustain the Plan's financial viability.

By targeting resources strategically and leveraging the compounding impact of coordinated actions, the Choice Neighborhoods Plan will attract support and investment to create a holistic, livable community. As part of the Choice Neighborhoods Planning Grant application, AHA and the City will continue working with partner organizations, local leadership, and neighborhood groups to assess ongoing and future projects, identify collaboration opportunities, and maximize impact.

Using this Transformation Plan as a guide, AHA and the City will pursue funding to implement People, Housing, and Neighborhood elements, including grant opportunities that align with project timelines, partner requirements, and matching commitments. A Choice Neighborhoods Implementation Manager will coordinate with key stakeholders to explore collaborative funding opportunities, expand existing programs, and ensure that initiatives remain aligned with community priorities.

AHA and the City remain committed to securing funding for early-phase and long-term projects to support AHA residents, low-income families, and community-wide improvements, while continuously evaluating progress and impact.

Implementation Structure

The successful implementation of this Transformation Plan requires collaborative efforts across multiple sectors. No single entity can achieve the plan's goals alone. In addition to AHA and City resources, the participation and commitment of private, nonprofit, and philanthropic partners will be instrumental for implementation.

As strategies are finalized, AHA and the City of Albuquerque will continue working to align initiatives with the appropriate partners within their broad network, ensuring effective execution and sustained community impact.



Neighborhood Lead

The City of Albuquerque (CABQ), lead grantee for this CN Planning Grant, will serve as the Neighborhood Lead, overseeing public infrastructure improvements and leveraging funding to complement Choice-funded initiatives. The City will work closely with the International District community, and other partners to implement community-led projects, ensuring alignment with the Plan's vision and shared priorities. Additionally, the City will maintain updated administrative data, integrating the latest American Community Survey and Census data, along with supplemental community survey results and partner-led data collection efforts.



Housing Lead

As a co-grantee for the CN Planning Grant, the Albuquerque Housing Authority (AHA), will serve as the Housing Lead, and in close will oversee development efforts in collaboration with selected developers. AHA remains committed to expanding affordable housing for low- and moderate-income residents in the community, and will secure resources for replacement housing while coordinating with private investors and developers on rehabilitation and infill projects, significantly improving the International District's housing stock. AHA will report on unit types, sizes, and price points for rental and for-sale housing and will track households residing in new homes, maintaining HUD-assisted housing data and tenant information.



People Lead

The Albuquerque Housing Authority (AHA), will also serve as the People Lead, leveraging its extensive experience in family support services and its network of social, health, and educational partners. AHA will oversee cross-agency coordination, ensuring seamless collaboration throughout the plan implementation and resident relocation process. AHA will designate dedicated staff to work directly with AHA residents, providing ongoing support and guidance. Additionally, AHA will partner with stakeholders to track household progress, compile data, and generate an annual Implementation Report. Key metrics measuring community-wide change will be monitored over time, ensuring sustained impact and accountability.

HOUSING IMPLEMENTATION

[To be Developed]

DRAFT

PHASING AND RELOCATION PLAN

[To be Developed]

DRAFT

NEIGHBORHOOD IMPLEMENTATION

Goal 1: Safe, connected and accessible neighborhood

Strategy	Project	Potential Lead Partners	Potential Supporting Partners	Potential Resources	Timeline
1.1 Strengthen local street connections	Transform alleyways into recreational and community spaces in the South Pedro Park neighborhood	- Bernalillo County - Parks and Recreation	[To Be Developed]	[To Be Developed]	[TBD]
	Designate Kathryn Street from San Mateo to Louisiana as a local connector with safety, improvements, traffic calming and beautification	[To Be Developed]	[To Be Developed]	[To Be Developed]	[TBD]
1.2 Improve street walkability and safety	Improve street lighting on Central Ave between Louisiana and Wyoming	[To Be Developed]	[To Be Developed]	[To Be Developed]	[TBD]
	Implement “5 blocks for life” at Wilson School	[To Be Developed]	[To Be Developed]	[To Be Developed]	[TBD]
	Asphalt murals	[To Be Developed]	REACH	[To Be Developed]	[TBD]
1.3 Improve transportation access to food, health and wellness hubs	Expand shuttle program to support access health services	[To Be Developed]	[To Be Developed]	[To Be Developed]	[TBD]

