



TOWN OF RED RIVER, NEW MEXICO

COMPREHENSIVE PLAN

DRAFT MARCH 2025



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CHAPTER 1

EXECUTIVE SUMMARY

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1.1 INTRODUCTION

The Red River Comprehensive Plan is the Town's primary policy document and "road map" to guide decision-making concerning the location, character, and rate of growth and development in Red River. The *Comprehensive Plan* represents the community's vision for the physical development, economic health, and social well being of Red River over the next 20 years. It is intended to be a living document that is used and referenced by elected officials and community members of Red River. It promotes the public health, safety, and welfare by addressing the on-going desire for sustainable economic development, the adequacy of municipal infrastructure to serve existing and future development, the availability of community services including public safety, the need for workforce housing, and hazard readiness to keep the community safe given its interface with the Carson National Forest.

The *Comprehensive Plan* is organized by plan element, each containing a profile of existing conditions contained in narrative, charts and tables, maps, and photos; background information including community initiatives, master plans, and adopted ordinances; and goals, objectives, and strategies. The strategies are the actions the Town needs to take to fulfill the community vision, which are a mix of capital improvements, administrative actions, and partnership building with local, regional, and state entities.

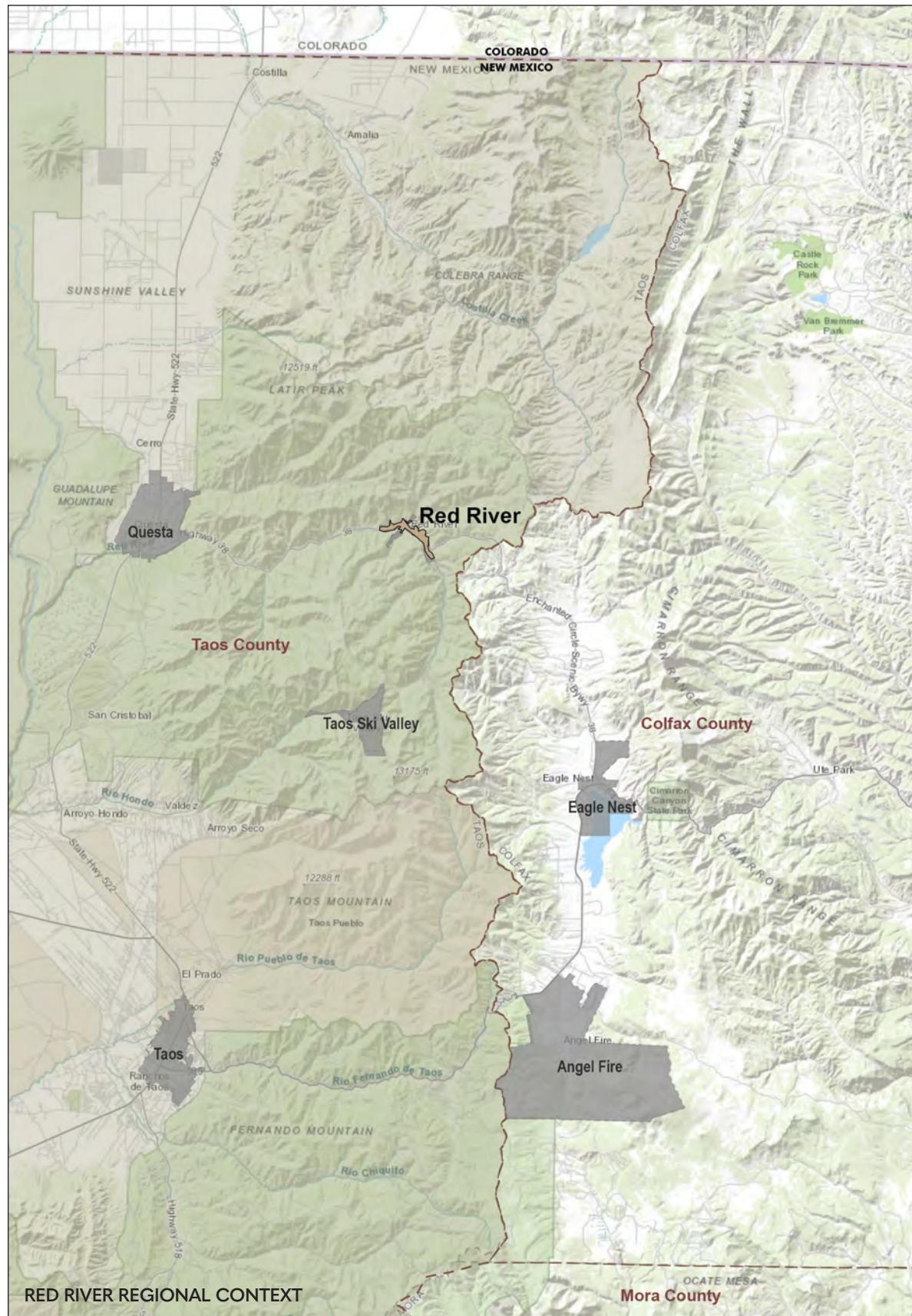
The *Comprehensive Plan* contains several key planning themes that are based on issues identified during the planning process and have been expressed through the goals, objectives, and strategies.

- ◀ Grow the housing stock
- ◀ Promote and celebrate Red River's character and identity
- ◀ Strive to diversify and grow the local economy
- ◀ Become a more sustainable community
- ◀ Provide more community amenities for permanent residents

1.2 GUIDING PRINCIPLES

The following guiding principles are intended to ensure the successful implementation and relevancy of the *Red River Comprehensive Plan*:

- ◀ Utilize and look for guidance from the *Comprehensive Plan* when creating new and revising existing policies and regulations.
- ◀ Reference the *Comprehensive Plan* when making decisions related to growth, development, and investments in capital improvements.
- ◀ Review the *Comprehensive Plan* on an annual basis and update it every five years to ensure it remains relevant and useful to elected officials and the Red River community.
- ◀ Keep citizens engaged in the planning process so they become advocates for good planning and stewards of the community.
- ◀ Link the Town's Infrastructure Capital Improvement Plan (ICIP) to the priorities and strategies contained in the *Comprehensive Plan*.
- ◀ Keep abreast of available funding sources and programs and based future grant applications on the strategies contained in the various elements in the *Comprehensive Plan*.
- ◀ Establish and maintain partnerships with other local, regional, and state entities to address community needs and to assist in implementing the *Comprehensive Plan*.
- ◀ Utilize the *Comprehensive Plan* as a tool to benchmark and measure progress in improving the community conditions.



1.4 PLAN ELEMENTS

In addition to the Executive Summary and Community Profile, the Comprehensive Plan contains eight major elements, including Land Use & Community Character, Housing & Neighborhoods, Economic Development, Community Services & Facilities, Transportation, Infrastructure, Sustainability, and Hazard Mitigation.

The Executive Summary, Chapter 1, introduces the intent and guiding principles of the Comprehensive Plan, describes plan themes, and summarizes each of the eight major plan elements. Chapter 2, Community Profile, describes the history of Red River, demographic characteristics and trends, and educational attainment. A more detailed description for each of the subsequent chapters follows below:

CHAPTER 3: LAND USE & COMMUNITY CHARACTER

The Land Use & Community Character element is intended to describe the distribution, location, and characteristics of existing land use, development patterns, and the overall physical form of the community. The chapter describes existing land use and development patterns; community character and historic preservation; existing zoning and other development regulations; challenges with short-term rentals; annexation procedures; land use and zoning issues including the need for a comprehensive update to the existing *Zoning Ordinance*; and presents a Future Land Use Scenario that graphically depicts how Red River should grow over the next 20 years. The three sets of Land Use goals, objectives, and strategies are summarized below:

- ◀ Achieve a balanced mix of land uses that allow for the development and redevelopment of residential, commercial, and hospitality uses at an appropriate scale by updating the existing *Zoning Ordinance* with amendments designed to address issues identified throughout the *Comprehensive Plan*; creating an inventory of properties for redevelopment to housing or mixed-use; updating the existing Zoning Map with amendments; reviewing and

considering amendments to the Short-Term Rental ordinance; identifying areas within the unincorporated areas that would be appropriate for annexation utilizing a cost-benefit analysis; and promoting land stewardship practices and considering the impact to existing wildlife habitat during review of development applications.

- ◀ Promote the preservation of Red River's cultural history contained in its historic structures and properties by working with the Red River Historical Society and the New Mexico Historic Preservation Division on educating owners of historic properties on the benefits to listing on the State and National Registers; promoting the use of state and federal tax incentives and loan programs for rehabilitation of historic buildings; and designing and installing interpretive signage along Main Street that tells the story and history of Red River.
- ◀ Create an attractive live/work environment that reflects and is complementary to Red River's history and context by amending the *Tourism Overlay Zone* to include context sensitive design standards and creating streetscape improvement plans for High Street and River Street.

CHAPTER 5: HOUSING & NEIGHBORHOODS

The Housing & Neighborhoods element provides guidance on underscoring the critical need to grow the housing stock in Red River. The chapter provides a housing profile; describes housing organizations and future workforce housing opportunities. The two sets of Housing & Neighborhoods goals, objectives, and strategies are summarized below:

- ◀ Create a housing inventory that provides equal access to a diverse range of safe and affordable housing types, unit sizes, and price ranges by submitting an application to Housing New Mexico/MFA to fund an Affordable Housing Plan; creating an inventory of land and buildings that could be acquired by the Town for donation to an affordable housing program; seeking

partnerships with private buildings and non-profits to rehabilitate existing substandard housing; reviewing and considering amendments to the *Short-Term Rental Ordinance*; amending the Zoning Ordinance to allow accessory dwelling units in the R-1, R-1A, and R-2 zones; and coordinating with Housing New Mexico/MFA and local contractors on rehabilitation and weatherization of existing dwelling units through the HOME program.

- ◀ Support the development of new residential subdivisions and neighborhoods by working with residential developers and builders on incentives for build-out of vacant subdivisions; identifying areas within the unincorporated areas that would be appropriate for annexation and long term residential development; identifying potential motels and lodges that would be appropriate for conversion to workforce housing; and applying for grants to the New Mexico Clean & Beautiful program to fund beautification projects, litter control, recycling, etc.

CHAPTER 5: ECONOMIC DEVELOPMENT

The Economic Development recognizes the pivotal role it plays in promoting a higher standard of living through job creation, tax revenues, and industry growth. The chapter includes an economic profile of Red River; a retail market gap analysis; summary of the LEDA ordinance and recommendations for updates; descriptions of existing economic development organizations and initiatives, and the New Mexico MainStreet program; and opportunities for growth of the local economy. The three sets of Economic Development goals, objectives, and strategies are summarized below:

- ◀ Create a strong and sustainable 4-season economy by coordinating with other Enchanted Circle communities on marketing efforts; developing a marketing campaign highlighting Red River's key assets; increasing the budget for advertising; working with the Enchanted Circle Council of Governments on creating a regional film office; and coordinating with the Enchanted Circle

Council of Governments and the North Central New Mexico Economic Development District on regional initiatives.

- ◀ Develop and diversify the local economy by completing an update to the Red River LEDA ordinance; promoting Red River as a business-friendly community with an unmet demand for grocery stores, restaurants, outdoor recreation retail, daycare and healthcare professionals and services; allowing for small-manufacturing in vacant commercial buildings; developing an annual business recognition program; and amending the Zoning Ordinance to allow for home occupations.
- ◀ Promote community pride by revitalizing and improving Main Street by constructing new entry features; pursuing certification as a MainStreet community and establishing a MainStreet board; creating an inventory of available commercial and mixed-use properties along Main Street; and working with Construction Industries Division and the State Historic Preservation Office, and Taos County on advancing legislation from the Historic Landmarks Commission into the New Mexico Building Code to accommodate historic buildings.

CHAPTER 6: COMMUNITY SERVICES & FACILITIES

The Community Services & Facilities element describes the crucial role these services and facilities play in supporting the well-being of the community. The chapter profiles the Red River Library, Conference Center, Community House and other facilities; parks, recreation and trails, including the planned Questa to Red River Trail; public safety services provided by the Red River Marshal's Office and the Fire Department; existing local and regional healthcare services; local and regional primary and secondary education services and facilities; and the ICIP projects related to community services. The six sets of Community Services & Facilities goals, objectives, and strategies are briefly described below:

- ◀ Create and maintain a comprehensive system of parks, open space, and indoor recreation facilities by creating and

implementing a Parks and Recreation Master Plan; completing improvements to parks as identified in the ICIP; designing and constructing a recreation center; and identifying access points to the Red River and adjacent wilderness areas.

- ◀ Create a comprehensive local and regional trail network by creating a Comprehensive Trails Plan; creating a system of connected trailheads along the Red River; and coordinating with Carson National Forest, Enchanted Circle Trails Association, and Questa on the regional trail.
- ◀ Maintain and enhance public safety by developing a Public Safety Needs Assessment; pursuing funding for new equipment, replacement of fire hydrants, a new law enforcement/municipal court building, vehicles, and staffing; and amending public safety procedures for large-scale community events.
- ◀ Expand and maintain a range of multi-generational community facilities and programming by creating a systematic preventative maintenance and replacement program for community facilities; pursuing funding for improvements to the Red River Library; determining the feasibility of developing a senior center; promoting and hosting community events; and pursuing funding to expand Town Hall as identified in the ICIP and the expansion to the Conference Center.
- ◀ Improve and maintain community health outcomes by strategizing with local and regional healthcare entities on expanding services and coordinating with UNM-Taos and Santa Fe Community College on attracting students from Red River to healthcare degree programs and returning to Red River after graduation.
- ◀ Support equal access to quality education and learning by initiating an annual town hall to facilitate dialogue between the Town and school districts on educational initiatives, dual credit programs, workforce training, etc. and providing information on adult education programs.

CHAPTER 7: TRANSPORTATION

The Transportation element celebrates Red River's existing multi-modal system and identifies improvements to help accommodate the transportation needs of Red River residents and visitors. The chapter includes a description of the existing street network, functional classifications, maintenance, and capital improvements per the ICIP; existing travel modes; transportation safety; and regional transportation initiatives and plans. The four sets of Transportation goals, objectives, and strategies are briefly summarized below:

- ◀ Create and administer an integrated and efficient multi-modal transportation system by implementing traffic calming measures; working with NMDOT on lowering speed limits and installing radar; creating standards that restrict street clutter; seeking capital outlay for a new bus storage building; developing a plan for OHVs traffic safety; and participating in regional transportation initiatives.
- ◀ Enhancing pedestrian connectivity and safety through sidewalk improvements by requiring sidewalks and ramps for new development; adding street furnishings to enhance the walking environment; continuing to implement ADA; and creating a wayfinding system.
- ◀ Maintain safe street conditions by creating a preventative Street Maintenance Plan; working with the NMDOT on maintaining and upgrading its facilities and improving the Main Street and Copper King Trail intersection; integrating roadway improvements with drainage projects; increasing funding and personnel for street maintenance; partnering with the NMDOT on snow removal; and pursuing capital outlay for snow removal and street maintenance equipment.
- ◀ Increase transportation and access to other communities within the Enchanted Circle by supporting access to transit and participating in regional transportation initiatives.

CHAPTER 8: INFRASTRUCTURE

The Infrastructure element describes the basic municipal services of the water supply and distribution system, wastewater collection and treatment system, stormwater drainage, solid waste and recycling, and dry utilities. It includes capital projects identified in Red River's current Infrastructure Capital Improvement Plan (ICIP). The Infrastructure element works in concert with the Land Use & Neighborhoods element to ensure adequate infrastructure is in place to serve existing development and future growth. The five sets of Infrastructure goals, objectives, and strategies are briefly described below:

- ◀ Promote the sustainable and efficient management of water resources through conservation and reuse of treated effluent by developing a Drought Management Plan; prioritizing water conservation and systematic repair of the water distribution system; developing public information on reducing water consumption, water conservation, and water reuse; and developing a rebate program for water conservation measures.
- ◀ Maintain and optimize the water storage and distribution system by siting a new well; completing projects identified in the ICIP; increasing water rights through return flow credits; monitoring water quality; updating the *Wellhead Protection Plan*; updating the Water Preliminary Engineering Report; monitoring leak detection; mapping the distribution and well system; expanding the SCADA system; pursuing funding for projects; replacing water meters and installing receiving stations; and completing a cost benefit analysis to determine capacity to serve surrounding unincorporated areas.
- ◀ Maintain a safe and efficient wastewater collection and treatment system by updating the *Wastewater Treatment Plan Preliminary Engineering Report*; installing pre-treatment improvements; replacing the existing sludge system; pursuing funding for improvements; working with property owners on removing septic tanks and supply services to those properties; mapping of existing wastewater collection lines on GIS; and completing a

cost benefit analysis to determine capacity to serve surrounding unincorporated areas.

- ◀ Minimizing impacts and losses through stormwater management by creating a Drainage Master Plan; seeking funding for stormwater drainage improvements; and incorporating Low Impact Development regulations in the *Subdivision Ordinance*.
- ◀ Promote waste reduction and diversion practices by working with the Taos Regional Landfill Board on a recycling program and facility; developing a public education program to promote reduce, reuse, and recycle; and sponsoring recycling events.

CHAPTER 9: SUSTAINABILITY

The Sustainability element describes ways to address the changing climate and reduce impacts in the region and specifically for Red River. Sustainability is a theme than runs throughout the *Comprehensive Plan*. The chapter describes state initiatives and actions; greenhouse gas inventory and reduction; sustainable energy production by Kit Carson Electric Cooperative; reducing transportation emissions and vehicle electrification; and waste reduction. The three sets of Sustainability goals, objectives, and strategies are briefly summarized below:

- ◀ Advocate for clean energy and resource efficient growth and sustainable development by providing information to the public on available incentives, tax credits, rebates, exemptions, and net metering; and promoting the use of renewable energy systems.
- ◀ Promote the use and procurement of renewable energy technologies and building practices by identifying Town-owned properties appropriate for solar, geothermal, and/or battery storage; and incorporating sustainable building practices and materials into Town building projects.
- ◀ Increase electric vehicle mobility and infrastructure by installing EV charging stations at Town-owned properties and Main Street; creating a transition plan for converting the municipal fleet to zero-emission vehicles; and reducing the

amount of parking required for commercial development that installs EV infrastructure.

CHAPTER 10: HAZARD MITIGATION

The Hazard Mitigation element describes approaches and strategies to help eliminate short and long-term risks caused by hazards. The chapter describes principles of hazard mitigation and available planning tools; Taos County Hazard Mitigation Plan and hazards relevant to Red River; and community wildfire plans and programs. The three sets of Hazard Mitigation goals, objectives, and strategies are briefly summarized below:

- ◀ Reduce Red River's risk and vulnerability from hazard events by using an all-hazards approach, including encouraging information on the emergency warning system; creating an evacuation plan; developing a temporary emergency sheltering plan; and educating Red River residents on the importance of creating an emergency supply kit.
- ◀ Reduce the impact of wildland fires by adopting development regulations that require thinning, vegetative buffers, and non-flammable roofs; thinning of undeveloped lots and community-owned properties; and participating in the National Firewise Communities program.
- ◀ Reduce the impact from flooding and dam failure by improving culverts, low water crossings, and bridges; evaluating riverbank stabilization conditions and mitigating erosion issues; identifying obstruction or overgrowth hazards on private property; coordinating with federal, state, and county management; and continuing to participate and comply with the National Flood Insurance Program.

CHAPTER 11: IMPLEMENTATION PLAN

The Implementation Plan chapter contains the strategies within the body of the *Comprehensive Plan*, sorts them by plan element, and identifies time frames, responsible lead entity, and community partners, if applicable. Each of the strategies are supplemented by a projected time frame for completion and responsible entity. The time frames are defined as: Short -Term (2025-2027); Medium-Term (2028-2032); Long-Term (2033-2040); and Ongoing (no end date)

The Implementation Plan is intended to assist the Town of Red River in benchmarking progress made towards achieving the community's vision.

1.5 COMMUNITY ENGAGEMENT

COMMUNITY SURVEY

The consultant designed a Community Survey in consultation with the Steering Committee. The Community Survey was distributed online and in hard copy to give the greatest opportunity for all community members to participate. There were a total of 45 questions that addressed tenure in the community, quality of life issues, growth and development, employment, transportation and infrastructure, housing, and community services.

A total of 126 people completed the survey, which provided important insight and feedback that helped guide the Comprehensive Plan recommendations. Some of the questions allowed the participants to choose more than one answer, while other questions required a single response. Several questions gave the option of "other" so that participants could add written comments. For the full results, see Appendix C. Key takeaways from the Community Survey results follow below:

Respondent Profile

- ◀ The majority of participants, 55%, were female and 46% were between the ages of 25 and 49.
- ◀ The most common household income range, 38%, was over \$100,000 per year.
- ◀ The majority of participants, 72%, said they lived in Red River; of those who did not live in Red River, 25% lived in Questa; 16% lived in unincorporated Taos County; and 23% lived out of state.
- ◀ The majority of participants, 73%, said they lived in Red River full-time; of the part-time residents, 27% said they lived in Red River 5 to 6 months per year; 29% said 3-4 months per year; and 32% said 1-2 months per year.
- ◀ The majority, 47%, have lived in Red River for 11 or more years; 78% said they were likely or very likely to live in Red River for the next 5 years.

- ◀ Asked what would cause them leave Red River, 55% said lack of housing options; 45% said high cost of living; and 35% said new job opportunity elsewhere.
- ◀ Asked why they live in Red River, 78% of the responses were "I like the location"; 60% were "Small-town atmosphere"; and were 32% "Family is here".

Quality of Life

- ◀ Asked what their favorite aspects of Red River were, 83% of the responses were outdoor recreation; 74% was visual beauty; and 70% was the small community.
- ◀ Asked what regional attractions they use, 82% of the responses were Carson National Forest; 79% were ski resorts; and 53% were the Rio Grande Gorge.
- ◀ Asked what entertainment activities participants or their family members engaged in, 90% of the responses were hiking; 80% were skiing, snowboarding, or tubing; 73% were music events.
- ◀ Asked their level of satisfaction with public safety services, 89% said they agreed or strongly agreed that Red River provides adequate public safety services.
- ◀ Asked if Red River provides adequate community services, 75% agreed or strongly agreed.
- ◀ Asked what community facilities are missing or need improvement, 24% of the responses were teen center and 22% were parks. Written responses included a community recreation center and a pool.
- ◀ Asked what visual improvements are needed in Red River, 52% of the responses were landscaping; 50% were streetscapes; and 44% were commercial buildings or properties.

Employment

- ◀ 85% of participants said they were employed; 90% said they had full-time jobs and 46.6% said had more than one job.
- ◀ Of those that are unemployed, 53% said they were retired; 5.9% said they were a stay-at-

home parent or caretaker; and 5.9% said they were full-time students.

- ◀ Asked how they would characterize their job location, 78% of participants said they have in-person jobs and 9% said they have a hybrid of in-person and remote.
- ◀ Asked what type of employment they were engaged in, 36% said "hospitality"; 24% said "food services"; and 17% said "management".
- ◀ Those participants that said they were unemployed were asked if they needed more job training; of those, 20% said they needed training in "computer technology"; 17% said "hospitality and tourism"; and 14% said "marketing/digital media".

Growth & Development

- ◀ Asked their level of satisfaction with commercial and retail services in Red River, 73% said they were satisfied or very satisfied and 58% said they were somewhat satisfied. However, when asked where they go for shopping and commercial services, 88% of the responses were "Town of Taos"; 52% were "online"; 51% were "Santa Fe"; and only 42% were "Red River".
- ◀ Asked to identify factors limiting growth in Red River, 81% of responses were "lack of affordable housing"; 55% were "lack of healthcare access"; and 47% were "lack of living wages". Other written answers included lack of available private land for development.
- ◀ Asked what types of retail, commercial services, or other types of services are needed in Red River, 61% of the responses were "day care"; 61% were "medical and dental clinics"; and 47% were "grocery stores".
- ◀ Asked what is lacking in Red River for families with children, 90% of the responses were "day care"; 61% were "organized youth sports"; and 59% were "youth recreational programs".
- ◀ Asked what areas of economic development Red River should focus on 52% of responses were "tourism", 47% were "outdoor recreation"; 47% were "healthcare services"; and 42% were "arts and entertainment".

Transportation & Infrastructure

- ◀ Asked to identify the transportation modes they currently use, 99% of the responses were "personal car or truck"; 58% were "walk", and 22% were "bicycle".
- ◀ Asked their level of satisfaction with Red River's current roadway conditions and maintenance, 56% said they were satisfied or very satisfied and 31% said they were very dissatisfied.

Housing

- ◀ Asked whether they own/purchasing their home or rent, 58% said they "own/purchasing their home"; of those homeowners, 66% said their home in Red River is their primary home.
- ◀ When renters where asked why they have not purchased a home, 70% of the responses were "cannot afford the mortgage and ongoing costs"; 65% were "cannot afford the down payment"; and 29% were they "do not like the housing options".
- ◀ Of the people who replied that they could not qualify for a mortgage, 89% of the responses were they "cannot find a home in an affordable price range" and 68% were "cannot find an affordable home where they want to live".
- ◀ Asked whether Red River should increase its supply of affordable housing, 85% said they agreed or strongly agreed.
- ◀ Asked what types of housing developments are most needed in Red River, 79% of responses were "affordable housing"; 65% were "live/work housing"; and 57% were "starter homes".
- ◀ Asked what types of housing are most needed in Red River, 67% of the responses were "apartments"; 64% were "single-family detached homes"; and 57% were "townhouses".
- ◀ Asked what the most important housing issue is facing Red River, 32% said "lack of affordable home ownership options" and 27% said "lack of rental units".

STEERING COMMITTEE

A Steering Committee was established by the Town of Red River at the beginning of the planning process. The Steering Committee was comprised of business owners, local community leaders, and other interested parties. Town staff participated in all of the meetings with the Steering Committee, which were held at key project milestones. The Steering Committee acted as a liaison to the community, providing valuable insight on the issues and concerns of Red River community members, and reviewed and provided input on the draft materials generated during the planning process.

PUBLIC MEETINGS

July 24, 2024

The first public meetings to discuss the update to the Comprehensive Plan took place at the Red River Conference Center on July 24, 2024. Two meetings were held, an afternoon meeting targeting young families and a general public meeting in the evening; both were well-attended. The purpose of the meetings was to introduce the project and conduct a visioning session for the future of Red River.

Jackie Fishman (Principal, Consensus Planning) gave a presentation on the planning process and plan elements; guiding principles for public outreach; project milestones; and the Community Survey that was underway at that time. She led the visioning session at both meetings with the following series of questions:

1. How would you describe Red River to someone who has never been to Red River and was thinking about moving here?
2. What are the 3 most important aspects of Red River that should be preserved for the future?
3. What are the 3 most important aspects of Red River that should be changed or improved?
4. Which areas or neighborhoods in Red River are most in need of improvement?
5. It's now 2044, how would you describe Red River to someone who has never been here and was thinking about moving here?

The vision statements are presented on the next two pages.

VISIONING THE FUTURE

It is like living in a Hallmark Movie.



A small, friendly, connected community focused on outdoor recreation tourism with great schools, public safety, and medical care in a tranquil woodland setting.



A place of rich community and seeped in opportunity. Rich in community, culture, history, and quality of life. "There's a place for you here".



With a few exceptions, it is just like the small town when I first came here as a 12 year old kid in 1971.



Red River has grown by 100%. Infrastructure is all 20 years old and newer. There is affordable housing for year-round living with K-12 private/public schools. New doctors/dental facilities for basic healthcare needs. New businesses, new restaurants, daycare, and utility needs.



It's a concept town with a quaint Main Street. Main Street has fantastic walkability with stores, restaurants, bars, and activities. It was founded at the turn of the century and nested in a valley surrounded by Carson National Forest. You won't find a better sense of community and support amongst residents. It's a great place to raise a family and enjoy outdoor recreation. The Town beautifully blends it's a ski town and rodeo town (my dream) personalities. It's not always busy though, and it's not for everyone. The economy is driven by tourism and the off-seasons are slow for business owners and many jobs are seasonal. We have a medical clinic, but an emergency room is miles away.



Where is my jet park and my flying car? My grad school showed movies and said we would have them in the future.

Quaint, friendly town with activities for all! Caring atmosphere, well worth the price.



Red River is still a great town to raise kids and a tranquil place to participate in oxygen fueled outdoor recreation. The school continues to be responsive to the community and an excellent provider of education to future citizens of the community.



Great community with many opportunities and a wonderful place to raise your family. The School is awesome!



A family-friendly quiet community that enjoys living in the mountains, enjoys an active outdoor life, and enjoys living with our neighbors and friends in a close knit community.



In 2044...Affordable housing is available. School through 12th Grade. Community Recreation Center for family activities and sports. Daycare. Medical services. Strong local workforce.



Beautiful small-town environment. Be prepared for the changing seasons. Work hard play hard.



A thriving community with a wide demographic balance. Quaint, yet progressive and creative. Family oriented development. Friendly community that is tight and involved. Compassionate aspiring creative, individuals into community leaders.



More building upright – condos/townhomes to provide more housing. Good school systems. More medical services.

R E D R I V E R, N E W M E X I C O

Come! Come! Come! Beautiful tranquil small-town living! To live here while you're earning your living there are multiple short-term jobs in food and hospitality with 3+ months of slow times to catch your breath. We have fantastic high-speed internet for those who can work remotely. Our school is 5 star! Our EMS/Fire lead the State.



A thriving community of multi-generational families that exists without a total focus on tourism. Create a lumbermill, furniture creator, public sledding area for non-skiers, "off-season" activities and industry.



You should get here sooner!



Landlocked by the USNF so it will never get any larger, only better.



Beauty – breathtaking scenery. Family-owned business. Amazing family activities with a lot of recreational options. Clear mountain air. Plenty of restaurants to choose from.



Still a place that accommodates people of all ages with incomparable beauty. Younger families living full-time due to available housing and work. Safe lively community with great medical services and entertainment options. Perhaps a community garden where young and old can learn or teach how to care for our nature. If no shopping in town affordable transportation or alternatives.



It would be nice to see more childcare in the future. Family and kid friendly activities year round, weekends and evenings. My hope in the near future is to have a high school, so we don't have to travel so far for education for our children. I am also hoping I can tell people about our amazing Rec Center we have in town. It would be nice to have one that has a gym. Swimming pool, childcare.

A quaint little town / opportunity for families to have their own businesses and thrive. Class A schools, daycare, activities, plentiful housing. Outdoor recreation, great restaurants, new great RV camping, lodges, and a great ski area.



Opportunities for families: Schools (high school) senior center/family center, daycare etc. Vibrant diverse community. Businesses outside of tourism more year round opportunity. A town that has kept up. Not doing major, major overhauls every 30 years. But doing a better job of maintaining and adapting to changes. Affordable housing for young families. Trade opportunities. Trade school internships, etc. Safe, beautiful, well-maintained, forest and recreational opportunities. Beautiful fun and safe parks with opportunities to have more events activities, etc. Infrastructure to support it all that is well-maintained.



Beautiful! Modern infrastructure. Still no affordable or "starter" homes increased and "more" sufficient rental housing. Many job opportunities. Great place for families. Expanded ski area. Lots for kids and young adults to do. Faster and faster to get to ?? (increased transit). Childcare access. Good primary and secondary education options.



Younger generation sustaining the tourism economy of Red River and adjusting to the ever-changing climate of tourism in our area. Families and younger people are able to live, work, and own businesses in town. The Town has embraced growth and change to meet the demands of tourism and living in Red River. An affordable destination to visit and also live. Accessibility to outside services and improved such as trades and travel. A school that supports and harbors growth of the kids, focused on the outdoors and education.

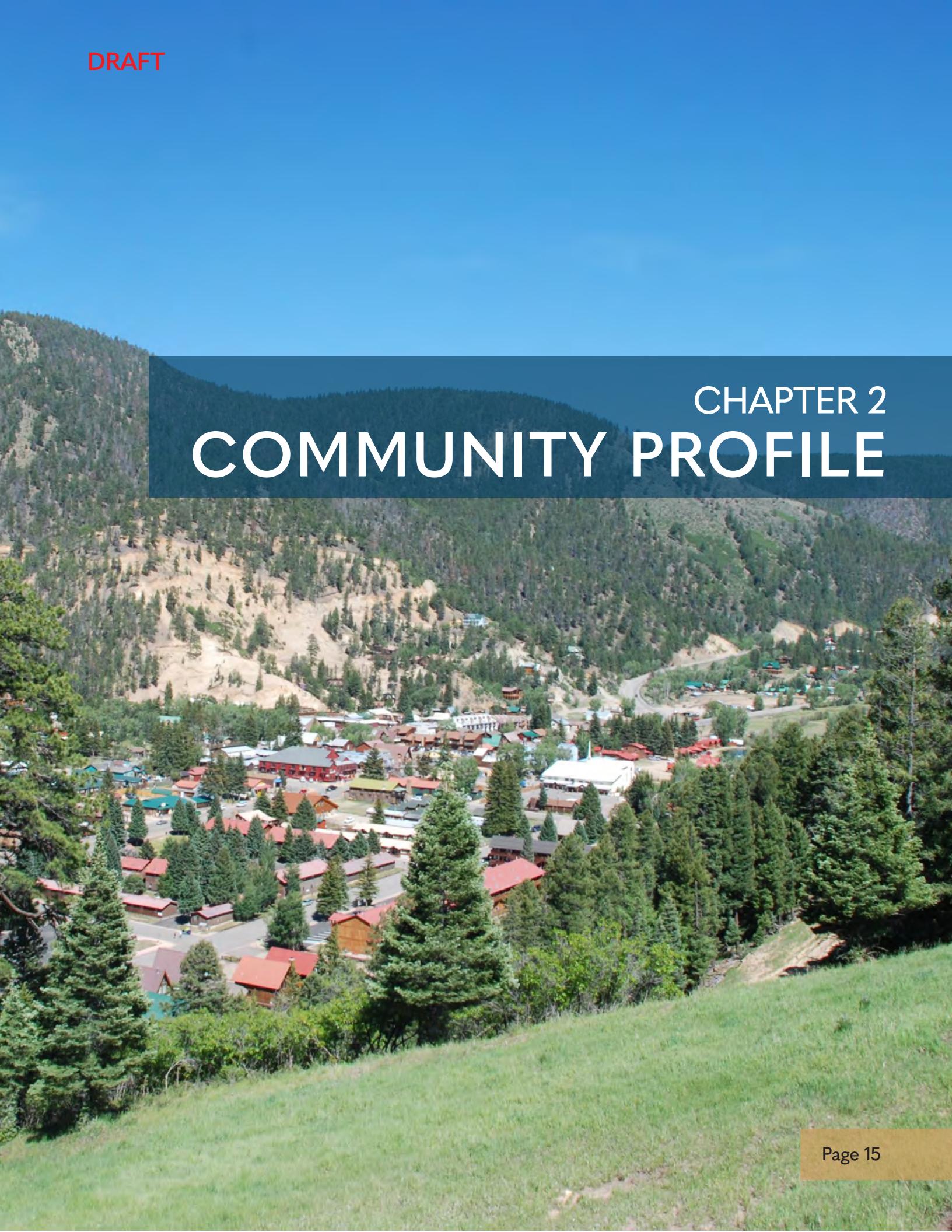
December 17, 2024

The second public meeting was held on December 17, 2024, at the Red River Conference Hall. The purpose of the meeting was to elicit public input on the Comprehensive Plan's draft goals and objectives and alternative future land use scenarios. Participants were asked to put a green dot on each goal and objective they thought was "good to go"; a yellow dot to signify they "like it but thought it needed rewording"; and a red dot to signify they "do not like it". They were asked to provide suggestions on how the goals or objectives could be revised to be more in line with their opinions. This activity provided insight into the community members' priorities, which are incorporated into the Comprehensive Plan.

The participants were next presented with two alternative future land use scenarios developed by Consensus Planning. They were given a worksheet and asked to indicate their preferred scenario and provide comments. The *Future Land Use Scenario* contained in Chapter 3, *Land Use & Community Character*, reflects the input received from the participants in this meeting.

3RD PUBLIC MEETING (WILL ADD ONCE IT'S HELD)

DRAFT



CHAPTER 2

COMMUNITY PROFILE

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2.1 INTRODUCTION

The Community Profile provides a summary of the history of Red River, geographic context, and demographics. The resources used for this section included US Census Bureau, American Community Survey, University of New Mexico Bureau of Business and Economic Research (BBER), and the University of New Mexico Institute for Geospatial and Population Studies (GPS).

2.2 RED RIVER HISTORY

Red River has a rich history and has been home to hunting, mining, and tourism activities over the past couple of centuries. Red River was roamed by Ute and Jicarilla Apaches until the 1880s. It was then discovered by early explorers and fur trappers who first mapped the area and named it 'River City'. The community was eventually renamed Red River after the river that runs through Town, which turns red after a heavy rainfall.

In the late 19th century, Red River experienced an influx of miners who were later disappointed by the lack of ore, high development costs, and the lack of investment money (Smith, 1987; Red River, Chamber of Commerce, 2011). Some miners; however, were able to overcome the odds and achieve success. Their success stories attracted additional newcomers to Red River whose minds were on the prospect of acquiring gold, silver, and copper.

Homesteading began in the late 1800s by Ed Westoby and Sylvester, Orin, and George Mallette. By 1895, the population in the area increased to about 2,000 people and Red River officially became a town. By 1900, Red River's population had grown to 3,000, and 15 saloons, four hotels, a sawmill, a barbershop, and a red light district were built.

Hundreds of gold, silver, and copper mines were carved into the sides of the Sangre de Cristo Mountains, which continued on to about 1925 in the Goose Creek, Bitter Creek, and Pioneer, Mallette, and upper Red River Canyons. Molybdenum (used in the process of making hardened steel) was discovered in the lower Red River Canyon

in 1916, and eventually replaced gold, silver, and copper mining. The first "moly" mine was built in an area located between Red River and Questa in 1921 and was owned and operated by Molycorp, Inc. Underground mining continued on to 1958, and then exploratory drilling began. By 1965, open pit mining had started and continued until 1981, and then was replaced by block-caving methods (Source: *A History of the Questa Molybdenum Mines, Taos County, NM*, John Shilling, 1990). The mining boom and bust was eventually replaced by tourism in the late 1920s, starting with the rental of discarded mining cabins to the opening of the Red River Ski Area in 1959 that currently sits just off Main Street.

Today, Red River is home to just over 500 people and welcomes thousands of visitors each year. During the peak season, the Town hosts more than 8,000 visitors, many of whom travel to Red River from other areas in New Mexico, as well as Texas and Oklahoma. Red River boasts a family-oriented vacation destination with activities ranging from mountain-based options, such as skiing, hiking, and biking, to exploring creeks, the river, and various wilderness trails.

Several historic structures that were built in the late 1800s remain in Red River. These include the Little Red Schoolhouse, Sylvester M. Mallette Cabin, Orrin Mallette Cabin, Melson-Oldham Cabin, Pierce-Fuller House, and the Red River Miner's Hospital - Westoby House (see Chapter



Image: Base camp Red River Ski Area.

3: *Land Use and Community Character for more information on historic structures).*

2.3 CLIMATE & PHYSICAL ATTRIBUTES

Red River covers approximately 1.02 square miles and sits at an altitude of 8,750 feet. The Town is in the Southern Rockies ecoregion, which occupies much of central to western Colorado, and extends slightly into southern Wyoming and northern New Mexico. The terrain consists of steep, rugged mountains. Red River is on the northern slopes of Wheeler Peak, the highest peak in New Mexico at 10,350 feet, and is surrounded by the Carson National Forest.

Much of the region is covered by a dense forest of mixed conifers and spruce trees, with a significant variation of cover by altitude. Due to the amount of rainfall and steep topography, there are numerous fast-moving, rocky-bottomed streams and rivers, such as the Red River, which originate in the Sangre de Cristo range and snakes its way through the Town.

The region has a humid continental climate with large temperature swings between day and night. The average daytime temperature in Red River during the winter is 40 degrees and 12 degrees at night. During the summer, the average daytime temperature is 75 degrees and 38 degrees at night. Unlike other mountainous regions, there are nearly equal quantities of rainfall year-round. In the winter, the average annual snowfall is 214 inches. Red River sits at the base of a ski area and visitors are just steps away from enjoying a day of skiing.

The Molycorp Mine located between Red River and Questa occupies an approximate three square mile area surrounded by the Carson National Forest. The mine operated from 1914 to 2014 and provided jobs to the residents in this region. The pit and rock waste that was excavated in the molybdenum mine left a permanent scar on hundreds of acres between Red River and Questa. The mine and tailing ponds were added to the Environmental Protection Agency's "National Priorities List" of Superfund sites in 2011. Chevron acquired the mine in 2005 and is in the process of reclamation and determining its reuse for a different purpose.



Molycorp Mine. Source: E. Wilde, Questa Del Rio News.

2.4 POPULATION CHARACTERISTICS

HISTORIC POPULATION

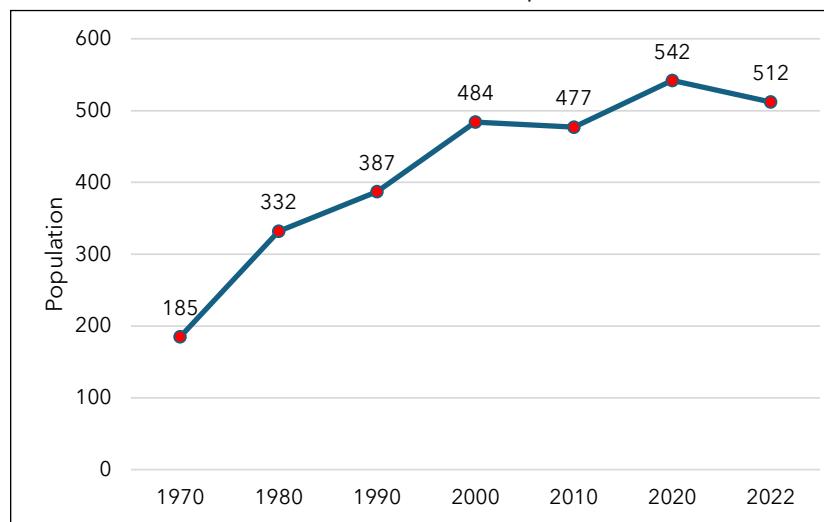
In 1970, the population of Red River was 185. Between 1970 and 2000, the population increased by 161.6% to 484. Since 2000, the population has fluctuated, reaching a high of 542 in 2020. The American Community Survey (ACS) estimated Red River's population was 512 in 2022 (see Figure 2.1).

In comparison, the population of Taos County in 1970 was 17,516, and has continued to grow.

Between 1970 and 2000, Taos County grew by 96.9% to a population of 29,979, and continued to grow at a slower rate of 15.0% between 2000 and 2022 (see Figure 2.2). In 2022, the population of Red River represented approximately 1.5% of the total population of Taos County.

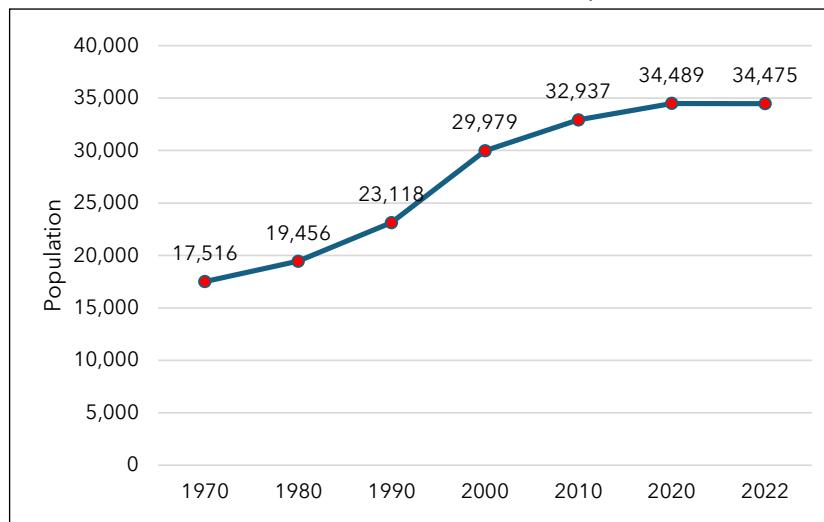
Population projections by the University of New Mexico Geospatial and Population Studies show that Taos County will increase while the surrounding counties will decrease in population by 2050. Taos County is projected to expand by 4.5% from 34,489 in 2020 to 36,048 by 2050.

FIGURE 2.1: RED RIVER HISTORIC POPULATION, 1970-2022



Source: U.S. Census Bureau Decennial Census and ACS, 5-Year Estimates, 2022.

FIGURE 2.2: TAOS COUNTY HISTORIC POPULATION, 1970-2022



Source: U.S. Census Bureau Decennial Census and ACS, 5-Year Estimates, 2022.

As shown in Table 2.1 and Figures 2.3 and 2.4, the age distribution in Red River has changed considerably depending on the age cohort. All cohorts 34 years and younger experienced a significant decrease, with the exception of the 10 to 14 years cohort. The 5 to 9 years and 15 to 19 years cohorts experienced a complete drop-off, which is concerning for Red River. The result is an 5.4% increase in the median age, from 41.1 in 2010 to 43.3 years in 2022. In comparison, the median age in 2022 for New Mexico was 38.6 years.

RACE & ETHNICITY

Race and ethnicity, as defined and categorized by the U.S. Census Bureau, are self identification terms in which respondents choose the race or races they most closely identify with, and indicate whether or not they are of Hispanic or Latino origin (ethnicity).

Between 2010 and 2022, the population in Red River that identified as White increased by 13.4%, from 441 to 500. During the same time period, residents that self-identified as Hispanic or Latino of any race decreased by 15.3%, from 59 to 50. This is atypical for communities within Northern New Mexico, which generally has a large portion of residents that self-identify as Hispanic or Latino.

VETERANS

In 2022, the civilian population of Red River over the age of 18 years was 413. Of that population, 3.9% (16 people) were veterans, which is a relatively low rate. In comparison, 8.4% of the civilian population of New Mexico were veterans.

DISABLED POPULATION

In 2022, approximately 22.3% (114) of the population of Red River reported having a disability. Of that population, 21.1% (105 people) reported having a cognitive difficulty and 1.8% (9 people) reported a vision difficulty. In comparison, the New Mexico rate for disabilities was 16.3%, 6.8% for cognitive difficulty, and 3.4% for vision difficulty.

TABLE 2.1: AGE DISTRIBUTION 2010-2022

Age Cohort	2010	2022	% Change
Under 5	36	14	-61.1%
5 to 9 years	24	0	-100.0%
10 to 14 years	18	85	372.2%
15 to 19 years	16	0	-100.0%
20 to 24 years	28	18	-35.7%
25 to 34 years	73	45	-38.4%
35 to 44 years	65	171	163.1%
45 to 54 years	70	12	-82.9%
55 to 64 years	85	66	-22.4%
65 to 74 years	37	65	75.7%
75 to 84 years	19	36	89.5%
85 years and over	6	0	-100.0%
Total population	477	512	7.3%
Male	248	142	-42.7%
Female	229	370	61.6%
Median Age	41.1	43.3	5.4%
18 years and over	390	413	5.9%
65 years and over	62	101	62.9%

Source: ACS, 5-year Estimates, 2010 & 2022.

TABLE 2.2: RACE & ETHNICITY

Race	2010	2022	% Change
White	441	500	13.4%
Black or African American	1	0	-
American Indian and Alaska Native	2	0	-
Asian	0	0	-
Native Hawaiian or Other Pacific Islander	1	0	-
Some other race	24	12	-50.0%
Ethnicity			
Hispanic or Latino (of any race)	59	50	-15.3%
Not Hispanic or Latino	418	462	10.5%

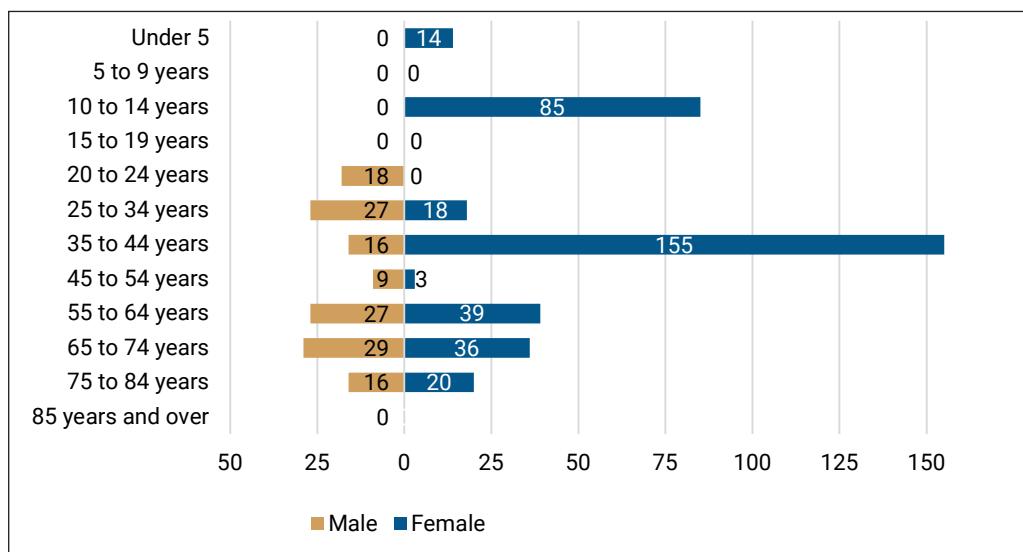
Source: ACS, 5-year Estimates, 2010 & 2022.

TABLE 2.3: DISABILITIES, 2022

	Number	Share
Total Population	512	100%
Disabled population	114	22.3%
With a hearing difficulty	0	0
With a vision difficulty	9	1.8%
With a cognitive difficulty	105	21.1%
With an ambulatory difficulty	0	0
With a self-care difficulty	0	0
With an independent living difficulty	0	0

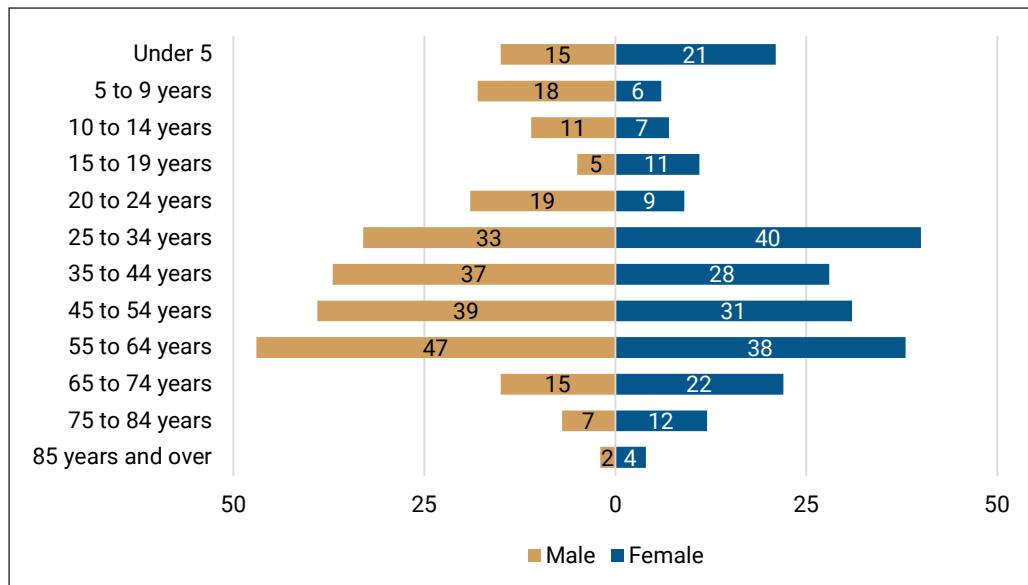
Source: ACS, 5-year Estimates, 2022.

FIGURE 2.3: POPULATION BY COHORT & GENDER, 2022



Source: ACS, 5-year Estimates, 2022.

FIGURE 2.4: POPULATION BY COHORT & GENDER, 2010



Source: US Census Bureau, 2010 Census.

2.5 EDUCATIONAL ATTAINMENT

The level of educational attainment in a community is an indicator of how well the community is doing and can be an important factor in attracting new economic development opportunities. In general, the residents in Red River have achieved a higher level of education as compared to New Mexico

as a whole. Between 2010 and 2022, Red River residents that had earned a bachelor's degree slightly decreased from 31.1% to 29.6%, nearly twice the rate of New Mexico residents as a whole, which was 16.1%. However, Red River residents that earned a graduate or professional degree declined sharply from 15.0% to 6.1%, approximately half the rate of New Mexico residents, which was 13.0%.

2.4: EDUCATIONAL ATTAINMENT, POPULATION 25 YEARS & OLDER		
Education Level	2010	2022
Less than 9th Grade	0.0%	0.0%
9th to 12th grade, no diploma	2.1%	4.6%
High school graduate (includes equivalency)	22.1%	8.1%
Some College, no degree	25.9%	38.0%
Associate degree	3.9%	13.7%
Bachelor's degree	31.1%	29.6%
Graduate or professional degree	15.0%	6.1%

Source: ACS, 5-year Estimates, 2010 & 2022.

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CHAPTER 3

LAND USE & COMMUNITY CHARACTER

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3.1 INTRODUCTION

The Land Use & Community Character element is intended to describe the distribution, location, and characteristics of current land use, development patterns, and the overall physical form of the community. The goals, objectives, and strategies, along with the Future Land Use Scenario, are designed to guide growth and development of Red River over the next 20 years.

The Land Use element is closely integrated with and dependent upon other elements of the Comprehensive Plan, such as Housing & Neighborhoods, Economic Development, Infrastructure, Transportation, and Hazard Mitigation.

3.2 EXISTING LAND USE

Red River has developed in a compact, east-west linear layout in the Red River valley, along New Mexico 38 (Main Street). The land area and the opportunity to grow the Town's land area is limited. Red River caters to tourists, which is clearly demonstrated in the land use breakdown, and has the effect of not having much diversity in land use. While this situation has a positive impact to the Town in terms of gross receipts, it also presents challenges to current and future residents. Existing land use descriptions are provided below, quantified in Table 3.1, and illustrated on the Existing Land Use map (see page XX).

