

# Protect farmland in the South Valley!



## What's happening?

A company called Rio Grande Huerta LLC has initiated a process to build an exclusive, private community called “Cohousing ABQ” with unaffordable condo-style housing in the heart of the South Valley.

## Why is this a problem?

### Affordability

Rio Grande Huerta LLC has indicated that prices for the homes will range from \$130,000 for a studio to \$430,000 for a family-style condominium. In addition, Rio Grande Huerta LLC plans to create a homeowner's association (HOA) which could burden the residents of Cohousing ABQ with monthly fees. We need more affordable housing in our community, not homes that are financially out of reach for most.

### Higher Property Taxes

New development in the South Valley can result in higher property taxes for all of us. With higher property taxes come higher mortgage payments. If Rio Grande Huerta

LLC is allowed to develop and property taxes are raised accordingly, long-time South Valley families could be priced out of their homes.

## **Congestion**

The new residents of Cohousing ABQ would bring many new cars with them. That would add to the congestion of busy streets like Sunset, Central, Bridge, and Gonzales. In addition, the multi-year project would bring construction traffic at the same time the Bridge Corridor Redevelopment Plan begins.

## **Environmental Impact**

Rio Grande Huerta LLC intends to build on 3.7 acres of land in the Bosque. The Bosque provides critical habitat for sandhill cranes and many other species of birds and wildlife. Building Cohousing ABQ would significantly compromise this natural open space of cultural and environmental significance. The new multi-story housing complex could obscure our view of the Sandia and Manzano Mountain ranges.

## **How can I get involved?**

- Submit your comment to Bernalillo County via email — make it as long or as short as you want. Just reference special use permit request number CSU2019-0001 in your comment and email it to Catherine VerEecke ([cvereecke@bernco.gov](mailto:cvereecke@bernco.gov)) and Stephanie Shumsky ([sshumsky@bernco.gov](mailto:sshumsky@bernco.gov)) before the December 21 deadline. Since this land is directly adjacent to Rio Grande Valley State Park, any resident of New Mexico can submit a comment to the county. Please ask your friends and family members to submit comments too!
- Join your neighbors in opposing this development. You can find more information and sign up for updates at <https://www.southvalleyalliance.org>.
- Sign our petition to let our elected officials and decision makers know that you oppose this development.

## **What alternatives are possible?**

- This land sits next to the Valle del Bosque Park and existing Bernalillo County Open Space. The county could purchase the land to preserve it for the recreational use for all Albuquerque residents.
- Bernalillo County has been training a new generation of farmers through a program called “Grow the Growers.” The county could purchase the land and use it for Grow the Growers to continue the farming legacy of the South Valley.