Goal 2: Welcoming, vibrant and healthy community

Strategy	Project	Potential Lead Partners	Potential Supporting Partners	Potential Resources	Timeline
2.1 Increase services for unhoused population	Increase cross-collaboration events and activities amongst service providers	[To Be Developed]	[To Be Developed]	[To Be Developed]	[TBD]
	Advocate for dedicated SOS/ sheltering sites	[To Be Developed]	[To Be Developed]	[To Be Developed]	[TBD]
2.2 Improve connections with local parks	Activate the International District Library Park with programming	[To Be Developed]	[To Be Developed]	[To Be Developed]	[TBD]
	Connect neighbors with community garden at Phil Chacon Park	[To Be Developed]	[To Be Developed]	[To Be Developed]	[TBD]
2.3 Increase access to fresh food resources	Growers Market at Kathryn/San Mateo	[To Be Developed]	[To Be Developed]	[To Be Developed]	[TBD]
2.4 Activate community stewardship in open spaces and parks	Promote hands-on community clean-up events and activities in vacant lots	[To Be Developed]	[To Be Developed]	[To Be Developed]	[TBD]

NEIGHBORHOOD IMPLEMENTATION

Goal 3: Strong cultural identity and sense of belonging

Strategy	Project	Potential Lead Partners	Potential Supporting Partners	Potential Resources	Timeline
3.1 Strengthen neighborhood corridors	Route 66 Murals with Creative Collective Campus	[To Be Developed]	Creative Collective Campus	[To Be Developed]	[TBD]
	San Mateo & Kathryn Site as a catalyst for mixed-use development	[To Be Developed]	[To Be Developed]	[To Be Developed]	[TBD]
3.2 Increase visibility and awareness about local culture and assets	Murals highlighting important areas throughout the neighborhood	[To Be Developed]	[To Be Developed]	[To Be Developed]	[TBD]
	Organize annual festival featuring local businesses and organizations	[To Be Developed]	[To Be Developed]	[To Be Developed]	[TBD]
3.3 Connect residents with local resources and services	Create a local guide of businesses and services	[To Be Developed]	[To Be Developed]	[To Be Developed]	[TBD]
	Organize quarterly activities that bring neighborhoods associations together	[To Be Developed]	[To Be Developed]	[To Be Developed]	[TBD]

INTERNATIONAL DISTRICT
INTERACTIVE MAP

Using the map and write a note in the following categories:

¿Qué aspectos más positivos de la comunidad Internacional District para ti y tu familia?

Recursos

¿Cuáles son los principales desafíos para vivir en la comunidad Internacional District?

Desafíos

¿Cuáles podrían ser áreas de oportunidad para dar los desafíos prioritarios?

Oportunidades

COMMUNITY ASSETS
RECURSOS DE LA COMUNIDAD

CHALLENGES
DESAFÍOS

OPPORTUNITIES
OPORTUNIDADES



PEOPLE IMPLEMENTATION

Goal 1: Connect residents to accessible and high quality educational resources

Strategy	Project	Potential Lead Partners	Potential Supporting Partners	Potential Resources	Timeline
1.1 Create safe and accessible environments for youth recreation	Connect youth to existing after school programs	[To Be Developed]	[To Be Developed]	[To Be Developed]	[TBD]
	Establish a Safe Routes to School program	[To Be Developed]	[To Be Developed]	[To Be Developed]	[TBD]
	Reactivate public spaces that students use after school	[To Be Developed]	[To Be Developed]	[To Be Developed]	[TBD]
	Create a Teen Center in partnership with the ID Library	[To Be Developed]	[To Be Developed]	[To Be Developed]	[TBD]
	Work with APS Principle Advisory Groups through participatory budgeting	[To Be Developed]	[To Be Developed]	[To Be Developed]	[TBD]
	Create a life skills programs for teens	[To Be Developed]	[To Be Developed]	[To Be Developed]	[TBD]

Goal 1: Connect residents to accessible and high quality educational resources

Strategy	Project	Potential Lead Partners	Potential Supporting Partners	Potential Resources	Timeline
1.2 Enhance the quality of adult education resources	Connect residents to existing adult education programs	[To Be Developed]	[To Be Developed]	[To Be Developed]	[TBD]
1.3 Improve access to reliable technology resources	Establish low-cost or free Wi-Fi connections on site	[To Be Developed]	[To Be Developed]	[To Be Developed]	[TBD]
1.4 Develop better lines of communication and resource sharing	Create a weekly newsletter to connect residents to resources and services	[To Be Developed]	[To Be Developed]	[To Be Developed]	[TBD]
	Create Little Libraries at all three properties	[To Be Developed]	[To Be Developed]	[To Be Developed]	[TBD]