- ◀ **Single-Family Residential:** The largest existing land use category in Red River is single-family residential (shown in light yellow), representing 29.6% of the total land area. The most concentrated areas of single-family residential development are on the east and west sides of Town in subdivisions, such as Tenderfoot and Young's Ranch. There is also single-family residential use north of High Street. However, most of the single-family homes appear to be short-term rentals, which restricts year-round single-family use, and is a form of commercial development.
- ◀ **Multi-Family Residential:** There is a relatively small amount of multi-family residential use (shown in brown) in Red River, representing approximately 4.0% of the land area. Multi-family residential is located in a few areas

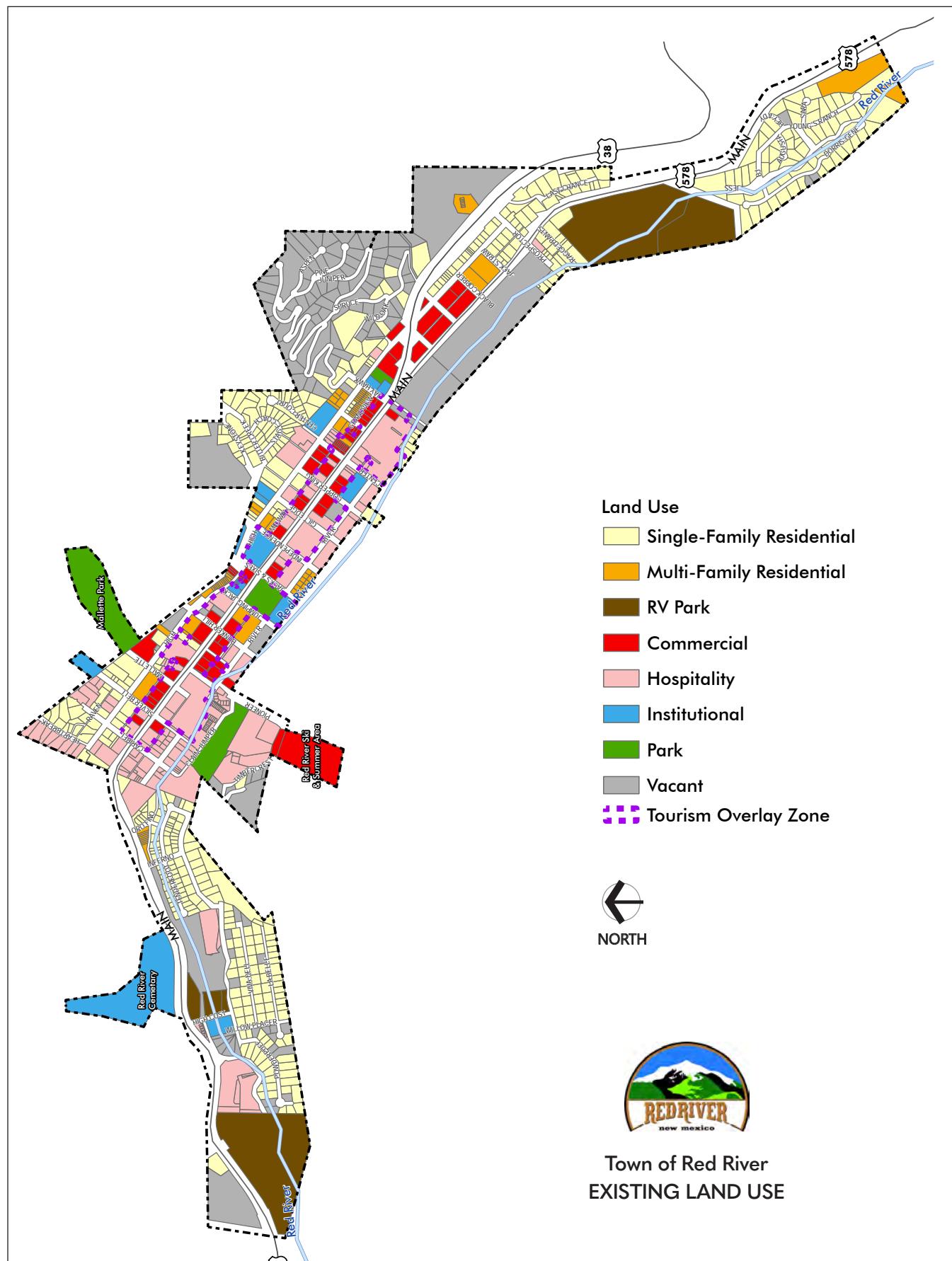
TABLE 3.1: EXISTING LAND USE

Land Use	Acres	Share
Single Family Residential	106.7	29.6%
Multi-Family Residential	14.3	4.0%
Commercial	23.5	6.5%
Hospitality	53.3	14.8%
RV Park	41.0	11.4%
Institutional	19.4	5.4%
Park	13.9	3.8%
Vacant	88.4	24.5%

Source: Consensus Planning Land Use Survey.

north of High Street, south of the Red River, and behind some of the commercial development along Main Street.

- ◀ **Commercial and Hospitality:** Commercial use (shown in red) is primarily located along Main Street mostly within the Tourism Overlay Zone. Commercial use, primarily retail, represents approximately 6.5% of the land area of Red River. Hospitality is a subset of commercial use, approximately 14.8% of the land area, for a combined share of 21.3%. Hospitality use does not include short-term rentals of single-family residential.
- ◀ **RV Park:** RV park use is concentrated in two large areas on the east and west ends of Red River, representing approximately 11.4% of Red River's land area. RV park use is a subset of hospitality use.
- ◀ **Park:** Park use is concentrated in a few large areas, representing 3.8% of the land area. Brandenburg Park, located along Main Street between Jumping Jack Trail and Jacks and Sixes, is owned and maintained by the Town and the location for community events. Mallette Park, located north of High Street, has more active recreation, such as volleyball courts, basketball courts, pickleball/tennis courts, a skatepark, and a pumprack. Another large park area is a series of three fishing ponds along Claim Jumper Road, between Pioneer Road and Caribel Trail, that is privately-owned and limited to use by the residents and guests of Caribel Condominiums and Rentals. The Red River Bark Park is located adjacent to the Little Red Schoolhouse along E. High Street.



◀ **Vacant:** There is a considerable amount of vacant land (shown in gray) in Red River, approximately 24.5% of the land area. There is a long stretch of vacant land south of Main Street between Jay Hawk Trail and Prospector Trail that was recently approved for a zone change to commercial by the Town Council. The former heliport property between NM 38 and Tenderfoot Trail is planned by the Town for workforce housing. Some of the vacant land is contained within platted subdivisions that may have water service but not sanitary sewer. Other areas have steep terrain and the roads within the subdivision have not been improved or built to standard. For example, the Pine Ridge Subdivision at the far west end of Town has water service available, but not sanitary sewer service. The extension of services to these platted, but vacant subdivisions should be a priority to allow for new residential infill development.

3.3 COMMUNITY CHARACTER & HISTORIC PRESERVATION

COMMUNITY CHARACTER

Red River is situated along the Enchanted Circle (NM 38) that connects the communities of Taos, Questa, Red River, Eagle Nest, and Angel Fire, an area of breathtaking beauty within the Carson National Forest. The Red River winds its way through Town, providing opportunities for fishing, wildlife watching, and cooler temperatures.

The sense of arrival to Red River is somewhat understated due the lack of entry signage and visual cues that a visitor has arrived at his or her destination. However, the overall impression when arriving in Red River is positive; the community is compact, walkable, and inviting, and the buildings and community spaces look well-maintained. Construction on Main Street was ongoing through 2024; new sidewalks, pedestrian crosswalks, and planters have been installed at each street corner. Brandenburg Park, within the core area of Main Street, is the site of community events.

Red River has a strong sense of place and the architecture is eclectic. There are buildings that

harken back to the old west and its mining history with wood siding and metal roofs adjacent to buildings constructed in Swiss chalet style with gabled roofs, wide eaves, and steeply pitched roofs. Red metal roofs are a common design element in Red River and the urban-wildland interface areas of Northern New Mexico.

HISTORIC PRESERVATION

Historic preservation is a major contributor in Red River's community character and its sense of place. Preserving historic structures and districts keeps their stories alive, and brings vibrancy, diversity, and longevity to a place. Embracing history is integral to the character of Red River. The New Mexico Historic Preservation Division (HPD) administers the National Park Service's National Register of Historic Places, which lists properties nominated and accepted for national historic significance, and the State Register of Cultural Properties, which also lists properties of statewide significance. For consideration, properties must generally be at least 50 years old, look much the way it did in the past, and be associated with events, activities, or developments of importance. Nominated properties may be single buildings, sites, structures, objects, or an entire district. Listing on the National Register is voluntary and provides a first step towards eligibility for historic tax credits.

There are six structures in Red River that are included on both the National Register of Historic Structures and the State Register of Cultural Properties, and three that are listed on just the State Register. One of the structures, the Brigham J. Young House, was demolished but never taken off the Registers. The Black Copper Mine and Stamp Mill Historic District is included on both lists and the Red River Multiple Resource Area is included on the National Register. Six of the nine structures were built as dwellings, and the others were built as a schoolhouse, a meeting hall, and a hospital. They were nominated on February 23, 1984 as part of the Red River Multiple Resource Area, with the exception of the Red River Community House, which was nominated on December 12, 2003. Brief descriptions taken from the National Register of Historic Places Inventory - Nomination Forms are provided below.

Little Red Schoolhouse: The Little Red Schoolhouse is listed on the State and National Registers. It is located at Jayhawk Trail behind the Red River Public Library. It is currently used as a museum and houses the collection of the Red River Historical Society. It is a one-story structure that contains a large classroom and a raised basement. The exterior of the building is decorated with pressed-metal siding. The building was constructed around 1915-16 to replace the original log schoolhouse which was destroyed by fire. Classes were held in this building until 1942. The building was subsequently used as a social meeting hall, church, and a funeral parlor for many years. In 1999, the building was moved from its original location on the banks of Bitter Creek to its present location. The site includes an outdoor exhibit of mining equipment.

The Little Red Schoolhouse is architecturally significant as its design presents an example of plans and specifications for one-room rural schoolhouses from the early 1900s, New Mexico's early statehood. It is historically significant as a reminder of the mining prosperity that once existed in Red River.

Orin Mallette Cabin: The Orin Mallette Cabin is listed on the State and National Registers. It is located at the River Ranch Resort off NM 38, west of Red River, and sits within a few feet of the Red River. It is a one-story dogtrot log house with a gabled roof and later additions of vertical log slab construction. There are two "pens" and a dogtrot passage in between. The east pen is currently used as a gift shop and "headquarters" for the Resort.



Little Red Schoolhouse.

The dogtrot and west pen are used as recreation areas.

The cabin is architecturally significant as a good example of the dogtrot form of log house, and as a representation of a pioneer building type of the settlement years of the mining town of Red River. It is historically significant due to the association with its owner/builder, Orin Mallette, a pioneer figure of Red River who came to town with his brothers to trap beavers and then stayed to prospect for gold and also worked as a blacksmith and brick maker.

Sylvester M. Mallette Cabin: The Sylvester M. Mallette Cabin, located on River Street, is listed on the State and National Registers and is reported

to be the oldest structure in Red River. It was built in 1882 by the earliest permanent settlers, Sylvester, Orin, and George Mallette, and Edward Westoby, who arrived in the area to trap beaver. The structure is an important example of the "shed room" addition in log construction. It was originally constructed in a different location, but



Orin Mallette Cabin - Photo by Chet Spear.

was moved in 1895 when the Town was platted into a grid pattern and the structure did not conform. The property on which the cabin is located was acquired in the 1920s by the Robert Prunty family.

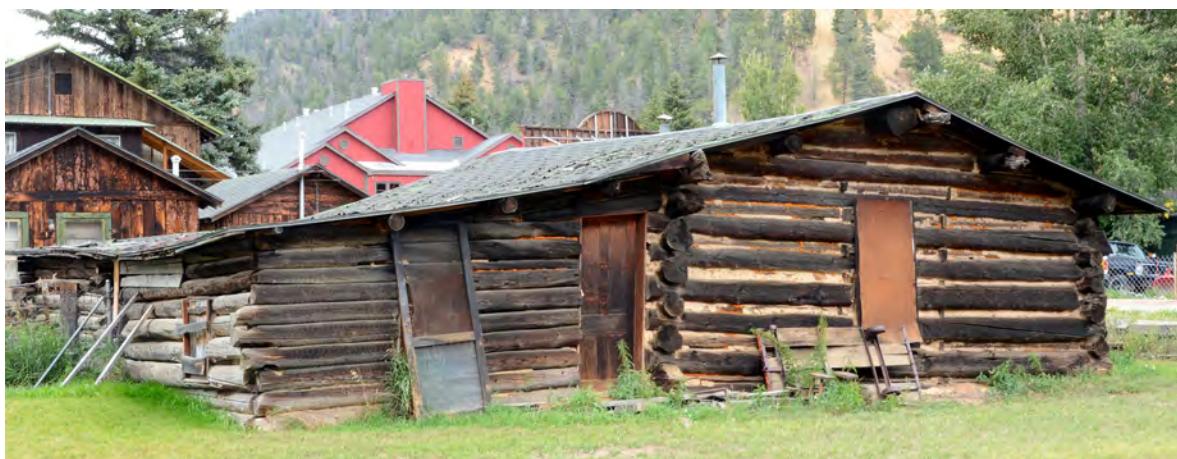
The Sylvester M. Mallette Cabin is architecturally significant as it is a good example of pioneer building in the settlement years of Red River. It is historically significant due to its association with its builder/owner, Sylvester M. (Vet) Mallette, a pioneer settler of Red River.

Pierce-Fuller House: The Pierce-Fuller House is listed on the State and National Registers. It is located at the southwest corner of High Street, on Silver Bell Trail. It is a one-and-a-half story house, constructed of squared log beams with a gable roof. The house was built before "Red River City" was platted in 1895. The first renter of the house was Melville D. Pierce, a gold miner from Missouri, who lived there with his family. In 1917, the house was sold to Gilbert S. Fuller, who was a justice of the peace. He and his family lived there until 1928 when the house was sold to the owner of Red River's largest general store. The last owners of the

house restored the building in 1928 after it had been unoccupied for several years.

The Pierce-Fuller House is architecturally significant as it is an example of pioneer building in the settlement years of Red River. The house is a rare display of what is called a "foursquare" log house, meaning that the building was made of 16-foot square single long pens. Oral history claims that the first owner of this house was the original manager of the gold mine. The reason for this claim is due to the "foursquare" building type and size that was viewed as a folk log construction status symbol.

Melson-Oldham Cabin: The Melson-Oldham Cabin is listed on the State and National Registers. It is located at the Tall Pine Resort, southeast of Red River. It is a one-story, square single log pen with gabled roof, constructed of square-hewn beams. A vertical log-slab extension was made to the south gable end in 1952 for storing old farm equipment and other large antiques. The single pen was divided into two rooms which serve as



Sylvester M. Mallette Cabin - Photo by Chet Spear.



Pierce-Fuller House.



Melson-Oldham Cabin.

museum exhibit space. The cabin was originally constructed on the "Red River City" townsite and was moved to its current site in 1895. The cabin was owned by Tommy Melson, a gold miner, and his wife Mary. The property was subsequently purchased in 1920 by Nathan K. and Richard A. Oldham, who operated a cattle ranch east of Raton. The Oldhams developed the Tall Pine Resort, which today consists of dozens of cabins scattered in the woods.

The Melson-Oldham Cabin is architecturally significant as an example of the use of the square single pen log cabin form in New Mexico, and as a good representation of a pioneer building type of the settlement years of the mining town of Red River. It is significant historically due to the association with its early owners, the Melsons and the Oldhams, who were both pioneer settlers of Red River.

Red River Miner's Hospital - Westoby House: The Westoby House is listed on the State Register. It is located at the northwest corner of Jayhawk Trail and High Street. It is a one-story square structure with a gabled roof and porch, sided with pressed metal imitating rusticated stone blocks and wooden fish-scale shingles. The building was constructed in nearby Hospital Canyon as a contagious ward for miners who succumbed to the unsanitary conditions of camp life. It was built in about 1915, and was later moved to its present site. The structure was converted to a residence; however, it has retained its early appearance and the pressed metal siding, which is its most important feature.

The building is architecturally significant as an example of a public building reflecting the short lived period of mining prosperity in Red River. Historically it is significant because it was the later home of Edward P. Westoby, a pioneer figure in Red River who came to town in 1882 to trap beaver. He also was a gold miner, hunter and trapper, taxidermist, writer, and a deputy sheriff of Red River.

Red River Community House: The Red River Community House is listed on the State Register. It is located at 116 E. Main Street. It is a one-story log structure with a foundation formed from local rocks and support posts made of spruce. The fireplace was constructed of rough, native rocks,

hand-selected and personally hauled by Elmer Janney. The structure was established in 1940 as a 30-foot by 50-foot meeting hall. Two additions were completed in 1946 and 1954 to accommodate the growing number of community events held there. According to the nomination form, while these additions "destroyed" the integrity of the original Community House, the improvements were noted for being a genuine attempt to maintain the design, materials, workmanship, and feeling of the original structure.

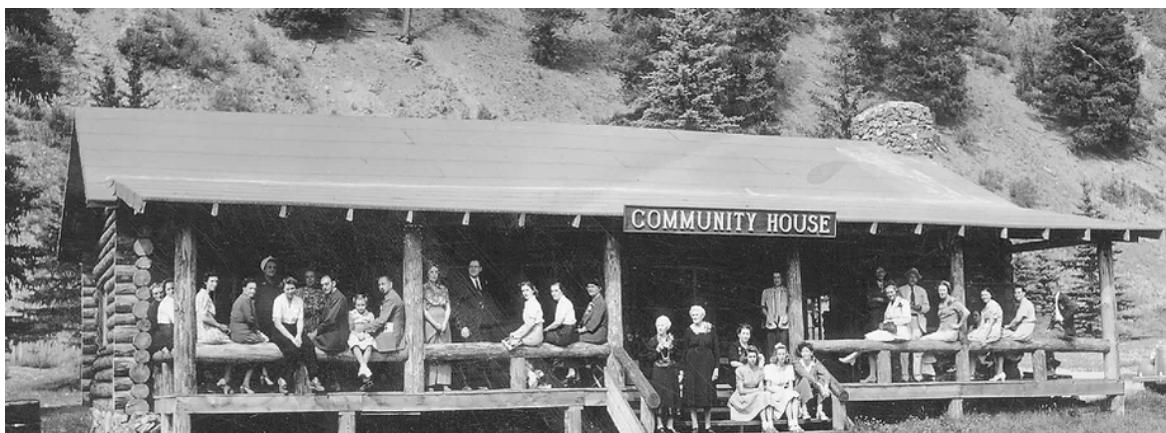
The Community House is historically significant by virtue of the activities and events held there, which have consistently reflected the thematic classification of art, education, music, planning, social and community events, religion, and humanitarianism. The events held at the Community House play an important role in the community's historically rooted beliefs, customs, and practices. The history of this structure is significant due to the original planners of the project - W. P. Foster and his daughter Wellene and Verne Hendry from Oklahoma; Mrs. Walter Bachman; and Mrs. Hal Yeager from Wichita Falls, Texas. They were joined by Mrs. R. B. Fizzell and Mrs. Chester Hoover from Raton; and the Ike Crawfords, Waldo Poor, and Warren Howell's from Oklahoma. The Community House continues



Red River Miner's Hospital - Westoby House.



Red River Community House.



Undated historic photo. Source: Red River Community House Organization.

to offer a vast array of community events and activities (see Chapter 6: Community Services and Facilities, page XX, for a description of current activities at the Red River Community House).

Black Copper Mine and Stamp Mill Historic District: This Historic District is listed on the State and National Registers. It is located approximately five miles south of Red River. This area is located only a few miles west of Elizabethtown so miners in the Moreno Valley would drift over the ridge and explore the Upper Red River Valley. When the Big Ditch was constructed in 1868, a portion of it traversed both the canyons. Many of the workers were miners from Elizabethtown. After the Town of Red River was settled and the Red River Mining District became active, the first known gold discovery was made along Black Copper Creek. In 1896, two brothers, Neal and H. C. Garner, filed

claim on what was to become the Black Copper Mine. That same year they leased it to four miners, P. H. Peterson, A. H. Lucas, Tom Sparks, and Frank Higgins. Work was carried out for several months and then in February of 1897, the big strike was made, assaying in at \$100,917 a ton. This caused great excitement throughout the Red River area and prospectors rushed into both canyons. The influx of miners and the growing number of claims in the Black Copper and Fourth of July Canyons led to the formation of the Black Copper Mining District in March, with Charles Dold as president.

3.4 EXISTING ZONING

The current Town of Red River's Zoning Ordinance was adopted in 2000 and has been subsequently amended numerous times. The purpose of the Zoning Ordinance is:

"...to promote the general health, safety, morals, convenience and welfare of the residents of the Town. Such regulations, restrictions, and requirements are deemed necessary in order to provide light and air, to prevent undue concentration of population, to secure safety from fire, panic, and other dangers, to lessen congestion on the streets and public ways, to facilitate adequate provisions for community facilities and utilities such as transportation, water, sewer, schools, parks, and other public requirements; to encourage the most appropriate use of land, to conserve and stabilize the value of property, and to control and abate the unsightly use of buildings or land".

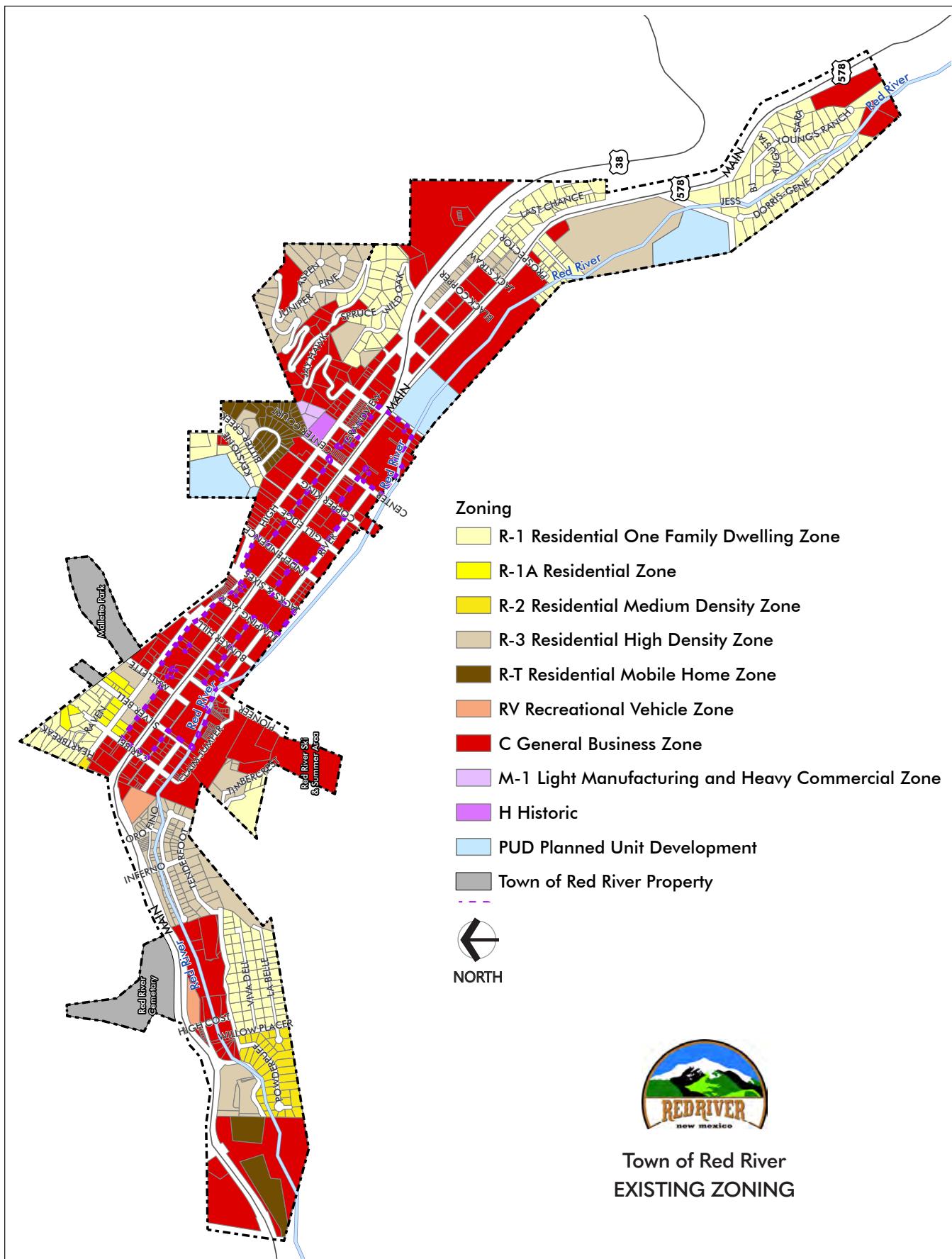
The Zoning Ordinance contains nine zoning districts including five residential zones, an RV zone, a commercial business zone, a manufacturing and heavy commercial zone, a environmental preservation zone, and a planned unit development zone. Each zoning district includes a list of permissive and conditional uses, and development standards regulating building height and setbacks. None of the zoning districts include a minimum lot size requirement, which is unusual. The Zoning Ordinance provides development standards that address drainage, off-street parking, signage, and night sky protection. It also contains definitions and provisions for non-conforming uses, special exceptions, code enforcement, penalties, etc. A brief description of the each of the zone districts is provided below.

Residential Districts

◀ **R-1 Residential - One Family Dwelling Zone:**
The R-1 Zone is a low density zone, which permissively allows one dwelling unit per lot, home business or occupation, manufactured housing, and accessory uses, such as accessory structure, satellite dish or antenna, utility trailer, wall and fence, and vehicle

parking. Conditional uses, which must be approved by the Commission and the Town Council, include nursery school, public utility structure, real estate office in connection with a specific development and temporary, storage structure, recreational facility, and church. The R-1 Zone does not include a minimum lot size but does require minimum setback requirements (i.e. front: 10 feet; side: 7.5 feet; and rear: 10 feet) and a maximum building height of 27 feet.

- ◀ **R-1A Residential Zone:** The R-1A Zone is essentially the same as the R-1 Zone, with the additional use of overnight rentals. The Zoning Ordinance designates certain properties as R-1A; however, it does not appear that these properties are illustrated on the Zoning Map.
- ◀ **R-2 Residential Medium Density Zone:** The R-2 Zone allows R-1 permissive uses, plus duplex units. Conditional uses are the same as in the R-1 Zone. The R-2 Zone does not require a minimum lot size and the minimum setbacks are the same as the R-1 Zone.
- ◀ **R-3 Residential High Density Zone:** The R-3 Zone allows R-1 and R-2 permissive uses, plus higher density multi-family dwellings, apartment, condominium, townhouse, bed and breakfast, management or rental office for use within the project, and nightly rental. Conditional uses are those listed as conditional in the R-1 Zone, plus hospital, nursing home, and clinic, and must be approved by the Commission and the Town Council. The R-3 Zone does not require a minimum lot size but does require minimum setbacks (i.e. front: 10 feet; side: 5 feet; rear: 5 feet). The maximum building height is 32 feet.
- ◀ **R-T Residential - Mobile Home Zone:** The R-T Zone allows R-1 permissive uses, plus mobile home, mobile home park, mobile home subdivision, and certain related uses. Conditional uses are those listed as conditional in the R-1 Zone. The R-T Zone does not require a minimum lot size but does require minimum setbacks (i.e. front:



10 feet; side: 7.5 feet; and rear: 10 feet) and a maximum building height of 27 feet. Specific standards for mobile home parks are included, and address minimum parking per space, circulation, storage buildings, visual screening and solid base foundations.

Commercial Districts

◀ **RV Recreational Vehicle Zone:** The RV Zone permissively allows recreational vehicle park, recreational area, campground, a combination of those three uses, accessory buildings, facilities provided for the occupants, and commercial uses and business uses complementary to the occupancy of the area. Conditional uses include those uses that may be permitted provided they are first approved by the Commission and the uses listed as conditional in the C - General Business Zone. Ordinance 2022-09 also sets area, height and setback parameters, and other general requirements. The RV Zone does not require a minimum lot size and the maximum height and minimum setbacks match those contained in the R-1 Zone. Specific development standards are included for RV and campgrounds, and address parking, minimum space requirements, restrooms and showers, screening, utilities, recreational amenities, etc.

Ordinance 2022-09 added permissive and conditional uses in certain designated areas for Non-Residential Districts.

◀ **C-General Business Zone:** The C-General Business Zone allows R-1, R-2, and R-3 permissive uses, plus retail business establishments; business and personal services; general and professional offices; banking and financial services; boarding room, lodging house, hotel, motel, or bed and breakfast; galleries and museums; service station with requirements; and ski trails and slopes, lifts, snowmaking equipment, or other related functions. Conditional uses include uses listed as conditional in the R-1, R-2, and R-3 Zones, plus storage structures, stables with requirements, outside storage, adult

entertainment, and temporary structures for seasonal business use. The C-General Business Zone does not require a minimum lot size but does require a minimum setbacks (i.e. front: 5 feet; side: 0 feet; and rear: 7.5 feet) and a maximum building height of 45 feet.

The C-General Business Zone was amended in 2014 (Ordinance No. 2014-02), which added regulations to those lots and land parcels with frontage on Main Street between Caribel Trail on the west and Jay Hawk Trail on the east. New construction and exterior modification of existing structures is required to be consistent with the pre-existing architectural styles of a New Mexico mountain community and in Red River specifically, including but not limited to late 19th century mining-camp styles and Swiss chalet style with steeply pitched roofs. Applicants for new construction or new uses are required to show how the proposed construction or new uses will serve the hospitality and tourism goals contained in the Comprehensive Plan, as well as the needs of local residents and businesses. Uses that primarily serve local residents are not encouraged on Main Street and are directed to other properties zoned General Business.

The C-General Business Zone was amended in 2019 (Ordinance No. 2019-04), which excluded the retail sale or distribution of cannabis or cannabis-derived products as permissive retail establishments. The amendment also added licensed facilities for the production, manufacture, or distribution of cannabis or cannabis-derived product as conditional uses, provided that no such facility be allowed on properties between Caribel Trail on the west and Jay Hawk Trail on the east.

◀ **M-1 Light Manufacturing and Heavy Commercial Zone:** The M-1 Zone allows those uses that are permissive in the General Business Zone, plus wholesale commercial uses and select light industrial uses that cause no excessive vibration or excessive noise.

Conditional uses include all other industrial or manufacturing uses with Commission and Town Council approval. The M-1 Zone does not require a minimum lot size but does require minimum setbacks (i.e. front: 5 feet; side: 0 feet; and rear: 7.5 feet) and a maximum building height of 27 feet.

- ◀ **Planned Unit Development (PUD) Zone:** The purpose of the PUD Zone is to permit the development of large tracts of undeveloped land, and the redevelopment of land for residential, commercial, industrial, or a combination of these uses. Specific uses that must comply with the requirements of this zone include airports, churches, trailer parks, golf courses, cemeteries, shopping centers, drive-in theaters, industrial parks, parochial schools, outdoor recreational or amusement facilities for commercial purposes and heavy manufacturing. The Town Council, on recommendation by the Commission, can choose to treat any application for building permit as a PUD. The PUD Zone requires a development plan with criteria included in the zone. In addition to typical development standards, there are also timetable requirements associated with the PUD Zone.
- ◀ **Environmental Preservation (EP) Zone:** The EP Zone is intended to delineate areas where development could be harmful to life or property, such as stream or river valleys, arroyos, draws, gulches, and property that has known soil or geological problems. No construction of buildings, roads, structures or accessory uses of any kind are allowed in the EP Zone. Roads, easements, and recreational use in the EP Zone may be permitted if approved by the Commission and the Town Council.
- ◀ **Tourism Overlay Zone:** The *Tourism Overlay Zone (TOZ)* was adopted by the Town Council in November 2016 (Ordinance 2016-10). The boundaries encompass the lots located adjacent to Main Street, between Caribel Trail and Jayhawk Trail, and also includes the Red River Ski & Summer Area. Provisions address permissive uses, conditional uses, mixed-uses in a single

building, preservation of Main Street character, prohibited uses and structures, height, area, and setback regulations, and non-conforming uses.

Permissive uses in the TOZ include those allowed in the C-General Business Zone, with the exception of service stations and uses permitted in the R-1, R-2, and R-3 zones. However, uses that are classified as permissive in those three residential zones are considered conditional in the TOZ. Additionally, the TOZ allows seated restaurant, performing arts center, commercial outdoor recreational area with accessory facilities, and business establishment that offers off-highway vehicle and jeep 4X4 rentals and tours as permissive uses.

Multiple permissive or conditional uses can be co-located within a building so long as the ground floor uses at the street frontage adjacent to Main Street are permissive in the TOZ. To preserve the family-oriented tourism destination character of Main Street, all new construction and exterior modifications of existing structures is required to be consistent in external appearance with pre-existing architectural styles prevalent in Red River and other New Mexican mountain communities.

The TOZ was amended in 2019 (Ordinance No. 2019-04) to add numerous prohibited uses, including the retail sale, lease, or rental of automobiles; commercial storage facility; contractor's yard; car wash; laundry service; public showers; landscaping business; septic service; tattoo parlor; funeral home; pet kennel; production, manufacture, display, or sale of cannabis or cannabis derived products; and the use of cannabis or cannabis-derived products in any public place. The prohibition on the use of cannabis or cannabis-derived products does not extend to private home or private room within a lodging establishment by a patient with a current registry identification card.

Other Development Regulations

◀ Special Use Permit for Wireless

Telecommunication Facilities: Wireless telecommunication facility use is allowed with the approval of a Special Use Permit per Ordinance No 2013-01. The intent of the Ordinance is *"to minimize the negative impact of Wireless Telecommunication Facilities, establish a fair and efficient process for review and approval of applications; assure an integrated, comprehensive review of environmental impacts of such facilities, and protect the health, safety, and welfare of the Town of Red River."* The Ordinance provides definitions, goals, pre-application and application process, and application requirements. The applicant is required to provide written statements ensuring the proposed WTF is consistent with the Ordinance, structural analyses, visual impact assessment, etc. Shared towers are preferred by the Town. The Special Use Permit is approved for a five year period and recertification is required to continue the use.

◀ Short-Term Residential Rental Ordinance:

The Short-Term Residential Rental Ordinance was first adopted in February 2023 (Ordinance 2023-01) and then updated in September 2024 (Ordinance 2024-03). The intent of the Ordinance is to regulate short-term rentals (STRs) of residential properties. The Ordinance establishes terms and conditions for STR accommodations, permitting requirements, minimum building code and fire safety standards for the STR premises, and penalties for violations.

STR permits are issued for one year. Compliance inspections are required on all permits and are valid for two years. Compliance inspections are conducted no later than 60 days after a permit is issued. STRs with current permits are limited to being rented or leased for less than 30 days. The number of occupants and guests is determined by the owner or managing agency with approval from the Fire Inspector. All structures are required to comply with

building and fire safety codes, and occupants are required to be notified of the Town's noise and nuisance ordinances.

In the event of an emergency, the Ordinance requires that the owner or manager is available to respond to the property within a maximum time limit of three hours. Each unit is required to have reflective house numbers and a visible and legible notice provided by the Town. Any Town official made aware of overcrowding has the authority to require an immediate reduction of guests to the authorized number. The penalty for violating the Ordinance is a fine between \$25 and \$500, imprisonment for not more than 90 days, or both.

STRs provide a community benefit by expanding the number and type of lodging facilities available to seasonal visitors.

However, a significant number of people who own residential premises make those premises available for STRs (see Table 4.2). The Ordinance does not contain any restrictions on the number of STRs on a street or within Red River, or a limitation on the number of STR permits per person. This is a major concern given the lack of available long-term housing in Red River.

◀ Nuisance Ordinance:

The Nuisance Ordinance (No. 2019-05) was adopted by the Town Council to address nuisances, including odors, solid waste, vermin, and vacant properties. The odor regulations prohibit hydrogen sulfide, ammonia, chlorine, industrial solvent, urine or feces, or any other noxious odor from a distance of 10 feet beyond the property line. It also requires horse riding businesses to remove manure during the day and at the end of each day. The solid waste regulations prohibit dumping and scattering, and require construction and demolition debris to be contained on-site. The vermin regulations require all buildings, lots, and premises to be free of infestation.

Nuisance properties prohibit junk yard or auto dismantling yard, trash dumping, illegal

activities, and unsafe building conditions and weed accumulation. Vacant or unattended buildings are required to be registered with the Zoning Department, pay an annual fee, and have their utilities disconnected. The vacant building registrations are reviewed by the Fire Department. A commercial building is considered vacant if it remains unoccupied for six or more months or three months if it is located within the *Tourism Overlay Zone*. A residential building that is unoccupied but maintained is not considered to be a vacant building, but it could be considered vacant if it is in violation of other regulations contained in the Ordinance. A building under construction that exceeds the allowable down time per the building permit rules may also be considered a vacant building. Vacant commercial buildings are required to be enclosed by a six-foot tall solid fence with a gate for security purposes, and doors and windows must be kept in good order and not boarded-up.

3.5 ANNEXATION

Annexation is a legal mechanism by which a municipality may expand its regulatory and taxing authority to adjacent unincorporated land. It can be used as a growth management tool to ensure that land use and development standards in adjoining areas are consistent with land use within the municipality, and with the goals and objectives of the community as expressed in the Comprehensive Plan. Annexations may either be consensual or unilateral. However, areas to be considered for annexation must be contiguous to the municipal boundary, and the municipality must be able to demonstrate the ability to provide services to that area. This allows the municipality to time its utility extensions so that demand for services does not outstrip its ability to serve new areas.

Municipalities in New Mexico have the authority to annex territory via Section 3, Article 7 of the New Mexico State Statutes. Pursuant to Section 3-7-1, NMSA 1978, there are three methods available to municipalities seeking to annex new lands. The following three methods are based upon specific goals and conditions, and illustrates different

degrees of legislative delegation of power to municipalities.

- ◀ **Arbitration Method** (Sections 3-7-5 through 3-7-10 NMSA 1978), allows a municipality to annex contiguous territory if the municipality can declare that the benefits of annexation can be made within a reasonable time frame to the desired territory.
- ◀ **Municipal Boundary Commission Method** (Sections 3-7-11 through 3-7-16 NMSA 1978), establishes an independent commission to determine annexation of a territory to the municipality. The Municipal Boundary Commission will meet whenever a municipality petitions to annex a territory or if a majority of the landowners of a territory petition the Commission to annex the territory into the municipality.
- ◀ **Petition Method** (Section 3-7-17, NMSA 1978), requires a petition signed by the majority of property owners in a contiguous territory supporting annexation into a municipality.

Red River is generally land-locked, with little room to grow primarily due to its adjacency to the Carson National Forest. If the Town of Red River were to consider annexing new areas, it would need to follow an annexation procedure as permitted by the New Mexico Boundary Commission and as described above. One of the challenges for Red River is that the annexed area must be contiguous to the Town limits. An effort would need to be made to identify and coordinate with the private property owners of any land being considered for future annexation.

3.6 LAND USE & ZONING ISSUES

The analysis of the existing land use, *Zoning Ordinance*, and the Zone Map reveals a number of challenges for the community that should be addressed as a follow-up action to this Comprehensive Plan. A brief summary of these challenges include:

- ◀ Red River is land-locked and has very little room to grow. People who are looking to move to Red River or young people that want to establish themselves in Red River find it increasingly difficult to find an affordable rental unit or a for-sale property. The Town of Red River has responded to the housing need by decommissioning the heliport property so that it can be repurposed for the development of workforce housing. The Town should also consider acquiring additional properties and/or annexing new areas to help address the community's strong need for new housing.
- ◀ STRs are prevalent in Red River and the relatively unrestricted STR Ordinance has added to the lack of available housing. Many streets are chock-full of overnight rentals, which is contrary to the feel and experience of living in a neighborhood. Consideration should be given to amending the STR regulations to ensure more housing units are available for long term rentals.
- ◀ The current Zoning Ordinance was adopted in 2000 and amended many times by the Town Council. The amendments have not been incorporated into the Zoning Ordinance, creating a challenge for the public to read and understand the land development regulations. Once the Comprehensive Plan has been adopted by the Town Council, a comprehensive update to the Zoning Ordinance should be undertaken so that it can be updated to current zoning standards, incorporate the amendments that have been adopted, and new provisions added per the Land Use & Community Character strategies identified in the *Comprehensive Plan*.
- ◀ Although there are five residential districts, there is very little land zoned strictly for residential use. Some of the property that is zoned for residential use is not currently served by utilities, which results in a lack of expansion opportunities for typical residential development. Consideration should be given to allowing accessory dwelling units within the R-1, R-1A, and R-2 zones as a means to increase affordable, renter-occupied housing.
- ◀ There is one primary commercial zone in Red River, with a wide variety of commercial and residential uses allowed. The *Tourism Overlay Zone* addressed the need to restrict residential uses within the overlay along Main Street, but the Zoning Map does not graphically show the TOZ boundary, which should be added.
- ◀ There is a relatively large portion of land in Red River - 24.5% - is currently vacant. Several of these areas have development constraints such as severe slopes and lack of utilities; however, these vacant properties represent some of the only areas that can help grow the community, particularly for housing purposes.
- ◀ The EP Zone does not appear to exist on any property in Red River. There are probably some properties that would be appropriate to rezone to EP; however, this would be a downzone for privately-owned property and would likely require it to be publicly-owned.

TABLE 3.2: EXISTING & FUTURE LAND USE

Land Use	Existing Land Use		Existing Land Use	
	Acres	Share	Acres	Share
Single Family Residential	106.7	29.6%	166.1	46.1%
Multi-Family Residential	14.3	4.0%	18.6	5.2%
Commercial	23.5	6.5%	27.3	7.6%
Hospitality	53.3	14.8%	73.8	20.4%
RV Park	41.0	11.4%	41.0	11.4%
Institutional	19.4	5.4%	19.4	5.4%
Park	13.9	3.8%	13.9	3.8%
Open Space	0.0	0.0%	0.7	0.2%
Vacant	88.4	24.5%	0.0	0.0%
Total	360.0	100.0%	360	100.0%

3.7 FUTURE LAND USE SCENARIO

The Future Land Use Scenario provides a graphic representation of how Red River should grow over the next 20 years. Existing land use, existing zoning designations, community conditions, concerns expressed by the community, and professional planning experience provided the basis for preparing alternative land use scenarios. However, it is recognized that Red River is significantly constrained due to it being land-locked, so the focus for the Future Land Use Scenario is on the 88.4 acres of vacant land, and no annexations of unincorporated land are proposed at this time.

The Future Land Use Scenario is provided on pages XX and described below:

LAND USE

Single-Family Residential

The Future Land Use Scenario increases single-family residential areas from 29.6% to 46.1% of Red River's land area, for a total of 166.1 acres. Single-family residential is primarily located at the east, west, and north edges of Red River. As previously mentioned, there is a significant amount of single-family residential that is available for short-term rental purposes, which is a type of commercial/hospitality use.

Multi-Family Residential

The Future Land Use Scenario increases the land available for high-density residential from 4.0%

to 5.2%, for a total of 18.6 acres. Multi-family residential includes apartments and townhouses, and other types of residential development with more than one unit per building. Red River is in need of higher density housing to accommodate people who cannot afford a mortgage, want less maintenance responsibilities, and those in the local workforce.

Commercial

The Future Land Use Scenario increases commercial land use from 6.5% to 7.6%, for a total of 27.3 acres. Commercial land use is concentrated along Main Street, and a large parcel is comprised of the Red River Ski and Summer Area.

Hospitality

The Future Land Use Scenario increases hospitality land use from 14.8% to 20.4%, for a total of 73.8 acres. Hospitality land use is primarily found along Main Street in the center of Town, but there are a few parcels of hospitality use at the east, west, and north edges of Red River.

RV Park

The Future Land Use Scenario shows two large existing RV park land use areas, one on the far west edge of Red River and the other on the east side, both south of Main Street. RV park land use represents 11.4% of the total land area and remains unchanged on the Future Land Use Scenario.

Institutional

The Future Land Use Scenario shows institutional use, which are uses owned and/or managed by the

Town of Red River, such as Town Hall, Red River Cemetery, Red River Public Library, etc. This use represents 5.4% of the total land area of Red River and remains unchanged under the Future Land Use Scenario. south of Main Street. RV park land use represents 11.4% of the total land area and is unchanged on the Future Land Use Scenario.

Park

The Future Land Use Scenario shows park land use at Brandenburg Park, Mallette Park, Bark Park, and a large park area adjacent to Claim Jumper Street. Park land use represents 3.8% (13.9 acres) of the total land area of Red River and remains unchanged on the Future Land Use Scenario.

Open Space

The Future Land Use Scenario shows a small share of land for open space, 0.7 acres (0.2%), which is comprised of a narrow strip of land between Main Street and the Red River, within Tenderfoot Subdivision.

Gateways

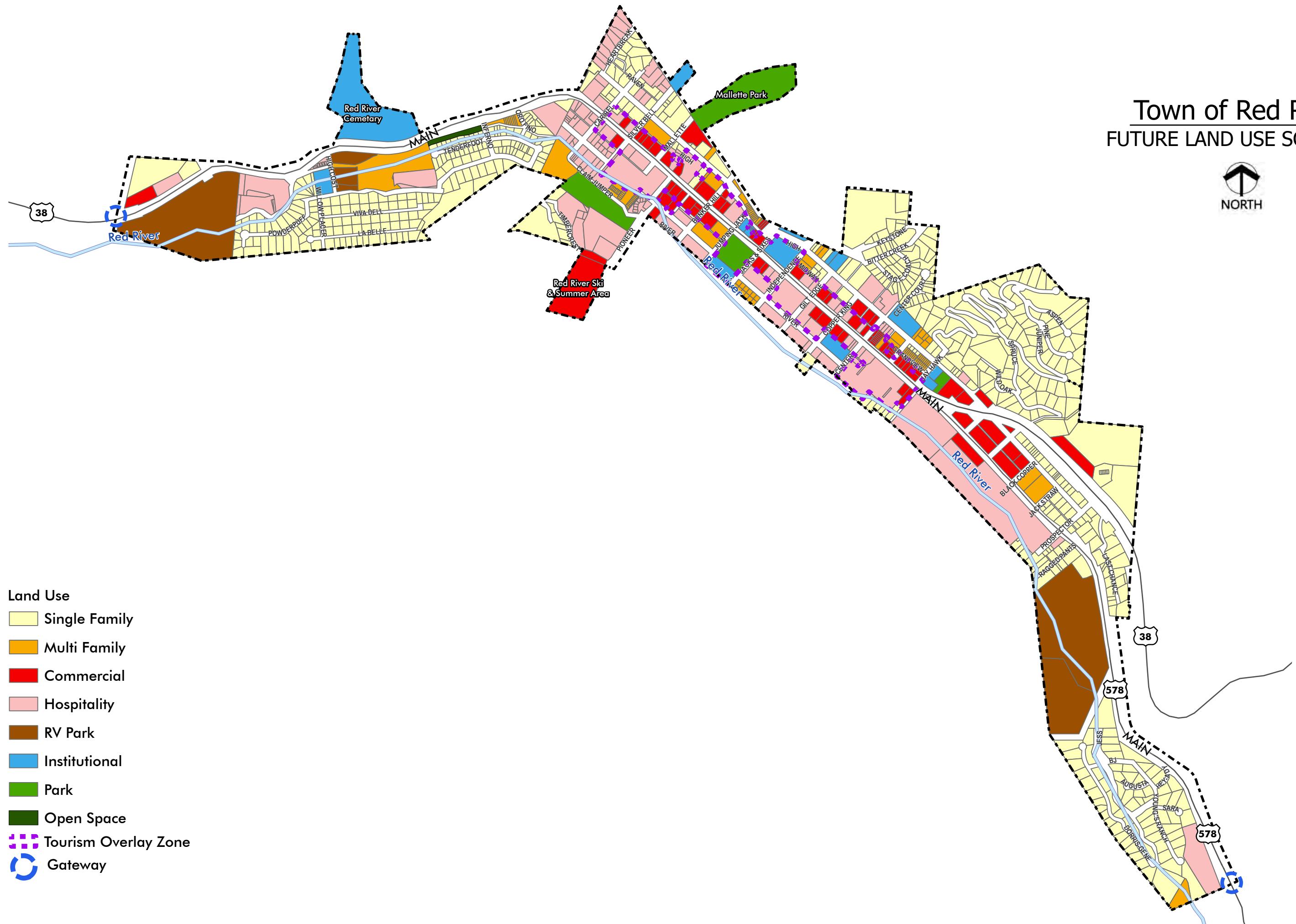
The Future Land Use Scenario shows gateways, which typically include signage and landscaping, at the east and west entries to Red River on NM 38. They are intended to welcome visitors to the community and signal to them that they have reached their destination.

Town of Red River

FUTURE LAND USE SCENARIO



NORTH



3.8 GOALS, OBJECTIVES, & STRATEGIES

LAND USE & COMMUNITY CHARACTER GOAL 1

Achieve a balanced mix of land uses that allows for the development and redevelopment of residential, commercial, and hospitality uses at a scale appropriate for a small, mountain resort community.

Objectives

- ◀ To provide for a range of residential and commercial land uses and intensity and adequate transitions between residential and non-residential land uses and between developed and open space areas.
- ◀ To encourage development that protects and enhances the quality of life for permanent residents.
- ◀ To identify areas within unincorporated Taos County that would be appropriate for annexation and can be efficiently served with municipal services in a phased approach.

Land Use & Community Character Strategy 1.1

Review and update the existing *Zoning Ordinance* with amendments that include, but are not limited to:

- ◀ Consolidation or removal of unused or redundant zone districts;
- ◀ Review and update of development standards (e.g. minimum lot sizes, setbacks, building heights, screening, parking, etc.) in all zone districts;
- ◀ Standards for no-build buffers between new structures and the Red River to maintain wildlife corridors
- ◀ Allowing accessory dwelling units (ADUs) as a permissive use in the R-1, R-1A, and R-2 zones and create applicable development standards for parking, unit size, building height, etc.;
- ◀ Development standards and land uses allowed as home occupations, including required business license, maximum floor area devoted to the home occupation, restricting

employees to members of the residing family, and maximum number of employees;

- ◀ Reduction of the minimum required off-street parking for new commercial development that installs and utilizes electric vehicle infrastructure;
- ◀ Update to existing definitions and addition of new definitions to be consistent with best planning practices and terminology;
- ◀ Review and update of sign regulations relative to size, placement, frequency, and content-neutral provisions; and
- ◀ Create a definition and minimum standards for kitchens.

Land Use & Community Character Strategy 1.2

Create an inventory of properties that would be appropriate for redevelopment to housing or mixed-use. The inventory should identify ownership status and the general condition of the property.

Land Use & Community Character Strategy 1.3

Update the existing *Zoning Map* with amendments that include:

- ◀ Appropriate zoning designations for the Town-owned parcels that were excluded from the Columbine-Hondo Wilderness designation;
- ◀ Delineation of the Tourist Overlay Zone boundary; and
- ◀ Previous zone changes that were approved by Town Council but are not reflected on the *Zoning Map*.

Land Use & Community Character Strategy 1.4

In coordination with *Housing & Neighborhoods Strategy 1.4*, review and consider amendments to the *Short-Term Rental Ordinance* that would include but not be limited to placing restrictions on the number of short-term rentals allowed in Red River to ensure the community's ability to accommodate new full-time permanent residents.

Land Use & Community Character Strategy 1.5

Identify potential areas within unincorporated Taos County that may be appropriate for

annexation and perform a cost-benefit analysis utilizing criteria that considers:

- ◀ Existing infrastructure capacity for expansion;
- ◀ Feasibility, cost, and timeliness of extending infrastructure, transportation networks, and public safety services;
- ◀ Additional areas for development of long-term housing development;
- ◀ Economic development benefits and potential revenue stream to the Town of Red River; and
- ◀ Assessment of the property owners' support for the annexation.

Land Use & Community Character Strategy 1.6

Promote land stewardship practices (e.g., rainwater harvesting, native landscaping, green building) and consider the impact to existing wildlife habitat during the review of applications for new development.

LAND USE & COMMUNITY CHARACTER GOAL 2

Promote the preservation of Red River's cultural history contained in its historic structures and properties.

Objectives

- ◀ To cultivate a greater appreciation for the value in restoring and preserving the history and heritage of Red River.
- ◀ To increase access to state and federal historic preservation grants and tax incentives and programs for historic structures and properties.

Land Use & Community Character Strategy 2.1

Work with the Red River Historical Society and the New Mexico Historic Preservation Division on educating owners of historic properties on the benefits of having their properties listed on the State Register of Cultural Properties and the National Register of Historic Places.

Land Use & Community Character Strategy 2.2

Promote the use of the New Mexico State Income Tax Credit for Registered Cultural Properties, Federal Tax Credit for National Registered Historic Places, and the Historic

Preservation Loan Fund to encourage the rehabilitation of historic buildings within Red River.

Land Use & Community Character Strategy 2.3

Design and install interpretive signage along Main Street that tells the story and history of Red River.

LAND USE & COMMUNITY CHARACTER GOAL 3

Create an attractive live/work environment that reflects and is complementary to Red River's history and context within the North Central region of New Mexico.

- ◀ To encourage quality development that respects and is architecturally compatible with the character of Red River.
- ◀ To enhance the appearance of NM 38/Main Street and the entryways to Red River.
- ◀ To improve and maintain the visual appearance of streetscapes, landscapes, and buildings.

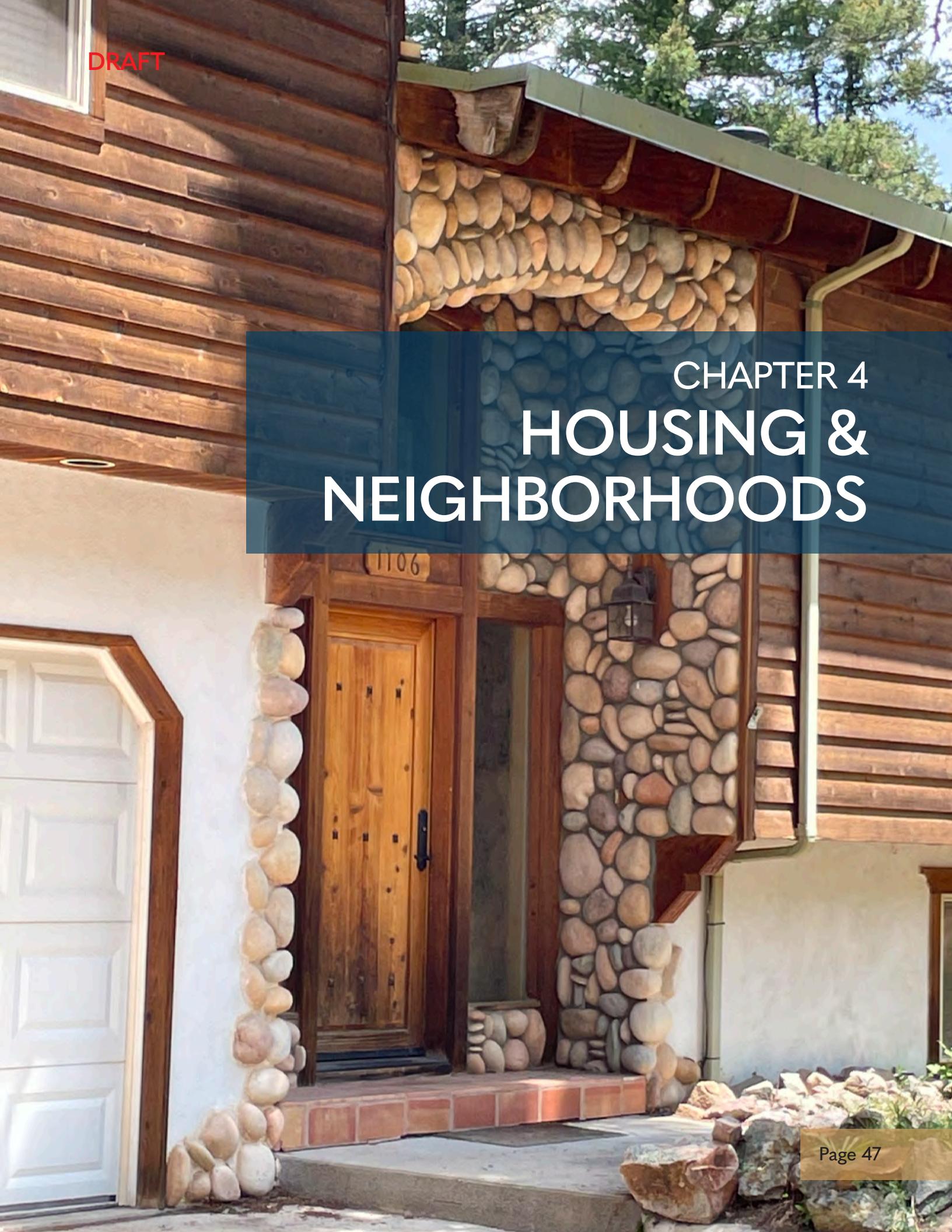
Land Use & Community Character Strategy 3.1

Amend the *Tourism Overlay Zone* to include context sensitive design standards that address building styles, colors, materials, awnings, entries, signage, and building massing to complement the existing character of Main Street.

Land Use & Community Character Strategy 3.2

Create streetscape improvement plans for High Street and River Street that address sidewalks and crosswalks, landscaping, lighting, signage, and street furniture.

DRAFT



CHAPTER 4

HOUSING & NEIGHBORHOODS

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4.1 INTRODUCTION

Access to safe and affordable housing is a vital element of the success and health of a community; there is no greater need than the need for shelter. Providing a diversity of housing types can ensure that the needs of both current and future residents are met. Expanding the housing stock in Red River is crucial to its future growth and the overall health and well being of the community.