PEOPLE IMPLEMENTATION

Goal 2: Increase accessibility for residents to seek the necessary and appropriate health and wellness services

Strategy	Project	Potential Lead Partners	Potential Supporting Partners	Potential Resources	Timeline
2.1 Connect residents to health services and health literacy resources	Establish a health coordinator for AHA residents	[To Be Developed]	[To Be Developed]	[To Be Developed]	[TBD]
	Connect residents to DVR services for disabled families	[To Be Developed]	[To Be Developed]	[To Be Developed]	[TBD]
2.2 Normalize mental health resources and services for all ages	Connect residents to mental health resources	[To Be Developed]	[To Be Developed]	[To Be Developed]	[TBD]
	Create Teen Builders program for at-risk youth	[To Be Developed]	[To Be Developed]	[To Be Developed]	[TBD]
2.3 Improve access to nutrition and fitness services and programming	Create on-site nutrition and physical fitness programming	[To Be Developed]	[To Be Developed]	[To Be Developed]	[TBD]
	Connect residents to existing food pantry/ farmers markets	[To Be Developed]	[To Be Developed]	[To Be Developed]	[TBD]
	Create on-site educational community garden	[To Be Developed]	[To Be Developed]	[To Be Developed]	[TBD]

Goal 2: Increase accessibility for residents to seek the necessary and appropriate health and wellness services

Strategy	Project	Potential Lead Partners	Potential Supporting Partners	Potential Resources	Timeline
2.3 Improve access to nutrition and fitness services and programming	Enhance the Active Streets initiative in the International District	[To Be Developed]	[To Be Developed]	[To Be Developed]	[TBD]
	Enhance the Food System Strategy program	[To Be Developed]	[To Be Developed]	[To Be Developed]	[TBD]
2.4 Address underlying issues of poverty and homelessness	Establish “Take Back the Streets” events for health resources	[To Be Developed]	[To Be Developed]	[To Be Developed]	[TBD]

PEOPLE IMPLEMENTATION

Goal 3: Create safe environments that empower all residents

Strategy	Project	Potential Lead Partners	Potential Supporting Partners	Potential Resources	Timeline
3.1 Enhance community-driven approaches to safety and justice	Establish a resident council connecting all sites	[To Be Developed]	[To Be Developed]	[To Be Developed]	[TBD]
	Connect youth/residents to community organizations, such as Together for Brothers	[To Be Developed]	[To Be Developed]	[To Be Developed]	[TBD]
	Create a multi-generational walking group	[To Be Developed]	[To Be Developed]	[To Be Developed]	[TBD]
	Enhance relationships with police and other safety organizations	[To Be Developed]	[To Be Developed]	[To Be Developed]	[TBD]
3.2 Increase sense of safety through infrastructure improvements	Establish monthly neighborhood clean ups	[To Be Developed]	[To Be Developed]	[To Be Developed]	[TBD]
	Improve lighting in key corridors in the ID Neighborhood	[To Be Developed]	[To Be Developed]	[To Be Developed]	[TBD]
	Activate “hot spots” by creating public events and activities	[To Be Developed]	[To Be Developed]	[To Be Developed]	[TBD]

Goal 3: Create safe environments that empower all residents

Strategy	Project	Potential Lead Partners	Potential Supporting Partners	Potential Resources	Timeline
3.2 Increase sense of safety through infrastructure improvements	Connect Wainwright Manor residents to Walking School Bus project	[To Be Developed]	[To Be Developed]	[To Be Developed]	[TBD]
	Create sidewalk art leading up to the housing sites	[To Be Developed]	[To Be Developed]	[To Be Developed]	[TBD]
3.3 Advocate for dignity among unhoused residents	Provide additional assistance for unhoused population through a "Day to Pay" work program	[To Be Developed]	[To Be Developed]	[To Be Developed]	[TBD]

PEOPLE IMPLEMENTATION

Goal 4: Enhance economic stability for residents with diverse backgrounds

Strategy	Project	Potential Lead Partners	Potential Supporting Partners	Potential Resources	Timeline
4.1 Improve access to local workforce for residents with diverse needs	Establish a career counselor with AHA residents	[To Be Developed]	[To Be Developed]	[To Be Developed]	[TBD]
	Connect residents to job training opportunities based on their interests	[To Be Developed]	[To Be Developed]	[To Be Developed]	[TBD]
	Provide classes or college credits to residents	[To Be Developed]	[To Be Developed]	[To Be Developed]	[TBD]
	Connect residents to re-entry program	[To Be Developed]	[To Be Developed]	[To Be Developed]	[TBD]
4.2 Increase direct access to financial literacy resources and information	Hold City Leaders Academy meetings at the ID Library	[To Be Developed]	[To Be Developed]	[To Be Developed]	[TBD]
	Create centralized information campaign	[To Be Developed]	[To Be Developed]	[To Be Developed]	[TBD]
	Create on-site asset framing financial literacy classes	[To Be Developed]	[To Be Developed]	[To Be Developed]	[TBD]