The Community Survey provided insight to the residents' opinions on housing issues in Red River. The majority of the participants identified the lack of housing options as a major reason they would leave Red River and indicated that the lack of affordable housing limits growth in Red River. The high cost of housing and the limited housing options are preventing renters from purchasing homes for a variety of reasons, including they cannot afford down payments or the mortgage and ongoing costs, cannot qualify for a mortgage, and do not like the housing options available.

4.2 HOUSING PROFILE

HOUSEHOLD CHARACTERISTICS

The total number of households in Red River decreased from 305 in 2010 to 271 in 2022 (see Table 4.1). During the same time period, those households with children under 18 years old grew by 110.1%, while households with people aged 60 years and over decreased by 10.0%.

In 2022, the average size of all households in Red River was 1.89, which was significantly lower than the

New Mexico average of 2.55. Owner-occupied households in Red River had an average size of 2.40 while renter-occupied households had an average size of 1.66.

In 2022, 63.5% of households were characterized as family households and 36.5% were non-family households. From 2010 to 2022, family and non-family households decreased by 12.7% and 8.3%, respectively.

Amongst non-family households, 28.5% of those living alone were 65 years of age and older. This housing cohort grew significantly between 2010 and 2022, from 3.0% to 28.5%.



Multi-family units on High Street.

TABLE 4.1: HOUSEHOLD CHARACTERISTICS

	2010	2022	% Change
Total households	305	271	-11.1%
Average household size	2.40	1.89	-21.3%
Households with one or more people under 18 years	51.9%	108.9%	110.1%
Households with one or more people 60 years and over	97.9%	88.1%	-10.0%
Family households	197	172	-12.7%
Average family household size	2.69	2.06	-23.4%
Non-family households	108	99	-8.3%
Average non-family household size	1.81	1.51	-16.6%
Householder living alone	54.0%	83.0%	53.6%
65 years and over	3.0%	28.5%	841.0%

Source: ACS, 5-year Estimates, 2010 & 2022.

HOUSING INVENTORY & OCCUPANCY

In 2022, there were a total of 946 housing units in Red River (see *Table 4.2*). Between 2010 and 2022, the number of housing units in Red River increased by 25.1%. Of that total, 271 units (28.6%) were occupied. Occupied housing is divided into two categories, including owner-occupied and renter-occupied. The percentage of owner-occupied housing units decreased by 30.6%. In comparison, the renter-occupied housing units increased by 74.8% between 2010 and 2022, comprising 69.0% of the occupied housing units. Of the total number of vacant units in Red River, 480 units (71.1%) were used for seasonal, recreational or occasional use. These statistics reflect the seasonal, part-time nature of Red River as a

ski town and summer cabin location. According to the Community Survey, 58.2% of the respondents were homeowners, and 41.8% were renters.

Among homeowners, 66.2% indicated that their home in Red River was their primary residence, while 33.8% indicated it was a secondary home.

HOUSING TYPES

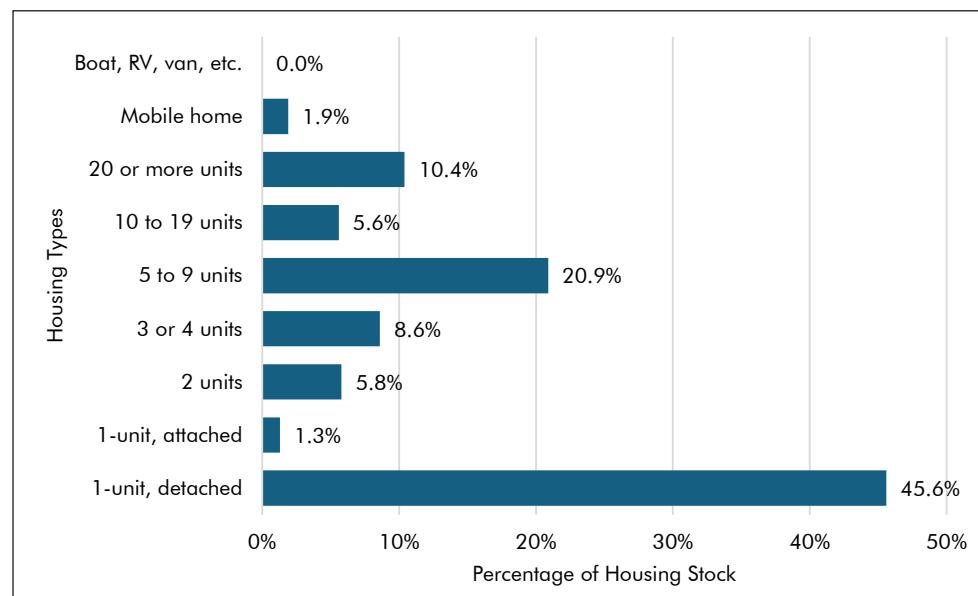
In 2022, 45.6% of the housing units in Red River were 1-unit, single-family detached homes (see *Figure 4.1*). The next largest category at 20.9% was multi-family housing in smaller complexes of 5 to 9 units, with a total of 198 units. Additionally, 10% of the housing types in Red River were 20 or more units in larger complexes, with a total of 98 units.

TABLE 4.2: HOUSING OCCUPANCY

	2010	2022	% Change
Total Housing Units	756	946	25.1%
Occupied Units	228	271	18.9%
Owner-Occupied	121	84	-30.6%
Renter-Occupied	107	187	74.8%
Vacant Units	528	675	27.8%
For seasonal, recreational or occasional use	403	480	19.1%

Source: ACS, 5-year Estimates, 2010 & 2022.

FIGURE 4.1: HOUSING TYPES

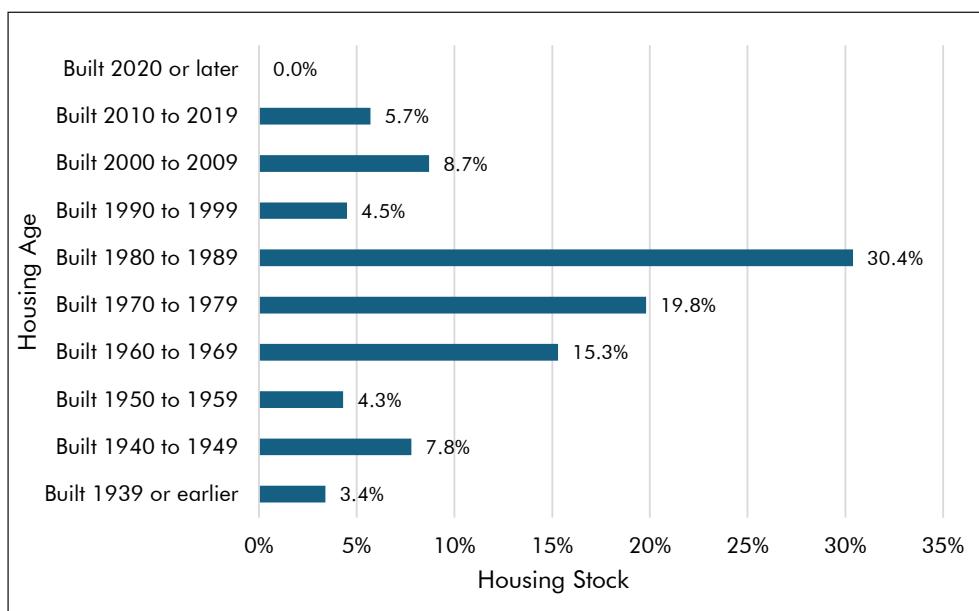


Source: ACS, 5-year Estimates, 2022.

HOUSING AGE

The majority of the existing housing stock in Red River was built between 1960 and 1989 (see *Figure 4.2*). The most productive housing period was between 1980 and 1989, with 30.4% of the units built during that time period. There was a major decline in the number of houses built in Red River since 2000. The median age of housing in Red River is 1980; for New Mexico, the median age is 1983.

FIGURE 4.2: YEAR STRUCTURE BUILT



Source: ACS, 5-year Estimates, 2022.

PROPERTY VALUES

In 2022, 25% of the owner-occupied housing stock in Red River was valued at between \$300,000 to \$499,999 followed by property valued between \$200,000 to \$299,999 (19%) (see Table 4.3). The median value of homes in Red River was \$323,800. In comparison, the median value of homes statewide was substantially higher than New Mexico, which was \$216,000.

TABLE 4.3: PROPERTY VALUES

	Red River		New Mexico	
Owner-occupied housing units	84	100%	558,179	100%
Less than \$50,000	9	10.7%	56,132	10.1%
\$50,000 to \$99,999	0	0%	53,264	9.5%
\$100,000 to \$149,999	12	14.3%	61,797	11.1%
\$150,000 to \$199,999	0	0%	82,333	14.1%
\$200,000 to \$299,999	16	19%	139,180	24.9%
\$300,000 to \$499,999	21	25%	109,650	19.6%
\$500,000 to \$999,999	15	17.9%	45,370	8.1%
\$1,000,000 or more	11	13.1%	10,453	1.9%
Median (dollars)	323,800		216,000	

Source: ACS, 5-year Estimates, 2022.

HOUSING CONDITION

An issue that is unique to housing in Red River is many residential structures were built as summer homes and are now being used as year-round residences. These structures lack adequate insulation for the cold winter months. An on-going effort should be made to upgrade these structures so they are better equipped for the winter. Housing New Mexico (formerly known as the New Mexico Mortgage Finance Authority) administers the HOME program, which provides assistance to homeowners who lack the resources to make necessary repairs to their homes.

Assistance is provided to meet applicable building codes, energy related improvements, lead based paint hazard reduction, ADA accessibility, repair or replacement of major housing systems, utility connections, site improvements, etc.

4.3 HOUSING COSTS & AFFORDABILITY

MORTGAGE COSTS

There was a significant reduction of 69.6% in owner-occupied housing units with a mortgage from 171 units in 2010 to 52 units in 2022. In 2022, 48.1% of housing units with a mortgage paid between \$500 to \$999 per month followed by 42.3% paying between \$1,000 to \$1,499. Median costs decreased by 34.8%, from \$1,567 to \$1,021 (see Table 4.4).

TABLE 4.4: MORTGAGE COSTS

	2010	2022	
Owner-occupied units with a mortgage	171	100%	52
Less than \$500	0	-	0
\$500 to \$999	25	14.6%	25
\$1,000 to \$1,499	53	31%	22
\$1,500 to \$1,999	28	16.4%	5
\$2,000 or more	65	38%	0
Median mortgage cost	\$1,567	-	\$1,021

Source: ACS, 5-year Estimates, 2010 & 2022.

GROSS RENT

In 2022, renters in Red River paid between \$500 to \$1,499, with the highest percentage of renters (87.1%) paying between \$500 to \$999 per month (see Table 4.5). There was a significant increase (212%) in occupied units paying rent, from 57 units in 2010 to 178 units in 2022. The median gross rent in Red River grew from \$673 to \$934, a 38.8% increase. This percentage reflects a dramatic increase in rent costs, likely prohibitive for many Red River residents.

TABLE 4.5: GROSS RENT

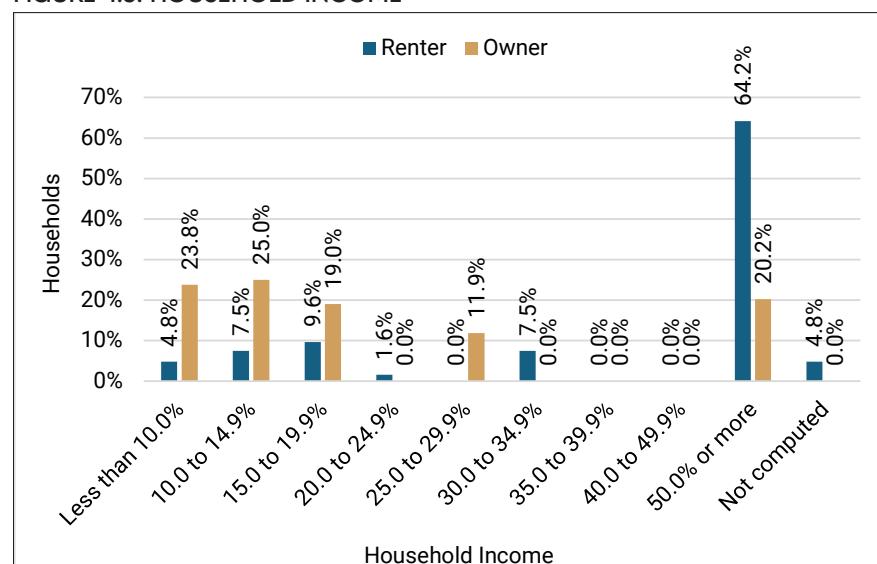
	2010	2022	
Occupied units paying rent	57	100%	178
Less than \$500	4	7%	0
\$500 to \$999	31	54.4%	155
\$1,000 to \$1,499	22	38.6%	23
\$1,500 to \$1,999	0	-	0
\$2,000 or more	0	-	0
Median rent cost	\$673	-	\$934
No rent paid	21	-	9

Source: ACS, 5-year Estimates, 2010 & 2022.

COST-BURDENED HOUSEHOLDS

The US Department of Housing and Urban Development (HUD) considers a household "cost-burdened" when more than 30% of monthly gross income is dedicated to housing costs including utilities. Households with 50% of monthly gross income dedicated to housing and utility costs are considered "severely cost-burdened". In 2022, 7.5% of renter-occupied households in Red River were considered cost-burdened and 64.2% of renter-occupied households were

FIGURE 4.3: HOUSEHOLD INCOME



Source: ACS, 5-year Estimates, 2022.



Golden Eagle Lodge provides workforce rental housing.

severely cost-burdened. Of owner-occupied households, 20.2% were considered severely cost-burdened (see *Figure 4.3*). Families who spend more than 30% of their annual income on housing may have difficulty affording other necessities such as food, clothing, transportation, and medical care.

Red River has a large number of seasonal workers that currently live in Questa or Taos and drive in to Red River for work. The provision of affordable housing for these workers, as well as full time year round residents, would not only benefit the workers themselves, but the Town as a whole. These workers are an integral part of the Red River economy and help to support the local businesses and services.

There are a number of state and federal programs that provide rental assistance to low and very low income residents, and there is some funding for housing rehabilitation available through the Department of Housing and Urban Development. See Appendix D for a list of housing resources and contact information.

4.4 HOUSING ORGANIZATIONS

There are no organizations in Red River that are dedicated to affordable housing. However, the Northern Regional Housing Authority (NRHA) works to provide affordable housing to the low and extremely low-income population of northern New Mexico. The NRHA is responsible for operating federal programs, such as Housing Choice Vouchers Programs (Section 8) and the Low Rent

Program for households that earn less than 80% of the area median income.

4.5 FUTURE HOUSING WORKFORCE HOUSING

In 2019, the Town of Red River purchased the Golden Eagle Lodge and Elk Ridge Lodge and converted them into workforce rental housing. There are currently 40 units available through the Town of Red River Workforce Rental Housing Program. Renters pay \$300 per month for an efficiency unit, \$550 for a studio, and between \$600 to \$1,000 per month for one- to three-bedroom units.

The *Workforce Housing Needs Assessment* was created in 2023 for individuals and employers in Red River. The survey found that many workers commute from outlying areas. Respondents identified the lack of available housing and the cost of housing as major reasons preventing them from living in Red River. There has been an increase in the demand for workforce housing as many local businesses are not able to operate full-time or expand due to the lack of workforce housing.

The proposed Red River Workforce Rental Housing Development is in response to the identified housing needs within Red River. The decommissioned 6-acre heliport at Tenderfoot Court was identified by the Town for approximately 100 new workforce housing units.

4.6 GOALS, OBJECTIVES, & STRATEGIES

HOUSING & NEIGHBORHOODS GOAL 1

Create a housing inventory that provides equal access to a diverse range of safe and affordable housing types, unit sizes, and price ranges.

Objectives

- ◀ To increase the supply of market rate, workforce, and rental- and owner-occupied single-family and multi-family housing in Red River.
- ◀ To balance the housing needs of permanent residents, seasonal employees, and owners and renters of short-term rental units.
- ◀ To increase the amount of live/work housing options.

Housing & Neighborhoods Strategy 1.1

Complete and submit an application to Housing New Mexico to fund the creation of an *Affordable Housing Plan* that complies with the *New Mexico Affordable Housing Act*, as amended. The *Affordable Housing Plan* should be accompanied by an *Affordable Housing Ordinance*, and contain at a minimum:

- ◀ A comprehensive community and housing profile that includes demographic characteristics, household characteristics, and local housing market analysis;
- ◀ Assessment of existing housing needs that addresses cost-burdened households, housing for the elderly, female-headed households, unhoused population, overcrowded households, and persons with disabilities; projections for new units needed by tenure, housing type and cost; and projections for rehabilitation of existing homes;
- ◀ Analysis and proposed solutions to the regulatory (zoning and land use development codes), non-regulatory (fees, infrastructure capacity, environmental, land availability, financial), and policy constraints to affordable housing;
- ◀ Goals, policies, and quantifiable objectives to meet affordable housing needs (rental and

owner-occupied) within a 5-year planning horizon;

- ◀ Review and approval by the Town of Red River and Housing New Mexico; and
- ◀ Community engagement.

Housing & Neighborhoods Strategy 1.2

In conjunction with the development of an *Affordable Housing Plan*, create an inventory of land and buildings either currently owned or that potentially could be acquired by the Town of Red River that would be appropriate and available for donation to an affordable housing program.

Housing & Neighborhoods Strategy 1.3

Once an *Affordable Housing Plan and Ordinance* have been adopted by the Town of Red River, seek partnerships with private builders and non-profits to rehabilitate existing substandard housing and/or motels or lodges for workforce housing purposes.

Housing & Neighborhoods Strategy 1.4

In coordination with Land Use & Community Character Strategy 1.4, review and consider amendments to the *Short-Term Rental Ordinance* that would include but not be limited to placing restrictions on the number of short-term rentals allowed in Red River to ensure the community's ability to accommodate new full-time permanent residents.

Housing & Neighborhoods Strategy 1.5

In coordination with Land Use & Community Character Strategy 1.1, amend the *Zoning Ordinance* to allow for accessory dwelling units (ADUs) as a permissive use in the R-1, R-1A, and R-2 zones.

Housing & Neighborhoods Strategy 1.6

Coordinate with Housing New Mexico and local contractors on rehabilitation and/or weatherization of existing dwelling units of qualified homeowners through the HOME program.

HOUSING & NEIGHBORHOODS GOAL 2

Support the development of new residential subdivisions and neighborhoods within Red River.

Objectives

- ◀ To identify areas that would be suitable for future residential development.
- ◀ To allow for the Town to acquire property for future residential development.
- ◀ To encourage the development of existing but vacant residential subdivisions.

Housing & Neighborhoods Strategy 2.1

Work with residential developers and builders on creating incentives that will encourage the build-out of existing, but vacant, residential subdivisions within Red River.

Housing & Neighborhoods Strategy 2.2

In conjunction with Land Use & Community Character Strategy 1.5, identify areas within unincorporated Taos County that would be appropriate for annexation and residential development for long term occupancy.

Housing & Neighborhoods Strategy 2.3

Identify potential motels and lodges that would be appropriate for conversion to workforce housing. As part of this strategy, and in coordination with Land Use & Community Character Strategy 1.1, adopt revisions to the Zoning Code that include a definition and minimum standards for kitchens.

Housing & Neighborhoods Strategy 2.4

Apply for grants to the New Mexico Clean & Beautiful program to fund beautification projects, litter control, recycling, graffiti eradication, and community stewardship. Involve Red River youth in neighborhood clean-up efforts.

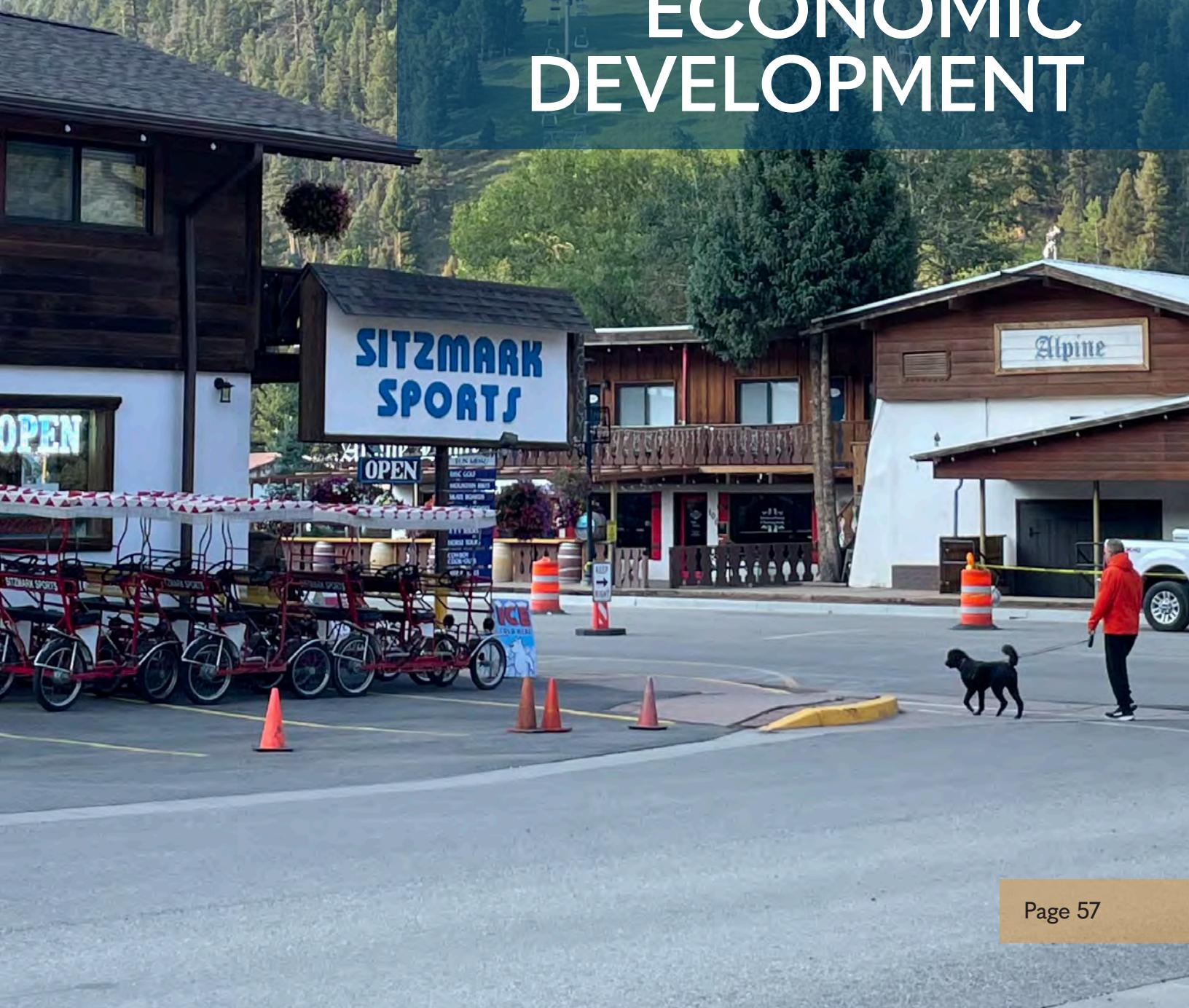
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CHAPTER 5

ECONOMIC

DEVELOPMENT



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5.1 INTRODUCTION

Economic development is a critical component in promoting a higher standard of living through job creation, tax revenues, and industry growth. Red River maintains a strong and healthy economy, and generates revenue that supports the provision of core services for the community. The core area of Red River's economy is small business focused on tourism and outdoor recreation. The Economic Development element seeks to highlight the Town's existing resources and rich history as a New Mexico mining town and its current strength and attraction as a family-oriented resort town.

The Community Survey provided some key insights on the strengths and challenges in employment and services in Red River. The majority of the survey participants indicated that they were employed full-time, with nearly half holding more than one job. Most indicated that they were somewhat satisfied or very satisfied with the level of retail and services in Red River; however, the majority of the responses indicated that the participants shop and access commercial services in the Town of Taos, as well as Santa Fe, online, Questa, and in Colorado communities. The lack of housing has a pronounced effect on economic development in Red River, with most survey participants indicating their belief that the lack of affordable housing, as well as lack of healthcare access are limiting growth in the Town. Participants also identified the commercial services most needed in Red River, including daycare and medical and dental offices.

5.2 ECONOMIC PROFILE

INCOME

Weekly wages are calculated at the county level by the US Department of Labor, Bureau of Labor Statistics. County wages provide a general outlook at economic health. Municipalities may have weekly wages above or below the county average. In the fourth quarter of 2023, the average weekly wage in Taos County was \$875, which matched Mora County, but was below Santa Fe County, Colfax County, Rio Arriba County, and the statewide average (see Table 5.1). Weekly wages in Taos County in 2023 ranked 22nd among New Mexico's

TABLE 5.1: AVERAGE WEEKLY WAGES, 4TH QUARTER

Place	2021	2023	% Change
TAOS COUNTY	\$802	\$875	9.1%
Colfax County	\$818	\$892	9.0%
Mora County	\$795	\$875	10.1%
Rio Arriba County	\$863	\$972	12.6%
Santa Fe County	\$1,177	\$1,226	4.2%
New Mexico	\$1,097	\$1,165	6.2%

Source: Bureau of Labor Statistics, Weekly Wages, Q4 2021-2023.

TABLE 5.2: ANNUAL MEDIAN HOUSEHOLD INCOME

Place	2010	2022	% Change
TAOS COUNTY	\$35,441	\$81,285	129.4%
Colfax County	\$39,216	\$46,286	18.0%
Mora County	\$37,784	\$40,231	6.5%
Rio Arriba County	\$41,437	\$52,031	25.6%
New Mexico	\$43,820	\$58,722	34.0%

Source: US Census, ACS, 5-Year Estimates, 2022.

33 counties, an improvement from 2021 when Taos County ranked 28th.

MEDIAN HOUSEHOLD INCOME

Between 2010 and 2022, the annual median household income in Taos County increased by 129.4%, from \$35,441 to \$81,285 (see Table 5.2). In 2022, Taos County had by far the highest median income amongst the surrounding counties and higher than the statewide median household income of \$58,722. The latest available data for Red River was in 2019 at which time the median household income was \$49,479.

OCCUPATION & INDUSTRY TYPE

The US Census Bureau collects information on the employment occupations of the civilian workforce 16 years old and over. Occupation is divided into five major categories, including Management, Business, Science, and Arts; Service; Sales and Office; Natural Resources, Construction, and Maintenance occupations; and Production, Transportation, and Material Moving.

Between 2012 and 2022, the total number of employees in Red River decreased from 380 to 260. As shown in Table 5.3, the Management, Business, Science and Arts category represents the highest portion of the civilian workforce in Red River, similar to previous decades. The largest change in Red River occupations was the loss of jobs between 2012 and 2022 in the Natural Resources, Construction, and Maintenance industry; in 2012, this occupation category employed 44 people and by 2022, it no longer employed anyone in Red River. This is likely due to

TABLE 5.3: RED RIVER OCCUPATIONS, 2012 & 2022

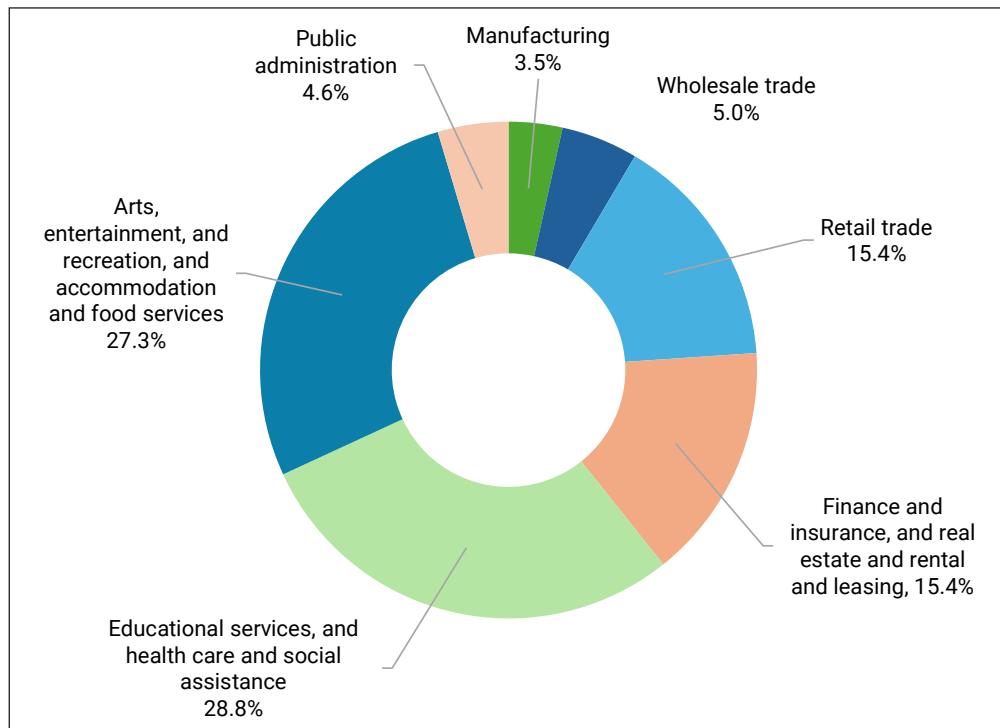
Occupation	2012	2022
Management, Business, Science, and Arts	36%	43%
Service	22%	23%
Sales and Office	26%	31%
Natural Resources, Construction, and Maintenance	12%	0%
Production, Transportation, and Material Moving	5%	3%

Source: ACS, 5-Year Estimates, 2012 and 2022.

the closure of the Chevron molybdenum mine in Questa, which employed hundreds of employees at its peak.

Industry type is divided into 13 separate sectors, of which seven are represented in Red River. Figure 5.1 shows how these industry sectors are distributed in Red River. The top two employment categories are Educational services and health care and social assistance occupations at 28.8% followed by Arts, entertainment, and recreation, and accommodation and food services at 27.3%. Together, these categories represent more than half of all jobs in Red River.

FIGURE 5.1: INDUSTRY TYPE, 2022



Source: ACS, 5-Year Estimates, 2022.

UNEMPLOYMENT

In 2010, Taos County had the highest unemployment rate of all surrounding counties in the region, but lower than the New Mexico overall. By 2022, Taos County unemployment fell by 1.9%, to 4.9% (see Table 5.4). The unemployment rate improved across the state between 2010 and 2022.

GROSS RECEIPTS TAX REVENUE

Tax revenues are another good indicator of how well the community is doing, particularly a community like Red River that is tied so closely to the tourism industry. Gross receipt taxes are the amount of monies imposed on businesses from a variety of activities, including:

- ◀ Selling, leasing, or licensing New Mexico property;
- ◀ Granting a right to use a franchise in New Mexico;
- ◀ Performing services in New Mexico; and
- ◀ Selling research and development services

TABLE 5.4: UNEMPLOYMENT RATE

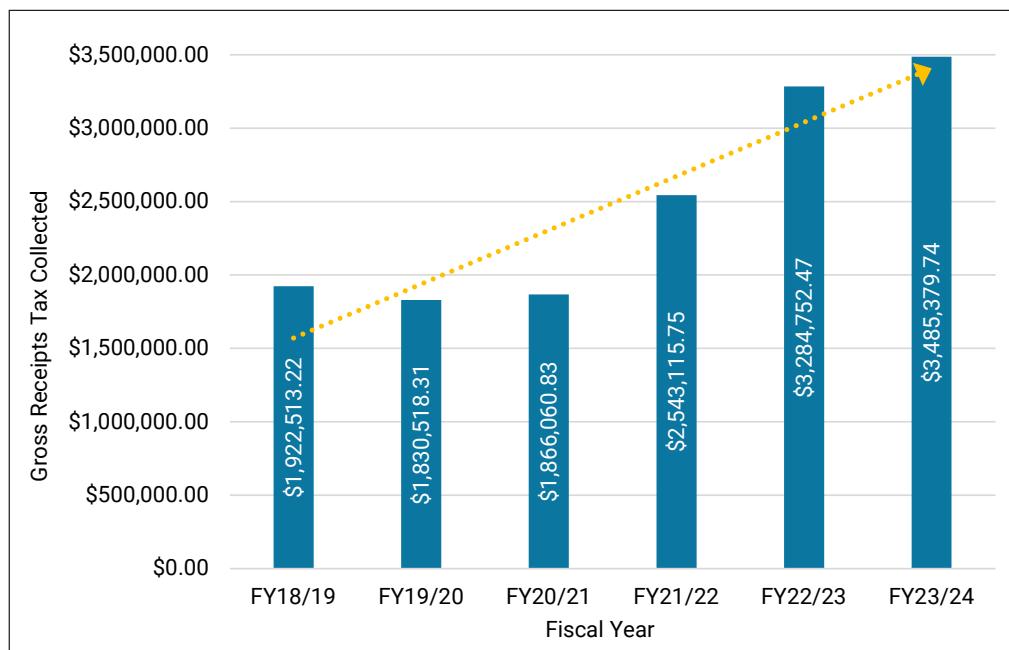
Place	2010	2022	% Change
TAOS COUNTY	6.1%	4.9%	-1.9%
Colfax County	4.6%	3.6%	-1.0%
Mora County	5.7%	6.2%	0.5%
Rio Arriba County	4.8%	4.5%	-0.3%
New Mexico	7.8%	3.6%	-4.2%

Source: Bureau of Labor Statistics, Local Area Unemployment Statistics (LAUS).

performed outside New Mexico in which the produce is initially used in New Mexico.

The 2024 GRT rate in Red River was 9.425%. The GRT revenue over a six-year period shows a positive trend with a substantial increase of 81.3% between FY18/19 and FY23/24, from \$1,922,513 to \$3,485,379 (see Figure 5.2.).

FIGURE 5.2: GROSS RECEIPTS TAX COLLECTION

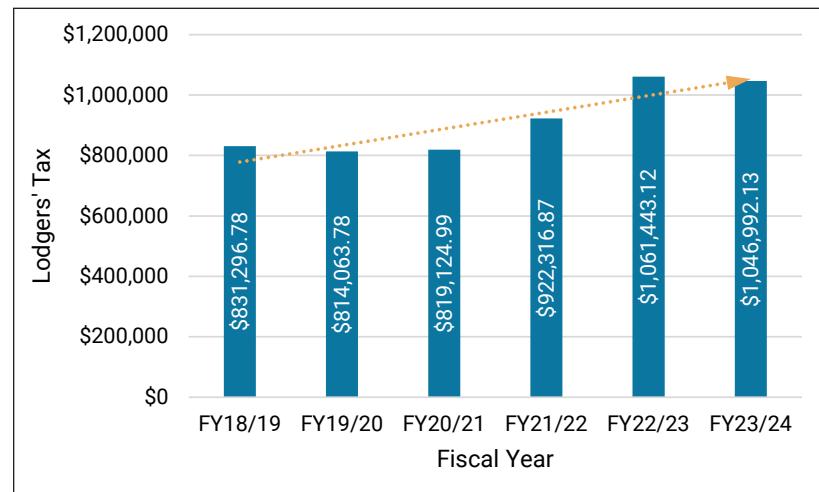


Source: Town of Red River.

LODGERS' TAX REVENUE

Lodgers' tax is available as a local option to levy on commercial lodging establishments, providing revenue for tourism-related activities. The lodgers' tax revenues in Red River are managed by the Lodgers' Tax Advisory Board. The Board is currently working on the development of a tourism destination plan focused on increasing lodgers' taxes to further contribute to Red River's overall economy. Lodgers' tax revenue in Red River was relatively steady from FY18/19 to FY20/21. By FY22/23, revenue increased to \$1,061,443 and remained steady in FY23/24.

FIGURE 5.3: LODGERS' TAX REVENUE



Source: Town of Red River.

5.3 RETAIL MARKET ANALYSIS

An important component of understanding the current retail climate in Red River is an analysis of the demand and supply for retail sales, which helps to identify strengths and weaknesses within the Red River market area. This analysis can be useful in guiding future initiatives for business recruitment, expansion, and retention efforts.

Consensus Planning used the Claritas Spotlight Retail Market Power data to create a Retail Market Gap Analysis for Red River. Retail sales are categorized according to the North American Industrial Classification System (NAICS) reflecting the primary economic activity a business is engaged in. The demand data represents consumer expenditures and the supply data represents the retail sales that occurred in the area. When the demand is greater than the supply, there is an opportunity gap for the retail outlet, which means that resident households are supplementing additional demand potential by spending money outside of their own geographic area (retail leakage). Conversely, when the demand is less than the supply, there is an opportunity surplus, meaning that local retailers are attracting sales from residents that live in other geographic areas.

The analysis shows Red River experienced an overall retail gap in 2023. The total retail demand (consumer expenditures) including food and drink was \$13,709,754 and the total supply (retail sales) was \$13,048,763, creating a opportunity gap of \$660,991. The largest gap was in the "Motor vehicle and parts dealers" category followed by "Non-store retailers" (online and mail-order shops). The two largest surplus categories included "Food services and drinking places" (\$2,642,693) and "Food and beverage stores" (\$928,104). The retail market gap analysis points to the opportunity for increasing the local range and diversity in commercial retail offerings.

The results of the Community Survey showed the participants having a moderate to high level of satisfaction with the commercial retail options and services available in Red River. However, most of the participants indicated they travel to Taos and Santa Fe or shop online to meet their commercial shopping needs. Grocery stores were identified as one of the primary commercial retail uses needed in Red River.

TABLE 5.6: RETAIL MARKET GAP ANALYSIS, 2023

	Demand	Supply	Opportunity Gap/Surplus
Motor vehicle and parts dealers	\$2,836,319	\$1,782,995	-\$1,053,324
Furniture and home furnishings stores	\$278,098	\$186,931	-\$91,167
Electronics and appliance stores	\$191,642	\$0	-\$191,642
Building material and garden equipment and supplies dealers	\$885,485	\$45,605	-\$839,881
Food and beverage stores	\$1,687,240	\$2,615,344	\$928,104
Health and personal care stores	\$689,557	\$261,714	-\$427,843
Clothing and clothing accessories stores	\$586,568	\$232,313	-\$354,255
Sporting goods, hobby, musical instrument, and book stores	\$194,286	\$423,418	\$229,133
General merchandise stores	\$1,497,273	\$1,553,394	\$56,120
Miscellaneous store retailers	\$265,549	\$861,626	\$596,076
Non-store retailers	\$2,085,632	\$547,213	-\$1,538,419
Food services and drinking places	\$1,608,198	\$4,250,891	\$2,642,693
Total retail trade including food and drink	\$13,709,754	\$13,048,763	-\$660,991

Source: Retail Market Power Report, Claritas Spotlight, 2023.

5.4 LOCAL ECONOMIC DEVELOPMENT ACT (LEDA)

The Red River Economic Development Plan Ordinance was adopted in 1999 (Ordinance No. 1999-1) permitted by the State of New Mexico Local Economic Development Act (LEDA) (5-10-1 et. Seq. NMSA 1978). The purpose of the Economic Development Ordinance is to allow public support of economic development projects and to allow the Town to enter into joint powers agreements with other local governments to support regional economic development projects.

The LEDA Ordinance provides a mechanism for the Town of Red River Governing to assist in or contribute the following for economic development projects:

- ◀ Land, buildings or infrastructure it already owns
- ◀ Build, purchase, or lease facilities needed for a project
- ◀ Public works improvements or supply water and sewer service
- ◀ Payment for professional services such as studies or planning and design
- ◀ Bear the full cost or contribute a portion including waiver of fees

The Economic Development Plan is administered through the Economic Development Review

Committee (EDRC), who is responsible for reviewing and making recommendations to the governing body on applications for assistance with economic development projects and application for Industrial Revenue Bonds (IRB). The EDRC is composed of three members appointed by the Mayor to two year terms, and may be part of the Planning and Zoning Commission.

Red River's definition of "Qualifying Entity" under LEDA is outdated and does not match the current definition in the authorizing legislation, as it excludes businesses in retail which was included in the 2013 amendments. Red River's Qualifying Entity definition includes corporations, partnerships, joint ventures, association, or other persons that are one or a combination of the following:

- ◀ Manufacturing, processing, or assembling of agricultural or manufactured goods;
- ◀ Storing, warehousing, distributing or selling products of agriculture, mining or industry, not including public utilities except for telecommunications.
- ◀ Supplying services to the general public or to governmental agencies, not including businesses in the sale of goods or commodities at retail; except for an Indian Tribe or Pueblo, or a telecommunication sales enterprise with the majority of its sales outside of New Mexico.

As noted, the New Mexico Legislature amended the LEDA program in 2013 to add retail as a Qualifying Entity when located within a municipality with a population of 10,000 or less. The Legislature also added a “Claw Back” provision in public participation agreements (5-10-10 NMSA as amended). Subsequently, a 2016 amendment added restaurants and lodging establishments to the list. Since the retail sector is secondary, relying on primary industries to bring in new revenue from outside the area, the NMEDD and most local economic development programs focus on “economic base” employers. However, retail is a primary industry in Red River and should be focused on to expand the Red River economy.

A 2017 amendment by the State Legislature specifically added broadband telecommunications network facilities to permitted economic development projects, while a 2019 amendment excluded the acquisition of water rights from permissible uses of LEDA funds. In 2020, SB118 added a definition for “economic base jobs” to more easily sort projects into three groups – economic base employment, rural retail, and rural site infrastructure. SB118 also created an economic development support fund and clarified project participation requirements for NMEDD.

The LEDA legislation allows municipalities and counties to enter into Joint Powers Agreements to plan and support regional economic development project, which could have positive benefits to Red River and the Enchanted Circle Region. Red River and Taos County can coordinate to increase the Town’s economic development goals for outdoor recreation and film production.

RECOMMENDED LEDA UPDATES

The Town of Red River should update the LEDA Ordinance to remain consistent with legislative requirements and best practices in economic development. Ordinance 1999-1 should be updated in accordance with 5-10-1 et seq. NMSA, as amended. This should include definitions that match NMSA 2019 project goals, joint powers agreements, and improvements to implementation policies and procedures.

Add New and Updated Definitions

- ◀ **Qualifying Entity:** Add “Retail Business”, “Commercial Enterprise”, and “Restaurant or Lodging Establishment” to meet Red River’s economic development goals.
- ◀ **Economic Development Project:** Add “Broadband Telecommunications Network Facilities”.
- ◀ **Broadband Telecommunications Network Facilities:** Add “Electronics, equipment, transmission facilities, fiber-optic cables, and any other item directly related to a system capable of transmission of Internet protocol or other formatted data at current federal communications commission minimum speed standard, all of which will be owned and used by a provider of Internet access services”.
- ◀ **Retail Business:** Add retail business as “a business that is primarily engaged in the sale of goods or commodities at retail, and the business created through the project will not directly compete with an existing business that is: 1) in the municipality; and 2) engaged in the sale of the same or similar goods or commodities at retail.”
- ◀ **Lodging Establishment:** Add “An entity that provides overnight accommodations and services to tourists.”
- ◀ **Restaurant:** Add “an establishment having a New Mexico resident as a proprietor or manager that is held out to the public as a place where food is prepared and served primarily for on-premises consumption to the general public in consideration of payment and that has a dining room, a kitchen and the employees necessary for preparing, cooking and serving food; provided that “restaurant: does not include establishments ad defined in rules promulgated by the director serving only hamburgers, sandwiches, salads, and other fast foods.

Add Economic Development Goals

Red River should update Section 5, Economic Development Plan to include economic development goals. The update should include target industries and regional coordination efforts

can be included in an update to Section 5, Economic Development Plan. Listing target industries increases transparency and helps prospective businesses understand the Town's commitment to advancing those goals.

New Joint Powers Agreements Section

New Mexico Statutes (5-10-7 NMSA 20219) provide that municipalities and counties may enter into joint power agreements to develop regional economic development plans, which may consist of joint recognition of existing local plans. The Town of Red River, Taos County Economic Development, and the Enchanted Circle Marketing Co-operative should discuss the benefits of coordinating to develop projects and economic goals that will have maximum impact regionally. An update to Section 14 of the Red River LEDA Ordinance is recommended.

5.5 TOURISM & OUTDOOR RECREATION

Tourism is the main driver of the economy in Red River, with more than 500,000 visitors a year. While numbers are only provided at the county level, Red River plays an important role in the visitor economy and county level data reflects the impact at the local level. The Red River Ski & Summer Area is the primary attraction to Red River, especially in the winter months with an average snowfall each year of 162 inches.

To quantify the significance of tourism on the New Mexico economy, the New Mexico Tourism Department compiles data to study how the visitor economy impacts New Mexico counties in various categories, such as spending, income, employment, and taxes. The *Economic Impact Study* completed in 2022 found that Taos County was ranked sixth amongst the 33 New Mexico counties in visitor spending at \$320.7 million, a 16.7% increase from 2018 spending levels. Between 2018 and 2022, the economic impact of tourism in Taos County grew in all categories, except for direct and total employment, which declined by 2.1% and 3.4%, respectively.

TABLE 5.5: TAOS COUNTY TOURISM ECONOMIC IMPACT

	2018	2022	% Change
Visitor Spending	\$274.8 M	\$320.7 M	16.7%
Direct Labor Income	\$72.0 M	\$87.4 M	21.4%
Total Labor Income	\$81.4 M	\$96.1 M	18.1%
Direct Employment	2,828	2,769	-2.1%
Total Employment	3,064	2,959	-3.4%
State and Local Taxes	\$21,501,000	\$25,225,000	17.3%
Federal Taxes	\$27,356,000	\$30,272,000	10.7%

Source: New Mexico Tourism Department, Tourism Economic Impact for State and Counties, 2018 & 2022.



Enchanted Circle.

RED RIVER SKI & SUMMER AREA

The Red River Ski & Summer Area is located within the Town of Red River. It is a family-owned resort that is open year-round, with 209 skiable acres, 64 trails, and seven lifts. The resort offers skiing and snowboarding activities in the winter and a variety of activities in the summer months.

The skiing and snowboarding slopes offer a range of difficulty and run along the front and back of the mountain. Red River Ski & Summer Area also includes "The Parks at Red River"; three terrain parks that provide skilled snowboarding features such as jumps, jibs, and hits. Lessons are available for first time visitors looking to build their skill sets. The skiing and snowboarding season starts the day before Thanksgiving every year and stays open through late March.

During the ski season, the Red River Ski & Summer Area hosts races and events for skiers and snowboarders, including:

- ◀ **Town Challenge Series:** A weekly race for skiers and snowboarders on the Downtown Slope. Races can be run individually or as a team.
- ◀ **Tubing:** Winter tubing runs in one-hour sessions during the winter months.
- ◀ **Drew Judycki Race Series:** A four-week race series where participants compete in a series of races for a towards a final competition.
- ◀ **Clinics:** There are four clinics tailored for beginner skiers and snowboarders and for individuals interested in advancing their skills, including jumping and tricks.

In the summer months, the Red River Ski & Summer Area offers a variety of family-friendly activities to enjoy the scenic outdoors and ideal summer weather in Red River, including:

- ◀ **Scenic Summer Chairlift:** The chairlift takes visitors to the summit of the mountain where they can experience views of the Carson National Forest and surrounding mountains.
- ◀ **Disc Golf Course:** Located at the summit of the mountain, the disc golf course provides



Hidden Treasures Aerial Park.

18 holes and a tournament layout of 21 holes. The Disc Golf Course can be accessed via a 3.5 mile hiking trail or the Scenic Summer Chairlift.

- ◀ **The Tip Restaurant:** Located at the summit of the mountain, the restaurant offers a full menu, and hosts live music most Saturdays throughout the year.
- ◀ **Hidden Treasure Aerial Park:** Offers three levels of difficulty and is appropriate for all ages. The third level contains a zip line decent from the tower to the ground. Sessions are offered in the summer and are approximately 2 hours long.



Red River is a ski destination.

- ◀ **Pioneer Flyer Seated Zip Line:** Provides views of the Pioneer Corridor and the Red River Valley and can reach up to 35 miles per hour on its descent.
- ◀ **Mini Golf and Summer Mountain Tubing:** These two activities are suited to young children. The Mini Golf Course contains nine holes tailored for young children. The Mountain Tubing is provided along Gold Rush Hill along tubing tracks. A young child-friendly track is available that provides slower speeds.

ENCHANTED CIRCLE SCENIC BYWAY

The Enchanted Circle Scenic Byway, one of 26 scenic byways in New Mexico, circles Wheeler Peak, the highest point in New Mexico at 13,161 feet. This scenic drive is a federally-designated 83-mile loop through the Carson National Forest, connecting Red River to the communities of Questa, Taos, Taos Ski Valley, Angel Fire, and Eagle Nest. Visitors are attracted to the Enchanted Circle's wide array of year-round recreational opportunities, breathtaking scenic vistas, alpine valleys, lakes, southwestern culture, and mining history.

The Enchanted Circle Scenic Byway is promoted by several agencies and outreach efforts, including the Enchanted Circle Marketing Co-op, a team of local governments, non-profit organizations, economic development partners, and businesses whose mission is to:

- ◀ Promote each community within the Enchanted Circle;
- ◀ Promote the Enchanted Circle Region as a whole; and
- ◀ Promote the Enchanted Circle Scenic Byway as an extended stay opportunity to visitors in the area.

The Town of Red River is an active participant in the Enchanted Circle Marketing Co-op, as are the Red River Chamber of Commerce and the Red River Ski & Summer Area. The Co-op is working on the expansion of outdoor recreation and tourism within the Enchanted Circle.

ENCHANTED CIRCLE TRAILS

The Enchanted Circle includes trails that are developed, maintained, and promoted by the Enchanted Circle Trails Association (ECTA), in coordination with community groups, municipalities, and land managers "to ensure that the needs of all trail users are considered in the growing list of regional trail projects". The ECTA developed a regional Enchanted Circle Trails Plan that it published in 2017, which divided the region into planning areas, including the Upper Red River area, which is described in more detail in the Transportation chapter under Active Transportation.

CULTURAL HERITAGE TOURISM

The National Trust for Historic Preservation defines cultural heritage tourism as "*traveling to experience the places, artifacts and activities that authentically represent the stories and people of the past and present. It includes cultural, historic, and natural resources.*" The National Trust cites the following benefits of cultural heritage tourism:

- ◀ Creates jobs and businesses;
- ◀ Increases tax revenues;
- ◀ Diversifies local economy;
- ◀ Creates opportunities for partnerships;
- ◀ Attracts visitors with interest in history and preservation;
- ◀ Increases historic attraction revenues;
- ◀ Preserves local traditions and culture;
- ◀ Generates local investment in historic resources;
- ◀ Builds community pride; and
- ◀ Increases awareness and perception/image of the site or area's significance.

The history and culture of Red River runs deep. The Town's colorful mining history and the people who settled in this area attracts a different kind of tourist than the typical winter sports tourist. The Ute and Jicarilla Apaches traveled through and lived in the region, and by the 19th century, the area was known as River City, where fur trappers worked and prospectors mined for gold, silver, and copper. The Town was teeming with miners and others, served by more than a dozen saloons, a dance hall, hotels and boarding houses, and a red

light district, where gambling and bar room brawls were frequent. River City also had two general mercantile stores, two newspapers, a sawmill and a livery stable (Source: RedRiver.org, "Our History"). After the mining boom, homesteaders settled in the region, and before long, the area was known as a summer get-away to escape the heat. The first ski slope in Red River opened in 1959.

Cultural heritage tourists tendency to stay longer, spend more, and return to the community. These tourists are typically older than the average traveler, not traveling with children, and are looking for more authentic experiences. They tend to plan their vacations on the internet, another reason for Red River to enhance its social media presence. Cultural heritage tourism advocates the concept of "sustainable tourism" where the goal is not to just attract more tourists, but rather, to attract "high value" tourists that will help the community maintain a high quality of life for the residents.

The goal is to keep the tourist an extra day or two, make sure they eat a few meals at the local eating establishments, and take in the unique culture and history that Red River offers. Developing an educational program that recounts the history and heritage of Red River and its people through exhibits, tours of historic structures and mining

trails and camps, etc., would be an excellent step in broadening the tourism appeal to the community. The Red River Historical Society would be a good potential partner in nurturing and developing this program.

COMMUNITY EVENTS

While winter sports are the main attraction for visitors to Red River, the Town and region offer more reasons to visit throughout the year. In addition to backcountry activities, the Town holds events throughout the year appealing to a diversity of visitors. A sample of these community events include:

- ◆ **Enchanted Circle Bicycle Tour:** The Enchanted Circle Bicycle Tour had its 47th annual event in August 2024 and is known as one of the most scenic annual bicycle tours in the Southwest. The event has attracted a growing number of cyclists each year, with nearly 650 cyclists from 22 different states participating in 2024. Of those participants, 80% came to Red River from outside of New Mexico. Cyclists choose between the 85-mile Enchanted Circle loop or the full 100-mile course. Elevations range from 9,820 feet along Bobcat Pass to 7,000 feet within Taos.



Enchanted Circle Bicycle Tour (Source: The Ride Collective).



Red River Songwriters' Festival.

- ◀ **Mardi Gras in the Mountains:** Mardi Gras in the Mountains offers a unique blend of traditional Mardi Gras and Red River traditions. The event features a parade, a grand ball, and the burning of tchoupitoulas, a spirit that removes your troubles and worries for the next year.
- ◀ **Mayfest in the Mountains:** Mayfest in the Mountains is intended to replace the Red River Motorcycle Rally historically held on Memorial Day with a more family-friendly and veteran-focused series of events starting in 2025. Activities will be similar to prior years, with a Wall of Honor Display to celebrate "local figures who have made lasting contributions to our country," a plein air competition and exhibit, outdoor recreation workshops, family-friendly games and activities, New Mexico Fish and Game Department exhibit, and live music.
- ◀ **8750' BBQ and Music Festival:** Red River's second largest event started in 1996 as the Hot Chili Days, Cool Mountain Nights Music Festival, and was renamed the 8750' BBQ and Music Festival in 2021. Taking place in mid-August, it includes four days of live music at venues all over the mountain, combined with the Chili Appreciation Society International Red Chili & NM Green Chile State Championship cook-off, and a Lonestar Barbeque Society Cook-off. This event draws thousands of people to Red River every year.
- ◀ **Red River Car Show:** This event features over 150 classic, hot rod, and modern cars

cruising on Red River's Main Street and a car display at Brandenburg Park. The event features family-friendly activities and a variety of food and specialty vendors.

- ◀ **Aspencade Music and Arts Festival:** This event takes place over four days during the anticipated peak of aspen trees changing to autumn yellow. The event features live music and New Mexico artisans and craft vendors.
- ◀ **Oktoberfest:** The Red River Chamber of Commerce started Oktoberfest in 2005. This three-day event features microbreweries from around the region and draws huge crowds from all over the Southwest. The event features traditional German music, food, micro beer, a Mrs. and Mr. Oktoberfest contest, River's Strongest Man competition, a judged Beard and Mustache competition, and art and crafts vendors.
- ◀ **Red River Songwriters' Festival:** Founded as Texas Red's Red River Songwriters' Festival in 2012, Red River Songwriters' Festival is a three day annual event that takes place in late January to early February. The event is staged at Texas Red's Lost Love Saloon and the Motherlode Saloon next door.
- ◀ **Switch on the Holidays:** This is a holiday celebration of the Enchanted Circle, with Brandenburg Park lit up with Christmas lights. The event features caroling, cookies, cocoa, and a visit with Santa. In addition to the Switch on the Holidays, Red River also hosts the Christmas in the Mountains parade and market and the Old-fashioned New Year's Eve Party.

5.6 ECONOMIC DEVELOPMENT ORGANIZATIONS & INITIATIVES

RED RIVER OFFICE OF ECONOMIC DEVELOPMENT & TOURISM

The Red River Office of Economic Development and Tourism is tasked with stimulating economic development, driving investment, and promoting tourism in Red River. The Office works closely with local businesses and government agencies to create strategies and implement initiatives to drive

economic prosperity and tourism growth. Primary goals of the office are to attract new businesses in Red River, retain and grow existing businesses, and increase the number of visitors to Red River.

The Office of Economic Development and Tourism has developed a business retention and expansion program that is intended to create ongoing communication structure with local businesses and to establish resource connections. One of the strategies the Town is pursuing is a small business incubator/co-working space in Red River. To this end, the Town administered a survey to gauge interest and receive input from the community. Respondents were overwhelmingly in support of a business incubator space and identified tourism, services to other businesses, and retail as the top industries that should get special emphasis in the program.

Red River has participated in several initiatives aimed at promoting Red River as a primary tourist destination through the New Mexico Tourism Division and New Mexico True. The Town participates in trade shows, and outreach to out-of-state markets such as California and Arizona. In partnership with the Enchanted Circle Marketing Co-op, the Office of Economic Development and Tourism is working on expanding outdoor recreation businesses in Red River by encouraging businesses such as tour guides, bicycle repair and sales, and specialized outdoor gear sales. The Office is also involved in efforts for housing development, recognizing that workforce housing is integral to the overall economic outlook for Red River.

NORTH CENTRAL NEW MEXICO ECONOMIC DEVELOPMENT DISTRICT

The North Central New Mexico Economic Development District (NCNMEDD) is the Council of Governments for the North Central region of New Mexico, which includes Red River and Taos County. The NCNMEDD assists local governments with economic development initiatives tailored to local economic goals.

The NCNMEDD developed the 2021-2025 *Comprehensive Economic Development Strategy* (CEDS), which identified economic goals and target industries, some of which may be appropriate

for Red River. The CEDS defined economic weaknesses (limited tax base, income inequality, and a restrictive business climate); strengths (small businesses, the creative economy, public lands, and culture); and potential industry sectors that could grow in the region. The CEDS action plan was crafted to build on existing strengths, capitalize on emerging opportunities, and enhance regional infrastructure and partnerships. The following are the eight industry sectors that were ranked the highest by the community for growth and development:

- ◀ Outdoor recreation;
- ◀ Film and Television;
- ◀ Health Care;
- ◀ Professional and Scientific and Technical Services;
- ◀ Speciality Manufacturing;
- ◀ Green Energy;
- ◀ Agriculture; and
- ◀ Educational Services.

5.7 NEW MEXICO MAINSTREET PROGRAM

The New Mexico MainStreet Program is a grassroots economic development program that assists communities in revitalizing their commercial business districts while preserving cultural and historic resources. It falls under the New Mexico Economic Development Department, and provides assistance to 32 MainStreet communities and 15 Arts and Cultural Districts.

"The New Mexico MainStreet Program fosters economic development in the state by supporting local MainStreet revitalization organizations and their work in downtowns and the adjacent neighborhoods. New Mexico MainStreet provides resources, education, training and services that builds local knowledge and skills based on the Main Street Approach®, which preserves and enhances the built environment, supports district businesses and entrepreneur development, and conserves and interprets local culture and heritage resulting in increased economic vitality in local MainStreet districts."

The Main Street Approach is an economic development strategy that was developed by the National Trust for Historic Preservation in 1980. The strategy incorporates a "Four-Point Approach" to economic revitalization consisting of the following:

- ◀ **Organization:** Focuses on building collaboration among a broad range of public and private sector groups, organizations, and constituencies. This point plays a key role in keeping the board, committees, and staff functioning by attracting people and money to the Main Street program. To succeed, this point must take responsibility for managing these financial and logistical aspects of the non-profit organization.
- ◀ **Promotion:** Deals with marketing the district's assets to residents, visitors, investors and others through special events, retail promotion, and activities that improve the way the district is perceived. The point has the job of promoting the district as the center of commerce, culture, and community life for residents and visitors alike. To be effective, this point must move beyond cookie-cutter historic commercial district promotion ideas.
- ◀ **Design:** Involves improving the physical environment by renovating buildings, constructing compatible new buildings, improving signs and merchandise displays, creating attractive and usable public spaces, and ensuring that planning and zoning regulations support revitalization. Design plays a key role in shaping the physical image of MainStreet as a place attractive to shoppers, investors, business owners, and visitors. To succeed, this point must persuade business owners, building owners, and civic leaders to adopt a specific approach for physical improvements to buildings, businesses and public improvements.
- ◀ **Economic Vitality:** Concentrates on strengthening the district's existing economic base while finding ways to expand its economy and introduce compatible new uses. The EV point has the job of identifying

new market opportunities for the traditional commercial district, finding new uses for historic commercial buildings, and stimulating investment in property. To succeed, this point must develop a thorough understanding of the community's economic condition and opportunities for incremental market growth.

Red River would be an excellent candidate for becoming a MainStreet community. It has many of the necessary components that would be needed; compact and walkable downtown, historic structures, and a robust business climate. Red River started the process of becoming a Frontier community with New Mexico MainStreet and has recently completed the first tier requirements.

5.8 ECONOMIC DEVELOPMENT OPPORTUNITIES

FILM PRODUCTION

An economic development priority for Red River is to develop the framework to increase film production in Red River. In 2024, Red River was the setting for a Christmas movie and the Town is getting additional requests to film in Town. Red River and the Enchanted Circle Council of Governments (ECCOG) are working on the creation of a regional film office that would include support the Enchanted Circle communities. To coordinate services and resources, the proposed office would partner with existing, more established regional offices in Santa Fe or Raton.

Red River is in the process of developing film production guidelines and a permitting process for film production within the Town. Currently, film productions must apply for an Entertainment Permit, which contains guidelines similar to those for festivals. This will allow the Town to manage production sites and limit disruption to businesses and residents, while enticing this growing industry.

SMALL-SCALE MANUFACTURING

Manufacturing provides primary sector jobs and creates new wealth in a community. While there is currently no manufacturing in Red River today, small-scale manufacturing provides opportunities for new startups.

Community Builders, a non-profit organization, suggests support for the “maker economy” as an economic development strategy for commercial business districts in small communities. Small-scale manufacturers, such as bakers or coffee roasters, brewers and distillers, can be more flexible in using empty commercial buildings since they are often selling to distributors or online, rather than directly to consumers.

Small-scale manufacturing is diverse and more flexible than traditional large-scale manufacturing. The variety of small-scale manufacturing includes:

- ◀ **Artisan:** Uses small tools, light machinery, and hand tools. Products include outdoor recreation goods, jewelry, food production, pottery ware, textiles, furniture, leatherware, fine art, photography, brewery, coffee shop, catering, or baking.
- ◀ **Small Production:** These businesses may sell direct to consumers or wholesale through a variety of channels. Products may include 3-D printing, bags, backpacks, and totes, components for larger machinery, chemicals, pharmaceuticals, herbal remedies, body supplies, niche technological devices, customizable wearables, and tiles.
- ◀ **Scaling:** These businesses start small and have plans to grow into other cities, or multiple locations within a city with multiple clients for different products.

DAYCARE SERVICES

The Red River community has long identified the need for daycare services. The lack of available daycare has the unintended consequence of discouraging young families to move or remain in Red River. It was cited as a need by a majority of the respondents to the Community Survey.

Daycare services provide allows parents and caregivers to pursue their careers or attain higher levels of education that in turn creates higher median household incomes. Daycare services also create a supportive community atmosphere where parents and families can network and build strong relationships. They also provide important developmental benefits that help children in

their cognitive development, academic readiness, socialization and interaction, consistency, and independence.

HEALTHCARE SERVICES

Access to medical care, dental care, and behavioral care services is constrained in Red River. The Main Street Clinic is the sole healthcare clinic in Red River, which operates with one practitioner. Like daycare services, the lack of healthcare services in Red River has the unintended consequence of discouraging families and especially seniors from residing in the community for the long term. Residents with acute healthcare needs must travel to Taos, Questa, or Peñasco to receive needed services. There is a strong unmet demand for these services in Red River.

GENERAL RETAIL

Red River experiences significant retail leakage to other communities as evidenced by the retail market gap analysis. There is ample opportunity to increase the range and type of retail businesses that are currently missing in Red River. The challenge is to find suitable commercial properties to house new businesses. While it is unlikely that a motor vehicle dealership would located in a community as small as Red River, other retail businesses could be a good fit, including furniture and home furnishings, electronics and appliance stores, building material and gardening stores, clothing stores, etc.

5.9 GOALS, OBJECTIVES, & STRATEGIES

ECONOMIC DEVELOPMENT GOAL 1

Create a strong and sustainable 4-season economy in Red River.

Objectives

- ◀ To foster the development of partnerships that include local businesses, hospitality industry, and public entities.
- ◀ To promote and expand tourism by capitalizing on the unique attractions and assets of Red River and other communities in the Enchanted Circle.
- ◀ To attract more visitors to Red River during the off-season.

Economic Development Strategy 1.1

Coordinate and participate with other communities in the Enchanted Circle on joint marketing and advertisements, maps, and brochures that highlight the unique assets of each community, special events, and activities.

Economic Development Strategy 1.2

Develop a marketing campaign for Red River that highlights its four-season outdoor recreation assets and activities, mining history, compact and walkable community, and affordable hospitality options. Determine the markets in New Mexico, Texas, Colorado, Oklahoma, and other states that should be targeted in a "promote Red River" tourism campaign through social media, print media, and television.

Economic Development Strategy 1.3

Increase the Town's budget for tourism advertising through a larger allocation of lodgers' tax revenues.

Economic Development Strategy 1.4

Continue working with the Enchanted Circle Council of Governments on the creation of a regional film office and identify locations in Red River that would be available for film production activities.

Economic Development Strategy 1.5

Coordinate with the Enchanted Circle Council

of Governments and the North Central New Mexico Economic Development District and represent Red River in regional economic development initiatives.

ECONOMIC DEVELOPMENT GOAL 2

Develop and diversify the local economy through new business development and retention and expansion of existing businesses.

Objectives

- ◀ To stem the market leakage and capture a greater share of consumer expenditures.
- ◀ To promote livable wages and create new employment opportunities for permanent residents, including youth.
- ◀ To encourage redevelopment and reuse of existing vacant commercial buildings.
- ◀ To facilitate the growth of small-scale manufacturing, cottage industries, and home occupations.

Economic Development Strategy 2.1

Complete a comprehensive update to the Red River LEDA (Local Economic Development Act) Ordinance that identifies specific economic development goals and targeted industries; updates definitions consistent with state legislation; provides for joint powers agreements between the Town of Red River, Taos County Economic Development, Enchanted Circle Marketing Cooperative, and North Central New Mexico Economic Development District; and revises implementation policies and procedures, including claw back provisions.

Economic Development Strategy 2.2

Promote Red River as a business-friendly community with strong quality of life assets, amenities, and opportunities including:

- ◀ A family-friendly and affordable outdoor recreation economy;
- ◀ Moderate cost of living;
- ◀ A safe community with low crime rates;
- ◀ Potential LEDA funding available for job creation; and
- ◀ Potential workforce training grants, tax abatements, and tax credits for redevelopment.

Economic Development Strategy 2.3

Promote Red River as a community with an unmet demand for the development of grocery stores, restaurants, outdoor recreation retail businesses, daycare services, and healthcare professionals and services.

Economic Development Strategy 2.4

Allow for and encourage small-scale manufacturing in vacant commercial properties along Main Street. Incorporate small-scale manufacturing into the Zoning Ordinance as a conditional use that requires review and approval by the Planning and Zoning Commission to ensure the use will not be harmful to adjacent properties.

Economic Development Strategy 2.5

Develop an annual business recognition program for those businesses that have demonstrated:

- ◀ Outstanding business achievement as evidenced by growth in sales, profits, and/ or employees, or new markets entered;
- ◀ Commitment to the community through contributions or service to a civic group, volunteer program, or non-profit organization; or
- ◀ Dedication and creativity in the development of a new business.

Economic Development Strategy 2.6

In coordination with Land Use & Community Character Strategy 1.1, amend the Zoning Code to allow for home occupations and include development regulations that address allowed land uses, business license requirements, maximum floor area devoted to the home occupation, restricting employees to members of the residing family, and maximum number of employees.

ECONOMIC DEVELOPMENT GOAL 3

Promote community pride by revitalizing and improving Main Street.

Objectives

- ◀ To reinforce a strong sense of place for residents and visitors to Red River.
- ◀ To provide a more welcoming experience at the entryways to Red River.

- ◀ To provide an organizational framework to promote businesses and activities by becoming a designated MainStreet community.
- ◀ To access funding resources and receive technical assistance from New Mexico MainStreet to improve the business district.

Economic Development Strategy 3.1

Construct and install new entry features, including signage and landscaping, that incorporates Red River's brand at the east and west entries to Red River on NM 38/Main Street, as shown on the Future Land Use Scenario.

Economic Development Strategy 3.2

In consultation with New Mexico MainStreet, pursue the certification of Red River as a MainStreet community so that the Town and business owners can reap the benefits of this program through ongoing training and education, technical assistance, and enhanced access to public infrastructure funds and other funding resources.

Economic Development Strategy 3.3

Establish a MainStreet board comprised of business owners, real estate professionals, and other community stakeholders, and identify an Executive Director, with assistance from New Mexico MainStreet.

Economic Development Strategy 3.4

Create an inventory of available commercial and mixed-use properties along Main Street and make the inventory available on the Town website and in social media.

Economic Development Strategy 3.5

Work with the Construction Industries Division, State Historic Preservation Office (SHPO), and Taos County on advancing legislation that incorporates recommendations from the Historic Landmarks Commission into the New Mexico Building Code to better accommodate the unique challenges of historic buildings meeting current code requirements.

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CHAPTER 6

COMMUNITY SERVICES & FACILITIES

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6.1 INTRODUCTION

The community services and facilities in Red River play a crucial role in supporting the well-being of residents and visitors. These services are essential for enhancing the quality of life and ensuring public health, safety, and welfare. Cultivating a community that values and supports these quality-of-life services fosters a strong community identity and contributes to economic success. The Town of Red River does an impressive job of providing community services, not only to the residents, but also to the seasonal visitors that come to Red River year after year.

6.2 COMMUNITY FACILITIES

Community facilities are managed by the town and other outside entities that provide services to the Red River community. When asked what community facilities are missing or in need of improvement, respondents to the Community Survey identified teen center, pool and recreation center as missing and the existing parks in need of improvement. The Town is planning to build a recreation center that will include a swimming pool and various activity rooms. It is anticipated that the future recreation center will be developed at the location of the Golden Eagle Lodge and Elk Ridge Lodge located at 6th and Main Street, which will be demolished due to their poor condition.

RED RIVER PUBLIC LIBRARY

The Red River Public Library is located at 702 E. Main Street. Its hours of operation are Mondays and Thursdays from 1:00 to 7:00 p.m. and Tuesdays, Wednesdays, Fridays, and Saturdays, from 9:30 a.m. to 12:30 p.m. and 1:00 to 5:00 p.m. The Library has two staff, including a director and an assistant. Rural library endowment funding from the New Mexico State Library helped facilitate the extension of the library hours and the hiring of the library assistant. The Library has an eight-member Volunteer Board and a Friends of the Library group.

The Library offers a large collection of materials including books, audiobooks,

and DVDs. Circulation for FY2023-24 was 1,716 children's materials, 6,247 physical materials, and 1,010 digital materials. The Library offers three public use computers and free 24/7 Wi-Fi access. As a tourism-based community, visitors have the opportunity to get library accounts and check out materials during their stay. In FY23-24, the Library had approximately 5,847 visits with a large portion being tourists.

Programming at the Library includes:

- ◀ Twice monthly crafts and STEM projects program for Pre-K through 4th grade;
- ◀ Six-week summer reading program for children 12 and under;
- ◀ Twice monthly teen program for 6th through 12th during the school year which includes crafts, lego building, movie nights, and space for spending time with friends; and
- ◀ Twice monthly book checkouts for Red River Valley Charter School Pre-K to 8th grade.

According to the Library staff, the current facility is sufficient; however, there is a desire to create specific space for teenagers in the future.

RED RIVER CONFERENCE CENTER

The Red River Conference Center is located at 101 W. River Street and has a strong presence in the center of Town. It was built in 2002 and includes over 10,000 square foot of flexible exhibit hall, one break-out room, and additional meeting space in the surrounding Carson National Forest. The Conference Center can be rented for seminars, conferences, retreats, reunions, and weddings. It is also home to the Red River Visitors Center.



Red River Conference Center.

During the winter, recreational programming at the Conference Center includes pickleball and basketball.

RED RIVER COMMUNITY HOUSE

The Red River Community House is located at 116 E. Main Street (see *Historic Structures* section for more information on the history of this building). It was founded in 1940 by 'summer families' looking for a place to worship together and completed in 1942. The Community House is a non-profit entity, which is managed by a volunteer board of directors. The Town partners with the Red River Community House to run the summer program. Multiple activities occur throughout the day from mid-June to mid-August. These activities include guided hikes, line dancing, exercise classes, craft classes, teen nights, games, movies, musical concerts, special events, and much more.

RED RIVER TOWN HALL

The Red River Town Hall is located at 100 E. Main Street. Office hours include Monday through Friday from 8:00 a.m. to 4:30 p.m.

RED RIVER CEMETERY

The Red River Cemetery is located at the west end of Town. The Red River Cemetery Board established four categories of plots for purchase by residents of Red River, Taos County, Colfax County, residents of New Mexico, and people from out-of-state.

6.3 PARKS, RECREATION, & TRAILS

Red River has an abundance of outdoor recreation opportunities, including skiing and snowboarding, snowmobiling, hiking, and fishing. Recreation plays a critical role in the health and well being of the community, and is a primary reason residents and visitors love Red River. The management of parks in Red River is divided between the Public Works Department, which handles maintenance, and the Tourism and Economic Development Department, which oversees park usage, event permits, and tourism.

Recent efforts for improving Red River's parks have been focused on placemaking. In 2023, the

Brandenburg Park Revitalization Project was selected by New Mexico MainStreet as a Frontier Project in the Frontier and Native American Communities program, a distinction that underscores Brandenburg Park's significance to Red River's community and economy. In January 2025, Red River was awarded \$2,037,874 for improvements to Brandenburg Park through the New Mexico Department of Finance and Administration's City Parks Improvements Grant Program.

In 2022 and 2023, the Town received a total of \$181,180 in funding from the Trails+ Grant program managed by the New Mexico Outdoor Recreation Division. The Town also received \$30,000 in the 2024 cycle of the Outdoor Marketing Grant from the New Mexico Outdoor Recreation Division.

PARKS

- ◀ **Brandenburg Park:** Located in the center of Red River along Main Street, Brandenburg Park is a beautiful and well-maintained park facility. It is the site of many of Red River's special events and concerts, and includes a pavilion and playground equipment. The design for the *Brandenburg Park Revitalization Project* was shaped through input received at community meetings and public outreach. Some of the planned improvements include additional public restrooms, landscaping with native plants, and the addition of a splashpad.
- ◀ **Mallette Park:** Mallette Park, named after one of Red River's first pioneering families, is located at the mouth of Mallette Canyon, close to Main Street. The Town of Red River became the owner of Mallette Park in 2019 after many years of effort. Amenities include picnic tables, playground equipment, a tennis court, skateboard park, volleyball court, basketball court, and a challenging 9-hole disc golf course. Mallette Park is undergoing upgrades with \$100,000 in funding secured from the Trails+ Grant program managed by the New Mexico Outdoor Recreation Division and the federal Land & Water Conservation Fund program managed by the New Mexico Department of Energy, Minerals, and National Resources. Improvements will include the

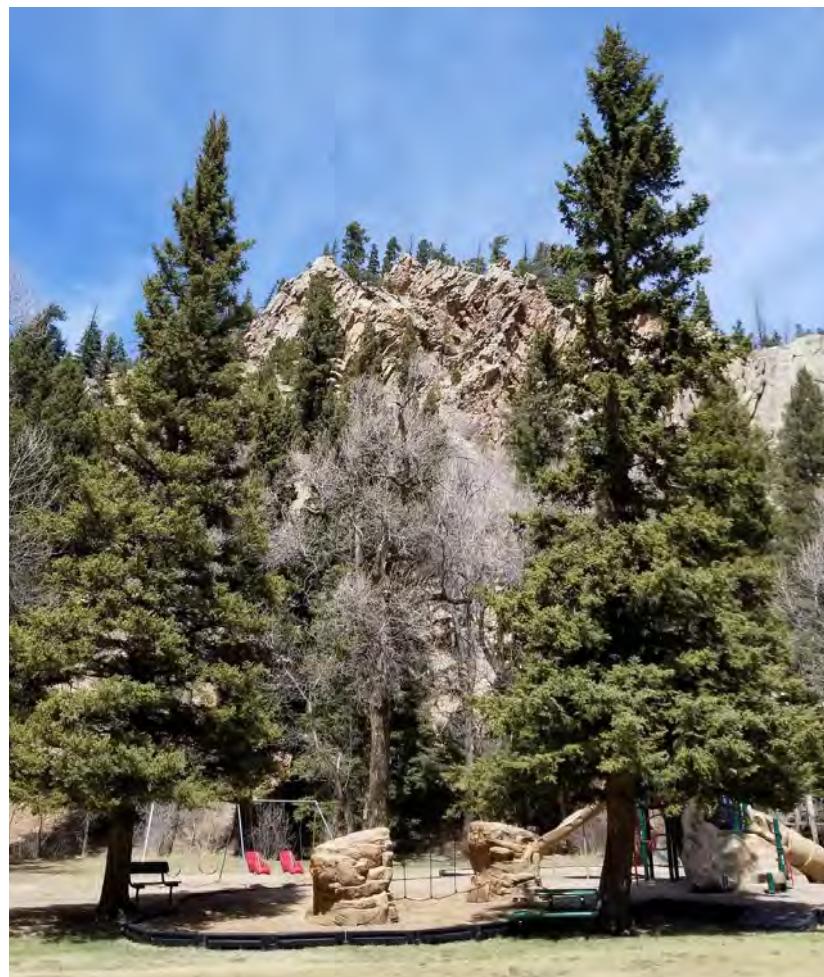
installation of new gazebos, pump tracks, fence and disc golf course upgrades, landscaping, and a restaurant.

- ◀ **Toni Woerndle Park:** Toni Woerndle Park, named after one of Red River's skiing families, is located by the Red River, next to the Conference Center.
- ◀ **Red River Bark Park:** The Red River Bark Park is located behind the Red River Public Library at 700 E. High Street. It is completely fenced to allow dogs to be off-leash. The park is open from sunrise to sunset with benches, a shade structure, and landscaping.

TRAILS

Red River is surrounded by 138 miles of marked hiking trails, ranging from relatively short and easy to longer and more challenging trails, including:

- ◀ **Red River Nature Trail:** This is a 3.2 mile trail that is easy to navigate and has a 452 foot elevation gain. The trail runs along the base of the mountain and follows the Red River to Goose Lake Road. There are several access points to this trail, including at Brandenburg Park, at the covered bridge, and at the base of the Platinum Lift.
- ◀ **Middle Fork Lake Trail:** This is a moderate 4.7 mile trail located east of Red River, off NM 578. It starts at an elevation of 9,600 feet and climbs to 10,845 feet at Middlefork Lake, which is located at the base of Fraser Peak. The lake is fed by snowmelt and springs, and is the origin of the Red River. The trail is accessible by hiking or by horseback. In the winter months, the trail is used for cross-country skiing and snowshoeing. In the summer



Mallette Park.



Red River Bark Park.

months, it is used for hiking, horseback riding, and mountain biking.

- ◀ **Pioneer Creek Trail:** The Pioneer Creek Trail starts at the end of Pioneer Road and follows a road built by miners at the end of the 19th century. It is a 3.4 mile trail that features mines, tunnels, and historic buildings. The trail is used for hiking, mountain biking, and horseback riding in the summer months. In the winter, it is used for cross country skiing, snowshoeing, and snowmobiling.
- ◀ **Goose Creek Trail:** This is a challenging six mile trail that starts a couple miles east of Red River in the Upper Valley along NM 578. The trail starts on the west side of the road and leads to Goose Lake. In the summer months, this trail is used for hiking and horseback riding, and in the winter, it is suitable for experienced cross country skiers and snowshoeing, but not snowmobiles. The elevation goes from 8,800 to 11,800 feet.
- ◀ **Lost Lake Trail:** Lost Lake Trail is also off NM 578 in the Upper Valley. It is a relatively difficult four mile trail that leads to Lost Lake within the Wheeler Peak Wilderness. The elevation goes from 9,650 feet to 11,495 at Lost Lake.
- ◀ **Questa to Red River Trail:** This multi-jurisdictional trail is in the planning and commenting stages for a connection between Questa and Red River that would generally follow the NM 38 corridor. The Carson National Forest is currently working with the Town of Red River, Questa, and the Enchanted Circle Trails Association to develop an approximate 11-mile unpaved multi-use trail that would be open to hiking, fishing, equestrian use, and bicycling, including some electric bicycles. The trail will climb from 7,615 feet in Questa to 8,688 feet in Red River.

As shown on the *Proposed Questa to Red River Trail* map (see page 81), the trail will connect to six existing campgrounds (Goat Hill, Columbine, La Bobita, Fawn Lakes, Elephant Rock, Junebug), Columbine Canyon Trail, Elephant Rock motorized trail

system, hunting areas, and existing rock climbing locations. Trail construction will include three parking access points and 11 bridges to cross Red River at different points along the trail. The work scope includes environmental studies, archaeological studies, planning, design, and construction in cooperation with different stakeholders. Construction of the trail will take place upon completion of the NEPA process.

6.4 PUBLIC SAFETY

The community has a positive impression of the services provided by both the Marshal's Office and the Fire Department. The participants in the Community Survey agreed or strongly agreed that Red River provides adequate public safety services. Below is a brief description of public safety services and departmental needs.

RED RIVER MARSHAL'S OFFICE

The Marshal's Office, located at 100 E. Main Street, currently operates with five commissioned officers and has an average response time of between 5 to 10 minutes. The Communication Center is a division within the Marshal's Office. It operates 24 hours a day, 365 days a year with state-of-the-art communication equipment, an enhanced 911 system, and a communication specialist.

The Marshal's Office identified the need for a sixth position to fill a 24/7 schedule, a new building built specifically for Law Enforcement and Municipal Court, and formal animal control training.

RED RIVER FIRE DEPARTMENT

The Red River Fire Department, located on High Street, currently has a combination of eight paid and 18 volunteer firefighters and EMS personnel. Most of the personnel live in Red River, which aids the average response time of less than five minutes. Paid staff provide daytime response from 8:00 a.m. to 5:00 p.m. and respond from home as needed with additional response provided by volunteers. Some of the challenges for the Fire Department include the need for all personnel to be competent and trained in all areas and the need to cover all areas of service delivery with a mix of paid and





Red River Fire Department on High Street.

volunteer staff. The Fire Department has four fire trucks, two ambulances, and nine pick up trucks.

The Fire Department identified the need to hire two additional full-time positions to accommodate the busy seasons when volunteers are not readily available and training for all personnel. There is also a need to replace older equipment and build a new station to house all required equipment. Replacement of failing and lead gasket fire hydrants, including an isolation valve for each hydrant, is a significant need.

The Insurance Services Office (ISO) classification system reflects a community's local fire protection for property insurance rating purposes. ISO classifies communities from 1 (best) to 10 (worst) based on how well they score on the ISO Fire Suppression Rating Schedule, which features water supply, fire department equipment and personnel, and emergency communications systems. The Red River Fire Department was awarded a Class 4 rating during its most recent inspection in 2019. While new equipment contributed to the Department's rating, identified gaps included a need to improve water supply and departmental documentation.

6.5 HEALTHCARE SERVICES

The overall health of the community has wide-ranging effects, influencing economic prosperity, educational attainment, and engagement in social

and recreational activities. There is currently one medical clinic in Red River. Red River residents also go to healthcare providers in Taos, Questa, and Peñasco. The healthcare services currently offered are described below.

MAIN STREET MEDICAL CENTER

The Main Street Medical Center provides family healthcare services all year round to local residents and visitors. It is located at 200 Pioneer Road with one healthcare provider on staff. The clinic is open from 9:00 a.m. to 5:00 p.m., Mondays through Fridays. The Main Street Medical Center is the sole facility providing medical services in Red River, which heightens the community's need for medical and dental clinics.

REGIONAL HEALTHCARE SERVICES

◀ **Holy Cross Medical Center:** Holy Cross Medical Center, located in the Town of Taos, has been serving Taos County residents since 1936. HCMC plays a vital role in providing accessible, high-quality healthcare services through Holy Cross Hospital, Holy Cross Cardiology, Holy Cross Primary Care, Holy Cross Surgical Specialties, Holy Cross Women's Health Institute, and the Taos Clinic for Children and Youth.

Services provided include birth services, cancer care, diabetes care, diagnostic procedures, endoscopy, family practice, imaging and radiology, orthopedics, pharmacy, physical therapy and rehabilitation, surgical services, urology, and wound care. In addition to providing medical care, HCMC is actively involved in community outreach and health education initiatives through programs for rural OB and maternal services, health insurance enrollment assistance, parenting support, cancer support services, and a community-based coalition to reduce substance abuse amongst Taos County youth.

◀ **El Centro Family Health:** El Centro Family Health is a network of medical and behavioral care clinics, dental clinics, and school-based health centers that provides services to communities in northern New Mexico.



Main Street Medical Center on Pioneer Road.

El Centro has a medical and behavioral health clinic located in the Town of Taos and Peñasco, a dental care clinic in Peñasco, and school-based clinics in Taos Middle and High Schools, and Peñasco School.

- ◀ **Presbyterian Medical Services - Questa Health Center:** Presbyterian Medical Services provides quality health care, childhood education and social services across New Mexico. Services offered at the Questa Health Center include medical care, dentistry, and behavioral health. The Questa Health Center is the only Presbyterian Medical Services facility in Taos County.
- ◀ **Taos Behavioral Health:** Taos Behavioral Health, a nonprofit organization serving the mental health needs of adults, children, families, and veterans in Taos County, has the largest licensed and credentialed behavioral health staff in northern New Mexico. Youth programs include in-school counseling, suicide prevention, after-school programs, and summer/holiday programs. About one in five Taos County students receive one or more of Taos Behavioral Health's youth services. Adult programs include adults, children, and family counseling; couples counseling; nonviolence awareness classes; supervised visitation; and restorative parenting.

6.6 PUBLIC EDUCATION

PRIMARY & SECONDARY EDUCATION

Red River is served by the Questa Independent School District and Cimarron Municipal School District, and three charter schools located in Red River, Questa, and Angel Fire. Many students from Red River travel to other communities for their education.

QUESTA INDEPENDENT SCHOOL DISTRICT

The Questa Independent School District serves the communities of Questa, Lama, Red River, Cerro, Costilla, Amalia, and Ventero. The District is comprised of three schools. In 2023, Questa

Independent School District had a total enrollment of 326 students and a graduation rate of 79%.

- ◀ **Alta Vista Elementary and Intermediate School:** Alta Vista Elementary and Intermediate School is located at Highway 522, #4 Wildcat Road in Questa. The school includes grades Pre-k through sixth grade.
- ◀ **Questa Middle & High School:** Both located at 57 Sagebrush Road in Questa, Questa Middle & High School serve students in the region, including high school students from Red River. The schools include sixth through 12th grades.

CIMARRON MUNICIPAL SCHOOL DISTRICT

The Cimarron Municipal School District serves the western half of Colfax County and includes two elementary-middle schools and two high schools, including one charter high school. The facilities are located in Cimarron, Eagle Nest, and Angel Fire. Students from Red River attend Cimarron schools as out-of-district students. In 2022, Cimarron Independent School District had a total enrollment of 401 students and a graduation rate of 69%.

- ◀ **Eagle Nest Elementary and Middle School:** Eagle Nest Elementary / Middle School is a K through 8th grade school. It is located at 225 Lake Street in Eagle Nest.

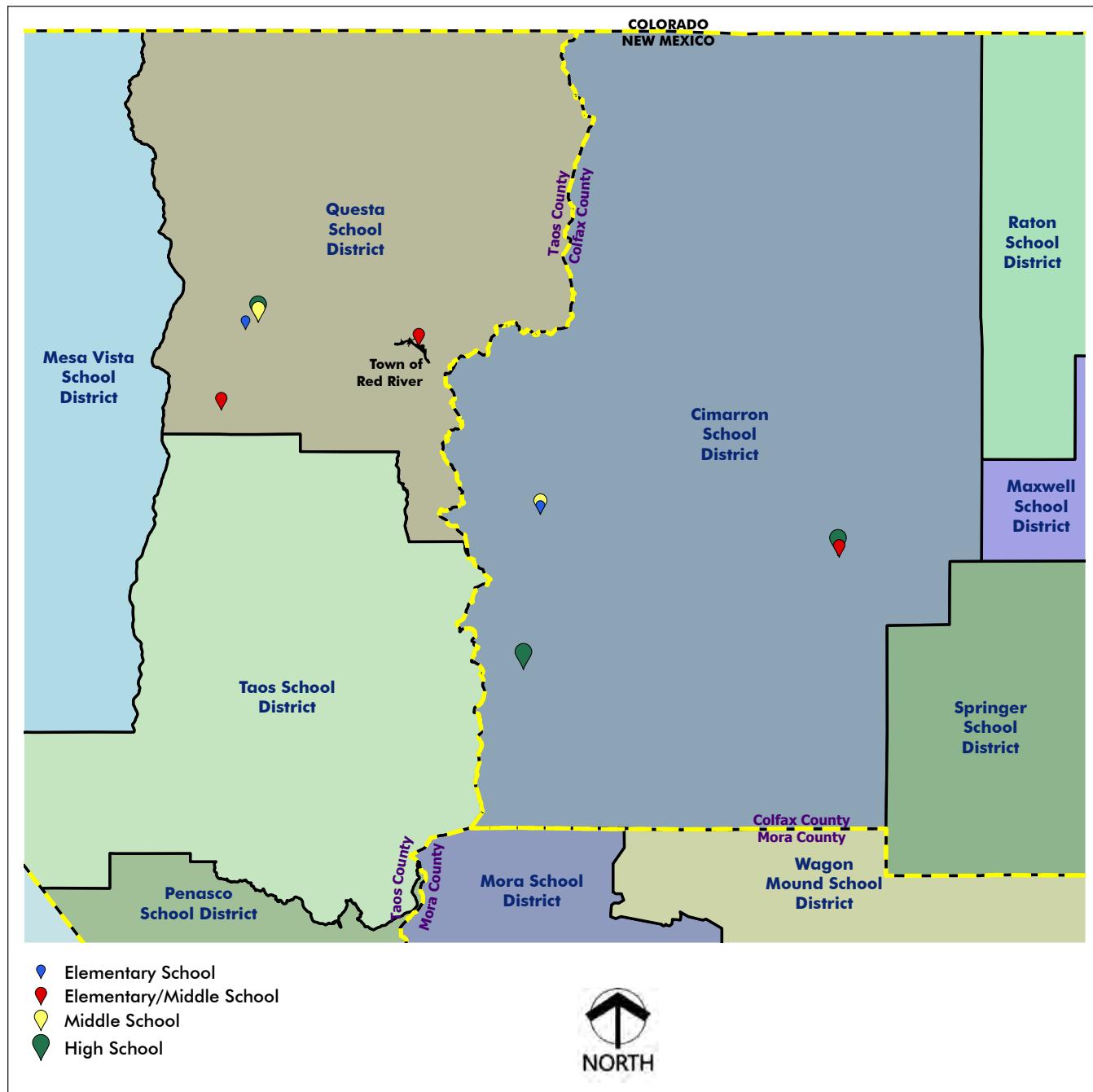


TABLE 6.1: PUBLIC SCHOOLS

School	Address	Grades
Alta Vista Elementary and Intermediate School	NM 522, #4 Wildcat Road, Questa	Pre K-6
Red River Valley Charter School	500 E. High Street	Pre K-8
Roots & Wings Community Charter School	35 La Lama Road, Questa	K-8
Eagle Nest Elementary and Middle School	225 Lake Street, Eagle Nest	K-8
Cimarron Elementary and Middle School	132 N. Collison Avenue, Cimarron	K-8
Questa Middle & High School	57 Sagebrush Road, Questa	6-12
Cimarron High School	165 N. Collison Avenue, Cimarron	9-12
Moreno Valley High School	56 Cam Grande, Angel Fire	9-12

- ◀ **Cimarron Elementary and Middle School:** Cimarron Elementary / Middle School is also a K through 8th grade school. It is located at 132 N. Collison Avenue in Cimarron.
- ◀ **Cimarron High School:** Cimarron High School is a 9th through 12th grade school located in Cimarron at 165 North Collison Avenue.

CHARTER SCHOOLS

- ◀ **Red River Valley Charter School:** The Red River Valley Charter School, located at 500 E. High Street, opened in 2001 and is the only school facility within Red River. It was founded by Red River residents to ensure that a school was available to children in Red River. The curriculum includes Pre-k through 8th grade.
- ◀ **Roots & Wings Community Charter School:** The Roots & Wings Community Charter School is located at 35 La Lama Road in Questa. The school offers an innovative, experiential education design model in a rural wilderness setting for students in kindergarten through 8th grade.
- ◀ **Moreno Valley Preparatory:** Moreno Valley Preparatory is a 9th through 12th grade charter school located in Angel Fire. The school is on private property deeded to the Moreno Valley Educational Foundation from the Angel Fire Resort. Students come from all the communities in the Enchanted Circle, including Angel Fire, Eagle Nest, Taos, Red River, and others.

HIGHER EDUCATION

Red River residents have access to higher education at University of New Mexico-Taos and Santa Fe Community College. Both of these educational institutions offer a wide range of degree and certificate programs, which are described below.

- ◀ **University of New Mexico-Taos:** UNM-Taos has two campuses in Taos County, the Klauer Campus in Ranchos de Taos and the Civic Plaza Campus in the Town of Taos. UNM-Taos offers 10 two-year degree programs and 18 certificates in humanities, social and

behavioral sciences, health sciences, math and science, art and design, professional skills and community engagement. UNM-Taos partners with organizations in Taos County to provide classes in culinary arts, construction, and sustainable agriculture.

- ◀ **Santa Fe Community College:** The Santa Fe Community College provides affordable, high-quality educational programs that serve the social, cultural, technological, and economic needs of the community. More than 100 associate degree and certificate programs are available to students, including Accounting; Business Administration; Creative Writing; Nursing; Paralegal Studies; Psychology, and short-term professional certificates including Art, Studio and Craft; Automotive; Culinary; Distributed Energy; Film; Health care; Massage Therapy; Teacher Education; and Web Development. Classes are offered online and in-person.

6.7 INFRASTRUCTURE CAPITAL IMPROVEMENT PLAN

The FY2025-29 ICIP lists the following community services related improvement projects:

- ◀ **Ambulance:** Purchase and equip a new ambulance.
- ◀ **Fire Engine:** Purchase and equip a new Fire Engine.
- ◀ **Fire Hydrants:** Equip, construct, purchase, install, and replace fire hydrants with isolation within Red River water system.
- ◀ **Park and Recreation Project:** Plan, design, construct, equip, and improve Red River parks.
- ◀ **Red River Conference Center Addition:** Plan, design, construct, furnish, and equip Red River Conference Center addition.
- ◀ **Regional Trail Project:** Plan, design and construct a multi-use recreational trail between Questa and Red River.
- ◀ **Town Hall Facility:** Plan, design, construct, and equip a new Administration facility.

6.8 GOALS, OBJECTIVES, & STRATEGIES

COMMUNITY SERVICES & FACILITIES GOAL 1

Create and maintain a comprehensive system of parks, open space, and indoor recreation facilities.

Objectives

- ◀ To promote health, wellness, and a high quality of life for Red River residents through passive and active recreation activities.
- ◀ To provide enriching indoor and outdoor recreation activities for residents and visitors.
- ◀ To meet the multi-generational recreation and fitness needs of youth, adults, and seniors.

Community Services & Facilities Strategy 1.1

Create and implement a Parks and Recreation Master Plan that includes, but is not limited to:

- ◀ Demographic analysis and population growth projections;
- ◀ Level of service analysis for parkland, recreation facilities, and maintenance staffing level;
- ◀ Inventory and analysis of existing conditions of parks, playgrounds, and trail facilities;
- ◀ Determination of what types of services and facilities by private and non-profits that are currently available to Red River residents;
- ◀ Assessment that identifies indoor and outdoor recreation needs; and
- ◀ Recommendations and implementation plan for capital and programming improvements.

Community Services & Facilities Strategy 1.2

Pursue funding to build new restrooms and a performance stage in Red River parks; replace playground equipment; renovate tennis courts; and build a new sports complex, as identified in the ICIP FY2025-29.

Community Services & Facilities Strategy 1.3

Plan, design, and construct an indoor recreation center that provides multi-generational programming. The project should address:

- ◀ A program for indoor spaces utilizing the recreation needs assessment generated under Community Services & Facilities Strategy 1.1;
- ◀ Determination of minimum parking and access needed to serve the indoor recreation center;
- ◀ Potential locations where an indoor recreation center could be located; and
- ◀ Estimated cost and available funding programs to support the development and ongoing operation costs.

Community Services & Facilities Strategy 1.4

Identify permanent access points to the Red River and adjacent wilderness areas, including the Columbine Hondo Wilderness.

COMMUNITY SERVICES & FACILITIES GOAL 2

Create a comprehensive local and regional trail network.

Objectives

- ◀ To provide non-motorized and motorized trail corridors and connections within Red River, to the Red River, and to other open space and backcountry areas.
- ◀ To foster the development of a regional trail network that connects Red River to the Village of Questa.
- ◀ To enhance the use of the Red River corridor for hiking and fishing.

Community Services & Facilities Strategy 2.1

Create a comprehensive trails plan that provides trail corridors and connections for use by hikers, equestrians, and OHV riders through Red River and to the adjacent wilderness areas within the Carson National Forest.

Community Services & Facilities Strategy 2.2

Create a system of connected trailheads along the Red River and provide adequate space for parking, fishing, hiking, and camping amenities. Provide interpretative signage at each trailhead.

Community Services & Facilities Strategy 2.3

Continue to coordinate and participate with the Carson National Forest, Enchanted Circle Trails

Association, and Questa on the regional trail connecting Red River and Questa.

COMMUNITY SERVICES & FACILITIES GOAL 3

Maintain and enhance public safety for residents and tourists to Red River.

Objectives

- ◀ *To maintain the sense of safety and security in Red River.*
- ◀ *To ensure a rapid response time to emergency calls for service.*
- ◀ *To ensure on-going coordination with regional fire and public safety agencies.*

Community Services & Facilities Strategy 3.1

Develop a Public Safety Needs Assessment that identifies addresses current and future needs over the next five years for the Red River Marshal's Office and Red River Fire Department and EMS. The assessment should address the following:

- ◀ Data collection on past calls for non-emergency and emergency services, including ambulance transport;
- ◀ Identification of current and future programming, training (including animal control), and certification needs;
- ◀ Identification of building, technology, equipment, vehicle, and dispatch needs;
- ◀ Identification of adequate staffing levels to maintain a rapid emergency response time and an excellent ISO rating; and
- ◀ An implementation schedule for replacement or improvements to facilities, equipment, and staffing based on existing and future growth.

Community Services & Facilities Strategy 3.2

Pursue funding to purchase new equipment, including a new ambulance and fire engine, as identified in the ICIP FY2025-29.

Community Services & Facilities Strategy 3.3

Prioritize funding for the replacement of 60 failing and lead gasket fire hydrants, including an isolation valve for each hydrant, in accordance with AWWA Guidelines, as identified in the ICIP FY2025-29.

Community Services & Facilities Strategy 3.4

Based on the Public Safety Needs Assessment, pursue funding for a new law enforcement/municipal court building, equipment, vehicles, and increased staffing levels at the Red River Marshal's Office and Fire Department, as applicable.

Community Services & Facilities Strategy 3.5

Evaluate and make needed amendments to the existing public safety procedures that specifically address large-scale community events in Red River.

COMMUNITY SERVICES & FACILITIES GOAL 4

Expand and maintain a range of multi-generational community facilities and programming.

Objectives

- ◀ *To expand the delivery of programs, support services, and educational opportunities to residents of all ages.*
- ◀ *To ensure community facilities are adequate, accessible, and meet the multi-generational programming needs of Red River residents.*
- ◀ *To encourage the expansion of recreation services and programs by private entities.*
- ◀ *To support family-friendly community events and activities.*

Community Services & Facilities Strategy 4.1

Create and maintain a systematic preventative maintenance and replacement program for all Town-owned community facilities.

Community Services & Facilities Strategy 4.2

Pursue funding to meet the capital and programming needs of the Red River Library, including but not limited to expanding the existing book collection, expanding computer and internet access, and providing space specifically for teens at the Red River Library.

Community Services & Facilities Strategy 4.3

Determine the feasibility of developing a senior center in Red River that would provide a senior meal site, programming, and activities specifically geared towards seniors.

Community Services & Facilities Strategy 4.4

Continue to promote and host a range of community events, including concerts, car shows, parades, bike tours, cook-offs, and arts and crafts shows on Main Street, Brandenburg Park, and other venues in Red River and the Enchanted Circle.

Community Services & Facilities Strategy 4.5

Pursue funding for evaluating, designing, and expanding the current Town Hall facility, including space needs for Town Administration, Marshal's Office, Dispatch services, ambulance bays, and Municipal Court; ADA accessibility; improvements to HVAC and plumbing systems; and site improvements, including parking, grading and drainage, and paving, as identified in the ICIP FY2025-29.

Community Services & Facilities Strategy 4.6

Pursue funding for the design and construction of a 2,200 square foot expansion to the Red River Conference Center to allow for an additional meeting space, as identified in the ICIP FY2025-29.

COMMUNITY SERVICES & FACILITIES

GOAL 5

Improve and maintain community health outcomes for Red River residents.

Objectives

- ◀ To ensure Red River residents have access to health care, urgent care, and behavioral health services.
- ◀ To coordinate with local and regional health care providers on increasing access to health care services in Red River.

Community Services & Facilities Strategy 5.1

In coordination with Economic Development Strategy 2.3, strategize with local and regional healthcare entities, including the Main Street Medical Clinic, Holy Cross Hospital, and Presbyterian Medical Services/Questa Health Center, on expanding the availability of healthcare, dental care, and behavioral health services and disseminating information on available services to Red River residents.

Community Services & Facilities Strategy 5.2

Coordinate with UNM-Taos and Santa Fe Community College on developing strategies and incentives for attracting students from Red River to the healthcare degree programs and live in Red River once they graduate.

COMMUNITY SERVICES & FACILITIES

GOAL 6

Support equal access to quality education and learning opportunities for Red River residents.

Objectives

- ◀ To ensure educational programming and opportunities are available to Red River residents.
- ◀ To promote educational attainment as a means for residents to improve their quality of life.

Community Services & Facilities Strategy 6.1

Initiate an annual town hall that facilitates a dialogue between the Town of Red River, Questa, Angel Fire, Questa Independent School District, and Cimarron Municipal School District on educational initiatives, joint high school/college credit programs, workforce training, and expanding opportunities for high school students and graduates.

Community Services & Facilities Strategy 6.2

Provide information on available adult education programs and classes, including GED preparation, college readiness, computer literacy, and career training, in collaboration with UNM-Taos Education & Career Center and Santa Fe Community College.

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CHAPTER 7

TRANSPORTATION

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7.1 INTRODUCTION

Red River is a compact, walkable community, with an excellent multi-modal transportation system for a community of its size. There are trails for hiking, bicycling, and motorized vehicle use, as well as horseback riding, throughout Red River and connecting to the wilderness areas that surround the community. There is also a transit system that provides residents and visitors with an alternative to driving their own vehicles. Main Street is a very pleasant, walkable corridor with recently widened sidewalks, hanging flower baskets, and curb extensions that decrease the length pedestrians have to walk from one side of the street to the other side. There is room to improve upon all of these transportation modes, particularly relative to traffic safety and maintenance of the existing transportation system.

7.2 EXISTING ROADWAY SYSTEM

The Town of Red River is on the northern side of the Enchanted Circle, an approximately 85-mile Scenic Byway loop that is made of portions of New Mexico State Road 38 (NM 38) from Questa, east through Red River and on to Eagle Nest, where NM 38 connects with US 64 south to Angel Fire and runs west to Taos. US 64 connects with NM 522 north of Taos Pueblo and runs north to Questa, completing the Enchanted Circle loop.

NM 38 becomes Main Street as it runs through Red River, though NM 38 splits to the north just after Jay Hawk Trail and Main Street continues straight on NM 578 through town. The roadway network in Red River consists of 7.33 miles of paved roads, including 2.4 miles of NM 38 and 1.1 miles of NM 578, and 3.4 miles of unpaved local public streets. Additionally, there are about 1.2 miles of sidewalks on Main Street, Pioneer Road, Claim Jumper Street, and on the east side of Jay Hawk Trail.

ROAD CLASSIFICATIONS

Roadways are classified by their use and design. The state highways, NM 38 and NM 578, are classified as Major Collectors due to higher traffic volumes. The remainder of the roadways in Red River are classified as Local roads. NM 38 and the

rest of the Enchanted Circle bring residents and visitors to the Town year round.

The 2023 Annual Average Daily Traffic (AADT) counts estimated at 1,991 vehicles per day on average, almost a 14% increase from 2020, according to the NMDOT. Of this total number of vehicles, heavy trucks make up around a quarter of that volume, up to 28% in 2020.

TRANSPORTATION MAINTENANCE

With Red River's elevation of 8,750 feet and the average snowfall of 162 inches per year, with an additional 22.6 inches of rain on average, the temperature swing and moisture produce a freeze-thaw cycle that significantly impacts the transportation infrastructure, requiring ongoing repairs to the roads and sidewalks and a seasonal need to clear snow. Road and sidewalk maintenance is managed by subcontractors, while snow clearing are managed by the Red River Public Works Department.

The Town owns ten pieces of heavy equipment and is leasing another to own, consisting of a motor grader (lease to own), loader, backhoe, street sweeper, multi-purpose Toolcat, two dump trucks, a water truck, two snowplows, and one heavy duty pickup with cinder spreader.

INFRASTRUCTURE CAPITAL IMPROVEMENT PLAN

As listed in the ICIP FY2025-29, the Town of Red River's priorities for transportation related projects and improvements include:

- ◀ **High Street Improvements:** Plan, design, and construct street improvements to High Street. This was also Red River's priority project in the NPRTPO *Regional Transportation Improvement Program Recommendations*.
- ◀ **Pave Residential Streets:** Provide paving and drainage of residential streets in Red River, with a double penetration chip seal application on all municipal dirt roadways with an emphasis on drainage. A continuing application of chip seal layers over several years will substantially improve the road surface and drainage.

- ◀ **Public Transit Facility:** Plan, design, and construct a new building for public bus storage. This building will provide protected space to house and maintain public transit rolling stock.

7.3 TRAVEL MODES

In Red River, approximately 45% of residents travel to work by car, truck, or van, with around 30% of commuters traveling alone, and about 15% carpooling with another person. Around 20% of residents travel to work by bicycle, while about 15% walk, and around 20% work from home (Source: American Community Survey, 5-Year Estimate, 2022).

When given the option to select more than one mode for travel, community members presented a more varied picture. In the Community Survey, when asked which modes they used, 99.1% of survey participants stated they use a personal car or truck, 57.5% said that they walk, and 22.1% said they bike, 11.5% use transit or buses, 8% said they use the Taos Regional Airport, and 4.4% said they carpool.

ACTIVE TRANSPORTATION

The physical layout of the Town supports active transportation options. The core of Red River is approximately one mile along Main Street, where there are ADA-compliant sidewalks on both sides that are cleared of snow in winter, providing safe year-round pedestrian access.

To provide more safe, regional active transportation options, the Town of Red River is coordinating with the Village of Questa to create 12-mile long multi-use trail that parallels NM 38 to connect the two communities. The trail is intended for recreational and commuter bicyclists and hikers, and to provide improved fishing access. The development of this trail has been a collaborative effort between the Town of Red River, the Village of Questa, Carson National Forest, National Forest Foundation, Chevron Mine, Enchanted Circle Trails Association, Questa Economic Development Fund, New Mexico Off-Highway Vehicle Association, Amigos Bravos Friends of the Wild River, and community members. The project is listed in the



Miner's Transit bus traveling on NM 38.

Transportation Improvement Priorities section below.

The Enchanted Circle Trail Association developed a regional trails plan, and has sectioned the Enchanted Circle into a number of planning areas. The Upper Red River area, which is described as "wild and remote," is noted as a point of access to Wheeler Peak Wilderness through the Lost Lake Loop, the historic Big Ditch, and the high alpine lakes of the Red River's headwaters.

TRANSIT

The Town of Red River operates Miners Transit, a free, year-round, demand response transit system that is open to the public. The system is funded through a combination of local funds and federal transportation grants. It logged 29,394 miles and provided 50,128 rides in 2023. Miners Transit has four vehicles in its fleet.

The public transit service is marketed locally and supports both local community members and employees, as well as visitors to the Town, with services provided to Red River, June Bug, Fawn Lakes, Elephant Rock Campgrounds, Upper Red River Valley, and Bobcat Pass. Miners Transit operates seven days a week, 7:00 a.m. to 5:00

p.m., with special hours during summer, holidays, and special events.

Miners Transit connects to the broader region with North Central Regional Transit District (NCRTD), which operates transit route to Red River (#310). This line is suspended, pending hiring of more staff to operate this and other routes with lower ridership.

RECREATIONAL OFF-HIGHWAY VEHICLES

The Town of Red River passed an ordinance for Recreational Off-Highway Vehicle (ROV) Use Inside Town Limits in 2023, permitting street-legal off-highway vehicles and golf carts within the Town limits. The regulations allow people to more easily access seven off-highway vehicle-designated trails around Red River. These low speed vehicles are permitted to operate in Red River if they include a vehicle identification number, parking break, seat belts, headlights, turn signal, rearview mirrors, a horn, a valid license plate, and valid insurance. All-Terrain Vehicles (ATVs) and dirt bikes are strictly forbidden from use within Red River.

EQUESTRIAN

In keeping with the rural nature of Red River, horseback riding is another transportation option in and around Red River. There are two horseback riding businesses in Red River that offer guided tours in the Sangre de Cristo mountains.

TRANSPORTATION ELECTRIFICATION

Supporting a wider range of travelers in and around the Town, Red River has Electric Vehicle (EV) charging available at the Conference Center on River Street. There is also a street-legal electric cart rental business on Main Street, providing visitors with another electric-powered option for traveling in and around town. The Carson National Forest supports electric bicycles with motor-assisted speeds up to 20 miles per hour on the Questa to Red River Trail that is currently in design (see Chapter 6, Community Services & Facilities for more detail on this trail project).

AIR TRAVEL

Convenient access to air travel is a significant benefit to tourist-based economies, but Red River does not have a municipal or private airport. The closest airports to Red River are the Questa Municipal Airport in Questa, approximately 19 miles to the northeast of Red River, the Colfax County Airport in Angel Fire, approximately 29 miles to the south, and the Taos Regional Airport, approximately 37 miles to the southwest. The Santa Fe Regional Airport is the closest major commercial airport, 116 miles to the south of the Town of Red River.

- ◀ **Questa Municipal Airport:** The Questa Municipal Airport is owned and managed by the Village of Questa. The Airport sits at 7689.6 feet in elevation and has one runway, 6,861 feet in length by 75 feet in width. No fuel is available on-site.
- ◀ **Taos Regional Airport:** The Taos Regional Airport is owned and managed by the Town of Taos, with financial support provided from Taos County. The Airport is located just a few miles north of Taos on NM 64. The Airport has two runways, 5,803 feet in length by 75 feet in width. There is also reserved parking for a medical transport helicopter.