Goal 4: Enhance economic stability for residents with diverse backgrounds

Strategy	Project	Potential Lead Partners	Potential Supporting Partners	Potential Resources	Timeline
4.2 Increase direct access to financial literacy resources and information	Create on-site space for partner organizations to bring resources and information to residents	[To Be Developed]	[To Be Developed]	[To Be Developed]	[TBD]
	Increase outreach for participation in the Family Self-Sufficiency (FSS) program	[To Be Developed]	[To Be Developed]	[To Be Developed]	[TBD]
4.3 Introduce youth to workforce opportunities	Connect youth residents to workforce training opportunities	[To Be Developed]	[To Be Developed]	[To Be Developed]	[TBD]

07

internet for
all Tenants

grocery store
clothing store

Assets / Recursos

Assets / Recursos
What are the most positive aspects of

Trail
Ava

APPENDIX

“My story in the International District began when I came to America”

“Community Voices” Activity at Community Meeting #2

IN THIS SECTION:

Glossary
List of Figures

GLOSSARY

AHA - Albuquerque Housing Authority

Accessible - The extent to which public spaces and land, including buildings, are physically accessible to everyone, regardless of their physical, cognitive, or mental ability. Specific areas of public spaces and buildings shouldn't be designed for people with specific disabilities; all public spaces should work for everyone. (ASLA,

Amenity - Characteristics of a development that increase its desirability to a community or its marketability to the public. Amenities may differ from development to development but may include such things as a unified building design, recreational facilities, views, landscaping and tree preservation, or attractive site design. (APA)

Affordable Housing - In the case of dwelling units for rent, housing that is affordable means housing for which the rent and utilities constitute no more than 30 percent of such gross annual income for a household of the size that may occupy the unit in question. (APA)

CABQ - City of Albuquerque

CDBG - Community Development Block Grant

CNI - Choice Neighborhoods Initiative

Early Action Projects - Up to \$150,000 of CN Planning Grant funds can be used for limited physical neighborhood improvements during the two-year planning process.

ELI - Extremely Low-Income

HUD - U.S. Department of Housing and Urban Development

MRA - Metropolitan Redevelopment Authority

IDHCC - International District Healthy Communities Coalition

Open Space - Any land or area, the preservation of which in its present use would: (1) conserve and enhance natural or scenic resources; or (2) protect streams or water supply; or (3) promote conservation of soils, wetlands, beaches, or tidal marshes; or (4) enhance the value to the public of abutting or neighboring parks, forests, wildlife preserves, nature reservations, or sanctuaries; or (5) enhance recreation opportunities. (APA)

Replacement Housing - This refers to rental housing that will replace any Victoria Gardens and Citrus Gardens Annex units that are demolished, disposed of, or reduced.

Site Plan - A plan, to scale, showing uses and structures proposed for a parcel of land as required by the regulations. Includes lot lines, streets, building sites, reserved open space, buildings, major landscape features—both natural and man made. (APA)

Streetscape - An area that may either abut or be contained within a public or private street right-of-way or accessway that may contain sidewalks, street furniture, landscaping or trees, and similar features. (APA)

Transformation Plan - Communities that receive a CN Planning Grant from HUD must develop and implement a comprehensive neighborhood revitalization strategy that addresses the three core goals of Choice Neighborhoods (Housing, People, Neighborhood). The Transformation Plan becomes the guiding document for the revitalization of the public and/or assisted housing units while at the same time, directing transformation of the neighborhood and creating positive outcomes for families.

Transit - Passenger services provided by public, prior nonprofit entities such as the following surface transit modes: commuter rail, rail rapid transit, light rail transit, light guideway transit, express bus, and local fixed route bus. (APA)

Walkable (community) - A community where housing, workplaces, shopping areas, schools and recreation facilities are laid out in a manner that makes them relatively accessible by walking as well as by cycling.

SOURCES

***APA** - American Planning Association

***ASLA** - American Society of Landscape Architects

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