7.4 TRANSPORTATION SAFETY

The NMDOT's *Highway Safety Improvement Program (HSIP)* Non-Interstate Network Screening map displays fatal, serious, and minor injury crashes from prior years. It identified five crashes of varying severity in Red River, including one pedestrian fatality and one serious injury crash on Main Street; two fatal crashes on NM 578; and one minor injury crash on NM 38. The Network Screening map also classified a 1.2-mile segment of NM 38 from the north end of Red River to the Copper King Trail intersection as the lowest of three levels of pedestrian concern, Tier 3 – Low Crash concern. NM 38 traveling out of Red River to the northeast and a segment of NM 378 south of Red River were both designated at the lowest of three levels for vehicular safety, Tier 3 – Low Crash concern corridors.

The NMDOT Vulnerable Road User (VRU) Safety Assessment focused on non-motorists, including people walking, bicycling, using wheelchairs, as well as roadside workers. The VRU Safety Assessment included crash data up through 2022 and incorporated equity data to add another layer to crash evaluations. The VRU Safety Assessment identified approximately a mile of NM 38 as the 4th lowest out of 5 tiers, based on the VRU Priority Ranking Score, from the block between Jacks and Sixes Trail and Independence Trail down NM 38 0.43 miles east and south of the NM 38 and NM 578 intersection. Additionally, the Main Street/Copper King Trail intersection is in the top 10% of statewide prioritized intersections, ranking at number 271 out of 350 intersections to improve for increased vulnerable user safety.

7.5 REGIONAL TRANSPORTATION

The Town of Red River is a participating community in the Northern Pueblos Regional Transportation Planning Organization (NPRTPO), an advisory body that brings together the tribal and local public agencies within the four-county region of Taos, Rio Arriba, Los Alamos, and rural Santa Fe counties. The NPRTPO holds public meetings to distribute information, discuss regional considerations and concerns, and evaluate projects as the first step in some NMDOT-managed funding opportunities.

The NPRTPO members also develop long-range regional transportation plans to guide and support coordinated regional developments. The most recent *Northern Pueblos Region Transportation Plan* (NPRTP) was adopted in 2023. While Red River is not a focus of the Plan, regional trails and transit are highlighted, along with regional data, goals, objectives, and strategies that can support and guide development in and around Red River.

7.6 GOALS, OBJECTIVES, & STRATEGIES

TRANSPORTATION GOAL 1

Create and administer an integrated, efficient, and accessible multi-modal transportation system.

Objectives

- ◀ To balance the mobility needs of pedestrians, hikers, equestrians, bicyclists, motorists, and transit users.
- ◀ To ensure the roadway system does not detract from the mountain resort character of Red River.
- ◀ To ensure the community is accessible and inclusive for people with disabilities.
- ◀ To accommodate the public transit needs of residents and visitors to Red River.

Transportation Strategy 1.1

Implement traffic calming measures, such as roundabouts at key intersections, median islands, raised intersections/cross walks, curb extensions, slower posted speed limit signs, etc. Coordinate with NMDOT on proposed improvements to Main Street (NM 38) and NM 578.

Transportation Strategy 1.2

Work with NMDOT on lowering speed limits and installing radar speed devices showing actual versus posted speed on Main Street (NM 38) and NM 578.

Transportation Strategy 1.3

Create transportation standards that restrict street clutter and require clear sight triangles.

Transportation Strategy 1.4

Prioritize and seek capital outlay for a new public bus storage building to house Miner's Transit vehicles, as identified in the FY2025.

Transportation Strategy 1.5

Develop a plan for OHVs that addresses traffic safety and control, signage, fencing of sensitive and off-limit areas, noise standards for mufflers, vehicle flagging, vehicle registration, and fines for non-compliance.

Transportation Strategy 1.6

Continue to participate in regional transportation planning initiatives with the Northern Pueblos Regional Transportation Planning Organization (NPRPO) and the four-county region of Taos, Rio Arriba, Los Alamos, and rural Santa Fe counties.

TRANSPORTATION GOAL 2

Enhance pedestrian connectivity and safety through sidewalk improvements.

Objectives

- ◀ To provide a walkable, connected, and accessible streetscape environment.
- ◀ To provide signage and wayfinding for destinations and community services both on and off of Main Street.

Transportation Strategy 2.1

Require sidewalk construction and ADA curb ramps with all new development or major renovation, and retrofit streets without sidewalks as funding is available.

Transportation Strategy 2.2

Increase pedestrian safety by adding street furnishings to enhance the walking environment, including marked pedestrian crosswalks, potential location of traffic circles, wayfinding, lighting, landscaped planters, kiosks, etc.

Transportation Strategy 2.3

Continue implementing the Americans with Disabilities Act to improve accessibility through the installation of compliant sidewalks and ramps, and street lighting.

Transportation Strategy 2.4

Create a comprehensive wayfinding program that provides the following:

- ◀ Creating a “branding” program that reflects Red River’s history and unique character and to be incorporated into all signage and wayfinding elements.
- ◀ Improvements to existing and/or creation of new gateway entry signs at each end of Town on NM 38 (Main Street).

- ◀ Design of pedestrian, vehicular, and parking directional and informational signage that are consistent in color, font, and style.

TRANSPORTATION GOAL 3

Maintain safe street conditions within Red River.

Objectives

- ◀ To establish a long-range street maintenance and funding plan that addresses annual maintenance, including resurfacing, paving, crack sealing, and pavement marking.
- ◀ To correct unsafe road conditions and reduce crash incidents.
- ◀ To ensure roadways associated with new development are built to adopted standards and minimize the impact to the natural terrain, where applicable.

Transportation Strategy 3.1

Create a preventative Street Maintenance Plan that prioritizes and secures funding for improvements to street pavement, reconstruction of deteriorated streets and bridges, and annual maintenance activities, such as condition assessments, chip sealing, crack sealing, seal coating, patching, pavement marking, and blading and dust control of unpaved streets. The Street Maintenance Plan should include a schedule for inspections and maintenance of all of the Town’s paved and unpaved roadways and utilize cost effective construction methods, including recycling of asphalt millings, and documentation of repairs.

Transportation Strategy 3.2

Continue to coordinate and work with the NMDOT on maintaining and upgrading its facilities, including improvements to NM 38 and NM 578, and roadways, traffic signals, turn lanes, and drainage structures within Red River and highways approaching the Town.

Transportation Strategy 3.3

Work with the NMDOT on prioritizing the design and installation of improvements to the Main Street and Copper King Trail intersection to increase safety.

Transportation Strategy 3.4

Systematically integrate proposed roadway improvements with drainage projects and coordinate utility work prior to, or with the roadway construction, to prevent damages to new pavement from utility line failure.

Transportation Strategy 3.5

Prioritize an increase in funding and additional personnel to perform regular street maintenance activities.

Transportation Strategy 3.6

Continue to partner with NMDOT on joint snow removal operations. Ensure adequate storage areas for snow removal purposes.

Transportation Strategy 3.7

Pursue capital outlay funding for replacement of snow removal and street maintenance equipment.

TRANSPORTATION GOAL 4

Increase transportation and access to other communities within the Enchanted Circle.

Objectives

- ◀ To provide transportation options to Red River's workforce that live outside of Red River.
- ◀ To allow for day trips between the surrounding communities.

Transportation Strategy 4.1

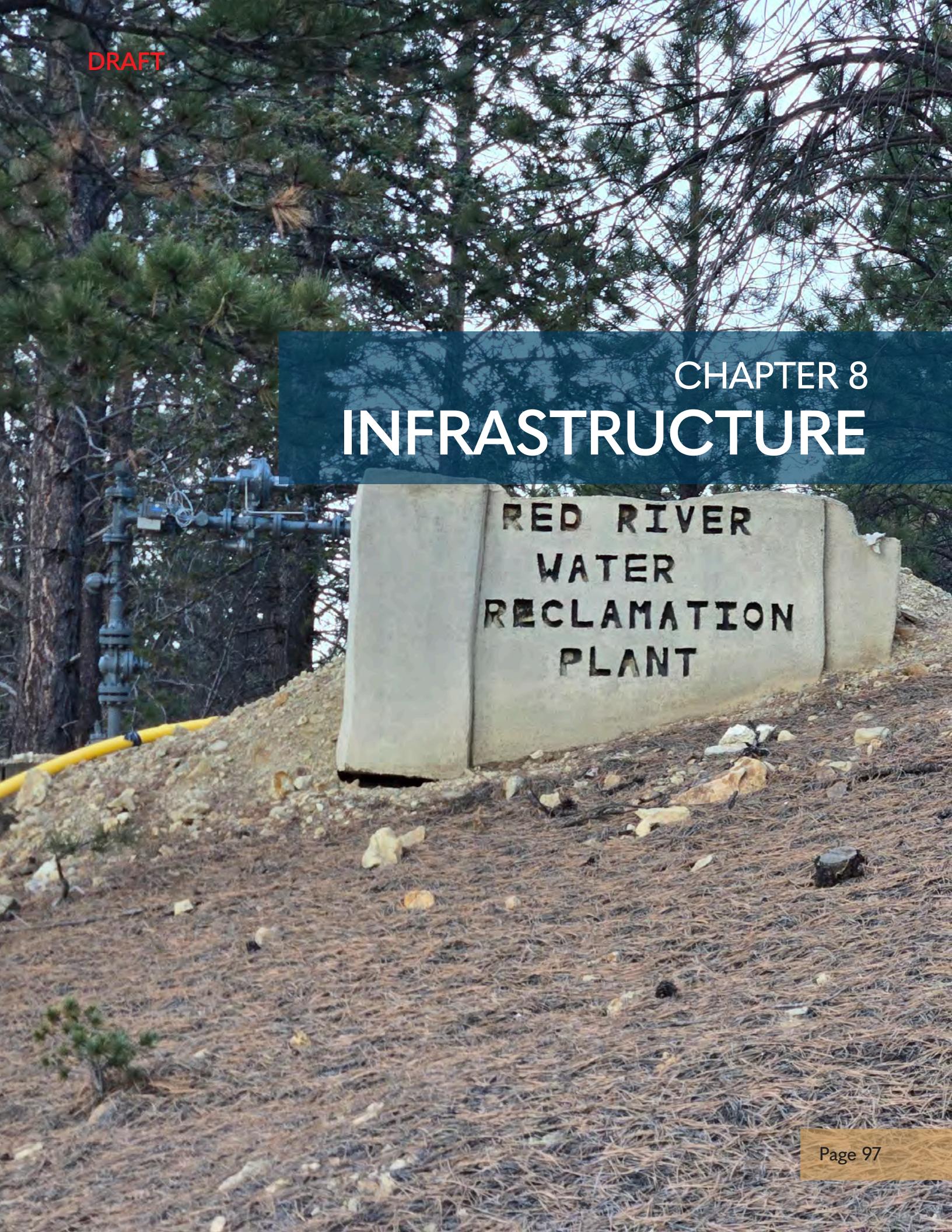
Continue to support access to transit service to accommodate the workforce in Red River, and to tourists visiting the other communities within the Enchanted Circle.

Transportation Strategy 4.2

Participate in regional transit planning initiatives with the North Central Rural Transit District and other communities in the region.

CHAPTER 8

INFRASTRUCTURE



RED RIVER
WATER
RECLAMATION
PLANT

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8.1 INTRODUCTION

The central function of a municipality is the operation and maintenance of infrastructure. Water, wastewater, solid waste, stormwater management, and private utilities, must be managed and maintained for current and future development. The process and delivery of utility services that ensures that the community can continue to function and should be closely coordinated with land development and uses.

8.2 WATER

Groundwater is Red River's sole source of water, drawn from wells in alluvium adjacent to the Red River and Pioneer Creek. According to the *Red River Water Asset Management Plan* (Dennis Engineering), the Town has 597.95 acre-feet in ground water rights and an additional 259.19 acre-feet in surface water rights. The Town of Red River currently serves about 600 paying customers per day and as many as 8,000 visitors per day in the peak winter season.

The Town of Red River's water system was largely installed in 1972-73. The distribution system has several miles of waterlines, consisting of 4-inch PVC, 6-inch, 8-inch cast iron, and 14-inch cast iron. Recent water distribution system improvement projects are replacing the cast iron lines with PVC. There are approximately 11.6 miles of water supply pipelines, with plans to extend services up Bitter Creek, which will add 27 residential connections and a water line extension up NM 578 to Young's Ranch Subdivision.

EXISTING WELLS & WATER STORAGE

Red River's water is pumped from five wells, with a sixth well that is not in operation at this time. One is located on S. Prospector Road and a second is located on Jess Avenue, both serving as the Town's primary water source. Three additional wells are located in the Pioneer Well Field as backups, per the *2022 Red River Water System Consumer Confidence Report*. Together, they produce approximately 600 acre-feet of water per year. In 2024, the Town pumped 136,621,332 gallons in 2023, with an estimated 135,750,192, based on monthly averages for the year through July 2024.

With more visitors coming to Red River, water usage has also increased.

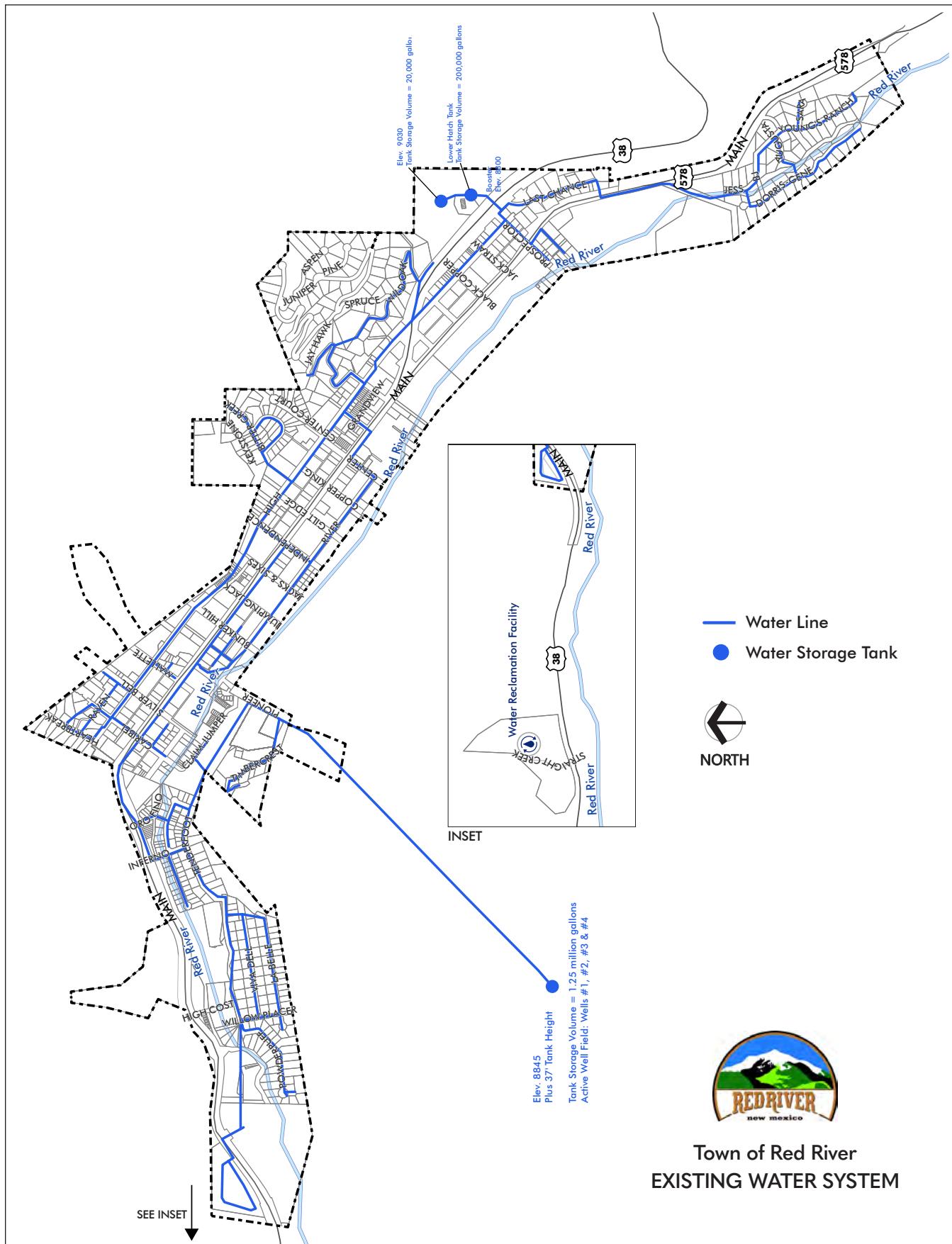
Wells 2 through 5 pump water to a 1.25M gallon welded steel storage tank (elevation 8,845 feet) located in Pioneer Canyon adjacent to Wells 2 through 4. The wells also feed a 20,000 gallon welded steel water tank (elevation 8,800 feet) with the help of a booster station located on the north slope of Red River Valley above NM 38 to supply water to the valley floor which cannot be served from gravity flow from the Pioneer Canyon tank. Another well located near Rainbow Lakes is dedicated for snowmaking for the Red River Ski Area. The Town also utilizes three water storage reservoirs.

According to the *2022 Consumer Confidence Report* (CCR) for Red River, the contaminants in the water supply (disinfectants, radioactive, volatile organic, and inorganic) were all under the maximum contaminant level, treatment technique, or maximum residual disinfectant level, as prescribed by the EPA. Municipal water is treated with disinfectant, either chlorine or other disinfectant to ensure the water is safe for public use and consumption.

The Town's water supply system currently feeds 71 fire hydrants. The existing hydrants are located near intersections and are spaced approximately 300 to 600 feet apart with some prominent gaps in some areas. Fire hydrants are located on 6-, 8-, and 14-inch main lines.

IRRIGATION WATER METERS

The Town of Red River provides irrigation meters to residential and business customers. Customers are required to call in their irrigation meter readings to Town Hall by the 25th of each month in June, July, and August. This program eliminated sewer charges related to water use for irrigation.



INFRASTRUCTURE CAPITAL IMPROVEMENT PLAN - WATER

The Infrastructure Capital Improvements Plan FY2025-2028 listed the following improvements to Red River's water system:

- ◀ **Waterline Replacement:** Plan, design, and construct the Tenderfoot, Oro Fino, and High Cost Trail waterline, replacing existing, undersized, and leaking lines, which will complete a loop to better serve customers on the west end of Town.
- ◀ **Service Waterline Replacement:** Design and construct replacement water lines in residential and commercial areas, including relocation of meter cans, as necessary.
- ◀ **Water Meter Replacement Phase 3:** Plan, design, and construct replacements for up to 200 aging residential and commercial water meters and change out up to 200 registers, some of which are not properly sized for businesses, and install eight radio receiving stations to replace hand-held equipment.
- ◀ **Distribution System Improvements:** Plan, design, and construct replacements of existing 6- to 14-inch water lines, install new lines to complete a loop in the system, install new fire hydrants and pressure reducing valves, connect to existing waterlines, and reconnect service lines and fire hydrants.
- ◀ **Pioneer Canyon Well Field Improvements:** Plan, design, and reconstruct the "A-Frame" metering and chlorination building located near the 1.25 MG storage tank. Improvements will consist of the installation of new tank level monitoring equipment, flow monitoring equipment, and other controls. The project also includes rehabilitation of the existing 1.25 MG storage tank.
- ◀ **Water Well Replacement:** Plan, design, and construct replacements for existing water wells in the Pioneer well field. The current three wells were drilled in 1966 and production of the wells has declined.

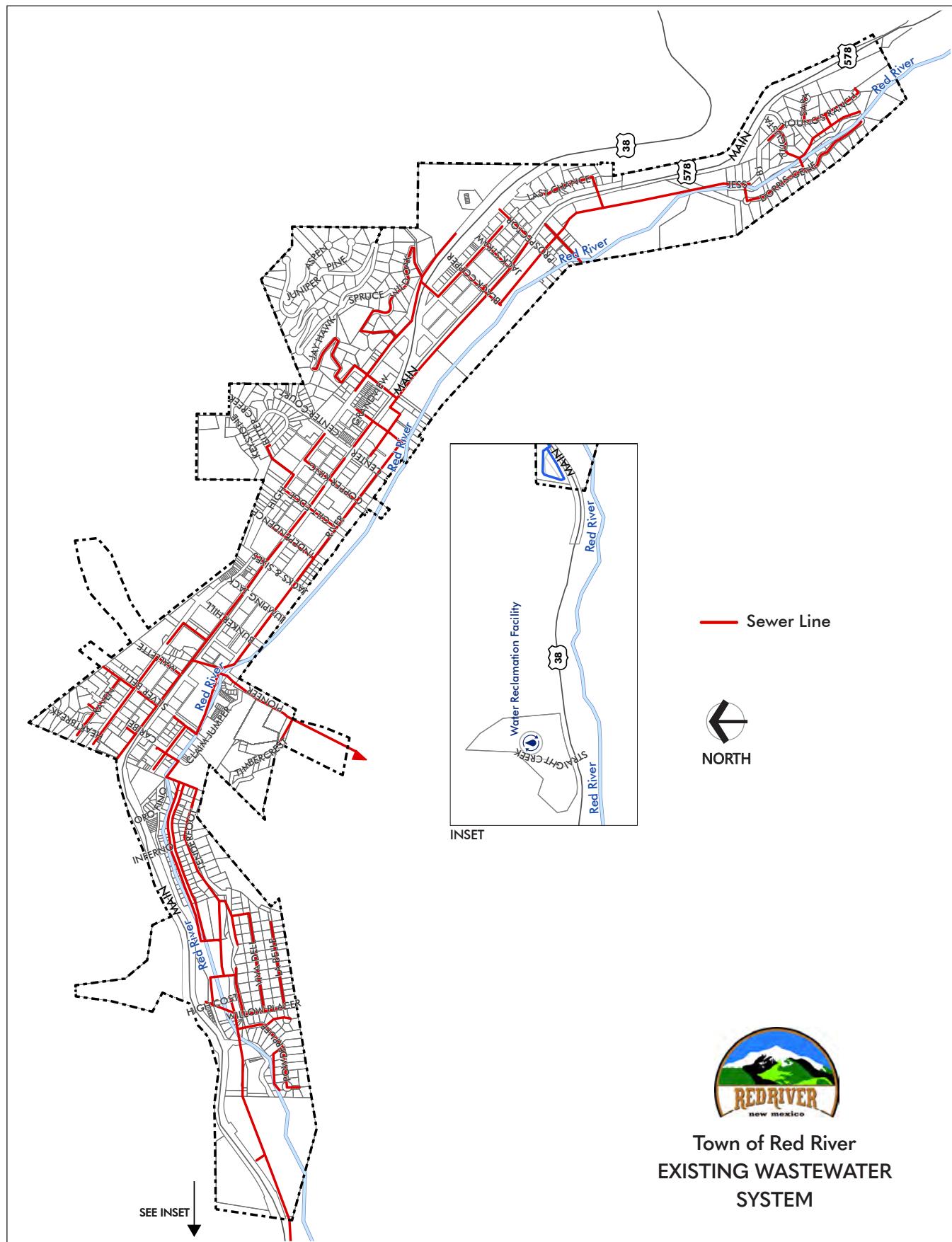
8.3 WASTEWATER SYSTEM

The Town of Red River's existing wastewater collection system consists of approximately 52,000 linear feet of PVC sewer collection lines (see *Existing Sanitary Sewer System map*, page 102). The gravity sewer system collects and drains wastewater to an advanced wastewater treatment (AWWT) plant approximately two miles downstream and west of Town. The system also includes 277 manholes. Currently, the Town of Red River's water system serves about 600 customers per day and as many as 8,000 visitors per day during busy seasons (Source: 2022 Red River Water System Confidence Report).

The Red River AWWT plant is owned and operated by the Town of Red River. The AWWT plant was constructed in 1983 as a Rotating Biological Contactors (RBCs) facility with sludge lagoons on land leased from the United States National Forest Service. The plant was converted from gas chlorination to ultraviolet (UV) disinfection in 1996 (*Wastewater Treatment System Improvements Preliminary Engineering Report, Dennis Engineering, 2014*). In 2019, a wastewater treatment project was completed consisting of replacing the RBCs and repairing the clarifiers.

The AWWT plant is monitored by New Mexico Environmental Department and the EPA for compliance to state and federal regulations. According to the monthly flow reports for 2023, the AWWT plant received 179.1 gallons of wastewater from the collection system, approximately 0.491 mgd (annual daily average). The peak month was May 2023 with a daily average of 0.753 mgd. The AWWT plant has a peak treatment capacity of 0.9 mgd and a hydraulic capacity of 2.5 mgd. The treated effluent is discharged into the Red River.

Comparing the 2023 annual water usage produced from the four wells with the total wastewater received at the AWWT, there appears to be an additional 42.5 gallons of unmonitored flow per year that may be infiltrating into the wastewater system. This equates to approximately 116,466 gal/day of additional water that the AWWT processes. Infiltration and Inflow is a consistent problem



with the wastewater collection system and is being addressed by slip-lining the collections lines and coating the manholes, as funding allows. A Preliminary Engineering Report (PER) was completed in 2014 and is in need of updating.

The AWWT is permitted to discharge 0.9 MGD of treated effluent to the receiving water of the Red River under a National Pollutant Discharge Elimination System (NPDES) permit. The waste sludge produced at the plant is dried in the sludge lagoons, which are permitted by the New Mexico Environment Department (NMED) Groundwater Bureau. Final sludge is land applied as cover for landfill reclamation or is given away to local residents under the NPDES permit. Even though the plant operations are adversely impacted during the cold weather conditions, the AWWT is complying with the effluent quality requirements of its NPDES permit.

INFRASTRUCTURE CAPITAL IMPROVEMENT PLAN - WASTEWATER

The ICIP FY2025-2028 identified the following improvements to the wastewater collection and treatment system:

- ◀ **Sewage Collection System Improvements:** Plan, design, construct, and repair existing collection and transmission lines. The sewer lines are in need of relief from infiltration and age-related damage. The PER analysis suggested that inflow and infiltration can contribute to 150,000 to 250,000 gpd on a yearly average.
- ◀ **Pre-Treatment Wastewater:** Plan, design, and construct pre-treatment improvement at the Red River wastewater reclamation facility, including installation of a new grit removal system and fine screening in the primary pre-treatment room, and other updates to modernize technology.
- ◀ **Sludge Handling System:** Plan, design, construct, and replace the existing 1972 sludge system with a new system, including the installation of a sludge holding tank, building, belt filter press or similar equipment, in-vessel system and other

equipment necessary to treat the sludge from the reclamation facility.

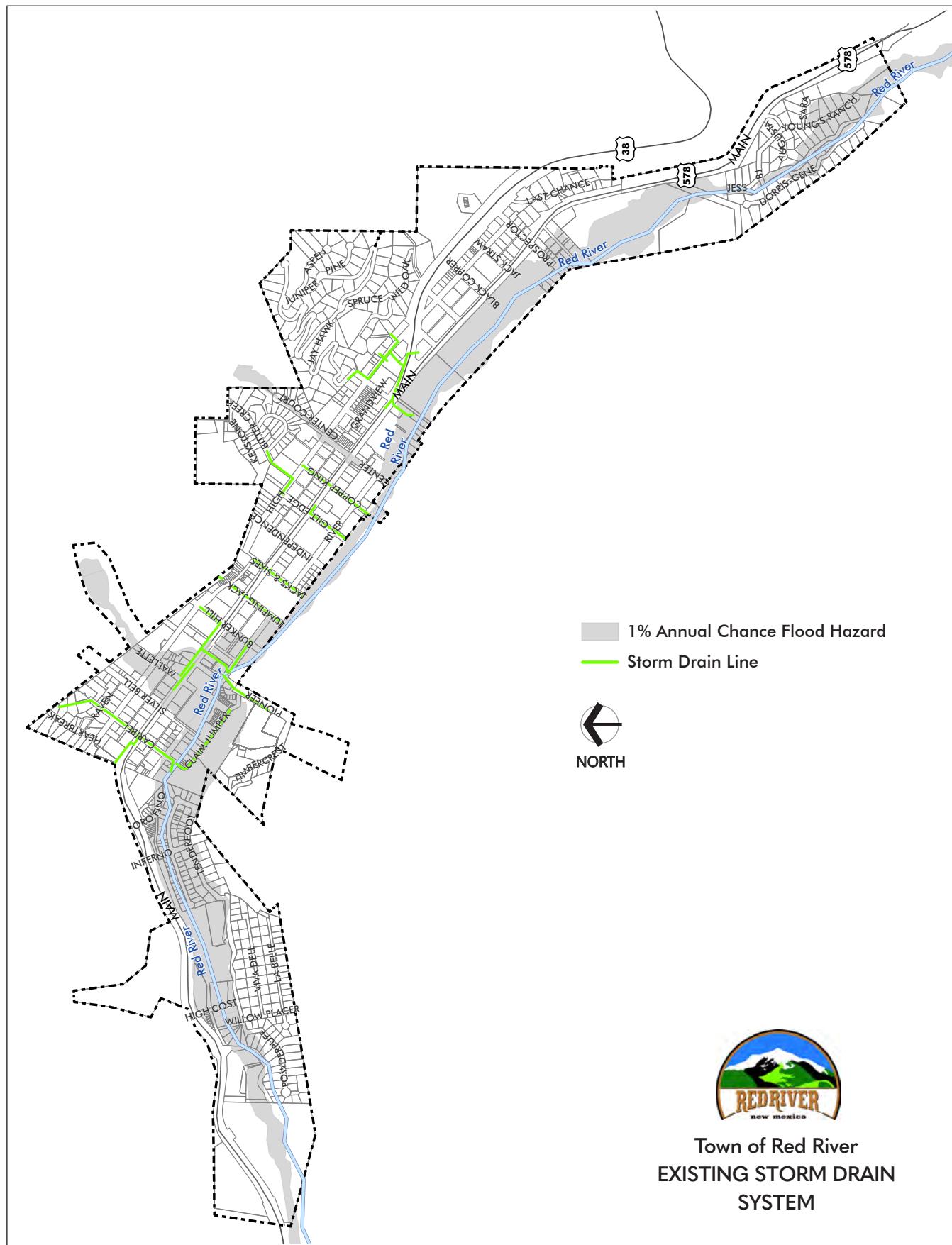
8.4 STORM DRAINAGE

Much of Red River sits in a flood hazard zone along the Red River Basin. Red River includes high-risk Special Flood Hazard Areas with the A, AE, AH, and AO zone markings, as well as and moderate- to low-risk areas classified as X on the FIRM Maps.

The Red River flows from east to west and collects developed and undeveloped flows along the north and east basins perpendicular to the River's drainage course. The northern reaches of Mallette Creek, located north of the Red River near Mallette Road, are also in a flood hazard zone and carries flows to the Red River from Mallette Canyon above Red River. Similarly, Bitter Creek, located west of and parallel to Center Street, is in a flood hazard zone and carries flows to the Red River from Bitter Creek Canyon north and above Town. Pioneer Creek, also within a flood hazard zone, is located south of the Red River and adjacent to the ski area and carries flows from Pioneer Creek Canyon.

The existing storm drain system consists of surface flows and a network of underground storm drain system with 24-inch to 42-inch pipes that drain into the Red River at S. Caribel Trail, West River Street, South Jumping Jack Trail, South Jack & Sixes Street, S. Gill Edge Trail, S. Copper King Trail, and S. Jay Hawk Trail. The streets and underground storm drain collect runoff and discharge flows into the Red River. The underground storm drain system was installed with the reconstruction of Main Street in the late 1990s.

The storm drain system appears to be adequate and is maintained with oil/water separator systems near the storm drain discharge points for discharge into the Red River. However, the storm drain in Caribel Street is in need of immediate improvement. In addition, Jayhawk Trail, Heartbreak Trail, and Wild Oak Street (located in the Wild Oaks Subdivision) are in need of storm drain improvements due to isolated street washout during heavy summer rain events. Runoff may continue to increase and the underground storm drain system will need to be analyzed and



monitored for modifications and mitigation to the system for anticipated increases of peak flows and added volume of runoff.

Many communities are shifting away from traditional hardscape solutions for drainage towards Low Impact Development (LID), which uses a more natural model to manage rainfall and runoff throughout the drainage system. LID strategies work to conserve natural areas to allow stormwater infiltration, maintain natural runoff rate and duration, and decentralize infrastructure improvements, and are valued because they:

- ◀ Conserve natural areas wherever possible;
- ◀ Minimize the development impact on hydrology;
- ◀ Maintain runoff rate and duration from the site;
- ◀ Scatter integrated management practices (i.e. controls that infiltrate, store, evaporate, and/or detain runoff close to the source) throughout the site; and
- ◀ Implement pollution prevention, proper maintenance, and public education programs.

Common LID techniques include bioretention or rain gardens, bioswales, and pervious pavement. LID is better for the environment and is less costly to construct and maintain than traditional stormwater drainage.

8.5 SOLID WASTE & RECYCLING

The Town of Red River provides solid waste pick-up services. The frequency of services is dependent on the season and the number of tourists in Town. The trash is hauled to the Taos Regional Landfill, which is 40 miles southwest of Red River. The Taos Regional Landfill is operated by the Town of Taos and managed by the Taos Regional Landfill Board, which is comprised of Taos County, Town of Taos, Questa, Red River, Taos Ski Valley, and Eagle Nest. The Taos Regional Landfill is located at 24670 US 64 in the Town of Taos.

The Taos Regional Landfill accepts municipal solid waste, construction and demolition waste, green waste, scrap tires, scrap metal, and sludge. It is

open Monday through Friday and has a fill rate of approximately 84 tons per day. The Taos Regional Landfill has seven cells on 100 acres within 230 fenced acres of property. The expected life of the Landfill is 114 years. The Taos County Ordinance No. 2010-5 provides the terms for collection and disposal of solid waste, solid waste disposal fees, contract terms for non-exclusive franchise agreements with private haulers, enforcement and penalties for violations, and severability.

The Red River community has identified recycling as a desired service. Currently, there are no recycling collection facilities or services in Red River. The Town is seeking funding to develop a local recycling program, and if funded, would construct and operate a solid waste collection facility where recyclables can be dropped off and locally sorted and prepared for processing and transfer.

INFRASTRUCTURE CAPITAL IMPROVEMENT PLAN - SOLID WASTE

The ICIP FY2025-2028 lists the following two projects related to solid waste:

- ◀ **Solid Waste Collection System:** Purchase and equip one used truck tractor with one new reeving roll-off hoist and 180 three-yard heavy duty side load containers.
- ◀ **Solid Waste Recycle Program:** Plan, design, equip, and construct a solid waste facility, including sorters, compactors, and over-the-road hauling capability, to reduce the space demand on the Taos Regional Landfill.

8.6 DRY UTILITIES

GAS SERVICE

The New Mexico Gas Company is the operator of the natural gas distribution system that serves Red River. There is one 4-inch main high pressure gas line (375 psi) that serves the Town. The New Mexico Gas Company has a pressure reducing facility called the Red River Border Station, located near the Red River Cemetery. The gas supply main line ends at the end of NM 578 at Young's Ranch.

ELECTRICAL SERVICE

The Kit Carson Electric Cooperative is a member-owned electric distribution cooperative that serves Taos, Colfax, and Rio Arriba counties, including Red River, since 1944. There are three dedicated circuits of 2.47KV 3-Phase power that are delivered from the substation located west of Red River to each circuit leg. The areas that the three circuits serve include the Town, towards the Upper Valley (Young's Ranch and a portion east of Young's Ranch), and the Red River Ski Area.

TELECOMMUNICATIONS

The Kit Carson Electric Cooperative provides broadband services to Red River and other communities within the Enchanted Circle. Kit Carson was recently awarded \$64 million from the American Recovery & Reinvestment Act (ARRA) to design and install fiber optic broadband to the communities within the Enchanted Circle. The Enchanted Circle highway is the main feed from Taos and looped for redundancy so that the system can be serviced from both directions along the Enchanted Circle. The FCC National Broadband Map indicates that Red River is fully served with broadband.

8.7 GOALS, OBJECTIVES, & STRATEGIES

INFRASTRUCTURE GOAL 1

Promote the sustainable and efficient management of water resources through conservation and reuse of treated effluent.

Objectives

- ◀ To ensure the water supply is adequate during drought conditions.
- ◀ To balance water conservation with community needs.
- ◀ To conserve potable water for drinking purposes.
- ◀ To use treated effluent for non-potable purposes, including irrigation of parks.

Infrastructure Strategy 1.1

Develop a Drought Management Plan that identifies water waste policies, conservation measures, and voluntary water conservation programs related to landscape design, water features, timing of irrigation application, carwashing restrictions, etc.

Infrastructure Strategy 1.2

Prioritize water conservation through the systematic replacement of obsolete and broken water meters, water leak detection, and repair of aging water lines.

Infrastructure Strategy 1.3

Develop a water reuse program that will utilize treated effluent for the irrigation of Town park facilities.

Infrastructure Strategy 1.4

Develop public educational materials on reducing water consumption, water conservation, and water reuse techniques and distribute to the community through brochures that can be inserted in utility bills, the Town's annual water quality report, and community events.

Infrastructure Strategy 1.5

Develop and implement a rebate program for water conservation measures, including replacement of high flow appliances with low flow toilets, shower heads, front loading washing

machines, automatic irrigation controllers, including those that use water-sense smart technology, and installation of gray water recovery systems.

INFRASTRUCTURE GOAL 2

Maintain and optimize the water storage and distribution system.

Objectives

- ◀ To ensure adequate supply and capacity for existing development and future growth.
- ◀ To ensure the long-term resiliency of the community water supply.
- ◀ To reduce water loss caused by leaking water distribution lines.

Infrastructure Strategy 2.1

Identify an appropriate site for installation of a new well to supplement water production at existing Wells 2, 3, and 4.

Infrastructure Strategy 2.2

Within the Pioneer Well Field, rehabilitate the existing 1.25 MG storage tank; reconstruct the "A-Frame" metering and chlorination building located near the storage tank; and replace the three water wells, as identified in the Infrastructure Capital Improvement Plan FY2025-2029.

Infrastructure Strategy 2.3

Increase water rights to the Town of Red River through return flow credits and review the process on an annual basis.

Infrastructure Strategy 2.4

Continue to monitor wells for water quality with required quarterly samples to the New Mexico Environment Department.

Infrastructure Strategy 2.5

Update and continue to implement the Wellhead Protection Plan with modifications as needed.

Infrastructure Strategy 2.6

Complete an update to the Town of Red River's Water Preliminary Engineering Report, which should include but not be limited to:

- ◀ Information and metrics on the existing water system (water pressure zones, treatment,

storage, transmission, and distribution components);

- ◀ Development of a hydraulic model for the water distribution system to evaluate the water system for the current and future capacity of the transmission;
- ◀ Current distribution and storage system;
- ◀ Improvements, replacements, and expansions of the water distribution system to correct deficiencies and meet future demand;
- ◀ Annual review as funding becomes available and projects are completed; and
- ◀ Coordination with the Town's ICIP program.

Infrastructure Strategy 2.7

Continue to monitor leak detection to measure water losses within the water distribution system and compare levels to acceptable unaccounted water losses for public works standards of approximately 10-15%. Locate and repair leaks with the use of Town's leak detection device.

Infrastructure Strategy 2.8

Complete a comprehensive survey of as-built mapping of all existing water distribution lines, wells, and services throughout Red River's service area and incorporate the data into a GIS database.

Infrastructure Strategy 2.9

Expansion of the existing SCADA system for monitoring of water use, working pressures, flow rates, and water line break detection.

Infrastructure Strategy 2.10

Pursue funding for improvements to the water distribution system, as identified in the Infrastructure Capital Improvement Plan FY2025-2029:

- ◀ Replacement of the Tenderfoot, Oro Fino, and High Cost Trail water line;
- ◀ Replacement of 6- to 14-inch waterlines and installation of new water lines in other residential and commercial areas;
- ◀ Water line extensions to under-served areas within Red River and future development areas;

- ◀ Relocation of meter cans;
- ◀ Installation of fire hydrants and pressure reducing valves; and
- ◀ Reconnect service lines and fire hydrants.

Infrastructure Strategy 2.11

Continue the replacement of residential and commercial water meters and registers, and install eight radio receiving stations to replace hand-held equipment, as identified in the Infrastructure Capital Improvement Plan FY2025-2029.

Infrastructure Strategy 2.12

In coordination with Land Use & Community Character Strategy 1.5, complete a cost-benefit analysis to determine whether there is adequate capacity in the water distribution system to serve surrounding unincorporated areas.

INFRASTRUCTURE GOAL 3

Maintain a safe and efficient wastewater collection and treatment system.

Objectives

- ◀ To ensure wastewater treatment infrastructure functions within water quality permitting standards.
- ◀ To mitigate the inflow and infiltration issues in the wastewater collection and transmission lines.
- ◀ To ensure sewer services are capable of being extended to any future annexation areas.
- ◀ To protect the groundwater supply from contamination.

Infrastructure Strategy 3.1

Update the existing *Wastewater Treatment Plant Preliminary Engineering Report* to assess the existing condition of the wastewater treatment plant, current operations and maintenance program, and status of regulatory compliance and safety issues. The PER should also include a capacity analysis of the wastewater treatment plant to serve the Town's current and future wastewater treatment needs.

Infrastructure Strategy 3.2

Design and implement pre-treatment improvements at the wastewater reclamation facility, including installing a new grit removal system and fine screening in the pre-treatment room and other upgrades, as identified in the Infrastructure Capital Improvement Plan FY2025-2029.

Infrastructure Strategy 3.3

Replace the existing sludge system, including installing a sludge holding tank, building, belt filter press or similar equipment, in-vessel system and other equipment to treat the sludge from the wastewater reclamation facility, as identified in the Infrastructure Capital Improvement Plan FY2025-2029.

Infrastructure Strategy 3.4

Pursue funding for improvements to the wastewater collection system, including the replacement of existing collection and transmission lines due to inflow, infiltration, and other age-related issues, as identified in the Infrastructure Capital Improvement Plan FY2025-2029.

Infrastructure Strategy 3.5

Work with property owners on removing all remaining septic systems and supply public sanitary sewer services to these properties. Prohibit new septic tanks within the Town of Red River and surrounding properties within the watershed, where possible.

Infrastructure Strategy 3.6

Complete a comprehensive survey of as-built mapping of all existing wastewater collection lines and services throughout Red River's service area and incorporate the data into a GIS database.

Infrastructure Strategy 3.7

In coordination with Land Use & Community Character Strategy 1.5, complete a cost-benefit analysis to determine whether there is adequate capacity in the wastewater collection and treatment system to serve surrounding unincorporated areas.

INFRASTRUCTURE GOAL 4

Minimize impacts and losses to public and private property through stormwater management.

Objectives

- ◀ To protect the community from flooding, maintain property values, and lower flood insurance rates.
- ◀ To protect critical infrastructure at risk for flood damage.
- ◀ To encourage on-site detention of stormwater and water harvesting.

Infrastructure Strategy 4.1

Develop and implement a Drainage Master Plan that contains:

- ◀ An evaluation of existing watershed conditions;
- ◀ Determination of the areas at risk of flooding, including areas adjacent to the Red River;
- ◀ Identification of projects for improving drainage management; and
- ◀ Cost estimates for the improvements.

The Drainage Master Plan should be reviewed on an annual basis as funding becomes available and projects are completed, and coordinated with the Town's capital outlay program and other available funding sources.

Infrastructure Strategy 4.2

Prioritize, seek funding for, and construct stormwater drainage improvements to minimize the risk of flooding, as identified in the Drainage Master Plan.

Infrastructure Strategy 4.3

Incorporate Low Impact Development (LID) techniques and regulations in the Town's Subdivision Ordinance that address stormwater detention and retention, including water harvesting, bioretention, cisterns, rain gardens, permeable pavement, etc.

INFRASTRUCTURE GOAL 5

Promote waste reduction and diversion practices.

Objectives

- ◀ To increase public awareness of the benefits of waste reduction.
- ◀ To extend the longevity of the Taos Regional Landfill.
- ◀ To foster construction and demolition waste management practices.

Infrastructure Strategy 5.1

Work with the Taos Regional Landfill Board on developing a recycling program and facility for the Town of Red River, as identified in the Infrastructure Capital Improvement Plan FY2025-2029.

Infrastructure Strategy 5.2

Once a recycling program has been established, develop a public education program to promote the benefits of reducing, reusing, and recycling; encourage the community to participate in the recycling program; and prevent the contamination of recyclable materials.

Infrastructure Strategy 5.3

Sponsor community recycling events where residents, businesses, and contractors can bring their recyclable materials (cardboard, plastic, scrap metal, and organics) and construction waste for collection and transport to the Taos Regional Landfill.

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CHAPTER 9

SUSTAINABILITY



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9.1 INTRODUCTION

Communities across New Mexico are finding ways to address the changing climate, both in terms of reducing their impacts and preparing for future events. Communities like Red River that rely on winter tourism for revenue generation are also preparing for changes in tourism numbers and patterns. Red River benefits from having regional partners including Kit Carson Electric Cooperative who are working to reduce impacts in and to the region, as well as state and federal agencies who offer support, guidance, and funding to help develop and implement strategies for increased sustainability.

Sustainability is a theme that runs through the Comprehensive Plan. The Transportation element includes options for sustainable travel, such as walking, bicycling, and horseback riding options, as well as electric vehicles. The Infrastructure element summarizes work being done by the Kit Carson Electric Cooperative to decarbonize the energy production in the region. The Hazard Mitigation element identifies measures to become more resilient to the changing climate, including more extreme weather events. The Sustainability element connects those sustainable measures and expands on them.

9.2 NEW MEXICO CLIMATE ADAPTATION & RESILIENCE

In 2019, Governor Lujan Grisham signed the *Executive Order on Addressing Climate Change and Energy Waste Production* (2019-003). It marked the state's support of the 2015 Paris Agreement Goals by joining the U.S. Climate Alliance and confirmed New Mexico's goal to achieve a statewide reduction in greenhouse gas (GHG) emissions of at least 45% by 2030 as compared to 2005 levels. The Executive Order also directed each state agency to collaborate in an interagency Climate Change Task Force to help the State achieve its GHG reduction goal and develop a New Mexico Climate Strategy.

In the years since, the state produced the *New Mexico Climate Adaptation and Resilience Plan*. The latest version was published in 2024, and includes resilience themes, strategies, and

actions to help communities thrive. The themes and sustainability measures can be addressed by municipalities, local partners, and visitors, and can be integrated in a range of activities and programs in the community. The Resilience Themes in the *New Mexico Climate Adaptation and Resilience Plan* include:

- ◀ Community and Culture;
- ◀ Ecosystems and Natural Resources;
- ◀ Human Health and Wellness;
- ◀ Water Systems;
- ◀ Infrastructure; and
- ◀ Local Economies.

New Mexico state agencies came together to produce the *Priority Climate Action Plan*, which "charts a course for a healthier, more prosperous New Mexico by prioritizing ten measures that mitigate climate pollution." The *Action Plan* includes a Greenhouse Gas Emissions Inventory, GHG Emissions Reduction Targets, Priority Measures, Emission Benefits Analysis, Low-Income and Disadvantaged Communities Benefits Analysis, Review of Authority, and Workforce Planning Analysis.

9.3 GREENHOUSE GAS INVENTORY & REDUCTION

Greenhouse gases are the gasses that trap some of the heat from the sun warming the earth, and they include seven specific gases. The New Mexico Environment Department developed an inventory of ten major sectors or sources of these greenhouse gas emissions within New Mexico. Those sectors and sources are electricity generation, transportation, residential and commercial buildings, non-oil and gas industries, industrial products and product uses, agriculture, coal mining, waste and material management, and the oil and gas industry. These sectors can highlight existing efforts and guide Red River to support the state-wide greenhouse gas reduction goals.

9.4 SUSTAINABLE ENERGY

The Kit Carson Electric Cooperative provides electricity to Red River and the rest of Taos County, as well as part of Colfax County. A significant portion of its energy production has transitioned to solar power, achieving 100% daytime power with solar energy in the summer of 2022. Kit Carson is continuing to expand its solar power capacity, and is looking to extend the availability of solar energy with battery storage that is targeted for completion in the second quarter of 2025.

Kit Carson participated in a study with the Village of Questa, Chevron, National Renewable Energy Laboratory, and other local stakeholders and partners that evaluated whether the former mine could be re-purposed as a clean hydrogen production facility. This comes a decade after Chevron's molybdenum mine shut down five miles west of Red River, which was a notable source of regional employment. This new use would return some industrial jobs to this region and expand the sustainable energy options. Environmental remediation of the site is projected to extend well into the 2040s. It is not clear when the site could be used to produce hydrogen.

9.5 TRANSPORTATION EMISSIONS

Red River is already reducing greenhouse gas emissions through its support of electric vehicles, walking, bicycling, and public transit. These efforts

can be expanded to further reduce personal vehicle miles traveled and transportation emissions.

TRANSPORTATION ELECTRIFICATION & ALTERNATIVE FUELS

New Mexico adopted California's Advanced Clean Cars II, Advanced Clean Trucks, and Heavy-duty Omnibus regulations, which create road maps for reducing vehicle emissions. Kit Carson also supports electrification of the transportation sector by assisting with the development of EV charging throughout its service area. Red River has electric vehicle (EV) charging at the Conference Center on River Street and a street-legal electric cart rental business in Town.

Red River should consider replacing its fleet of vehicles with electric vehicles to reduce emissions and long-term operations and maintenance costs. Based on community support for more EV charging facilities, the Town should consider expanding EV charging options with help from federal funding. The Town should also consider modification of the Zoning Ordinance by requiring EV charging stations and EV capable parking.

ACTIVE & PUBLIC TRANSPORTATION

Red River is a compact and walkable community with sidewalks along the main corridor of Main Street and trails running throughout the Town. The planned regional trail connecting Red River with Questa will support additional emission-free walking and bicycling trips, including range-



Kit Carson solar field.



Electric carts.

extending electric bicycles, and will reduce the need to drive in and around Red River.

Miners Transit is the local, free, public transit system in Red River that runs seven days a week, 7:00 a.m. to 5:00 a.m., with special hours during the summer, holidays, and special events. In addition to Red River, Miners Transit also serves June Bug, Fawn Lakes, & Elephant Rock Campgrounds, Upper Red River Valley, and Bobcat Pass. Public transit is a more efficient mode of transportation per passenger-mile traveled, as compared to personal motorized vehicles. Red River should consider converting its bus fleet to electric to further reduce transportation emissions.

9.6 WASTE REDUCTION

The phrase “Reduce, Reuse, Recycle” is more than a slogan, it is a waste hierarchy: first reduce the amount initially used, then reuse what you can in the process, and finally recycle as is appropriate. This can be at the personal or organizational level. As stated in the *New Mexico Climate Adaptation and Resilience Plan*, “holistic waste management practices can help minimize waste generation while providing a variety of co-benefits.”

The *New Mexico Climate Adaptation and Resilience Plan* provides suggestions that carry a multiplier effect, such as industrial-scale composting that reduces the amount of materials that go into landfills, produces high quality soil amendments that reduces greenhouse gas emissions, and increases

the productivity and water retention capacity of working lands. Repurposing construction materials from demolition sites decreases waste, offsets the demand of new raw materials, and provides end users with materials at a lower cost.

As mentioned in Chapter 8, Infrastructure, Red River utilizes the Taos Regional Landfill for waste disposal. There is a community interest in a local recycling program, as evidenced in the Community Survey responses, which would allow recyclables to be dropped off, sorted, and prepared for processing.

9.7 GREEN BUILDING STANDARDS

The construction and operation of buildings is another area with potential to increase sustainability and reduce GHG emissions. The New Mexico Priority Climate Action Plan identified adoption of the 2021 International Energy Conservation Code for buildings as a measure to reduce GHG emissions. This code was adopted in the 2021 New Mexico Residential Energy Conservation Code (NMAC 14.7.6) and 2021 New Mexico Commercial Energy Code (NMAC 14.7.9), which both became effective on July 30, 2024. Both the residential and commercial codes contain requirements to support or include EV charging infrastructure adjacent to parking spaces in certain situations. The International Code is updated every three years and these updates increase energy efficiencies.

Other building standards to further improve or address sustainability include the National Green Building Standards, a rating system for homes and apartments approved by the American National Standards Institute. The U.S. Green Building Council’s Leadership in Energy and Environmental Design (LEED) has standards for building design and construction, interior design and construction, building operations and maintenance, neighborhood development, homes, and cities.

Both systems include multiple levels of certification for options to balance materials and efficiencies with construction and operations costs.

The National Association of Home Builders has a Sustainability Toolkit that is designed to equip and support builders and remodelers choosing sustainability or who want to learn more about building science and high-performance homes. The Energy Conservation and Management Division of the Energy, Mineral and Natural Resources Department of New Mexico also has information and incentives to save on energy costs and make homes and businesses more sustainable. Additionally, Housing New Mexico (formerly known as New Mexico Mortgage Finance Authority) has an Energy\$mart weatherization assistance program that provides energy-saving retrofits and home modifications at no charge to eligible homeowners and renters.

For rural small businesses and agricultural producers, the U.S. Department of Agriculture's Rural Development agency operates the Rural Energy for America Program Renewable Energy Systems & Efficiency Improvement Guaranteed Loans & Grants, offering loan financing and grant funding for renewable energy systems or to make energy efficiency improvements.

In addition to the newly adopted building codes, Red River should foster more sustainable practices in construction and remodeling by sharing information with the public on these additional standards, guides, and practices. The Town could incentivize more sustainable measures and highlight federal incentives, such as green building tax incentives and credits.

9.8 ENVIRONMENTAL REMEDIATION

The New Mexico Environment Department has set standards to ensure that surface waters are of sufficient quality to support fish and other aquatic life as well as human use for recreation, irrigation, and municipal water supplies. Maintaining surface waters, and when degraded, rehabilitating those waters, is of importance and benefit to both the Town of Red River and the broader watershed.

The Environment Department's Surface Water Quality Bureau implements regulations for both point source and broader watershed protections with two separate sections, one for each area. The Bureau also manages the New Mexico River Stewardship Program, which provides funding to make progress on improving surface water quality and riparian habitat, with a focus on projects that improve water quality, enhance fish and wildlife habitat, support local economies, and that reduce downstream flood hazard.

The Taos Soil & Water Conservation District manages several programs, including acequia conservation, animal damage, forest health, range improvement, stream restoration, and youth education. The District monitors, assesses, and restores the rivers and streams in its region, primarily working with private land owners to address stream erosion and health issues.

9.9 GOALS, OBJECTIVES, & STRATEGIES

SUSTAINABILITY GOAL 1

Advocate for clean energy and resource efficient growth and sustainable development.

Objectives

- ◀ *To reduce carbon emissions and the community's carbon footprint.*
- ◀ *To increase public awareness of the benefits of renewable energy and conservation.*

Sustainability Strategy 1.1

Provide information to local residents, businesses, and builders on available renewable energy incentives, tax credits, rebates, exemptions, and net metering.

Sustainability Strategy 1.2

Promote the use of renewable energy systems, including solar, geothermal, battery storage, and electric vehicle charging stations for residential, commercial, and government use.

SUSTAINABILITY GOAL 2

Promote the use and procurement of renewable energy technologies and building practices.

Objectives

- ◀ To decrease energy consumption and save on energy costs through the use of solar, geothermal, and battery storage systems.
- ◀ To ensure building occupant health by improving indoor air and lighting quality.

Sustainability Strategy 2.1

Identify existing and future Town-owned buildings that would be appropriate for the installation of solar, geothermal, and/or battery storage systems.

Sustainability Strategy 2.2

Incorporate sustainable building practices and materials into Town of Red River building projects, which may include the use of low-carbon concrete, reclaimed steel or wood, hempcrete, bamboo, low-VOC paint and other non-toxic building materials, and reduction of construction waste; and net-zero building design that utilizes smart technologies for heating and cooling systems, lighting sensors, indoor air monitoring, etc.

SUSTAINABILITY GOAL 3

Increase electric vehicle (EV) mobility and infrastructure.

Objectives

- ◀ To incorporate electric vehicle and charging systems into existing public facilities.
- ◀ To facilitate the installation of EV infrastructure into new development.

Sustainability Strategy 3.1

Install Level 2 electric vehicle charging stations at all Town-owned properties and along Main Street in convenient locations.

Sustainability Strategy 3.2

Create a transition plan for converting the municipal fleet to zero-emission vehicles. The transition plan should include an analysis of vehicle operating information, such as current operating mileage and hours, fuel consumption, fuel types, dispatching logistics, and equipment

replacement policies; potential charger locations, current capacity at sites, and existing utility services; transition timeline, useful life of vehicles, and specific needs of the Town; and operational costs, including maintenance, energy supply costs, and replacement costs.

Sustainability Strategy 3.3

In coordination with Land Use & Community Character Strategy 1.1, reduce the minimum amount of parking required by the Zoning Code for new commercial development that installs and utilizes electric vehicle infrastructure.

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CHAPTER 10

HAZARD MITIGATION

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10.1 INTRODUCTION

A hazard is a source or a situation with the potential for harm. It can be natural, human-caused, or technological, resulting in the loss of life, property, economic hardship, or threats to public health and safety. Hazard mitigation planning identifies strategies to eliminate and/or reduce potential hazards. In general, the hazard with the highest potential of impacting Red River is wildfires due to the Town's natural setting in a narrow, steep, and heavily wooded canyon and surrounded by Carson National Forest.

The escalating cost of emergency relief aid has prompted the Federal Emergency Management Agency (FEMA) to focus on mitigation. In order to receive relief aid, state governments are required to have a plan. Local city, county, and tribal governments must have a hazard mitigation plan in order to receive FEMA money for mitigation efforts, and local relief monies are channeled through the Department of Homeland Security & Emergency Management.

Taos County prepared and adopted a multi-jurisdictional Hazard Mitigation Plan in 2018, which covered the unincorporated area of Taos County and the incorporated municipalities. The Town of Red River was one of the four participating municipalities. The Hazard Mitigation Plan profiled the regulatory, administrative, and fiscal capabilities of the Town as they relate to hazard mitigation based on a capability assessment worksheet completed by the Town's personnel on the Hazard Mitigation Plan Committee.

10.2 HAZARD MITIGATION PRINCIPLES & PLANNING TOOLS

This section lists some key underlying principles for hazard mitigation. It is followed by a list of planning tools available to Red River that can be used in the creation of comprehensive hazard mitigation strategies.

HAZARD MITIGATION PRINCIPLES

The impacts of climate change include record-breaking heat waves on land and in the ocean, heavy rainfall, severe floods, prolonged droughts,

and intense wildfires. Extreme and uncertain weather events continue to endanger lives and negatively impact people, property, and the environment. Communities must prepare and adapt to the changing climate and the emergencies that may occur. Hazard mitigation planning principles include:

- ◀ Act before a disaster and utilize the planning process as an integral part of your hazard mitigation strategy.
- ◀ Hazard mitigation requires patience, monitoring, and ongoing evaluation.
- ◀ Be both strategic and opportunistic. Look for opportunities for change.
- ◀ Consider both private and public components of critical infrastructure (e.g., water, wastewater, power, transportation, communications, food production, schools, etc.)
- ◀ Champions are vital to ensuring that hazard mitigation is important to the community and implementation depends on political will.
- ◀ Incorporate specific public and private roles and responsibilities across the community and exercise regularly to determine what works well and what needs more work.
- ◀ Emphasize multiple objective planning, and seize opportunities for collaborative projects that include open space, trails, or recreational facilities with fire control objectives.
- ◀ Communication and cooperation among various actors in the time before, during, and after disasters is very important.
- ◀ There should be coordination between local, state, and federal governments, nongovernmental organizations, institutions that provide educational and health services, the media, and any other groups that can assist in preparing for or responding to disasters.
- ◀ Communicate and educate the public as to the risks from hazards.
- ◀ Mitigation has long term economic benefits to the community.

PLANNING TOOLS

The Town of Red River has existing planning tools that can be used to assist in the community's hazard mitigation efforts. These tools can help keep future development out of known hazard areas, keep hazards from existing developed areas, and strengthen the Town's ability to prepare for, minimize, and potentially avoid hazardous incidents.

- ◀ **Zoning Code:** Amendments to the Zoning Code that should be considered include limitations on density in sensitive areas and the creation of defensible space through setback, landscape, and roofing requirements, as related to the Wildland Urban Interface (WUI). Typically, there should be a 30-foot vegetative buffer surrounding structures.
- ◀ **Subdivision Ordinance:** Amendments to the Subdivision Ordinance that should be considered include ingress and egress, surface paving materials, street connectivity and access, and open space requirements.
- ◀ **Infrastructure Capital Improvements Plan (ICIP):** The ICIP should be used as a tool to ensure that the strategies to mitigate potential hazards, outlined in this Plan and in the future All Hazard Mitigation Plan, are funded. Specific expenditures that impact hazard mitigation may include open space acquisition, public safety equipment, energy back-up systems, communication system upgrades, water system improvements, etc.
- ◀ **Building Code:** Current building codes have been updated to help prevent fire hazards. Codes prescribe roof materials, siding, ventilation, fire wall, and fire suppression requirements. Non-flammable metal roofs are a critical component in preventing the loss of property during a fire emergency.
- ◀ **Comprehensive Plan:** This Plan is an important tool in addressing hazard mitigation. As previously mentioned, the coordination of land use and zoning decisions with hazard sensitive locations should be considered as a vital hazard

mitigation strategy. In addition to this, the Comprehensive Plan outlines objectives for transportation and infrastructure that play important roles in how the Red River community will be able to respond to potential emergency situations.

10.3 TAOS COUNTY HAZARD MITIGATION PLAN

The *Taos County Hazard Mitigation Plan* addresses the unincorporated areas of Taos County, Town of Taos, Town of Red River, Village of Questa, and the Village of Taos Ski Valley. The *Hazard Mitigation Plan* identifies relevant hazards and vulnerabilities, and presents strategies to reduce risk and increase resiliency and sustainability in the community. The threats faced by Red River are wildfires, drought, flooding, high winds, landslide and rockfall, severe thunderstorms, and dam failure.

The *Hazard Mitigation Plan* defines the probability of future occurrences of hazards as follows:

- ◀ **Unlikely:** Less than 1% probability of occurrence in the next year, or has a recurrence interval of greater than every 100 years.
- ◀ **Occasional:** Between a 1 and 10% probability of occurrence in the next year, or has a recurrence interval of 11 to 100 years.
- ◀ **Likely:** Between 10 and 90% probability of occurrence in the next year, or has a recurrence interval of 1 to 10 years
- ◀ **Highly Likely:** Between 90 and 100% probability of occurrence in the next year, or has a recurrence interval of less than 1 year.

A brief description of potential hazards posed to Red River follows below:

WILDFIRE

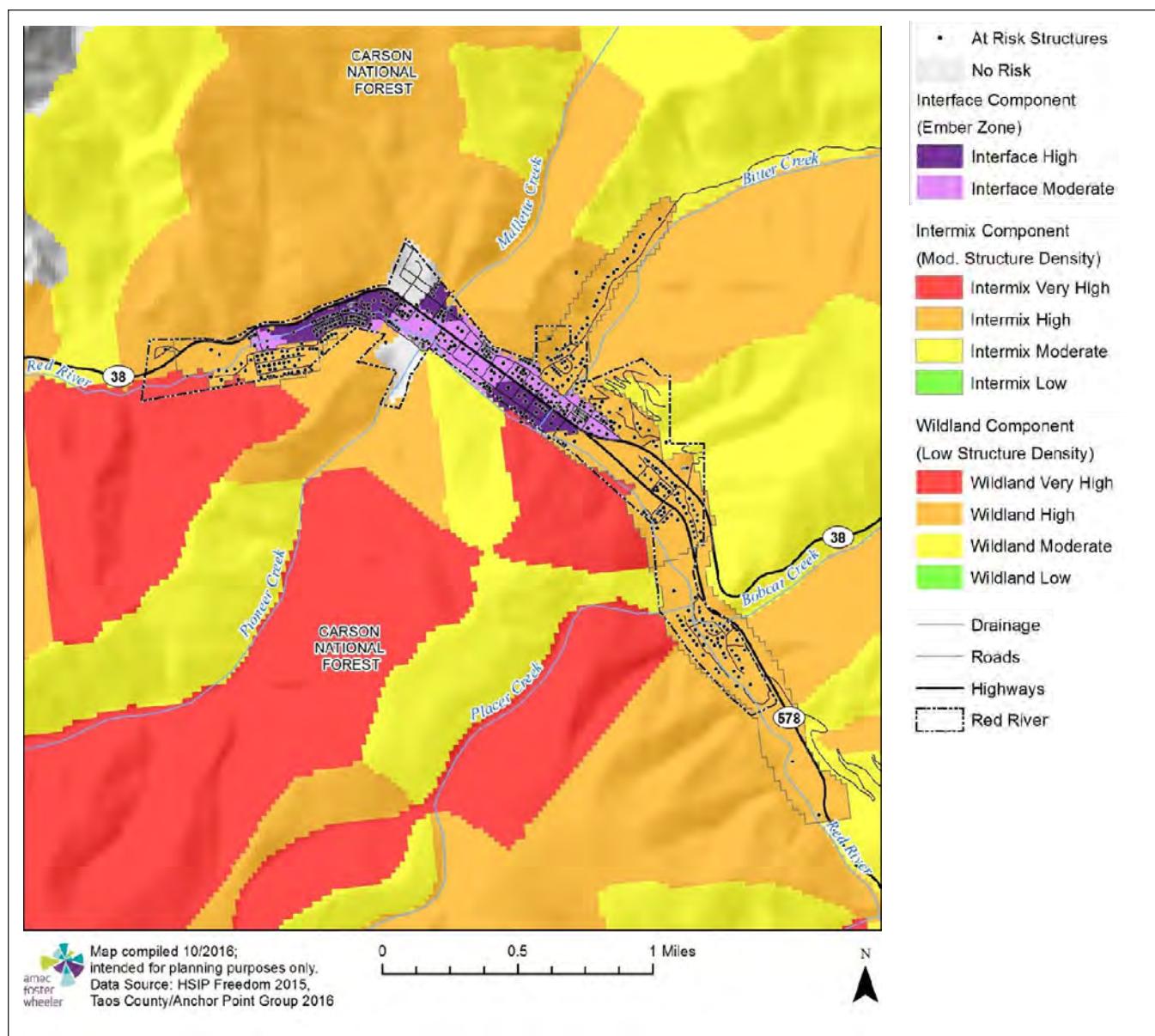
A wildfire is a fire burning uncontrolled on lands covered wholly or in part by timber, brush, grass, grain or other inflammable vegetation. Wildfires occur as a result of natural ignition, unauthorized human-caused fire, or escaped prescribed fire. The *Taos County Hazard Mitigation Plan* noted the bosque area along Red River near Old Red River

Road as a high risk Wildland-Urban-Interface area, which is defined as "wildfire occurring in areas where structures and other human developments meet or intermingle with wildland vegetation fuels". The probability of a future occurrence in Red River is "Occasional". However, due to being nestled between the Carson National Forest and the high WUI areas, an event would have a potentially extreme effect on Red River.

Hermit's Peak/Calf Canyon Fire

The Hermits Peak Fire began on April 6, 2022, as a result of the Las Dispensas prescribed fire in the Pecos Wilderness area of the Santa Fe National

Forest. Unexpected winds in the late afternoon caused the fire to spread outside the project boundary. Rugged terrain prevented firefighters from accessing and controlling the fire. The Calf Canyon Fire was caused by a pile burn holdover from January that remained dormant under the surface before reemerging in April. Sustained critical fire weather conditions caused the two fires to merge and grow. The fire burned over 341,000 acres in San Miguel, Mora, and Taos counties. Impacts of the fire included severe soil burn, destruction of homes and structures, flooding, and threats to watershed and water supply.



Source: Taos County Hazard Mitigation Plan.

DROUGHT

Drought is a period of drier-than-normal conditions. Recreation and tourism, which are crucial to the Town's economy, can be negatively impacted by drought or drought-enhanced wildfires. Low snowpack can significantly impact the Red River ski area's ability to be resilient which can have a ripple effect on the local economy. Potential impacts also include restrictions on water-based recreation. According to the *Taos Water Regional Plan*, the Town of Red River has a good groundwater supply and pumping capacity but needs a new storage tank and water and wastewater system upgrades. According to the *Taos County Hazard Mitigation Plan*, the probability of future occurrence is "Likely" in Red River.

FLOODING

Flooding is the rising and overflowing of a body of water onto normally dry land. Taos County is susceptible to riverine, flash, and localized stormwater flooding. These occur as a result of rainstorms, snowmelt, and cloudburst storms. There are concerns surrounding the effects of high flows and flash floods from the Red River affecting future development. According to the National Centers for Environmental Information Database, five flash flood events were recorded in Red River between 2015 and 2018.

Red River has participated in the National Flood Insurance Program (NFIP) since July 1, 1987, by administering floodplain management regulations that meet the minimum requirements of the NFIP. Red River has a considerable number of structures in flood hazard areas with 28% of the total developed parcels in Town potentially at risk. According to the *Taos County HMP*, the probability of future occurrence is "Occasional" in Red River.

HIGH WINDS

The hazard of high wind is commonly associated with severe thunderstorm winds (exceeding 58 mph) as well as tornadoes, hurricanes, and tropical storms. High winds can also occur in the absence of other definable hazard conditions, events often referred to as windstorms. Canyon areas and

mountain towns such as Red River and Taos Ski Valley are more susceptible to high wind. Per the *Taos County Hazard Mitigation Plan*, the probability of future occurrence is "Likely" in Red River.

LANDSLIDE & ROCKFALL

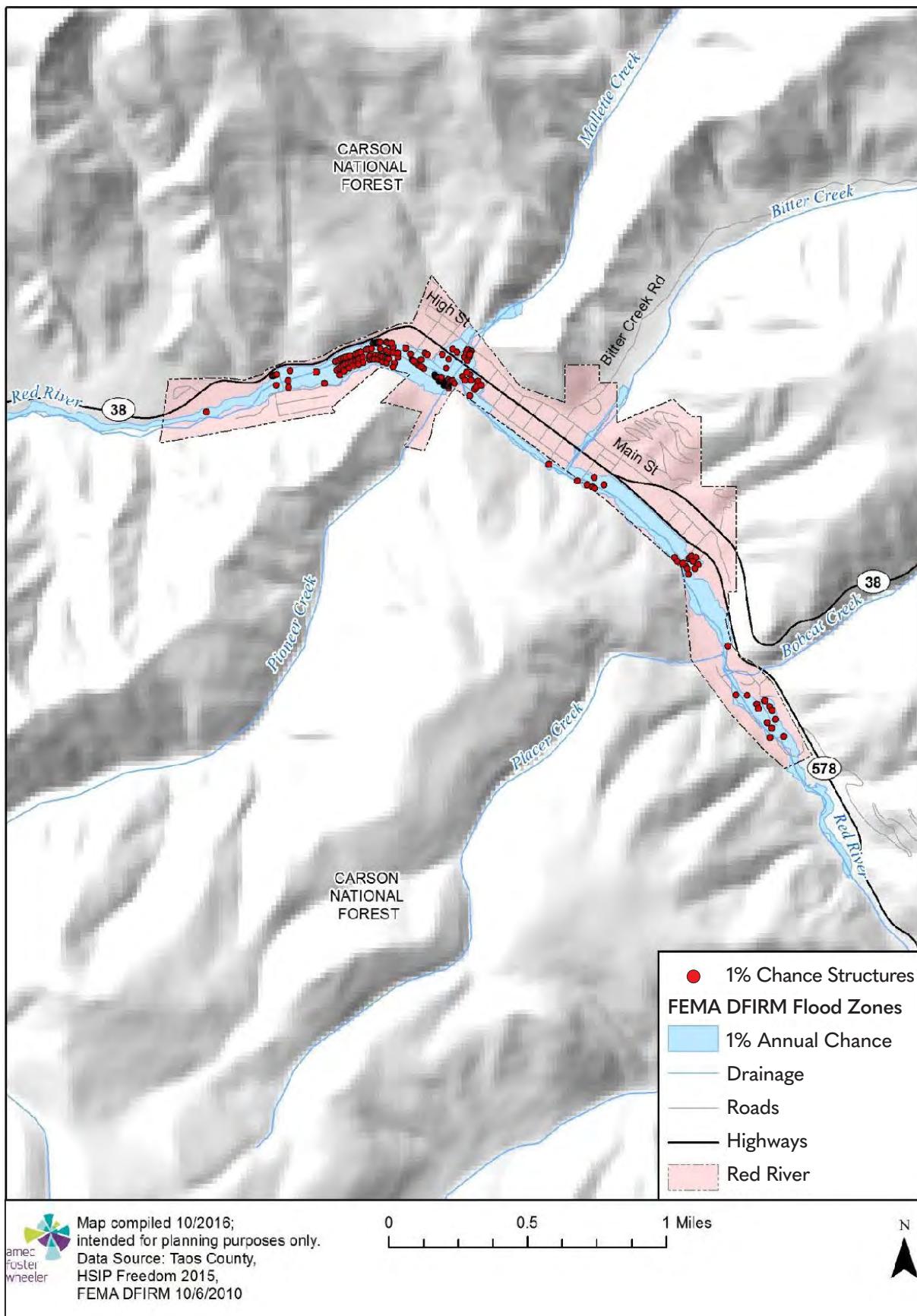
Landslides are the downward and outward movement of loose material on slopes. A rockfall is the falling of a detached mass of rock from a cliff or down a very steep slope. Debris flows are a mixture of rock fragments, soil, vegetation, water and, in some cases, entrained air that flows downhill as a fluid. Two debris flow hazard areas cross Highway 38 near Mile Markers 8 and 9 in the Red River Valley. Given the terrain, the probability of future occurrence is "Likely" in Red River. Another area of concern includes NM 38 to Red River.

SEVERE THUNDERSTORMS

Severe thunderstorms in the Taos County area are generally characterized by heavy rain, often accompanied by strong winds and sometimes lightning and hail. Small-scale lightning, hail, and localized heavy rains are an annual occurrence in Taos County. The probability of future occurrence in Red River is "Likely".

DAM FAILURE

Dams are man-made structures built for a variety of uses including flood protection, power generation, agriculture, water supply, and recreation. Dam failures can occur as a result of inadequate spillway capacity resulting in excess overtopping flows, internal erosion caused by embankment or foundation leakage, improper design and maintenance, or negligent operation. The Beaver Park Dams are located 2.5 miles upstream from Red River and are classified as High Hazard. These two dams have no Emergency Action Plan. In the event of dam failure, the Beaver Peak Dams could potentially impact gas pipelines in the Red River Valley, which could impact service to Red River. Although dam failure has not occurred since either of these dams were built, it is worthy of note because they sit above Red River.



Source: Taos County Hazard Mitigation Plan.

10.4 COMMUNITY WILDFIRE PLANS & PROGRAMS

The entire Town of Red River is identified as an Wildland Urban Interface (WUI) area. The potential for wildfire is the most significant hazard facing the Town of Red River. WUI areas are those locations adjacent to heavily forested and/or open grassland areas that may be impacted by wildfires. Due to it being surrounded by the Carson National Forest, high recreational use of the forest, and the large number of absentee homeowners, the entire Town of Red River is at extreme risk of being impacted by wildfire. The following plans reflect fire protection measures to date:

COMMUNITY WILDFIRE PROTECTION PLANS

◀ Annual Wildfire Operating Plan & Community Wildfire Protection Plan:

The Town of Red River participated in the development of the *Enchanted Circle Wildfire Operating Plan and Community Wildfire Protection Plan* that was completed in 2006. The Plan outlined specific projects to reduce the available fire fuels in the area. The area of greatest concern identified was the high recreational camping use of Pioneer Canyon potentially leading to an escaped campfire. There was concern that a fire in Pioneer Canyon would rapidly spread to the ski area, which would result in significant damage to the watershed and loss of Red River's winter economy. An analysis of Red River's fire suppression capabilities showed at the time that Red River had the most highly trained personnel within Taos County. There has been no update to the *Enchanted Circle Wildfire Operating Plan and Community Wildfire Protection Plan*.

◀ Taos County Community Wildfire Protection Plan: The *Taos County Community Wildfire Protection Plan* (Taos County CWPP) completed in 2022 emphasizes the innate connection between human communities and the forested ecosystems and watersheds upon which these communities rely. The *Taos County*

CWPP framework is based on accepting wildfire as a natural and inevitable process and embracing fire-adapted practices at the both community and the landscape scale to improve collective resiliency in the future. The *Taos County CWPP* addresses landscape-scale treatment priorities, traditional uses, and economic development opportunities, emergency fire response, and preparing for fire and post-fire recovery.

The Town of Red River had a High "Communities at Risk" rating in the *Taos County CWPP* completed in 2016. However, a reevaluation of ingress/egress and fire response in the updated *Taos County CWPP* justified a change in the "Communities at Risk" ratings to "Medium".

The updated *Taos County CWPP* divided forested lands in Taos County into six Focal Areas. The Red River Focal Area includes approximately 154,000 acres located in north central Taos County, which includes the greater Red River watershed. HUC 12 (i.e. a sub-watershed level that captures tributary systems) watersheds include Upper Red River, Cabresto Creek, Middle Red River, Lower Red River, and Rito Primero-Rio Grande. Major land managers include the Town of Red River, Village of Questa, Bureau of Land Management, Carson National Forest, and Chevron Corporation. One of the *Taos County CWPP* goals was to establish collaborative groups for focal areas, including the Red River focal area. Priorities include beginning WUI Treatments in the Rio Colorado Project Area. The Town of Red River is one of the responsible partners.

WILDFIRE ASSISTANCE PROGRAMS

◀ Wildfire Risk Reduction Program for Rural Communities: The *Wildfire Risk Reduction Program for Rural Communities* was established in 2005 under the *National Fire Plan* to assist communities throughout New Mexico in reducing their risk from wildland fire on non-federal lands. The New Mexico Association of Counties (NMAC), a nonprofit community foundation, partnered with the

Bureau of Land Management to administer the program and distribute awards. Projects require a minimum 10% cost share.

◀ **Fire Adapted Communities Learning**

Network: The Fire Adapted Communities Learning Network is an initiative of the National Wildfire Coordinating Group that is intended to build sustainable wildfire resilience capacity in fire-prone communities. The partnership includes The Nature Conservancy, Watershed Research and Training Center, USDA Forest Service, and the US Department of the Interior. The Fire Adapted Communities Learning Network provides resources for community engagement, fire mitigation and planning, landscape treatment, public health and safety, and wildfire response and recovery.

◀ **Community Wildfire Defense Program:**

The Community Wildfire Defense Program assists at-risk communities, including Tribal communities, with planning for and lowering wildfire risks on tribal, state, and privately-managed land. The Bipartisan Infrastructure Law authorizes the \$1 billion for the five-year CWDG Program. The program provides funding to communities to develop and revise Community Wildfire Protection Plans and implement projects described in a Community Wildfire Protection Plan that is less than ten years old.

10.5 GOALS, OBJECTIVES, & STRATEGIES

HAZARD MITIGATION GOAL 1

Reduce Red River's risk and vulnerability from natural and human-caused hazard events using an all-hazards approach.

Objectives

- ◀ *To increase public awareness of risk from natural and human-caused hazards.*
- ◀ *To provide residents and visitors with adequate warning of major hazard events, including wildland fires, flooding, high winds, etc.*
- ◀ *To promote construction techniques that help minimize damage during major hazard events.*

Hazard Mitigation Strategy 1.1

Provide information and encourage residents to sign up on the Taos County AlertMe App emergency warning system for notification before and throughout the duration of a severe storm, wildfire, flood, tornado, or other major event.

Hazard Mitigation Strategy 1.2

Create and maintain an evacuation plan for passenger vehicles, trucks, and emergency vehicles during hazard events and provide public transportation (e.g., Miner's Transit) for residents who are unable to independently evacuate.

Hazard Mitigation Strategy 1.3

Develop a temporary emergency sheltering plan that includes:

- ◀ Designated public facilities that are capable of providing shelter during a major hazard event;
- ◀ Installation of generator hook-ups;
- ◀ Providing accommodations during hazard events, including food and water supplies, and basic healthcare supplies; and
- ◀ Accommodations for domestic animals.

Hazard Mitigation Strategy 1.4

Educate Red River residents and owners of lodging establishments on the importance of creating an emergency supply kit (e.g., water, food, basic sanitary supplies, batteries, flashlights,

first aid kit, phone chargers, etc) for use during major hazard events.

HAZARD MITIGATION GOAL 2

Reduce the impact of wildland fires to Red River and the regional watershed.

Objectives

- ◀ *To encourage and facilitate participation in Wildland-Urban Interface (WUI) programs.*
- ◀ *To work with Taos County and the USDA Forest Service on fuel reduction activities and restoration of the regional watershed.*
- ◀ *To reduce fire loads and wildland fire hazards on public and private properties.*

Hazard Mitigation Strategy 2.1

Adopt development regulations that require thinning, adequate vegetative buffers, and installation of non-flammable roof materials.

Hazard Mitigation Strategy 2.2

Require the thinning of all undeveloped lots and community-owned properties (e.g., Pioneer Canyon, Upper Valley, wastewater treatment plant) in order to reduce fire load.

Hazard Mitigation Strategy 2.3

Participate in the National Firewise Communities program and seek National Fire Plan Community Assistance Program grants for thinning programs.

HAZARD MITIGATION GOAL 3

Reduce the impact from flooding and dam failures.

Objectives

- ◀ *To develop greater capacity and capability to mitigate flooding and flash floods.*
- ◀ *To limit development in high-risk flood areas.*
- ◀ *To strive for a shorter recovery time after flooding has occurred.*

Hazard Mitigation Strategy 3.1

Improve culverts, low water crossings, and bridges to prevent washouts, debris obstructions, and bank erosion during flooding.

Hazard Mitigation Strategy 3.2

Evaluate riverbank stabilization conditions along the Red River and mitigate areas where needed to address erosion issues.

Hazard Mitigation Strategy 3.3

In consultation with private property owners, evaluate areas that are traversed by the Red River to identify obstruction or overgrowth hazards on private property.

Hazard Mitigation Strategy 3.4

Coordinate with the U.S. Army Corp of Engineers, Taos County, and the New Mexico Department of Homeland Safety and Emergency Management on addressing and mitigating flood hazards.

Hazard Mitigation Strategy 3.5

Continue the Town of Red River's participation in and remain compliant with the National Flood Insurance Program (NFIP).

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CHAPTER 11

IMPLEMENTATION

PLAN

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11.1 INTRODUCTION

The Implementation Plan is intended is to provide the Town of Red River with a tool to measure its progress towards achieving the community vision as expressed in the *Red River Comprehensive Plan*. The implementation strategies were developed within the public input process, and are categorized under each of the eight major planning elements of the *Comprehensive Plan*.

The *Comprehensive Plan* is meant to be a living document that gets used, revised, and refined over the years by the community and Red River's elected officials. Regular updates should be initiated by the Town every five years in order to ensure the Plan stays relevant and useful to the community, and to assist the Town in applying for capital improvement grants.

11.2 IMPLEMENTATION OBJECTIVES

The objectives for implementing the *Red River Comprehensive Plan* include:

- ◀ Determining the short and long-term time frames and delegating responsibility for implementing the *Comprehensive Plan* strategies.
- ◀ Linking the Town's ICIP to the strategies contained in the *Comprehensive Plan*.
- ◀ Basing future grant applications on the strategies and recommendations contained in the *Comprehensive Plan*.
- ◀ Appointing a subcommittee of the Town Council to oversee implementation of the *Comprehensive Plan*. Specific tasks in overseeing implementation include:
 - ◀ Create a system of checks and balances to determine whether the strategies have been achieved;
 - ◀ Preparation of progress reports made to the Town Council on how implementation is going, including project milestones and need for revisions;
 - ◀ Monitoring of changed conditions in the community, which may have an impact

on the *Comprehensive Plan* and/or require revisions to the text and/or maps;

- ◀ Recommendations for revisions to the *Comprehensive Plan* as needed;
- ◀ Keeping abreast of funding sources and programs that could be tapped for funding capital improvements;
- ◀ Monitoring state legislation and plans in order to ensure consistency with state policy and programs; and
- ◀ Participation and representation of the Town of Red River in regional planning efforts.

11.3 IMPLEMENTATION TABLES

The strategies contained within the body of the *Red River Comprehensive Plan* are listed in the tables contained in this chapter and categorized by planning element. Each of the strategies are supplemented by a projected time frame for completion and responsible entity. The Implementation Plan tables are organized as follows:

- ◀ Chapter 3: Land Use & Community Character (pages 132-133)
- ◀ Chapter 4: Housing & Neighborhoods (pages 134-135)
- ◀ Chapter 5: Economic Development (pages 136-137)
- ◀ Chapter 6: Community Services & Facilities (page 138-140)
- ◀ Chapter 7: Transportation (pages 141-142)
- ◀ Chapter 8: Infrastructure (pages 143-146)
- ◀ Chapter 9: Sustainability (page 146)
- ◀ Chapter 10: Hazard Mitigation (page 147)

For more detail on each of the strategies, refer back to the specific planning element in the *Comprehensive Plan*.

Implementation of the strategies depends on available funding, staff time, and the ability of the Town to enter into and sustain partnerships.

CHAPTER 3: LAND USE & COMMUNITY CHARACTER STRATEGIES	RESPONSIBLE ENTITY	TIME FRAME
Land Use & Community Character Strategy 3.1.1: Review and update the existing <i>Zoning Ordinance</i> with amendments that include, but are not limited to: 1) Consolidation or removal of unused or redundant zone districts; 2) Review and update to development standards (e.g. minimum lot sizes, setbacks, building heights, screening, parking, etc.) in all zone districts; 3) Standards for no-build buffers between new structures and the Red River to maintain wildlife corridors; 4) Allowing accessory dwelling units (ADUs) as a permissive use in the R-1, R-1A, and R-2 zones and create applicable development standards for parking, unit size, building height, etc.; 5) Reduction of the minimum required off-street parking for new commercial development that installs and utilizes electric vehicle infrastructure; 6) Update to existing definitions and addition of new definitions to be consistent with best planning practices and terminology; 7) Review and update of sign regulations relative to size, placement, frequency, and content-neutral provisions; and 8) Create a definition and minimum standards for kitchens.	Planning & Zoning	2025-2027
Land Use & Community Character Strategy 3.1.2: Create an inventory of properties that would be appropriate for redevelopment to housing or mixed-use. The inventory should identify ownership status and the general condition of the property.	Planning & Zoning; Economic Development & Tourism	On-Going (no end date)
Land Use & Community Character Strategy 3.1.3: Update the existing Zoning Map with amendments that include: 1) Appropriate zoning designations for the Town-owned parcels that were excluded from the Columbine-Hondo Wilderness designation; 2) Delineation of the Tourist Overlay Zone boundary; and 3) Previous zone changes that were approved by Town Council but are not reflected on the Zoning Map.	Planning & Zoning	2025-2027
Land Use & Community Character Strategy 3.1.4: In coordination with Housing & Neighborhoods Strategy 1.4, review and consider amendments to the <i>Short-Term Rental Ordinance</i> that would include but not be limited to placing restrictions on the number of short-term rentals allowed in Red River to ensure the community's ability to accommodate new full-time permanent residents.	Planning & Zoning; Economic Development & Tourism	2027-2029
Land Use & Community Character Strategy 3.1.5: Identify potential areas within unincorporated Taos County that may be appropriate for annexation and perform a cost-benefit analysis utilizing criteria that consider: 1) Existing infrastructure capacity for expansion; 2) Feasibility, cost, and timeliness of extending infrastructure, transportation networks, and public safety services; 3) Additional areas for development of long-term housing development; 4) Economic development benefits and potential revenue stream to the Town of Red River; and 5) Assessment of the property owners' support for the annexation.	Planning & Zoning; Economic Development & Tourism; Town Council; Administration	2029 and beyond
Land Use & Community Character Strategy 3.1.6: Promote land stewardship practices (e.g., rainwater harvesting, native landscaping, green building) and consider the impact to existing wildlife habitat during the review of applications for new development.	Planning & Zoning; Keep Red River Beautiful	On-Going (no end date)

CHAPTER 3: LAND USE & COMMUNITY CHARACTER STRATEGIES	RESPONSIBLE ENTITY	TIME FRAME
Land Use & Community Character Strategy 3.2.1: Work with the Red River Historical Society and the New Mexico Historic Preservation Division on educating owners of historic properties on the benefits of having their properties listed on the State Register of Cultural Properties and the National Register of Historic Places.	Planning & Zoning; Economic Development & Tourism	On-Going (no end date)
Land Use & Community Character Strategy 3.2.2: Promote the use of the New Mexico State Income Tax Credit for Registered Cultural Properties, Federal Tax Credit for National Registered Historic Places, and the Historic Preservation Loan Fund to encourage the rehabilitation of historic buildings within Red River.	Planning & Zoning; Economic Development & Tourism	On-Going (no end date)
Land Use & Community Character Strategy 3.2.3: Design and install interpretive signage along Main Street that tells the story and history of Red River.	Economic Development & Tourism; Public Works	2027-2029
Land Use & Community Character Strategy 3.3.1: Amend the <i>Tourism Overlay Zone</i> to include context sensitive design standards that address building styles, colors, materials, awnings, entries, signage, and building massing to complement the existing character of Main Street.	Planning & Zoning	2027-2029
Land Use & Community Character Strategy 3.3.2: Construct and install new entry features, including signage and landscaping, that incorporates Red River's brand at the east and west entries to Red River on NM 38/Main Street.	Economic Development & Tourism; Public Works	2025-2027
Land Use & Community Character Strategy 3.3.3: Create streetscape improvement plans for High Street and River Street that address sidewalks and crosswalks, landscaping, lighting, signage, and street furniture.	Planning & Zoning; Public Works	2027-2029

CHAPTER 4: HOUSING & NEIGHBORHOODS STRATEGIES	RESPONSIBLE ENTITY	TIME FRAME
Housing & Neighborhoods Strategy 4.1.1: Complete and submit an application to Housing New Mexico to fund the creation of an <i>Affordable Housing Plan</i> that complies with the New Mexico <i>Affordable Housing Act</i> , as amended. The <i>Affordable Housing Plan</i> should be accompanied by an <i>Affordable Housing Ordinance</i> , and contain at a minimum: 1) A comprehensive community and housing profile that includes demographic characteristics, household characteristics, and local housing market analysis; 2) Assessment of existing housing needs that addresses cost-burdened households, housing for the elderly, female-headed households, unsheltered population, overcrowded households, and persons with disabilities; projections for new units needed by tenure, housing type and cost; and projections for rehabilitation of existing homes; 3) Analysis and proposed solutions to the regulatory (zoning and land use development codes), non-regulatory (fees, infrastructure capacity, environmental, land availability, financial), and policy constraints to affordable housing; 4) Goals, policies, and quantifiable objectives to meet affordable housing needs (rental and owner-occupied) within a 5-year planning horizon; 5) Review and approval by the Town of Red River and Housing New Mexico; and 6) Community engagement.	Planning & Zoning; Economic Development & Tourism; Administration	2025-2027
Housing & Neighborhoods Strategy 4.1.2: In conjunction with the development of an <i>Affordable Housing Plan</i> , create an inventory of land and buildings either currently owned or that potentially could be acquired by the Town of Red River that would be appropriate and available for donation to an affordable housing program.	Planning & Zoning; Economic Development & Tourism	Ongoing (no end date)
Housing & Neighborhoods Strategy 4.1.3: Once an <i>Affordable Housing Plan and Ordinance</i> have been adopted by the Town of Red River, seek partnerships with private builders and non-profits to rehabilitate existing substandard housing and/or motels or lodges for workforce housing purposes.	Planning & Zoning	2027; Ongoing (no end date)
Housing & Neighborhoods Strategy 4.1.4: In coordination with Land Use & Community Character 1.4, review and consider amendments to the <i>Short-Term Rental Ordinance</i> that would include but not be limited to placing restrictions on the number of short-term rentals allowed in Red River and the number of short-term rentals owned by a single entity.	Planning & Zoning	2027-2029
Housing & Neighborhoods Strategy 4.1.5: In coordination with Land Use & Community Character Strategy 3.1.1, amend the <i>Zoning Ordinance</i> to allow for accessory dwelling units (ADUs) as a permissive use in the R-1, R-1A, and R-2 zones.	Planning & Zoning	2027-2029
Housing & Neighborhoods Strategy 4.1.6: Coordinate with Housing New Mexico and local contractors on rehabilitation and/or weatherization of existing dwelling units of qualified homeowners through the HOME program.	Planning & Zoning	2027-2029
Housing & Neighborhoods Strategy 4.2.1: Work with residential developers and builders on creating incentives that will encourage the build-out of existing, but vacant, residential subdivisions within Red River.	Planning & Zoning	2027-2029

CHAPTER 4: HOUSING & NEIGHBORHOODS STRATEGIES	RESPONSIBLE ENTITY	TIME FRAME
Housing & Neighborhoods Strategy 4.2.2: In conjunction with Land Use & Community Character Strategy 1.5, identify areas within unincorporated Taos County that would be appropriate for annexation and residential development for long term occupancy.	Planning & Zoning; Economic Development & Tourism; Administration; Town Council	2029 and beyond
Housing & Neighborhoods Strategy 4.2.3: Identify potential motels and lodges that would be appropriate for conversion to workforce housing. As part of this strategy, and in coordination with Land Use & Community Character Strategy 3.1.1, adopt revisions to the <i>Zoning Code</i> that include a definition and minimum standards for kitchens.	Planning & Zoning	2025-2027
Housing & Neighborhoods Strategy 4.2.4: Apply for grants to the New Mexico Clean & Beautiful program to fund beautification projects, litter control, recycling, graffiti eradication, and community stewardship. Involve Red River youth in neighborhood clean-up efforts.	Economic Development & Tourism	Ongoing (no end date)

CHAPTER 5: ECONOMIC DEVELOPMENT STRATEGIES	RESPONSIBLE ENTITY	TIME FRAME
Economic Development Strategy 5.1.1: Coordinate and participate with other communities in the Enchanted Circle on joint marketing and advertisements, maps, and brochures that highlight the unique assets of each community, special events, and activities.	Economic Development & Tourism	Ongoing (no end date)
Economic Development Strategy 5.1.2: Develop a marketing campaign for Red River that highlights its four-season outdoor recreation assets and activities, mining history, compact and walkable community, and affordable hospitality options. Determine the markets in New Mexico, Texas, Colorado, Oklahoma, and other states that should be targeted in a "promote Red River" tourism campaign through social media, print media, and television.	Economic Development & Tourism	Ongoing (no end date)
Economic Development Strategy 5.1.3: Increase the Town's budget for tourism advertising through a larger allocation of lodgers' tax revenues.	Economic Development & Tourism; Town Council	Ongoing (no end date)
Economic Development Strategy 5.1.4: Continue working with the Enchanted Circle Council of Governments on the creation of a regional film office and identify locations in Red River that would be available for film production activities.	Economic Development & Tourism; Administration	2025-2027
Economic Development Strategy 5.1.5: Coordinate with the Enchanted Circle Council of Governments and the North Central New Mexico Economic Development District and represent Red River in regional economic development initiatives.	Economic Development & Tourism; Town Council; Administration	Ongoing (no end date)
Economic Development Strategy 5.2.1: Complete a comprehensive update to the Red River LEDA (Local Economic Development Act) Ordinance that identifies specific economic development goals and targeted industries; updates definitions consistent with state legislation; provides for joint powers agreements between the Town of Red River, Taos County Economic Development, Enchanted Circle Marketing Cooperative, and North Central New Mexico Economic Development District; and revises implementation policies and procedures, including claw back provisions.	Economic Development & Tourism	2025-2027
Economic Development Strategy 5.2.2: Promote Red River as a business-friendly community with strong quality of life assets, amenities, and opportunities including: 1) A family-friendly and affordable outdoor recreation economy; 2) Moderate cost of living; 3) A safe community with low crime rates; 4) Potential LEDA funding available for job creation; and 5) Potential workforce training grants, tax abatements, and tax credits for redevelopment.	Economic Development & Tourism	Ongoing (no end date)
Economic Development Strategy 5.2.3: Promote Red River as a community with an unmet demand for the development of grocery stores, restaurants, outdoor recreation retail businesses, daycare services, and healthcare professionals and services.	Economic Development & Tourism	Ongoing (no end date)

CHAPTER 5: ECONOMIC DEVELOPMENT STRATEGIES	RESPONSIBLE ENTITY	TIME FRAME
Economic Development Strategy 5.2.4: Allow for and encourage small-scale manufacturing in vacant commercial properties along Main Street. Incorporate small-scale manufacturing into the Zoning Ordinance as a conditional use that requires review and approval by the Planning and Zoning Commission to ensure the use will not be harmful to adjacent properties.	Economic Development & Tourism; Planning & Zoning	2025-2027
Economic Development Strategy 5.2.5: Develop an annual business recognition program for those businesses that have demonstrated: 1) Outstanding business achievement as evidenced by growth in sales, profits, and/ or employees, or new markets entered; 2) Commitment to the community through contributions or service to a civic group, volunteer program, or non-profit organization; or 3) Dedication and creativity in the development of a new business.	Economic Development & Tourism	2025-2027
Economic Development Strategy 5.2.6: In coordination with Land Use & Community Character Strategy 1.1, amend the Zoning Code to allow for home occupations and include development regulations that address allowed land uses, business license requirements, maximum floor area devoted to the home occupation, restricting employees to members of the residing family, and maximum number of employees.	Economic Development & Tourism; Planning & Zoning	2025-2027
Economic Development Strategy 5.3.1: Construct and install new entry features, including signage and landscaping, that incorporates Red River's brand at the east and west entries to Red River on NM 38/Main Street, as shown on the Future Land Use Scenario.	Economic Development & Tourism; Public Works; Administration	2025-2027
Economic Development Strategy 5.3.2: In consultation with New Mexico MainStreet, pursue the certification of Red River as a MainStreet community so that the Town and business owners can reap the benefits of this program through ongoing training and education, technical assistance, and enhanced access to public infrastructure funds and other funding resources.	Economic Development & Tourism	2027-2029
Economic Development Strategy 5.3.3: Establish a MainStreet board comprised of business owners, real estate professionals, and other community stakeholders, and identify an Executive Director, with assistance from New Mexico MainStreet.	Economic Development & Tourism; NM MainStreet	2027-2029
Economic Development Strategy 5.3.4: Create an inventory of available commercial and mixed-use properties along Main Street and make the inventory available on the Town website and in social media.	Economic Development & Tourism	Ongoing (no end date)
Economic Development Strategy 5.3.5: Work with the Construction Industries Division, State Historic Preservation Office (SHPO), and Taos County on advancing legislation that incorporates recommendations from the Historic Landmarks Commission into the New Mexico Building Code to better accommodate the unique challenges of historic buildings meeting current code requirements.	Economic Development & Tourism; Planning & Zoning; Taos County	Ongoing (no end date)

CHAPTER 6: COMMUNITY SERVICES & FACILITIES STRATEGIES	RESPONSIBLE ENTITY	TIME FRAME
Community Services & Facilities Strategy 6.1.1: Create and implement a Parks and Recreation Master Plan that includes, but is not limited to: 1) Demographic analysis and population growth projections; 2) Level of service analysis for parkland, recreation facilities, and maintenance staffing level; 3) Inventory and analysis of existing conditions of parks, playgrounds, and trail facilities; 4) Determination of what types of services and facilities by private and non-profits that are currently available to Red River residents; 5) Assessment that identifies indoor and outdoor recreation needs; and 6) Recommendations and implementation plan for capital and programming improvements.	Economic Development & Tourism; Public Works	2025-2027
Community Services & Facilities Strategy 6.1.2: Pursue funding to build new restrooms and a performance stage in Red River parks; replace playground equipment; renovate tennis courts; and build a new sports complex, as identified in the ICIP FY2025-29.	Economic Development & Tourism; Public Works	2025-2027
Community Services & Facilities Strategy 6.1.3: Plan, design, and construct an indoor recreation center that provides multi-generational programming. The project should address: 1) A program for indoor spaces utilizing the recreation needs assessment generated under Community Services & Facilities Strategy 1.1; 2) Determination of minimum parking and access needed to serve the indoor recreation center; 3) Potential locations where an indoor recreation center could be located; and 4) Estimated cost and available funding programs to support the development and ongoing operation costs.	Administration; Economic Development & Tourism	2027-2029
Community Services & Facilities Strategy 6.1.4: Identify permanent access points to the Red River and adjacent wilderness areas, including the Columbine Hondo Wilderness.	Parks	2027-2029
Community Services & Facilities Strategy 6.2.1: Create a comprehensive trails plan that provides trail corridors and connections for use by hikers, equestrians, and OHV riders through Red River and to the adjacent wilderness areas within the Carson National Forest.	Parks	2027-2029
Community Services & Facilities Strategy 6.2.2: Create a system of connected trailheads along the Red River and provide adequate space for parking, fishing, hiking, and camping amenities. Provide interpretative signage at each trailhead.	Parks; Economic Development & Tourism	2027-2029
Community Services & Facilities Strategy 6.2.3: Continue to coordinate and participate with the Carson National Forest, Enchanted Circle Trails Association, and Questa on the regional trail connecting Red River and Questa.	Parks; Economic Development & Tourism	Ongoing (no end date)

CHAPTER 6: COMMUNITY SERVICES & FACILITIES STRATEGIES	RESPONSIBLE ENTITY	TIME FRAME
Community Services & Facilities Strategy 6.3.1: Develop a Public Safety Needs Assessment that identifies addresses current and future needs over the next five years for the Red River Marshal's Office and Red River Fire Department and EMS. The assessment should address the following: 1) Data collection on past calls for non-emergency and emergency services, including ambulance transport; 2) Identification of current and future programming, training (including animal control), and certification needs; 3) Identification of building, technology, equipment, vehicle, and dispatch needs; 4) Identification of adequate staffing levels to maintain a rapid emergency response time and an excellent ISO rating; and 5) An implementation schedule for replacement or improvements to facilities, equipment, and staffing based on existing and future growth.	Marshal's Office; Fire Dept.	2025-2027
Community Services & Facilities Strategy 6.3.2: Pursue funding to purchase new equipment, including a new ambulance and fire engine, as identified in the ICIP FY2025-29.	Marshal's Office; Fire Dept.	Ongoing (no end date)
Community Services & Facilities Strategy 6.3.3: Prioritize funding for the replacement of 60 failing and lead gasket fire hydrants, including an isolation valve for each hydrant, in accordance with AWWA Guidelines, as identified in the ICIP FY2025-29.	Fire Dept.	2025-2027
Community Services & Facilities Strategy 6.3.4: Based on the Public Safety Needs Assessment, pursue funding for a new law enforcement/municipal court building, equipment, vehicles, and increased staffing levels at the Red River Marshal's Office and Fire Department, as applicable.	Marshal's Office; Fire Dept.	2027-2029
Community Services & Facilities Strategy 6.3.5: Evaluate and make needed amendments to the existing public safety procedures that specifically address large-scale community events in Red River.	Marshal's Office; Fire Dept.	Ongoing (no end date)
Community Services & Facilities Strategy 6.4.1: Create and maintain a systematic preventative maintenance and replacement program for all Town-owned community facilities.	Administration	2025-2027
Community Services & Facilities Strategy 6.4.2: Pursue funding to meet the capital and programming needs of the Red River Library, including but not limited to expanding the existing book collection, expanding computer and internet access, and providing space specifically for teens at the Red River Library.	Library	Ongoing (no end date)
Community Services & Facilities Strategy 6.4.3: Determine the feasibility of developing a senior center in Red River that would provide a senior meal site, programming, and activities specifically geared towards seniors.	Administration	2027-2029
Community Services & Facilities Strategy 6.4.4: Continue to promote and host a range of community events, including concerts, car shows, parades, bike tours, cook-offs, and arts and crafts shows on Main Street, Brandenburg Park, and other venues in Red River and the Enchanted Circle.	Economic Development & Tourism	Ongoing (no end date)

CHAPTER 6: COMMUNITY SERVICES & FACILITIES STRATEGIES	RESPONSIBLE ENTITY	TIME FRAME
<p>Community Services & Facilities Strategy 6.4.5: Pursue funding for evaluating, designing, and expanding the current Town Hall facility, including space needs for Town Administration, Marshal's Office, Dispatch services, ambulance bays, and Municipal Court; ADA accessibility; improvements to HVAC and plumbing systems; and site improvements, including parking, grading and drainage, and paving, as identified in the ICIP FY2025-29.</p>	Administration	Ongoing (no end date)
<p>Community Services & Facilities Strategy 6.4.6: Pursue funding for the design and construction of a 2,200 square foot expansion to the Red River Conference Center to allow for an additional meeting space, as identified in the ICIP FY2025-29.</p>	Economic Development & Tourism	2027-2029
<p>Community Services & Facilities Strategy 6.5.1: Coordinate and strategize with local and regional healthcare entities, including the Main Street Medical Clinic, Holy Cross Hospital, and Presbyterian Medical Services/Questa Health Center, on expanding the availability of healthcare and behavioral health services and disseminating information to Red River residents.</p>	Administration; Economic Development & Tourism	2025-2027
<p>Community Services & Facilities Strategy 6.5.2: In coordination with Economic Development Strategy 2.3, strategize with local and regional healthcare entities, including the Main Street Medical Clinic, Holy Cross Hospital, and Presbyterian Medical Services/Questa Health Center, on expanding the availability of healthcare, dental care, and behavioral health services and disseminating information on available services to Red River residents.</p>	Administration; Economic Development & Tourism	Ongoing (no end date)
<p>Community Services & Facilities Strategy 6.6.1: Initiate an annual town hall that facilitates a dialogue between the Town of Red River, Questa, Angel Fire, Questa Independent School District, and Cimarron Municipal School District on educational initiatives, joint high school/college credit programs, workforce training, and expanding opportunities for high school students and graduates.</p>	Administration; Economic Development & Tourism	2027-2029
<p>Community Services & Facilities Strategy 6.6.2: Provide information on available adult education programs and classes, including GED preparation, college readiness, computer literacy, and career training, in collaboration with UNM-Taos Education & Career Center and Santa Fe Community College.</p>	Economic Development & Tourism	Ongoing (no end date)

CHAPTER 7: TRANSPORTATION STRATEGIES	RESPONSIBLE ENTITY	TIME FRAME
Transportation Strategy 7.1.1: Implement traffic calming measures, such as roundabouts at key intersections, median islands, raised intersections/cross walks, curb extensions, slower posted speed limit signs, etc. Coordinate with NMDOT on proposed improvements to Main Street (NM 38) and NM 578.	Public Works; Marshal's Office	2027-2029
Transportation Strategy 7.1.2: Work with NMDOT on lowering speed limits and installing radar speed devices showing actual versus posted speed on Main Street (NM 38) and NM 578.	Marshal's Office	2027-2029
Transportation Strategy 7.1.3: Create transportation standards that restrict street clutter and require clear sight triangles.	Public Works; Marshal's Office	Ongoing (no end date)
Transportation Strategy 7.1.4: Prioritize and seeking capital outlay for a new public bus storage building to house Miner's Transit vehicles.	Administration; Transit	2027-2029
Transportation Strategy 7.1.5: Develop a plan for OHVs that addresses traffic safety and control, signage, fencing of sensitive and off-limit areas, noise standards for mufflers, vehicle flagging, vehicle registration, and fines for non-compliance.	Marshal's Office	2025-2027
Transportation Strategy 7.1.6: Continue to participate in regional transportation planning initiatives with the Northern Pueblos Regional Transportation Planning Organization (NPRTPO) and the four-county region of Taos, Rio Arriba, Los Alamos, and rural Santa Fe counties.	Administration; Transit	Ongoing (no end date)
Transportation Strategy 7.2.1: Require sidewalk construction and ADA curb ramps with all new development or major renovation, and retrofit streets without sidewalks as funding is available.	Planning & Zoning	2025-2027
Transportation Strategy 7.2.2: Increase pedestrian safety by adding street furnishings to enhance the walking environment, including marked pedestrian crosswalks, potential location of traffic circles, wayfinding, lighting, landscaped planters, kiosks, etc.	Public Works; Marshal's Office	Ongoing (no end date)
Transportation Strategy 7.2.3: Continue implementing the Americans with Disabilities Act to improve accessibility through the installation of compliant sidewalks and ramps, and street lighting.	Administration	Ongoing (no end date)
Transportation Strategy 7.2.4: Create a comprehensive wayfinding program that provides the following: 1) Creating a "branding" program that reflects Red River's history and unique character and to be incorporated into all signage and wayfinding elements; 2) Improvements to existing and/or creation of new gateway entry signs at each end of Town on NM 38 (Main Street); and 3) Design of pedestrian, vehicular, and parking directional and informational signage that are consistent in color, font, and style.	Administration; Public Works; Economic Development & Tourism	2025-2027

CHAPTER 7: TRANSPORTATION STRATEGIES	RESPONSIBLE ENTITY	TIME FRAME
Transportation Strategy 7.3.1: Create a preventative Street Maintenance Plan that prioritizes and secures funding for improvements to street pavement, reconstruction of deteriorated streets and bridges, and annual maintenance activities, such as condition assessments, chip sealing, crack sealing, seal coating, patching, pavement marking, and blading and dust control of unpaved streets. The Street Maintenance Plan should include a schedule for inspections and maintenance of all of the Town's paved and unpaved roadways and utilize cost effective construction methods, including recycling of asphalt millings, and documentation of repairs.	Public Works	2027-2029
Transportation Strategy 7.3.2: Continue to coordinate and work with the NMDOT on maintaining and upgrading its facilities, including improvements to NM 38 and NM 578, and roadways, traffic signals, turn lanes, and drainage structures within Red River and highways approaching the Town.	Public Works	Ongoing (no end date)
Transportation Strategy 7.3.3: Work with the NMDOT on prioritizing the design and installation of improvements to the Main Street and Copper King Trail intersection to increase safety.	Public Works; Marshal's Office	2025-2027
Transportation Strategy 7.3.4: Systematically integrate proposed roadway improvements with drainage projects and coordinate utility work prior to, or with the roadway construction, to prevent damages to new pavement from utility line failure.	Public Works	Ongoing (no end date)
Transportation Strategy 7.3.5: Prioritize an increase in funding and additional personnel to perform regular street maintenance activities.	Public Works	2027-2029
Transportation Strategy 7.3.6: Continue to partner with NMDOT on joint snow removal operations. Ensure adequate storage areas for snow removal purposes.	Public Works	Ongoing (no end date)
Transportation Strategy 7.3.6: Pursue capital outlay funding for replacement of snow removal and street maintenance equipment.	Administration; Public Works	2027-2029
Transportation Strategy 7.4.1: Continue to support access to transit service to accommodate the workforce in Red River, and to tourists visiting the other communities within the Enchanted Circle.	Administration; Economic Development & Tourism	Ongoing (no end date)
Transportation Strategy 7.4.2: Participate in regional transit planning initiatives with the North Central Rural Transit District and other communities in the region.	Administration	Ongoing (no end date)

CHAPTER 8: INFRASTRUCTURE STRATEGIES	RESPONSIBLE ENTITY	TIME FRAME
Infrastructure Strategy 8.1.1: Develop a Drought Management Plan that identifies water waste policies, conservation measures, and voluntary water conservation programs related to landscape design, water features, timing of irrigation application, carwashing restrictions, etc.	Administration	2025-2027
Infrastructure Strategy 8.1.2: Prioritize water conservation through the systematic replacement of obsolete and broken water meters, water leak detection, and repair of aging water lines.	Public Works	Ongoing (no end date)
Infrastructure Strategy 8.1.3: Develop a water reuse program that will utilize treated effluent for the irrigation of Town park facilities.	Public Works	2027-2029
Infrastructure Strategy 8.1.4: Develop public educational materials on reducing water consumption, water conservation, and water reuse techniques and distribute to the community through brochures that can be inserted in utility bills, the Town's annual water quality report, and community events.	Public Works	2027-2029
Infrastructure Strategy 8.1.5: Develop and implement a rebate program for water conservation measures, including replacement of high flow appliances with low flow toilets, shower heads, front loading washing machines, automatic irrigation controllers, including those that use water-sense smart technology, and installation of gray water recovery systems.	Public Works	2029 and beyond
Infrastructure Strategy 8.2.1: Identify an appropriate site for installation of a new well to supplement water production at existing Wells 2, 3, and 4.	Public Works	2025-2027
Infrastructure Strategy 8.2.2: Within the Pioneer Well Field, rehabilitate the existing 1.25 MG storage tank; reconstruct the "A-Frame" metering and chlorination building located near the storage tank; and replace the three water wells, as identified in the Infrastructure Capital Improvement Plan FY2025-2029.	Public Works	2025-2027
Infrastructure Strategy 8.2.3: Increase water rights to the Town of Red River through return flow credits and review the process on an annual basis.	Administration; Public Works	Ongoing (no end date)
Infrastructure Strategy 8.2.4: Continue to monitor wells for water quality with required quarterly samples to the New Mexico Environment Department.	Public Works	Ongoing (no end date)
Infrastructure Strategy 8.2.5: Update and continue to implement the Wellhead Protection Plan with modifications as needed.	Administration	2025-2027
Infrastructure Strategy 8.2.6: Complete an update to the Town of Red River's <i>Water Preliminary Engineering Report</i> , which should include but not be limited to: 1) Information and metrics on the existing water system (water pressure zones, treatment, storage, transmission, and distribution components); 2) Development of a hydraulic model for the water distribution system to evaluate the water system for the current and future capacity of the transmission; 3) Current distribution and storage system; 4) Improvements, replacements, and expansions of the water distribution system to correct deficiencies and meet future demand; 5) Annual review as funding becomes available and projects are completed; and 6) Coordination with the Town's ICP program.	Administration; Public Works	2027-2029

CHAPTER 8: INFRASTRUCTURE STRATEGIES	RESPONSIBLE ENTITY	TIME FRAME
Infrastructure Strategy 8.2.7: Continue to monitor leak detection to measure water losses within the water distribution system and compare levels to acceptable unaccounted water losses for public works standards of approximately 10-15%. Locate and repair leaks with the use of Town's leak detection device.	Public Works	Ongoing (no end date)
Infrastructure Strategy 8.2.8: Complete a comprehensive survey of as-built mapping of all existing water distribution lines, wells, and services throughout Red River's service area and incorporate the data into a GIS database.	Public Works; Administration	2027-2029
Infrastructure Strategy 8.2.9: Expansion of the existing SCADA system for monitoring of water use, working pressures, flow rates, and water line break detection.	Public Works	2025-2027
Infrastructure Strategy 8.2.10: Pursue funding for improvements to the water distribution system, as identified in the Infrastructure Capital Improvement Plan FY2025-2029: 1) Replacement of the Tenderfoot, Oro Fino, and High Cost Trail water line; 2) Replacement of 6- to 14-inch waterlines and installation of new water lines in other residential and commercial areas; 3) Water line extensions to underserved areas within Red River and future development areas; 4) Relocation of meter cans; 5) Installation of fire hydrants and pressure reducing valves; and 6) Reconnect service lines and fire hydrants.	Public Works; Administration	2025-2027
Infrastructure Strategy 8.2.11: Continue the replacement of residential and commercial water meters and registers, and install eight radio receiving stations to replace hand-held equipment, as identified in the Infrastructure Capital Improvement Plan FY2025-2029.	Public Works	Ongoing (no end date)
Infrastructure Strategy 8.2.12: In coordination with Land Use & Community Character Strategy 3.1.5, complete a cost-benefit analysis to determine whether there is adequate capacity in the water distribution system to serve surrounding unincorporated areas.	Public Works	2029 and beyond
Infrastructure Strategy 8.3.1: Update the existing <i>Wastewater Treatment Plant Preliminary Engineering Report</i> to assess the existing condition of the wastewater treatment plant, current operations and maintenance program, and status of regulatory compliance and safety issues. The PER should also include a capacity analysis of the wastewater treatment plant to serve the Town's current and future wastewater treatment needs.	Public Works; AWWTP	2025-2027
Infrastructure Strategy 8.3.2: Design and implement pre-treatment improvements at the wastewater reclamation facility, including installing a new grit removal system and fine screening in the pre-treatment room and other upgrades, as identified in the Infrastructure Capital Improvement Plan FY2025-2029.	AWWTP	2025-2027
Infrastructure Strategy 8.3.3: Replace the existing sludge system, including installing a sludge holding tank, building, belt filter press or similar equipment, in-vessel system and other equipment to treat the sludge from the wastewater reclamation facility, as identified in the Infrastructure Capital Improvement Plan FY2025-2029.	AWWTP	2027-2029

CHAPTER 8: INFRASTRUCTURE STRATEGIES	RESPONSIBLE ENTITY	TIME FRAME
Infrastructure Strategy 8.3.4: Pursue funding for improvements to the wastewater collection system, including the replacement of existing collection and transmission lines due to inflow, infiltration, and other age-related issues, as identified in the Infrastructure Capital Improvement Plan FY2025-2029.	AWWTP; Administration	Ongoing (no end date)
Infrastructure Strategy 8.3.5: Work with property owners on removing all remaining septic systems and supply public sanitary sewer services to these properties. Prohibit new septic tanks within the Town of Red River and surrounding properties within the watershed, where possible.	AWWTP; Public Works; Administration	Ongoing (no end date)
Infrastructure Strategy 8.3.6: Complete a comprehensive survey of as-built mapping of all existing wastewater collection lines and services throughout Red River's service area and incorporate the data into a GIS database.	AWWTP; Administration	2027-2029
Infrastructure Strategy 8.3.7: In coordination with Land Use & Community Character Strategy 3.1.5, complete a cost-benefit analysis to determine whether there is adequate capacity in the wastewater collection and treatment system to serve surrounding unincorporated areas.	AWWTP; Administration	2029 and beyond
Infrastructure Strategy 8.4.1: Develop and implement a Drainage Master Plan that contains: 1) An evaluation of existing watershed conditions; 2) Determination of the areas at risk of flooding, including areas adjacent to the Red River; 3) Identification of projects for improving drainage management; and 4) Cost estimates for the improvements. The Drainage Master Plan should be reviewed on an annual basis as funding becomes available and projects are completed, and coordinated with the Town's capital outlay program and other available funding sources.	Public Works; Administration	2027-2029
Infrastructure Strategy 8.4.2: Prioritize, seek funding for, and construct stormwater drainage improvements to minimize the risk of flooding, as identified in the Drainage Master Plan.	Public Works; Administration	Ongoing (no end date)
Infrastructure Strategy 8.4.3: Incorporate Low Impact Development (LID) techniques and regulations in the Town's Subdivision Ordinance that address stormwater detention and retention, including water harvesting, bioretention, cisterns, rain gardens, permeable pavement, etc.	Planning & Zoning	2027-2029
Infrastructure Strategy 8.5.1: Work with the Taos Regional Landfill Board on developing a recycling program and facility for the Town of Red River, as identified in the Infrastructure Capital Improvement Plan FY2025-2029.	Administration; AWWTP; Public Works	2027-2029
Infrastructure Strategy 8.5.2: Once a recycling program has been established, develop a public education program to promote the benefits of reducing, reusing, and recycling; encourage the community to participate in the recycling program; and prevent the contamination of recyclable materials.	Administration; AWWTP; Public Works	2029 and beyond

CHAPTER 8: INFRASTRUCTURE STRATEGIES	RESPONSIBLE ENTITY	TIME FRAME
Infrastructure Strategy 8.5.3: Sponsor community recycling events where residents, businesses, and contractors can bring their recyclable materials (cardboard, plastic, scrap metal, and organics) and construction waste for collection and transport to the Taos Regional Landfill.	Administration; Public Works; Keep Red River Beautiful	Ongoing (no end date)

CHAPTER 9: SUSTAINABILITY STRATEGIES	RESPONSIBLE ENTITY	TIME FRAME
Sustainability Strategy 9.1.1: Provide information to local residents and businesses on available renewable energy incentives, tax credits, rebates, exemptions, and net metering.	Administration; Economic Development & Tourism	Ongoing (no end date)
Sustainability Strategy 9.1.2: Promote the use of renewable energy systems, including solar, geothermal, battery storage, and electric vehicle charging stations for residential, commercial, and government use.	Administration; Economic Development & Tourism	Ongoing (no end date)
Sustainability Strategy 9.2.1: Identify existing and future Town-owned buildings that would be appropriate for the installation of solar, geothermal, and/or battery storage systems.	Administration	2025-2029
Sustainability Strategy 9.2.2: Incorporate sustainable building practices and materials into Town of Red River building projects, which may include the use of low-carbon concrete, reclaimed steel or wood, hempcrete, bamboo, low-VOC paint and other non-toxic building materials, and reduction of construction waste; and net-zero building design that utilizes smart technologies for heating and cooling systems, lighting sensors, indoor air monitoring, etc.	Administration	2025-2029
Sustainability Strategy 9.3.1: Install Level 2 electric vehicle charging stations at all Town-owned properties and along Main Street in convenient locations.	Administration	2027-2029
Sustainability Strategy 9.3.2: Create a transition plan for converting the municipal fleet to zero-emission vehicles. The transition plan should include an analysis of vehicle operating information, such as current operating mileage and hours, fuel consumption, fuel types, dispatching logistics, and equipment replacement policies; potential charger locations, current capacity at sites, and existing utility services; transition timeline, useful life of vehicles, and specific needs of the Town; and operational costs, including maintenance, energy supply costs, and replacement costs.	Administration	2027-2029
Sustainability Strategy 9.3.3: In coordination with Land Use & Community Character Strategy 3.1.1, reduce the minimum amount of parking required by the Zoning Code for new commercial development that installs and utilizes electric vehicle infrastructure.	Administration; Planning & Zoning	2025-2029

CHAPTER 10: HAZARD MITIGATION STRATEGIES	RESPONSIBLE ENTITY	TIME FRAME
Hazard Mitigation Strategy 10.1.1: Provide information and encourage residents to sign up on the Taos County AlertMe App emergency warning system for notification before and throughout the duration of a severe storm, wildfire, flood, tornado, or other major event.	Administration; Economic Development & Tourism	Ongoing (no end date)
Hazard Mitigation Strategy 10.1.2: Create and maintain an evacuation plan for passenger vehicles, trucks, and emergency vehicles during hazard events and provide public transportation (e.g., Miner's Transit) for residents who are unable to independently evacuate.	All departments	Ongoing (no end date)
Hazard Mitigation Strategy 10.1.3: Develop a temporary emergency sheltering plan that includes: 1) Designated public facilities that are capable of providing shelter during a major hazard event; 2) Installation of generator hook-ups; 3) Providing accommodations during hazard events, including food and water supplies, and basic healthcare supplies; and 4) Accommodations for domestic animals.	Fire Dept; Marshal's Office	2025-2027
Hazard Mitigation Strategy 10.1.4: Educate Red River residents and owners of lodging establishments on the importance of creating an emergency supply kit (e.g., water, food, basic sanitary supplies, batteries, flashlights, first aid kit, phone chargers, etc) for use during major hazard events.	Fire Dept; Marshal's Office; Economic Development & Tourism	Ongoing (no end date)
Hazard Mitigation Strategy 10.2.1: Adopt development regulations that require thinning, adequate vegetative buffers, and installation of non-flammable roof materials.	Planning & Zoning; Fire Dept.	2025-2027
Hazard Mitigation Strategy 10.2.2: Require the thinning of all undeveloped lots and community-owned properties (e.g., Pioneer Canyon, Upper Valley, wastewater treatment plant) in order to reduce fire load.	Fire Dept.	Ongoing (no end date)
Hazard Mitigation Strategy 10.2.3: Participate in the National Firewise Communities program and seek National Fire Plan Community Assistance Program grants for thinning programs.	Fire Dept.	Ongoing (no end date)
Hazard Mitigation Strategy 10.3.1: Improve culverts, low water crossings, and bridges to prevent washouts, debris obstructions, and bank erosion during flooding.	Public Works	Ongoing (no end date)
Hazard Mitigation Strategy 10.3.2: Evaluate riverbank stabilization conditions along the Red River and mitigate areas where needed to address erosion issues.	Public Works	2027-2029
Hazard Mitigation Strategy 10.3.3: In consultation with private property owners, evaluate areas that are traversed by the Red River to identify obstruction or overgrowth hazards on private property.	Public Works; Fire Dept.	2027-2029
Hazard Mitigation Strategy 10.3.4: Coordinate with the U.S. Army Corp of Engineers, Taos County, and the New Mexico Department of Homeland Safety and Emergency Management on addressing and mitigating flood hazards.	Administration; Fire Dept.; Marshal's Office	Ongoing (no end date)
Hazard Mitigation Strategy 10.3.5: Continue the Town of Red River's participation in and remain compliant with the National Flood Insurance Program (NFIP).	Administration	Ongoing (no end date)

APPENDICES

- A: INFRASTRUCTURE CAPITAL IMPROVEMENT PLAN**
- B: GLOSSARY OF TERMS**
- C: COMMUNITY SURVEY RESULTS**
- D: FUNDING SOURCES**

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The Town of Red River's ICIP was obtained from the New Mexico Finance Authority. The order and numbering of the projects shown below is as presented on the NMFA's website.

INFRASTRUCTURE CAPITAL IMPROVEMENT PROGRAM (ICIP) 2025-2028							
Project Rank & Title	Total Cost	Funded to Date	FY2025	FY2026	FY2027	FY2028	Not Yet Funded
1. Waterline Replacement	\$4,618,000	\$900,000	\$1,859,000	\$1,859,000	\$0	\$0	\$3,718,000
Plan to include environmental permits, design and construct Tenderfoot, Oro Fino and High Cost Trail waterline. Replacement to include, replacing leaking lines to reduce amount of water lost. Town's system is in need of replacement on west end of town area due to soil deterioration of water lines and undersized lines. There is also a need to complete a loop to better service our customers for entire community. The line will be tied into a 6" waterline at entrance to Ore Fino Trail. The Town will follow its Procurement Code.							
2. High Street Improvements	\$8,000,000	\$750,000	\$3,625,000	\$3,625,000	\$0	\$0	\$7,250,000
High Street Improvement project will include planning, design, and construction of a new street with curb, gutter, drainage improvements and new asphalt. Project will follow our procurement code and issue an RFP for engineering and construction.							
3. Sewage Collection System Improvements	\$1,920,000	\$0	\$960,000	\$960,000	\$0	\$0	\$1,920,000
Plan, design, construct and repair existing collection and transmission lines. Sewer lines are in need of relief from infiltration and age-related damage. Our PER analysis suggests that Inflow & Infiltration problem contribution to the facility can be about 150,000 to 250,000 gpd on a yearly average. Data was collected during our Preliminary Engineering Report July 2014. Slip lining, pipe bursting, or sewer line replacement of aging collection system is needed. The Town will follow its procurement and go through RFP process.							
4. Park and Recreation Projects	\$6,000,000	\$0	\$3,000,000	\$3,000,000	\$0	\$0	\$6,000,000
The Town will plan, design, construct, equip and improve Red River parks within Town-owned park areas. Proposed architectural drawings have been made for projects. Build restrooms, stage, renovate tennis courts, replace playground equipment, and build a sports complex.							
5. Bridges	\$3,500,000	\$0	\$500,000	\$3,000,000	\$0	\$0	\$3,500,000
The project consists of planning and designing bridge improvements at several locations, including possible replacement/construction of bridges in dilapidated shape.							
6. Red River Conference Center Addition	\$2,000,000	\$0	\$2,000,000	\$0	\$0	\$0	\$2,000,000
Design and construct an addition for Red River Conference center. A 2200 sq/ft room will be added to the existing building. Conference center is a one-room facility with no break-out rooms for conferences or multiple meetings. The addition of a breakout room will be constructed to fit needs of the community.							
7. Pre-Treatment Wastewater	\$850,000	\$0	\$850,000	\$0	\$0	\$0	\$850,000
Replace existing Primary Pre-Treatment screening equipment. Install a new Grit removal system and fine screening in Primary Pre-Treatment Room. Upgrade to modern technology.							
8. Sludge Handling System	\$4,750,000	\$0	\$4,750,000	\$0	\$0	\$0	\$4,750,000
Plan, design, construct and replace an existing 1972 sludge system with a new system. Install Sludge holding tank, building, belt filter press or similar equipment, In-vessel system and or equipment necessary to treat the sludge from the reclamation facility. The Town will follow its procurement code when advertising for bid. The project location is 02 Straight Creek Trail, Red River, NM in Taos County.							
9. Waterline Replacement	\$300,000	\$0	\$150,000	\$150,000	\$0	\$0	\$300,000
The Town will issue an RFP for replacement of customer service water line in residential and commercial area. The Town will install new water lines and relocate meter cans as necessary. Replacement of meter box, setters, coil setters, and any assembly that may be necessary to complete the project.							
10. Water Meter Replacement Phase 3	\$200,000	\$200,000	\$100,000	\$100,000	\$0	\$0	\$0
Replace aging residential and commercial water meters. Replace commercial meters that are not properly sized for a business. Replace handheld reading equipment with radio-read equipment. A water meter like any mechanical device is subject to wear and deterioration over time. Most studies do conclude residential meters should be repaired or replaced after 15 years. The potential for loss in revenue can be staggering if the system has a large number of meters significantly under-registering. A water system with a high unaccounted for water loss may have leaks or distribution problems that must be addressed. Without accurate meters, the degree of these problems can't be truly known. The Town will go through the procurement process to contract with a contractor to purchase install up to 200 new meters, change out up to 200 registers and install up to 8 radio receiving stations. The Public Works Department is in the process of installing new registers, meters, and replacing meter cans and lids.							

INFRASTRUCTURE CAPITAL IMPROVEMENT PROGRAM (ICIP) 2025-2028							
Project Rank & Title	Total Cost	Funded to Date	FY2025	FY2026	FY2027	FY2028	Not Yet Funded
11. Ambulance	\$240,000	\$0	\$240,000	\$0	\$0	\$0	\$240,000
Red River provides Advanced Life Support Emergency Medical Service through the use of Ambulances. The Town needs funding for replacement of ambulances, a gurney and upgraded on-board equipment. The Town EMS provides emergency coverage to Red River, Red River Upper Valley, mutual aid support to northern Taos County, mutual aid support to west Colfax County and medical transport services from to Holy Cross Hospital in Taos. Each patient response for Red River EMS requires a minimum of 38 mile one way travel to Taos Holy Cross Hospital. Generally this trip requires one hour of emergency care and treatment. A typical response requires 80 road miles. Good reliable and safe equipment is essential with a well-stocked patient care cabin. Red River will house an ambulance in a secure garage, Red River Fire Department, with equipment and consumable materials storage close at hand. We will replace with a Osage Ford type 1 chassis unit.							
12. Distribution System Improvements	\$5,304,925	\$0	\$1,445,625	\$1,914,750	\$876,550	\$1,068,000	\$5,304,925
Replacement of existing 6- to 14-inch water lines, install by slip-lining new HDPE pipe into some water lines, install new waterlines to complete a loop in system, install new fire hydrants and pressure reducing valves, connect to existing waterlines, reconnect service lines and fire hydrants.							
13. Solid Waste Collection System	\$400,000	\$0	\$250,000	\$150,000	\$0	\$0	\$400,000
Town shall advertise bids for one vehicle: a used truck tractor with one new reeving roll-off hoist and 180 three-yard heavy-duty side-load containers, square with metal lids.							
14. Pioneer Canyon Well Field Improvements	\$1,001,250	\$0	\$1,001,250	\$0	\$0	\$0	\$1,001,250
This improvement project will consist of reconstruction of "A-Frame" metering and chlorination building located near 1.25 MG storage tank. Improvement will consist of installation of new tank level monitoring equipment, flow monitoring equipment, and or controls. Provisions for telemetry controls should be provided, which may include an antennae and a tower that can provide a signal back to town. The project also includes rehabilitation of existing 1.25 Mg storage tank. Conduit control wiring will be required from each well house.							
15. Fire Hydrants	\$375,000	\$75,000	\$160,000	\$140,000	\$0	\$0	\$300,000
Equip and construct to include replacement of 60 failing and lead gasket fire hydrants with new fire hydrants, including an isolation valve for each hydrant. The Town will replace these hydrants in accordance with AWWA Guidelines. This project is necessary in order for town to provide adequate fire suppression capabilities to residents of Red River. The project will include pavement repairs where necessary. The project will allow for isolation of fire hydrant for any necessary repairs. The Town is installing some fire hydrants with Public Works staff and we will follow our Procurement Code to contract out installation of some of the fire hydrants.							
16. Regional Trail Project	\$2,550,000	\$0	\$90,000	\$750,000	\$1,000,000	\$710,000	\$2,550,000
Work will include getting environmental studies, archaeological studies, plan, design, construct and cooperation with different stakeholders. The route includes ten Red River crossings, and several points where the trail alignment is pinched between current roadbed and Red River. Construction of trail will take place upon completion of NEPA process							
17. Fire Engine	\$750,000	\$0	\$750,000	\$0	\$0	\$0	\$750,000
Purchase and equip a type 1 structure fire engine on all wheel drive chassis that is fully compliant with current NFPA requirements. It is intended to replace our current and only structure engine that is 26 years old and has some deficiencies with respect to current safety standards. In addition, our current engine is beginning to have some mechanical reliability issues and increasing maintenance costs.							
18. Town Hall Facility	\$5,360,000	\$0	\$10,000	\$100,000	\$2,550,000	\$2,700,000	\$5,360,000
Part of the planning / design process will be an in-depth study of existing municipal use and available space within the existing structure. Addition of vehicle storage capacity will be included with an overall study and preliminary design options. This is an immediate need. The building handles Administration Staff, Marshals office, Dispatch services, Ambulance bays with staff and Municipal Court. The facility needs a complete restructuring for optimum utilization of existing space. Building electrical, phone service and computer cabling capacity is over maximized and needs upgrading to support existing and future needs for equipment. A portion of the current structure is not ADA capable. HVAC and sanitary systems are outdated and need upgrading. Computer network servers require specialized clean/temperature/humidity controlled space with limited access in conjunction with a safe room for critical document and equipment storage. Town Hall parking and driving areas around Town Hall needs regrading, drainage improvements, and paving.							
1. Pave Residential Streets	\$5,550,000	\$0	\$0	\$3,300,000	\$2,250,000	\$0	\$5,550,000
Provide paving and drainage of residential streets in Red River. Double penetration chip seal application on all municipal dirt roadways with emphasis on drainage. A continuing application of chip seal layers over several years to provide a substantially improved road surface with drainage. Red River has 9 miles of dirt road on inventory.							

INFRASTRUCTURE CAPITAL IMPROVEMENT PROGRAM (ICIP) FY2025-2028							
Project Rank & Title	Total Cost	Funded to Date	FY2025	FY2026	FY2027	FY2028	Not Yet Funded
2. Weatherize Pavilion	\$220,000	\$0	\$0	\$220,000	\$0	\$0	\$220,000
The Town has a pavilion in Brandenburg Park. The pavilion is heavily used during warm months; June through October. The usable time for pavilion may be increased by up to seven months if pavilion is weatherized. The Town will add visually attractive wear proof siding and doors to exterior of 30' x 60' post and beam construction. A space heating system will be considered. Modifications to existing slab floor and perimeter sidewalk will be evaluated.							
3. Public Land Purchase	\$1,000,000	\$0	\$0	\$1,000,000	\$0	\$0	\$1,000,000
Property for public use and welfare is being sought by Red River. The Town has need to expand existing sites and provide new adequate sites for various community projects.							
19. Water Well Replacement	\$750,000	\$0	\$0	\$530,000	\$220,000	\$0	\$750,000
The Town will replace existing water wells in Pioneer well field. The current 3 wells were drilled in 1966. All wells are torch cut and production of wells has declined. We will replace with wire screen well casing to increase production of well field.							
1. Public Transit Facility	\$318,000	\$0	\$0	\$0	\$0	\$318,000	\$318,000
A structure 50' x 40' for public bus storage. This building will allow protected space to house and maintain public transit rolling stock for public transit. Structure shall be constructed with a concrete foundation and floor and a pre-fabricated metal shell. The structure shall be insulated for use as protected work space for vehicle maintenance equipment and tools. The 50' X 40' building will be owned by the Town.							
2. Solid Waste Recycle Program	\$2,200,000	\$0	\$0	\$0	\$2,200,000	\$0	\$2,200,000
Construct Solid Waste Recycle Station facility including sorters, compactors and over road hauling capability. This is necessary for a complete solid waste collection/transfer system benefiting Red River, Taos County residents, and providing environmentally sound resource recycling. The Town is providing usual and necessary solid waste collection service to citizens of Red River and this area of Taos County. Recycling will reduce space demand on the Taos Regional Landfill.							
Grand Total	\$58,157,175	\$1,925,000	\$21,740,875	\$20,798,750	\$9,096,550	\$4,796,000	\$56,232,175

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Affordable Housing: Defined by the U.S. Department of Housing and Urban Development as rental or ownership housing and utilities whose monthly cost burden represents no more than 30% of the gross income of an individual or a family. Affordable housing is supported and incentivized by many programs administered through the Department of Housing and Urban Development (HUD).

Boarding, Lodging House, or Bed and Breakfast: Any building containing a single dwelling unit or kitchen and five (5) or less guest rooms where lodging is provided with or without meals for compensation.

Buffer: A strip of land intended to create physical, visual, and/or open space maintained for various purposes, including the reduction of erosion and siltation along surface waters and wetlands, reduction of poaching and wind erosion along roads and field edges, provision of wildlife travel corridors and habitat, and for separation of adjacent land uses or properties from one another.

Buildable Area: The net portion of a lot remaining after deduction of all required yards, easements, parking, or setbacks from the gross area of a lot or building site.

Community Facility: A building or structure owned and operated by a governmental agency to provide service to the public, such as community center, school, senior center, and police station.

Community Water Supply System: A community water system is any water system that serves at least 25 individuals daily at least 60 days out of the year. All PWSs must meet the requirements of the Safe Drinking Water Act and NM Drinking Water Regulations. A community water supply includes municipal water supply systems.

Density: The number of families, individuals, dwelling units, households, or housing structures per unit of land.

Density Bonus: A density increase over the otherwise allowable maximum density allowed under a residential zone district.

Development Standards: Regulations that control the size of structures and the relationships of structures and uses to each other and to open areas and lot lines. Development standards include regulations controlling maximum building height, minimum lot area, minimum lot frontage, minimum setbacks, etc.

Easement: A legal right to use another person's land for a specific, limited purpose, typically within private ways. The purpose may include, but is not limited to, installing and maintaining stormwater drainage, water and sanitary sewer lines, fire hydrants, landscaping, and other infrastructure improvements. Easements may also be granted for open space, view protection, or other specific uses.

Economic Development: The process by which a community improves the local economy and social well-being of the people. This could include an improvement in the number of jobs, incomes, education levels, organization capacity, or other forms of capital.

Economic Base Job: A job in which services or goods provided are exported outside the local economy (i.e., sold to outside customers) and bring new money into the economy.

Electric Vehicle Charging Station: An electric power device that recharges batteries of electric-powered or hybrid-powered vehicles. Electric Vehicle Charging Station is incidental to the primary use of the property.

Environmental Remediation: Environmental remediation is the removal of pollution or contaminants from water (both ground water and surface water) and soil.

Flood Zone: A flood hazard area as defined by the Federal Emergency Management Agency, categorized by the likelihood and depth of flooding expected annually.

Geographic Information System (GIS): A computer-based system for generating maps comprised of different informational elements, such as topographical data, roadways, property lines, land use, etc.

Gross Receipts: The gross amounts realized on the sale or exchange of property, the performance of services, or the use of property or capital (including rents, royalties, interest and dividends) in a transaction that produces business income.

Groundwater: The supply of freshwater under the surface in an aquifer or geologic formation that forms the natural reservoir for potable water.

Historic District: An area that contains, within definable geographic boundaries, properties or buildings that contribute to the overall historic character of the designated historic area. Historic districts contain both "contributing" properties (those that are deemed historic and may be on historic registers) and "non-contributing" properties (those that do not have historic significance due to age or condition).

Historic Preservation: The protection, rehabilitation, and restoration of the districts, sites, buildings, structures, and artifacts, significant in history, architecture, archaeology, or culture.

Housing New Mexico: Housing New Mexico provides financing for housing and other related services to low- to moderate-income New Mexicans. There are 37 state and federal programs administered by Housing New Mexico that provide financing for housing, including low interest mortgage loans and down payment assistance, weatherization, green building and rehabilitation, and tax credit programs. Housing New Mexico partners with lenders, realtors, non-profit, local governments, and developers.

HUC 12: A sub-watershed level that captures tributary systems. HUC units average roughly 36 square miles.

Infrastructure Capital Improvement Program (ICIP): The multi-year scheduling of public physical improvements for the community that is typically prepared five years in advance with a clear priority of what is needed most by the community and includes a cost estimate.

Infrastructure: Facilities and services needed to sustain all land use activities, including water and sewer lines and other utilities, streets and roads,

communications, and public facilities, such as firehouses, parks, and schools.

Kitchen: An area of a dwelling unit that is principally intended to be used for cooking where there is a sink of adequate size and shape for washing dishes; a cooking stove, range, or oven for food preparation; and a refrigerator for storing perishable food items.

Land Use: Denotes how a parcel of land is currently used, what activities are or are not permitted on a parcel of land, and the possible requirements for future uses.

Local Economic Development Act (LEDA): New Mexico legislation that allows for the public support of economic development to foster, promote, and enhance local economic development efforts while continuing to protect against the unauthorized use of public money and other public resources. Public entities use LEDA to enter into public/private partnerships for an economic benefit.

Local Emergency Planning Committee (LEPC): Under the Emergency Planning and Community Right-To-Know Act, LEPCs develop an emergency response plan, review the plan at least annually, and provide information about chemicals in the community to citizens.

Lodgers' Tax: An optional tax, imposed at the town or county level, on persons using commercial lodging accommodations. The tax provides revenues to administer the taxing program and to promote tourist-related events, activities, and facilities.

Lot: A plot or portion of a subdivision duly approved by the governing body with clearly defined boundaries and of sufficient area and dimensions to meet the minimum zoning requirements of width, area, use and coverage, and to furnish such yards as are required for each specific zone.

Manufactured Home: A single detached dwelling with a heated area at least 36 feet by 24 feet and 864 square feet, constructed in a factory to the standards of the US Department of Housing and Urban Development, National Manufactured Housing Construction and Safety Standards Act of 1974, 42 U.S.C. 5401 et seq., HUD Zone Code

II, as amended to the date of units construction, and installed consistent with the Manufactured Housing Act (Chapter 60, Article 14 NMSA 1978), and with the regulations made pursuant thereto relating to ground level installation and ground anchors, provided such dwelling shall be consistent with applicable aesthetics standards which may be adopted by the Town.

Mobile Home: A moveable or portable housing structure which exceeds a width of eight feet or a length of 40 feet constructed to be towed on its own chassis or designed so as to be installed without permanent foundation for human occupancy as a residence or for use as an office or other commercial purpose which may include one or more components that may be retracted for towing purposes and subsequently expanded for additional capacity, or two or more units separately towable but designated to be joined into one integral unit, as well as a single unit.

Mobile Home Park (MHP): Premises where one or more mobile homes or house trailers are parked for living or sleeping purposes, or where spaces or lots are set aside or offered for sale or rent for use by mobile homes for said purposes, including any land, building structure, facility used by or activity engaged in by occupants of mobile homes on said premises.

Mixed-use: Development with residential and non-residential uses combined on the same lot, premise, or in the same building. The non-residential uses are limited to those allowed as permissive or conditional in the zone district in which the mixed-use development is located.

Multi-modal: Transportation infrastructure that allows for the safe and effective travel of all users by providing multiple transportation choices, including options for motor vehicles, public transit, bicycles, pedestrians, and other users.

Net Metering: A utility billing mechanism available in New Mexico that offers a credit to residential and business customers who are making excess electricity with their solar panel systems and sending it back to the grid.

New Mexico Economic Development Department (NMEDD): The NMEDD houses a variety of economic development programs that provide direct assistance to New Mexico businesses and support community development. NMEDD administers the Local Economic Development Act, Job Training Incentive Program, FUNDIT, MainStreet Program, Rural and Economic Development Council, and Business Incubator Certification, amongst others.

New Mexico Environment Department (NMED): The NMED enforces regulations related to air quality, water, waste, climate, and public health. NMED oversees permitting, compliance, and remediation efforts to ensure sustainable environmental practices, safe drinking water, and pollution control. NMED administers various funding opportunities including the Liquid Waste Assistance Fund, Diesel Emissions Reduction Act, Rural Infrastructure Program, and Recycling and Illegal Dumping Fund, amongst others.

New Mexico Finance Authority (NMFA): The NMFA assists qualified governmental entities in the financing of capital equipment and infrastructure projects at any stage of completion- from pre-planning through construction - by providing low-cost funds and technical assistance through a variety of financing resources.

Ordinance: A statute or legislative action adopted by a local government that has the force of law.

Outdoor Recreation: Activities that occur outdoors in natural environments and in outdoor urban man-made environments, including hiking and camping; hunting and fishing; canoeing, kayaking, and rafting; sailing and motor-boating; biking; rock climbing; horseback riding; skiing; and restoration and conservation activities.

Plat: A plan or a map of a plot of land, containing a description of the property and everything on it, including roads, boundaries, and real property.

Public Nuisance: A public nuisance consists of knowingly creating, performing or maintaining anything without lawful authority affecting any number of citizens, which is:

- 1) Injurious to public health, safety, or welfare: or

2) Interferes with the exercise and enjoyment of public rights, including the right to use public property.

Redevelopment: The process of renovating, replacing, and improving the built environment through reinvestment, new construction, and reuse. Redevelopment usually involves occupation and habitation of vacant buildings, rehabilitation of older buildings, construction of new facilities, public investment in infrastructure, and other economic development activities.

Renewable Energy: An energy resource that is rapidly replaced by a natural process, such as power generated from the sun or wind. Includes biomass resources, such as agriculture, animal waste, or small diameter timber, but does not include energy generated by the use of fossil or nuclear energy.

Resolution: A formal expression of the opinion or will of a local government adopted by a vote. Unlike ordinances, resolutions do not have the force of law.

Right-of-way: The public property that is dedicated or deeded for public use, under the control of a public agency, and intended to be occupied by a street, water line, sanitary sewer or other public utilities or facilities.

RV Park or Campground: A tract of land on which spaces are rented or leased for the temporary parking of recreational vehicles, but excluding mobile home parks.

Setback: The required distance between a structure or parking lot and a lot line; includes front, side, and rear areas of the lot.

Short-term Rental: A dwelling unit or a portion of a dwelling that is rented by the owner to the renter for less than 30 consecutive days.

Subdivision: The division of land, lot, tract, or parcel into two or more lots, tracts, parcels, plats, or sites, or other divisions of land.

Subdivision Ordinance: A set of laws or regulations set forth and adopted by a governmental authority, usually a city or county, to control the division of land by requiring development according to design standards and procedures.

Substandard Building: Any building or portion thereof, including any dwelling unit, guest room or suite of rooms, or the premises on which the same is located, in which there exists conditions to an extent that endangers the life, limb, health, property, safety or welfare of the public or the occupants.

Sustainable Energy: Sustainable energy is derived from resources that can maintain current operations without jeopardizing the energy needs or climate of future generations.

Terrain Management: The control of floods, drainage and erosion, and measures required for adapting the proposed development to existing soil characteristics and topography.

Trailer, Camping, or Travel: A vehicle other than a mobile home used or so constructed as to permit being driven or towed upon the public streets or highways and duly licensed as such, and constructed in such a manner as will permit occupancy thereof for human habitation, dwelling or sleeping places for one or more persons, and is not connected to any utility or used for dwelling or sleeping purposes or as and accessory to a dwelling.

Type 2 Electric Vehicle Charger: Type 2 chargers use AC power and allow for increased charging speed due to their increased power output. These chargers deliver around 240 volts of power and can charge an EV battery anywhere from five to seven times faster than a Type 1 charger, which also uses AC power but take a much longer time to charge.

Vacant Building: A dwelling, dwelling unit, efficiency dwelling unit, habitable space, residential building, or structure lacking the continuous habitual presence of human beings who have a legal right to be on the premises for a period of 90 days or longer but excluding property under a listing agreement with a real estate agent licensed in New Mexico.

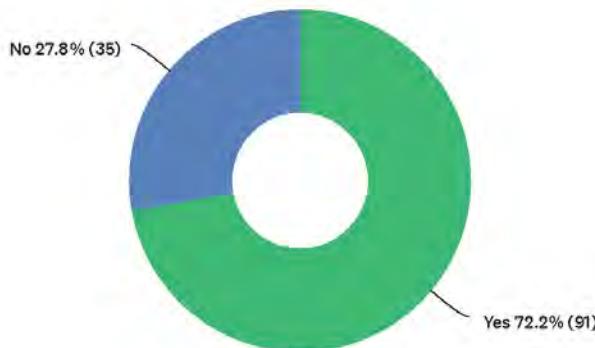
Wireless Transmission Facility (WTF): Unmanned facilities used for wireless communications, usually consisting of a support structure for antennas, equipment shelters or cabinets, and/or other transmission and reception devices used for business or commercial purposes.

INTRODUCTION

As part of the planning process to update the Comprehensive Plan, Consensus Planning designed and administered a community survey to gain public input on a wide range of community issues. Responses were collected between June 17 and August 19, 2024. The Community Survey was available both electronically via Survey Monkey and in hard copy, and a total of 141 people participated. The Comprehensive Plan incorporates key takeaways from the Community Survey within each relevant section. The survey results are shown in the charts below.

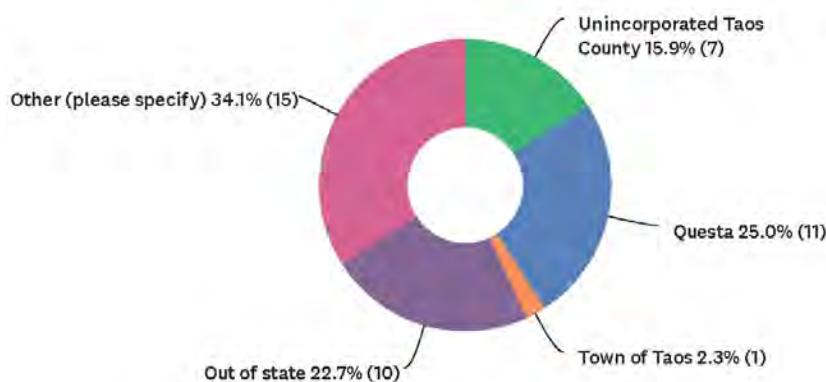
Q1 Do you live within the Red River municipal limits?

Answered: 126 Skipped: 1



Q2 If you do not live in Red River, where do you live?

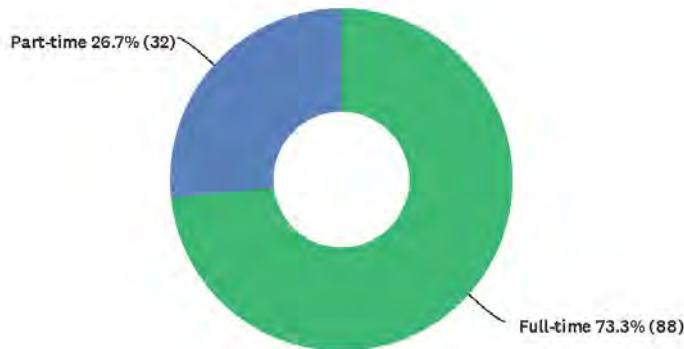
Answered: 44 Skipped: 83



#	OTHER (PLEASE SPECIFY)
1	I own a home in the upper valley Red River
2	San Cristobal, NM
3	bobcat pass
4	Have a rental property in Red River and home in Red River upper valley
5	Just outside city limits
6	Cimarron NM
7	Upper Valley
8	Red River
9	Bobcat Pass
10	Live in RR
11	Also in arizona
12	Mora
13	Live on town
14	Cerro
15	Upper Valley

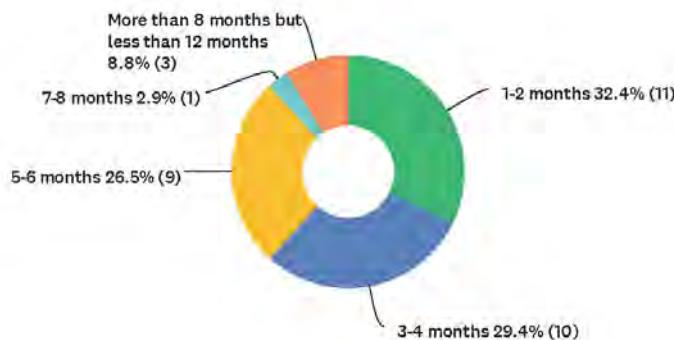
Q3 Are you a full-time or part-time resident of Red River?

Answered: 120 Skipped: 7



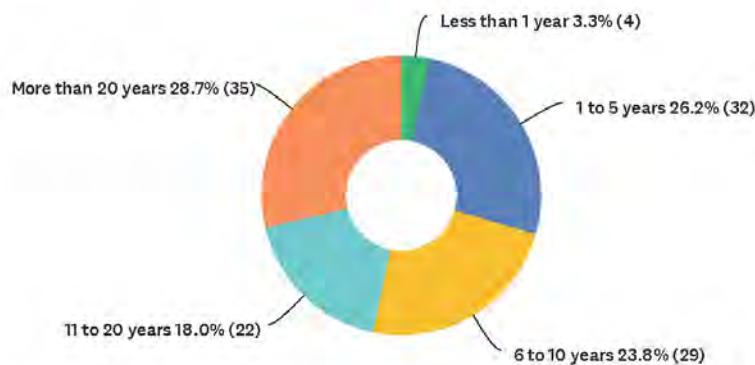
Q4 If your answer to Question #3 was "Part-time resident", how many months a year do you live in Red River?

Answered: 34 Skipped: 93



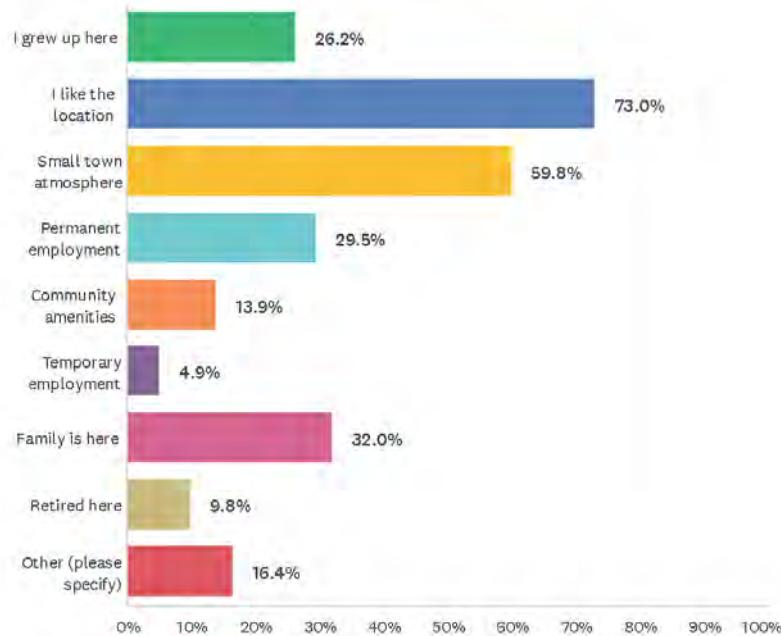
Q5 How long have you been a resident of Red River?

Answered: 122 Skipped: 5



Q6 What are the reasons why you live in Red River? (choose all that apply)

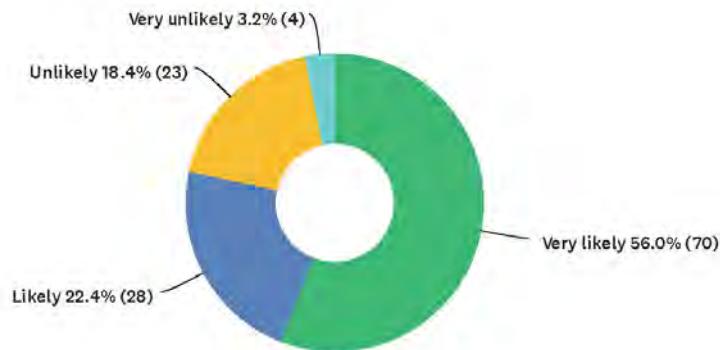
Answered: 122 Skipped: 5



#	OTHER (PLEASE SPECIFY)
1	Beautiful people and town. Proud to live here
2	Beautiful views and weather
3	Red River Community House
4	have businesses
5	Purchased Business
6	I have a business here
7	family activities
8	The people and sense of community
9	Great Place to Raise my kids
10	Business
11	Own businesses
12	Upper valley owned since before 1952
13	It use to be a great place Red River is changing drastically and not for the good in the past 4 years the mystique of the town is gone
14	The mountains
15	Own business here
16	grew up visiting RR ...now own a business here
17	Raising a family here
18	Recreation!!
19	I own a business on Main st
20	Mountains

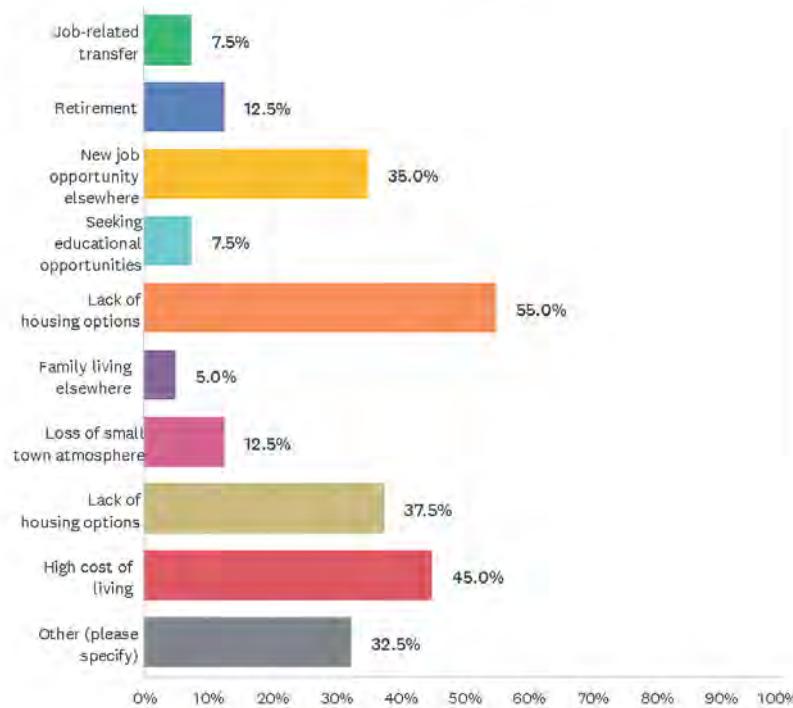
Q7 How likely are you to live in Red River for the next 5 years?

Answered: 125 Skipped: 2



Q8 If you answered "Unlikely or Very unlikely to" Question #7, which of the following reasons would cause you to leave Red River? (choose all that apply)

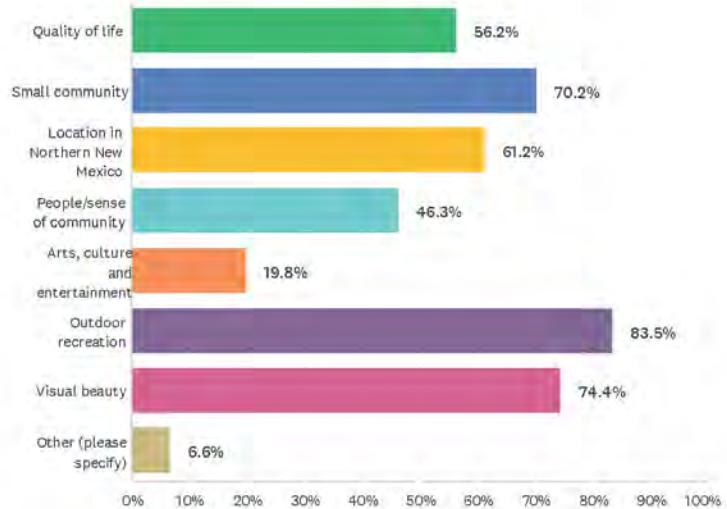
Answered: 40 Skipped: 87



#	OTHER (PLEASE SPECIFY)
1	N/A
2	Moving for more land in Taos County
3	Why would I live here that long. Der is too expensive. Walmart is too far. Food is expensive. Tourist suck. Even some of the locals are terrible people
4	Annexation of upper valley
5	I have bought property north of Questa that I'm working on getting ready to live on
6	Lack of childcare
7	Sold my business
8	Change of scenery
9	Lack of social options. I don't drink
10	Unfortunately red River is a great town but it lacks a high school and most of the town has been purchased up property wise.
11	Work
12	Extremely Rural, limited options for food, grocery, pharmacy, travel
13	Proximity to healthcare

Q9 What are your favorite aspects of Red River? (choose all that apply)

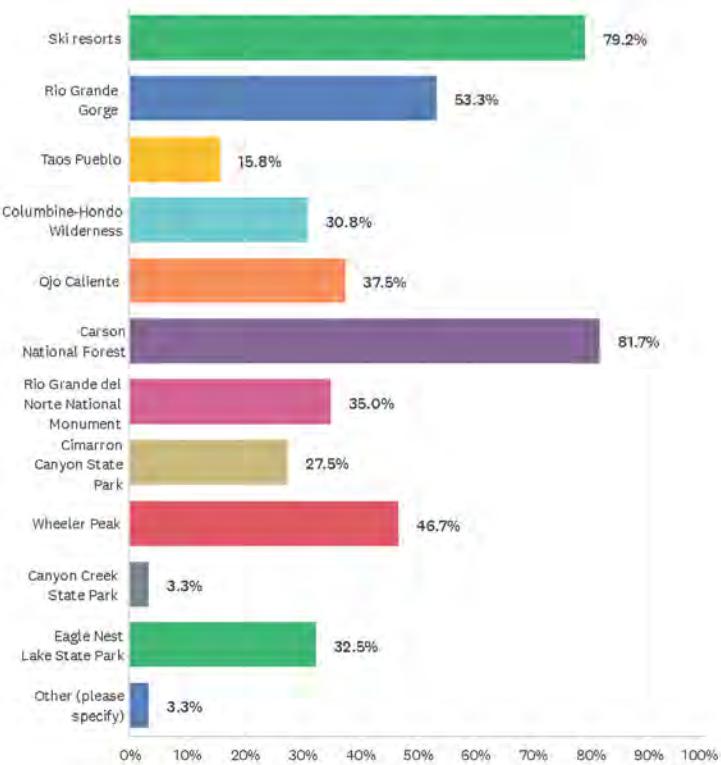
Answered: 121 Skipped: 6



#	OTHER (PLEASE SPECIFY)
1	All of the above and then some.
2	Live music
3	Business is here
4	conservative feel
5	Walkable
6	Cooler weather
7	Snowboarding
8	Church

Q10 Please indicate the regional attractions that you or members of your family currently use or visit (choose all that apply)

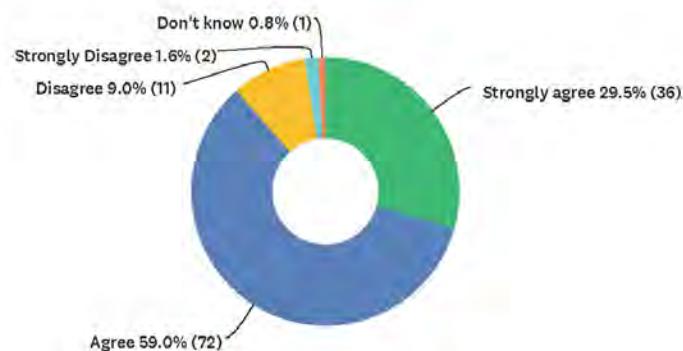
Answered: 120 Skipped: 7



#	OTHER (PLEASE SPECIFY)
1	Golf
2	middle fork lake
3	hiking and fishing
4	Valle Vidal

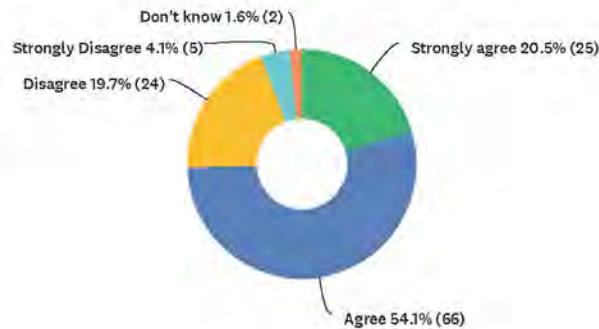
Q11 Red River provides adequate public safety services (law enforcement, fire protection)

Answered: 122 Skipped: 5



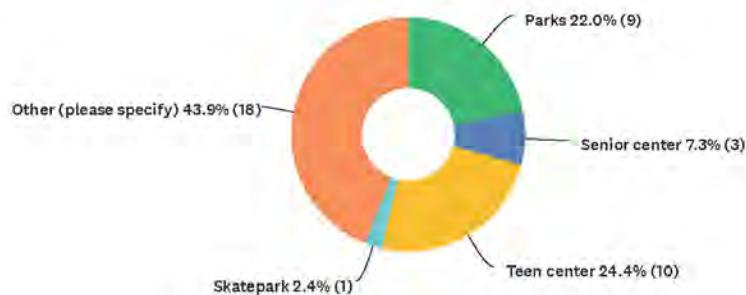
Q12 Red River provides adequate community facilities (Community House, Library, parks)

Answered: 122 Skipped: 5



Q13 If your answer to Question #12 was "Disagree or Strongly disagree", what community facilities do you think are missing or need improvement?

Answered: 41 Skipped: 86

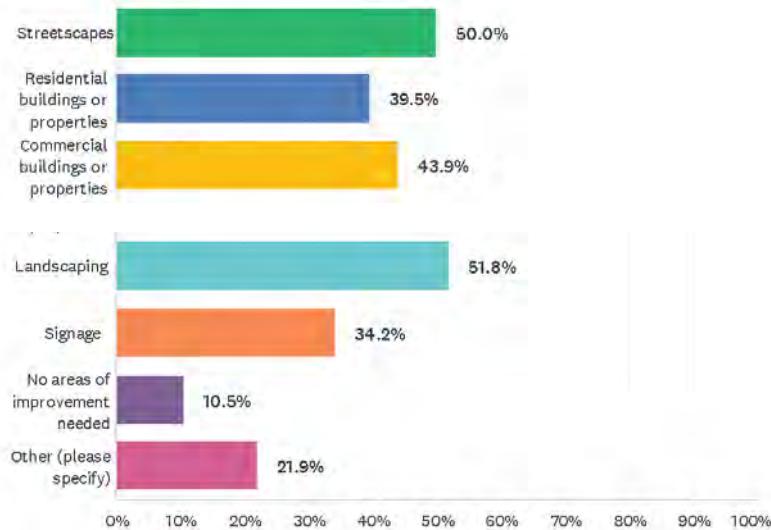


#	OTHER (PLEASE SPECIFY)
1	Bike paths
2	Outdoor Putt putt facility again or outdoor natural river park (examples like in Fussen Germany)
3	Conference center
4	ice skating rink - the go-kart race would be a perfect if it could be converted to ice-skating in winter
5	recreation center, health club facility, free/inexpensive community events geared toward the local population. Now, it is primarily tourism focused
6	Pool
7	We need some updates to all the parks. They are old with failing infrastructure and poor design.
8	Community center with pool and activities
9	Farmers Market in the summer, indoor recreation activities for those who don't ski
10	Activity center
11	More places for local kids, i.e. pool, recreation center, etc.
12	Somewhere like The Playhouse that's a safe place local kids and teens can hang out
13	Most places don't have access for disabled people and the poor infrastructure makes it non-inclusive for many people, especially worrisome as most of the population are older people approaching retirement. The town as a whole needs to work on becoming more inclusive for all. I personally, have a hard time getting around and don't feel safe here. It would be nice to have a discussion board that was inclusive, where we could educate ourselves as a community.
14	Year round rec center

15	Sports Center
16	PUBLIC BATHROOMS
17	Its a "Community House", in name only. We need options for things people can do such as theatre, family game nights, etc.
18	Rec center

Q14 What areas of improvement to the visual appearance of Red River do you feel are needed, if any? (choose all that apply)

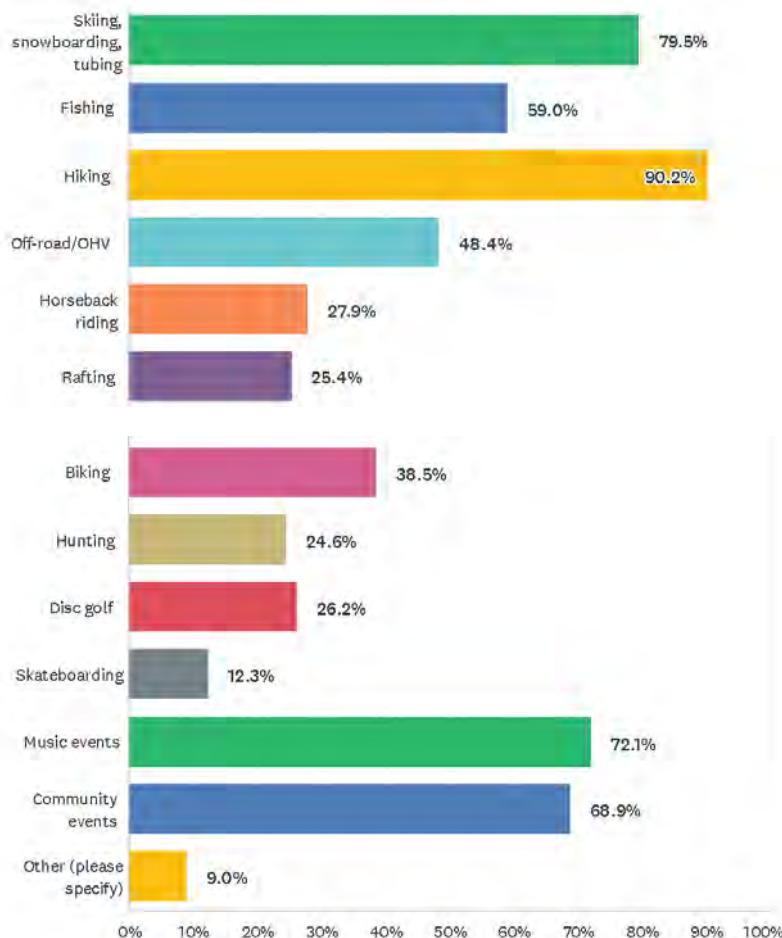
Answered: 114 Skipped: 13



#	OTHER (PLEASE SPECIFY)
1	I don't understand the rule change to allow SXSS on Main Street. Creates nuisance.
2	Bike path (NM 578)
3	Keep community areas cleaner
4	in particular cleaning up trash and landscaping, as well as exterior of all buildings that are needing repairs would be very helpful
5	Sidewalk or trail to connect west side of town (Tenderfoot/Powderpuff area)
6	On Main Street, the properties that are grandfathered in need to be kept up to a standard.
7	Walking trails downtown by the river.
8	The Electrical Boxes on every block could be improved
9	Elimination of potholes, nice looking streets
10	some sign ordinance's
11	IMO uniformity in signage would go a long way toward making main street look less chaotic and cluttered
12	Building inspector needs to do his/her job and keep things up to code. I have made complaints before and nothing changes.
13	Signs to inform OHV of rules
14	Tell the mayor to upgrade. Stop making this town for old people
15	Town is a disgusting white trash community
16	The major issue is lack is parking in the downtown area too much parking being taken up be side by signs especially the newer place with rentals toys and go taker up the parking by the Bull Of The Woods
17	Needs to work on safety and accessibility. For example, cross walks that were reflective would be really helpful. I think there are lots of ways to make the town more accessible. I hope the benches that were removed in brandenburg park are replaced.

Q15 Please indicate the recreational or entertainment activities you or a member of your family currently engage in (choose all that apply)

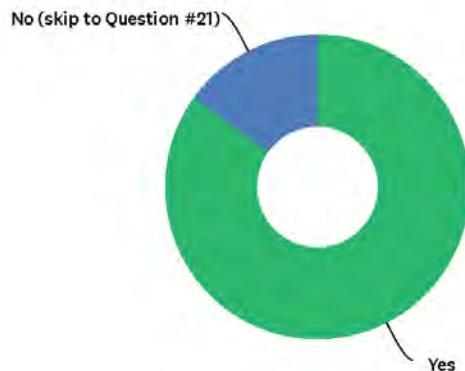
Answered: 122 Skipped: 5



#	OTHER (PLEASE SPECIFY)
1	Dining out
2	Tennis
3	Golf
4	Red River Community House
5	Canoeing/kayaking
6	community events need to be expanded beyond "light up the park" & Christmas dinner
7	I'm sorry, but they are ALL too expensive for me and the pricing is for visitors (as is the pricing at the der market). It's not sustainable and this town has become inhabitable except for the wealthy (usually families that have money, not for single families). Even if I wanted to skateboard, if I went to buy one at Sitzmark, I simply wouldn't be able to. Everything at all the stores here are for visitors... everything is always about "how can we bring more people to town and capitalize off of them?" No one wants to talk about how we are living and surviving here. The blue bus doesn't even come here anymore! Even professionals from Taos have told me it's because they don't want poor people coming here!! It's so sad.
8	Backpacking, mountain biking,
9	Photography
10	Paddling lakes
11	snowmobiling

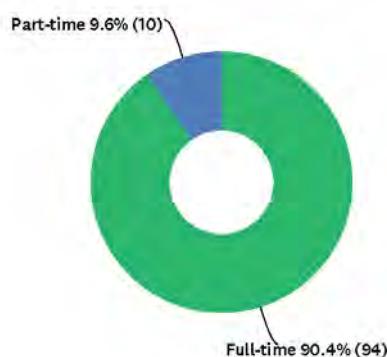
Q16 Are you currently employed?

Answered: 120 Skipped: 7



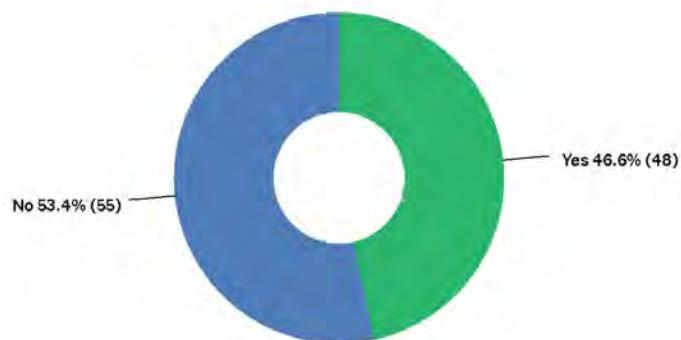
Q17 Is your job full-time or part-time?

Answered: 104 Skipped: 23



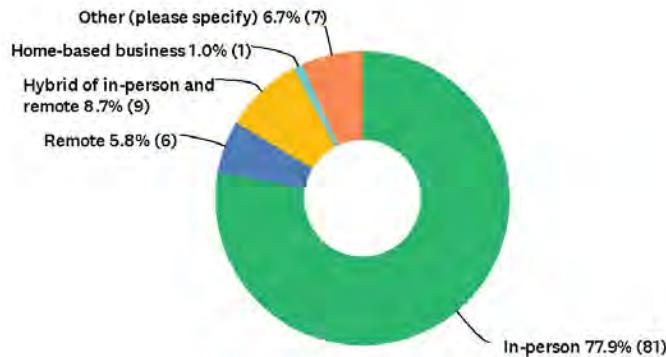
Q18 Do you have more than one job?

Answered: 103 Skipped: 24



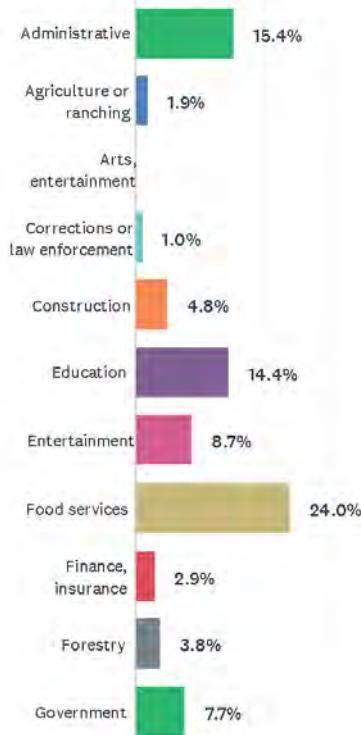
Q19 How would characterize your job location?

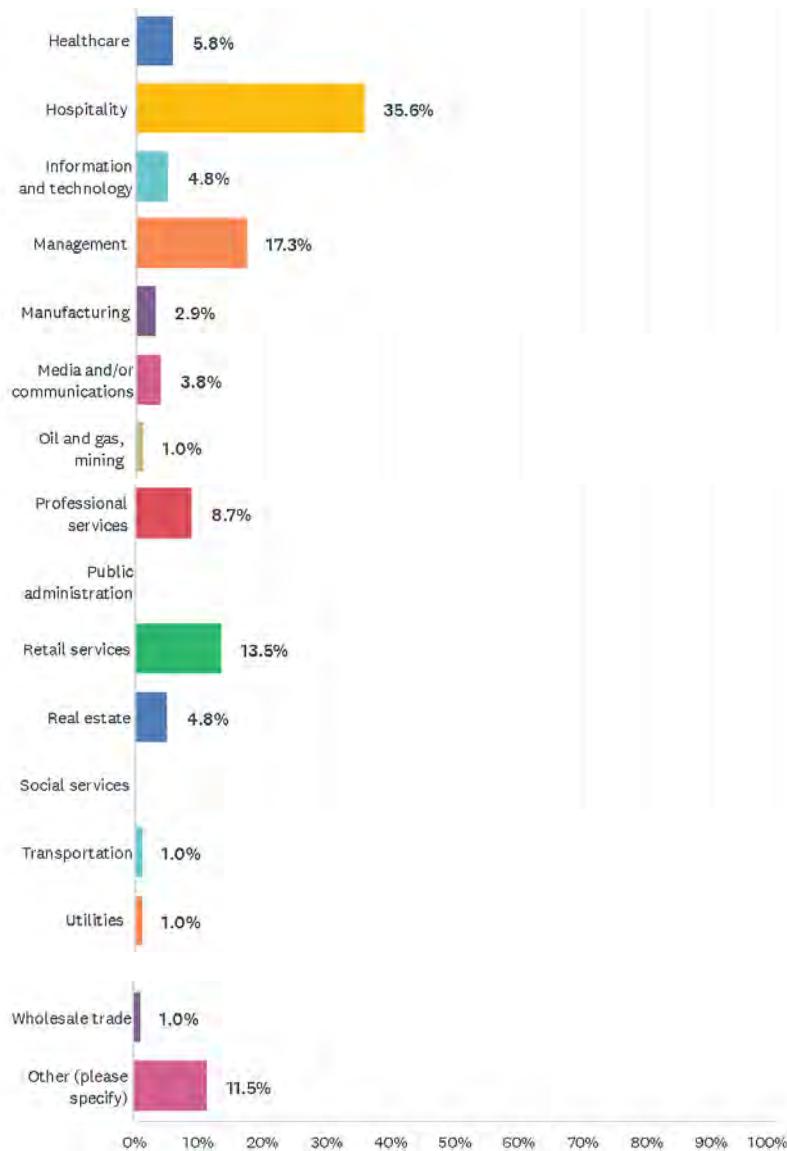
Answered: 104 Skipped: 23



#	OTHER (PLEASE SPECIFY)
1	Owner operator
2	i work in Dallas Area. You question #16 is not clear if you mean in RR or in general.
3	I own a retail store in RR so that "job" is in-person & I own another business and that "job" is 100% remote
4	Both remote and in person
5	Own my own retail business in RR
6	Business owner
7	Retired

Q20 If you are employed, what type of employment are you engaged in?
(choose all that apply)

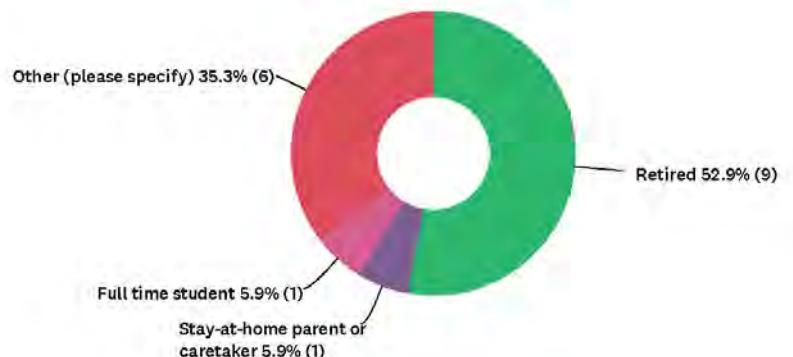




#	OTHER (PLEASE SPECIFY)
1	Many others
2	Consulting
3	Teacher(s) snowboarding.
4	Technology
5	Sales
6	Lodge manager
7	Outdoor industry
8	Omnichannel beauty
9	State park ranger
10	Nonprofit
11	ski industry
12	Ski industry manager

Q21 If your answer to Question #16 was "No" (you are unemployed), what is the main reason that has prevented you from getting a job?

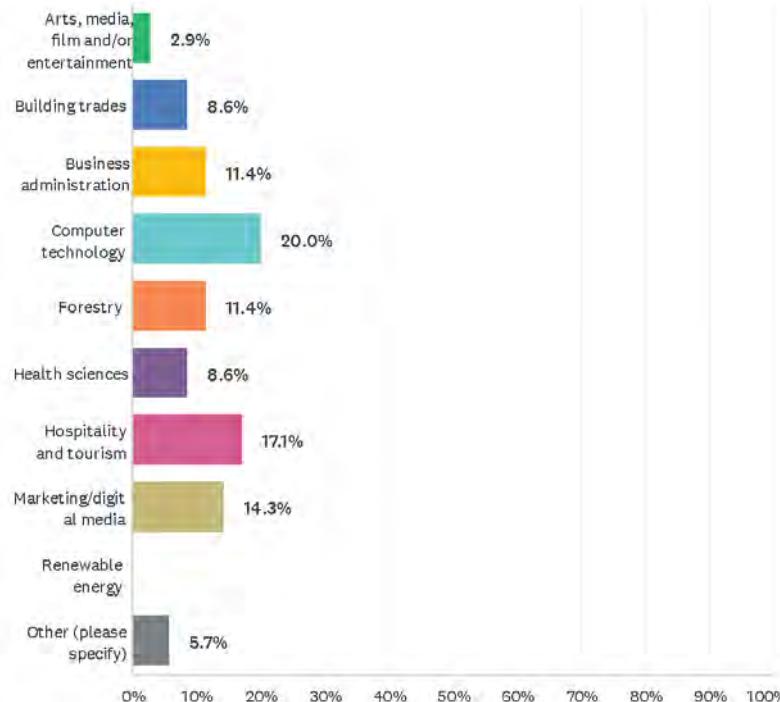
Answered: 17 Skipped: 110



#	OTHER (PLEASE SPECIFY)
1	In between jobs
2	N/A
3	live and work in Dallas. Part-time resident.
4	Don't need a job
5	Stay at home single parent, full time education and interning remotely due to not being able to afford a vehicle or have a livable wage in town
6	Business owners are controlling and do not allow you to think on your own and same for operators. People are bullying and think they are right all the time. Some outsiders that move in are smart and have some really great ideas, but since there are clicks here it makes it hard.

Q22 If you feel like you need more job training, what type of training or education would that be?

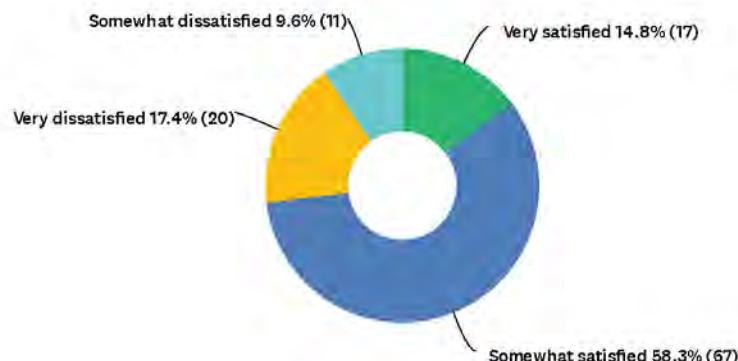
Answered: 35 Skipped: 92



#	OTHER (PLEASE SPECIFY)
1	None
2	Ski and snowboard clinics.

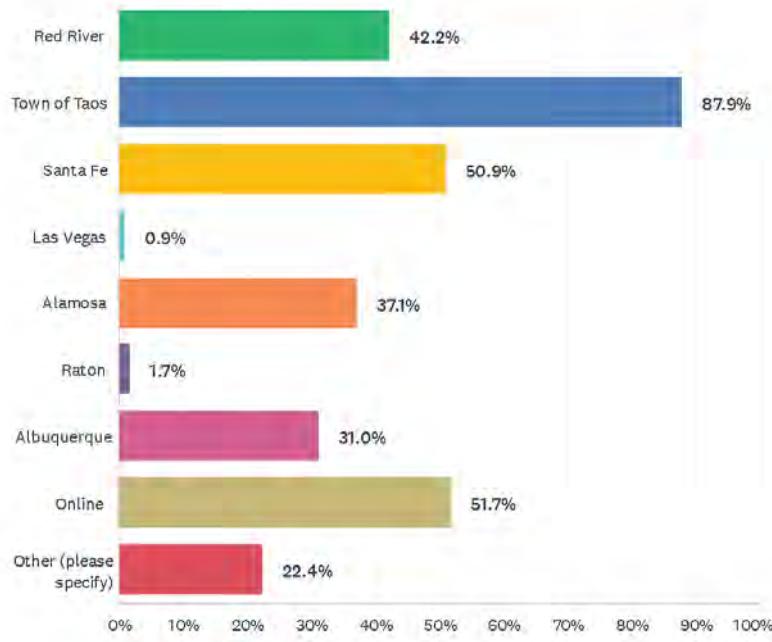
Q23 What is your level of satisfaction with commercial retail and services available in Red River?

Answered: 115 Skipped: 12



Q24 Where do you currently go for shopping and commercial services? (choose all that apply)

Answered: 116 Skipped: 11

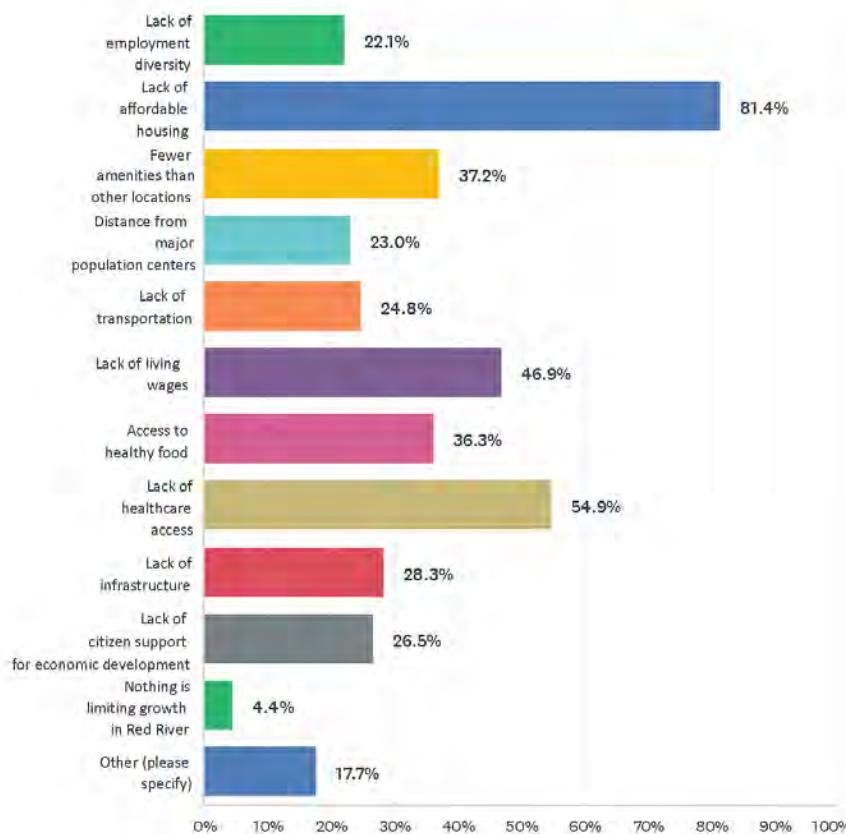


#	OTHER (PLEASE SPECIFY)
1	Questa
2	Questa (hardware store)
3	No
4	Out of town
5	Questa
6	Colorado
7	QUESTA

8	Colorado Springs
9	Questa
10	questa lumber
11	Questa
12	Amarillo
13	Questa
14	Denver
15	Limited people you can rely on
16	Pueblo, Colo Springs, Alamosa
17	Alamosa
18	Angel Fire
19	COLORADO SPRINGS AND DENVER
20	Pueblo
21	Colorado Springs
22	Questa
23	Questa
24	Questa
25	Angel Fire
26	Colorado Springs

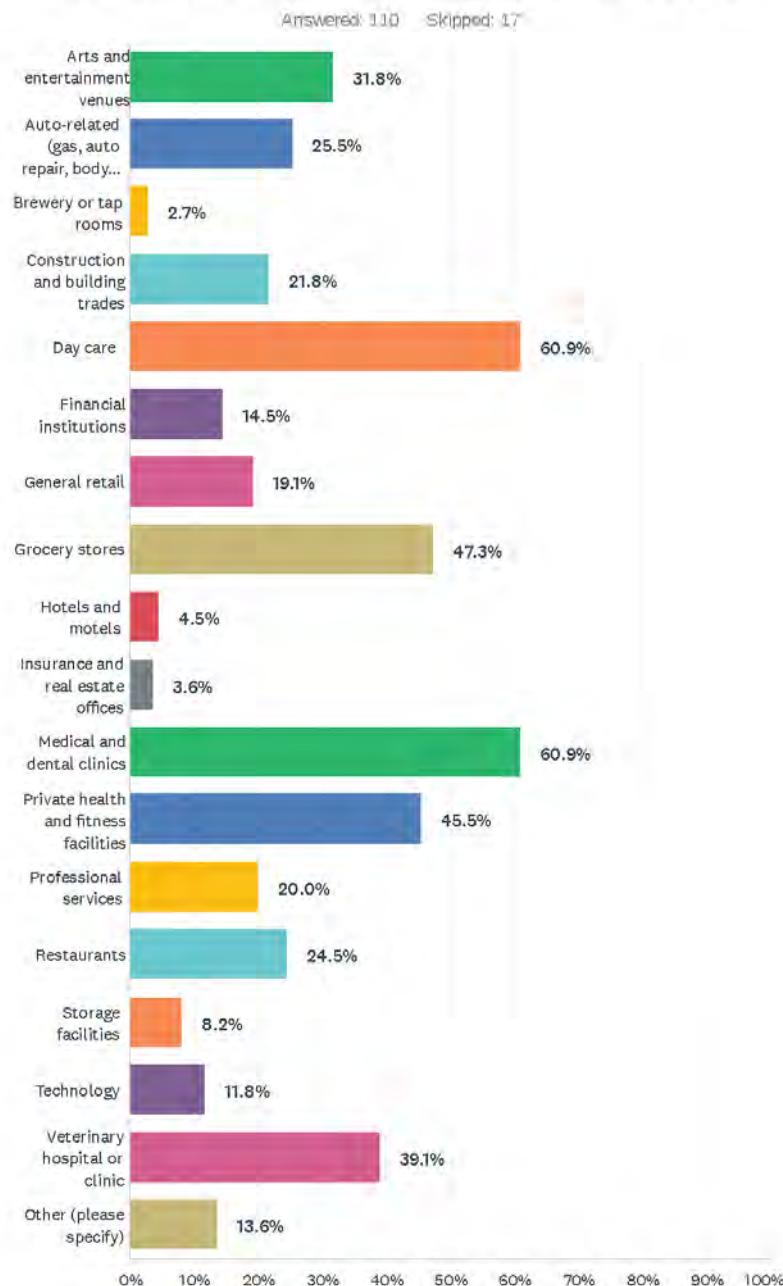
Q25 What, if anything, do you feel is limiting growth in Red River? (choose all that apply)

Answered: 113 Skipped: 14



#	OTHER (PLEASE SPECIFY)
1	Lack of available land for development
2	To many outsiders coming to work with issues and attitudes, don't care about local community
3	I WOULD PREFER IT DIDNT GROW
4	Education system
5	Limited space
6	Our product does not allow for too much more growth.
7	Lack of land
8	don't think that growth should be the focus... it should be quality... quality of workers will lift image of town
9	Just want to note that while the items I checked may stifle growth, I don't actually think we "need" to grow -- it's the small town and community that attracted me.
10	Bad cell service
11	Businesses need to stay open year-round to attract more visitors.
12	Attitude of people that work there
13	No real good restaurant
14	Lack of safe places for kids of working parents to go
15	Art Gallery
16	Red River is perfect the way it is minus the off road vehicles.
17	Available private land
18	Holding to tradition or the old ways of doing business. Lack of office space / real estate. Need a small business incubator program / support.
19	Lack of town expansion and big business to help provide funds to the town.
20	Dependency on tourism

Q26 What types of retail, commercial services, or other types of services are needed in Red River? (choose all that apply)

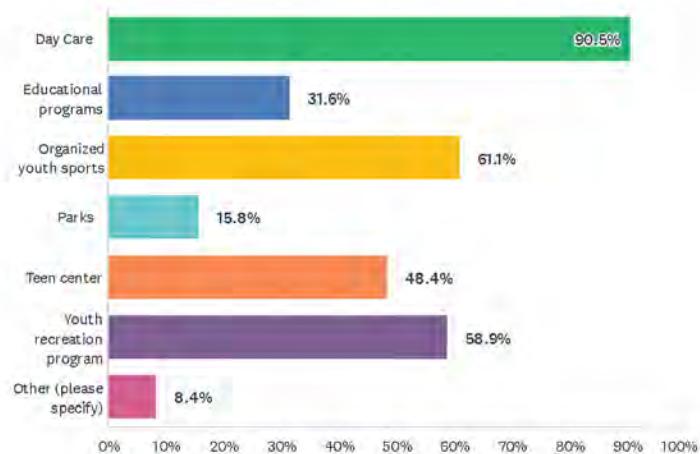


#	OTHER (PLEASE SPECIFY)
1	None needed just improve what's here , run down buildings and landscaping
2	PHARMACY
3	Contractors.
4	1 grocery store is enough to serve the community, but the prices are just too high!
5	Family and children-oriented amusement park type facility.
6	Good restraunts
7	Bookstore

8	a copy/Amazon/Fed Ex pick up..a place that sells propane, like Pendleton, Nail salon
9	But will they be accessible, even to the poorest people?
10	None
11	Entertainment. Businesses outside of retail and food services.
12	I have sold it though
13	Affordable office space for businesses that want to relocate to Red River
14	Transportation to medical facilities and airports
15	LONG TERM housing

**Q27 What, if anything, is lacking in Red River for families with children?
(choose all that apply)**

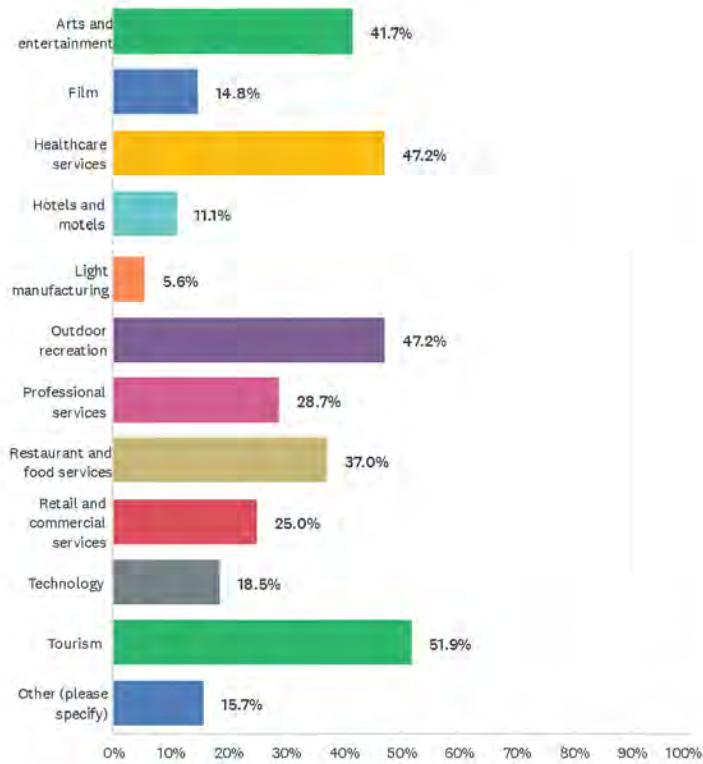
Answered: 95 Skipped: 22



#	OTHER (PLEASE SPECIFY)
1	A place families can go at evening by/ night to have entertainment
2	N/A
3	K-12 school
4	Family and children-oriented amusement park type facility.
5	It's a vacation town there is only so much you can do
6	PARKS SHOULD BE FREE FOR RESIDENTS FOR ALL OCCASIONS AND SPECIAL EVENTS
7	Educational programs for bicycle safety, hunting safety, boating safety, wildlife safety, etc. Horticulture, gardening, sustainability programs
8	High Schools

**Q28 What areas of economic development should Red River focus on?
(choose all that apply)**

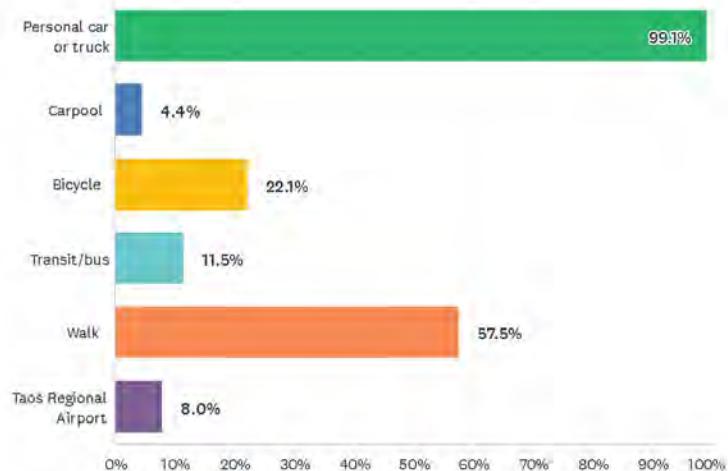
Answered: 108 Skipped: 19



#	OTHER (PLEASE SPECIFY)
1	Mechanic/tire/hardware
2	Cleanup existing structures
3	Pharmacy, neighborhood beautification
4	Business incubator
5	affordable housing for service workers
6	But...must be affordable. Groceries in Red River are exorbitant
7	Food Trucks and events
8	Better cell service
9	Recreation center for local/tourist use; bigger variety of restaurants; housing opportunities for families
10	Too many of the same type of businesses
11	Affordable housing for employees
12	Lumber mills - to help forest restoration in the Red River Canyon
13	Leave Red River like it is please.
14	outdoor recreation excluding motorized vehicles
15	Environment and Conservation
16	Transportation
17	LONG TERM HOUSING

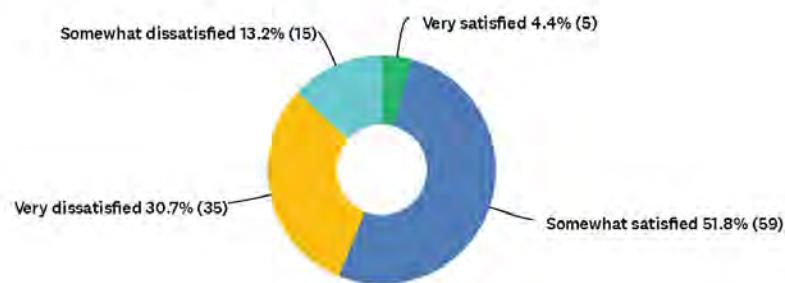
Q29 Please indicate the transportation modes you currently use (choose all that apply)

Answered: 113 Skipped: 14



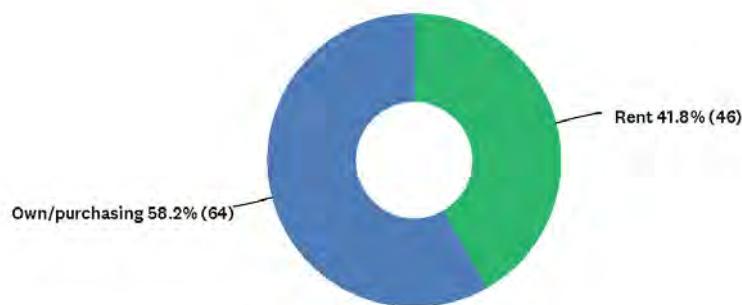
Q30 What is your level of satisfaction with Red River's current roadway conditions and maintenance?

Answered: 114 Skipped: 13



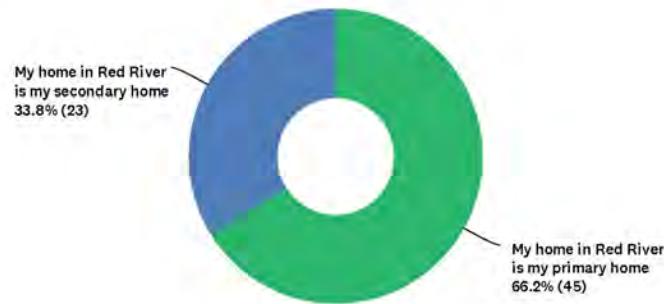
Q31 Do you rent or own your home?

Answered: 110 Skipped: 17



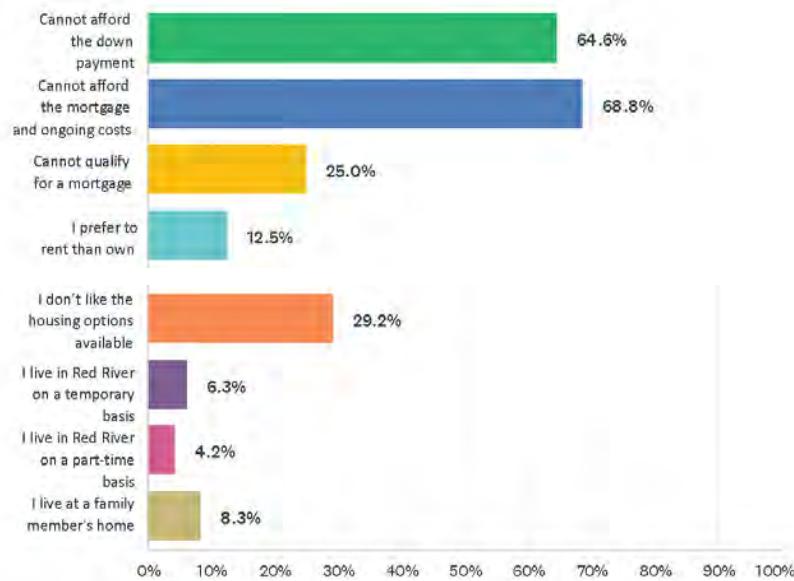
Q32 If your answer to Question #31 was "Own/purchasing" your home, is your home in Red River your primary home or a secondary home?

Answered: 68 Skipped: 59



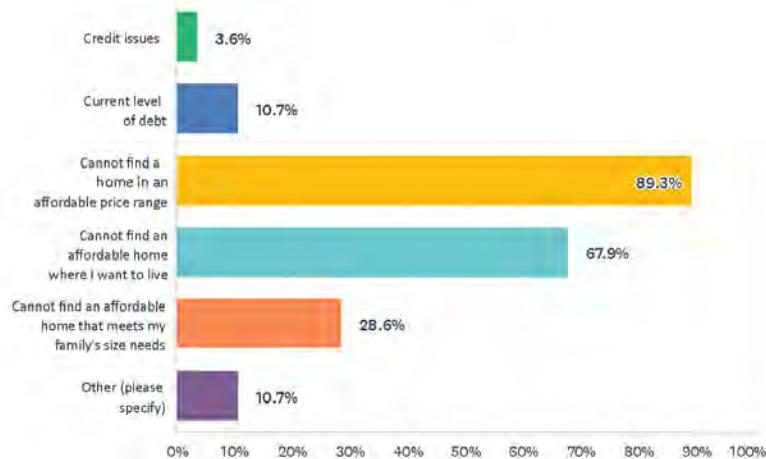
Q33 If your answer to Question #31 was "Rent", why have you not purchased a home? (choose all that apply)

Answered: 48 Skipped: 79



Q34 If your answer to Question #33 was "Cannot qualify for a mortgage", what obstacles are preventing you from being able to qualify? (choose all that apply)

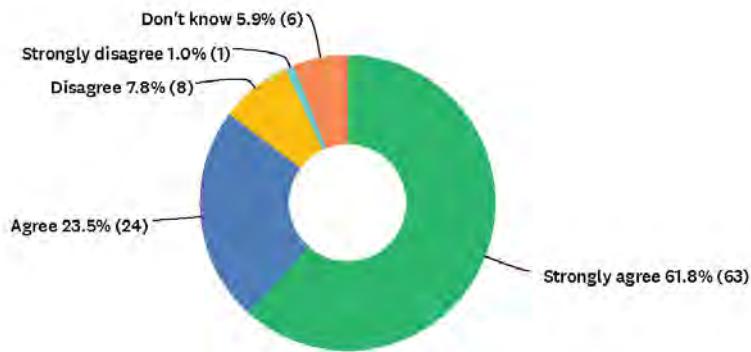
Answered: 28 Skipped: 99



#	OTHER (PLEASE SPECIFY)
1	None
2	There are to many rental homes that ois the upper valley Renters are disrespectful they don't care outdoor fires are not
3	Prices are still better than in Colorado

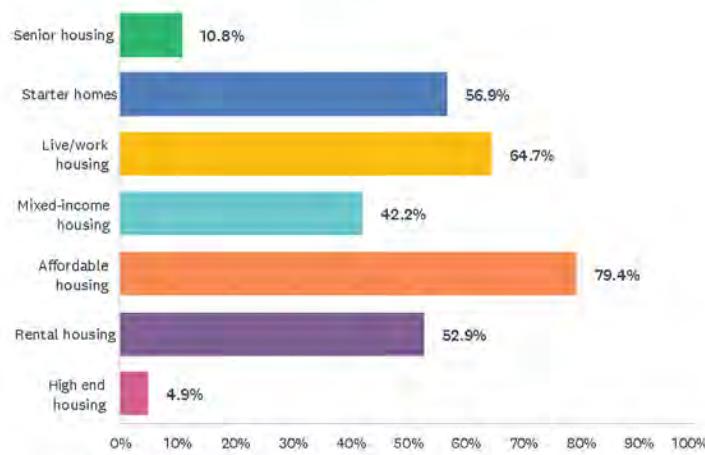
Q35 What is your level of agreement regarding increasing the supply of affordable housing in Red River? (defined as housing for which occupants are paying no more than 30% of household income on housing and utilities).

Answered: 102 Skipped: 25



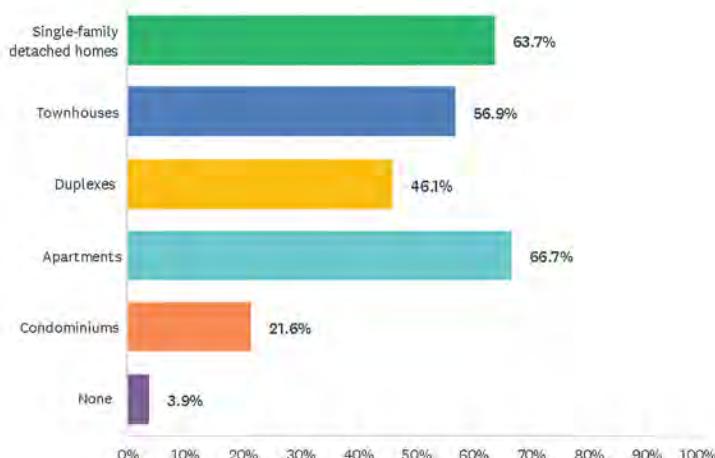
Q36 What kinds of housing development types does Red River need more of? (choose all that apply)

Answered: 102 Skipped: 25



Q37 What housing types does Red River need more of? (choose all that apply)

Answered: 102 Skipped: 25



Q38 What is the most important housing issue facing Red River?

Answered: 100 Skipped: 27

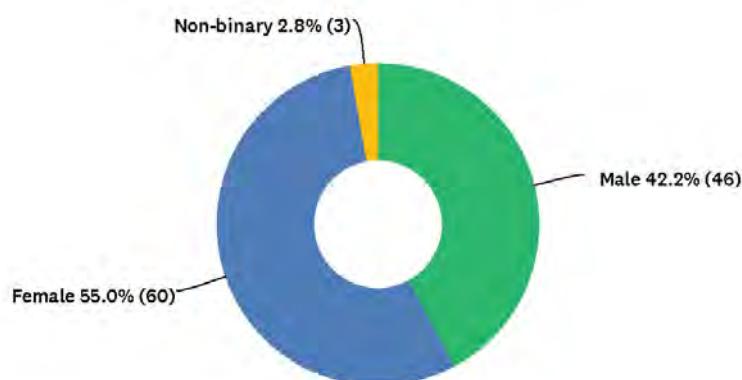


OTHER (PLEASE SPECIFY)

1	Transient nature of many working here and the tension between creating a high quality community vs being overrun with "affordable housing" that will downgrade the quality and value of the community
2	Employees housing
3	Lack of employee housing
4	All of the above.
5	Lack of affordable single family homes for rent or to buy
6	No to B&B housing
7	Could only choose one, so I'm listing them here. Lack of rental units I, rent too expensive, poor condition of housing
8	Too many short term rentals
9	Most of these options. I have lived in Red River for about 15 years, make more money than most who live here, and I cannot even begin to afford a small home in this town. Townhouses for \$350k, houses starting at \$450k and up. It's crazy
10	ALL OF THE ABOVE
11	All of the Above
12	Too many single night rentals
13	WE NEED LONG TERM HOUSING; The housing available right now is minimal for long term renters and the quality of it is subpar.
14	More long term rental units for local workforce

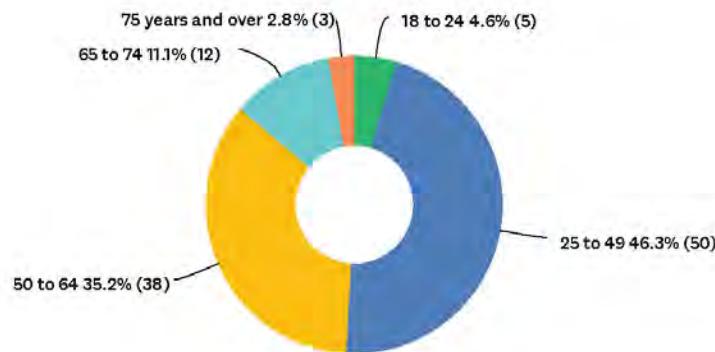
Q39 What is your gender?

Answered: 109 Skipped: 18



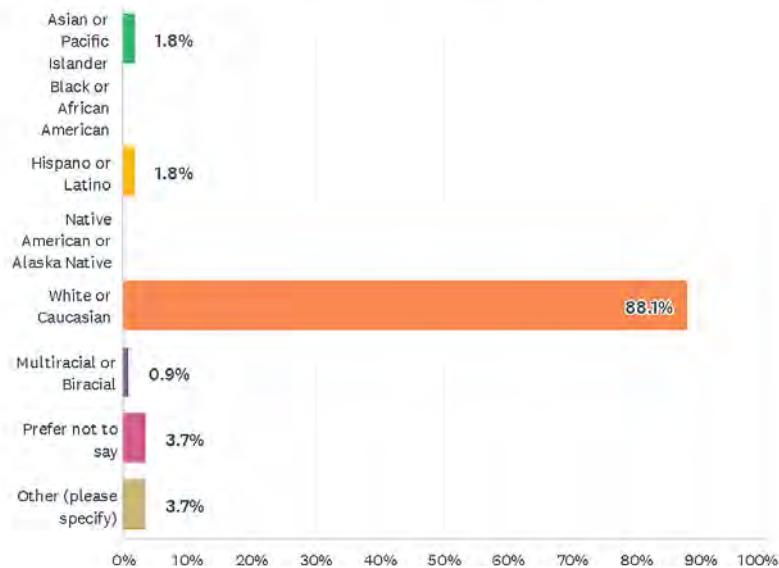
Q40 What is your age category?

Answered: 108 Skipped: 19



Q41 How do you describe yourself?

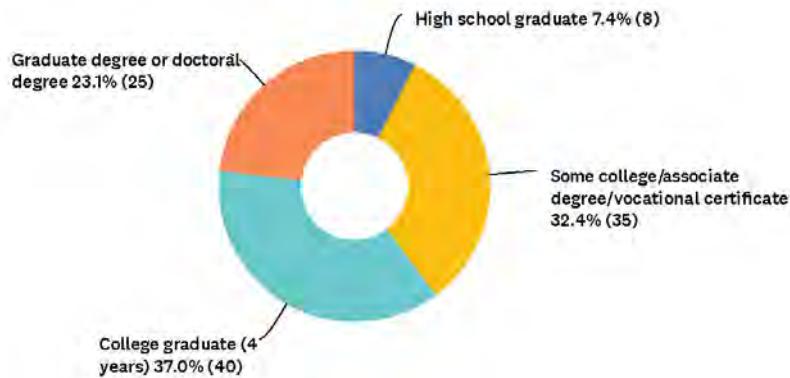
Answered: 109 Skipped: 18



#	OTHER (PLEASE SPECIFY)
1	Native American
2	Mediterranean.
3	Really? Who cares and why are you asking?
4	American

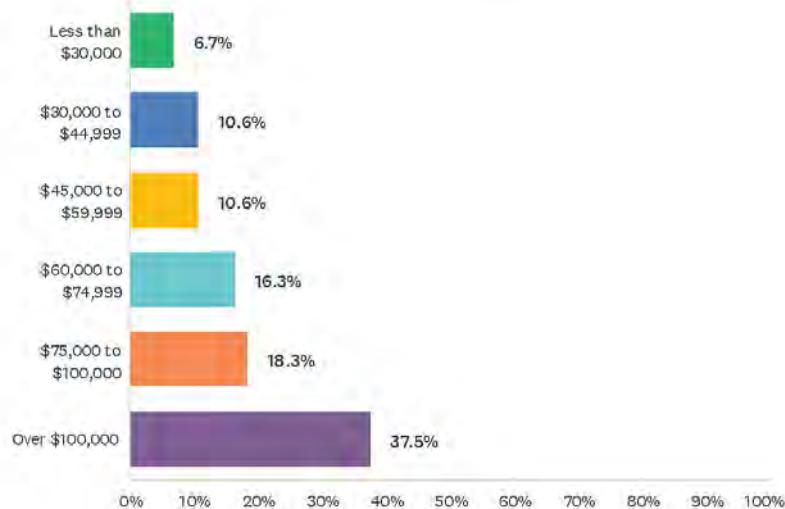
Q42 What is the highest level of education you have attained?

Answered: 108 Skipped: 19



Q43 Which of the following categories best describes your total household income?

Answered: 104 Skipped: 23



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INTRODUCTION

This section includes a brief list and description of federal and state resources available to both local governments and people involved in historic preservation, community development, agriculture, transportation, outdoor recreation, arts and culture, business development, and housing assistance. Each of these programs requires applicants to meet certain qualifications in order to be eligible for funding.

WILDFIRE ASSISTANCE

COMMUNITY PLANNING ASSISTANCE FOR WILDFIRE

CPAW works with communities to provide land use planning solutions to better manage their wildland-urban interface (WUI). Towns, cities, tribal communities, and counties can apply for a one-year customized course from the CPAW team of professionals. CPAW services include: land use planning recommendations for wildfire protection through land use codes, plans, and ordinances; hazard assessments that model and map wildfire hazard at neighborhood and community scale; workshops and trainings to share best practices; and customized research with online interactive and data visualization tools.

Contact: Headwaters Economics / CPAW Division
270 W. Kagy Suite G
Bozeman, MT 59771
Phone: (541) 749-0620
Website: cpaw.headwaterseconomics.org

COMMUNITY WILDFIRE DEFENSE GRANT PROGRAM

The Community Wildfire Defense Program assists at-risk communities, including Tribal communities, with planning for and lowering wildfire risks on tribal, state, and privately-managed land. **The Bipartisan Infrastructure Law authorizes the \$1 billion for the five-year CWDG Program.**

Contact: USDA Forest Service Southwestern Region
333 Broadway SE
Albuquerque, NM 87102
Phone: (505) 842-3292
Website: www.fs.usda.gov/managing-land/fire-grants/cwdg

WILDFIRE RISK REDUCTION PROGRAM FOR RURAL COMMUNITIES

The Wildfire Risk Reduction Program for Rural Communities was established in 2005 under the National Fire Plan to assist communities throughout New Mexico in reducing their risk from wildland fire on non-federal lands. The New Mexico Association of Counties (NMAC), a nonprofit community foundation, partnered with the Bureau of Land Management (BLM) to administer the program and distribute awards. Projects require a minimum 10% cost share.

Contact: NMAC - Wildfire Risk Reduction Program
444 Galisteo Street
Santa Fe, NM 87501
Phone: (505) 395-3403
Website: www.nmcounties.org/programs

HISTORIC PRESERVATION

NATIONAL TRUST FOR HISTORIC PRESERVATION

The National Trust for Historic Preservation is a nonprofit organization that provides leadership, education, advocacy, and resources to save America's diverse historic places and revitalize our communities. The National Trust Preservation Fund offers several types of financial assistance to nonprofit organizations, public agencies, for-profit companies, and individuals involved in preservation-related projects. Grants can range from \$2,500 to over \$150,000. Information is available for Special Grant Programs on the NTHP website.

Contact: National Trust for Historic Preservation
600 14th Street NW, Suite 500
Washington, DC 20005
Phone: (202) 588-6000 or (800) 944-6847
Email: info@savingplaces.org
Website: www.savingplaces.org

STATE TAX CREDIT FOR REGISTERED CULTURAL PROPERTIES

This program is available to owners of historic structures who accomplish qualified rehabilitation on a structure or stabilization or protection of an archaeological site. The property must be individually listed in, or contributing to a historic district listed in the State Register of Cultural

Properties. The credit is applied against New Mexico income taxes owed in the year the project is completed and the balance may be carried forward for up to four additional years. Maximum in eligible expenses is \$50,000 for a tax credit of \$25,000, unless the project is within a state-approved and certified Arts and Cultural District, in which case the maximum is \$50,000. There is no minimum project expense. This program has provide accessible and useful for small projects that can include facade improvements.

Contact: Department of Cultural Affairs - New Mexico Historic Preservation
Bataan Memorial Building
407 Galisteo Street, Suite 236
Santa Fe, NM 87501
Phone: (505) 827-6320
Website: www.nmhistoricpreservation.org

ENVIRONMENTAL

CLEAN and BEAUTIFUL PROGRAM

The New Mexico Tourism Department provides funding and technical assistance to municipalities, counties, Tribal governments, and units of government on litter eradication, waste reduction, and community beautification initiatives. This grant requires a 25% match. Eligible projects must contribute to the following established goals: End littering, reduce waste, beautify communities, empower youth, and increase program capacity.

Contact: Tourism Development Department
491 Old Santa Fe Trail
Santa Fe, NM 87501
Phone: (505) 992-9687
Website: www.newmexico.org/industry/work-together/grants/clean-and-beautiful/

LIQUID WASTE ASSISTANCE FUND

The Liquid Waste Assistance Fund helps low-income homeowners to construct, replace or repair wastewater treatment and disposal systems or to connect to sewer systems. Eligible applicants must own or be in the process of purchasing the property, must meet the program income guidelines, and the home value must not exceed HUD's median home value for the county.

Contact: New Mexico Environment Department
1190 St. Francis Drive, Suite N4050
Santa Fe, NM 87505
Phone: (505) 827-1840
Websites: www.env.nm.gov/environmental-health/liquid-waste-assistance-fund

NMED - NEW MEXICO RIVER STEWARDSHIP PROGRAM

The River Stewardship Program Fund funds projects that enhance the health of rivers by addressing the root causes of poor water quality and stream habitat. The objectives of the River Stewardship Program include: enhancing the economic benefits of healthy river systems, such as improved opportunities to hunt, fish, float and view wildlife; restoring or maintaining the hydrology of streams and rivers to better handle overbank flows and reduce flooding downstream; and providing match required to leverage federal grants, ensuring that New Mexico continues to receive these funds. Projects are selected through Requests for Proposals (RFP) using the state procurement system. Evaluation criteria favor projects that improve water quality, enhance fish and wildlife habitat, support local economies, and that reduce downstream flood hazard.

Contact: New Mexico Environment Department
1190 St. Francis Drive, Suite N4050
Santa Fe, NM 87505
Phone: (505) 827-0187
Website: www.env.nm.gov/surface-water-quality/river-stewardship-program

OUTDOOR RECREATION

INTERNATIONAL MOUNTAIN BIKING ASSOCIATION

The International Mountain Biking Association provides Trail Accelerator Grants to jump-start the pace of trail building in communities that have the interest and political support to develop trail systems but need assistance to get projects up and running. Grants typically range from \$5,000 to \$30,000 and require a one-to-one match. Projects that will be considered include those that will increase access to mountain bike experiences; leverage additional resources to ensure success of the project; and promote community

development, including engaging marginalized community members. There are two grant application periods; in spring and summer.

Contact: International Mountain Bicycling Association
PO Box 20280
Boulder, Colorado 80308
Phone: (303) 545-9011
Website: www.imba.com

LAND AND WATER CONSERVATION FUND (LWCF)

The LWCF is a federal program administered by the National Park Service. The state side of the LWCF provides matching grants to states and local governments for the acquisition and development of public outdoor recreation areas and facilities. The New Mexico State Parks Division administers the state program.

Contact: National Park Service
Midwest Region
601 Riverfront Drive
Omaha, NE 68102
Phone: 402-661-1588
Website: www.nps.gov/subjects/lwcf/
NM: www.emnrd.nm.gov/spd/land-and-water-conservation-fund/

NEW MEXICO OUTDOOR RECREATION

The New Mexico Outdoor Recreation is a division of the New Mexico Economic Development Department. It was created to grow and champion outdoor recreation in New Mexico as a powerful economic engine to expand wealth and job opportunities. The New Mexico Outdoor Recreation administers three funding programs:

- ◀ **Outdoor Equity Fund** - This fund aims to support transformative outdoor experiences for New Mexico youth that foster stewardship and respect for New Mexico lands, waters, and cultural heritage. Applicants must be from an area that serves a population where at least 40% of youth are low income. Awards range from \$1,500 to \$15,000.
- ◀ **Outdoor Recreation Trails+ Grant** - This grant program supports shovel-ready projects that are open to the public, increase access to outdoor opportunities, and demonstrate

a clear economic benefit to the community through improved quality of life, better health outcomes, and/or increased eco-tourism. Awards range from \$25,000 to \$500,000.

- ◀ **Outdoor Marketing Grant** - This grant will support communities' and eligible nonprofits' investments in their outdoor recreation marketing programs. Awards range from \$15,000 to \$30,000.

Contact: New Mexico Economic Development
Outdoor Recreation Division
1100 South St. Francis Drive
Santa Fe, NM 87505
Phone: (505) 827-0300
Website: www.nmoutside.com

ARTS AND CULTURE

ARTSPACE

ArtSpace is a national non-profit arts organization specializing in creating, owning, and operating affordable spaces for artists and creative businesses. These spaces include live/work apartments for artists and their families, working artist studios, arts centers, commercial space for arts-friendly businesses, and other projects.

Contact: ArtSpace
528 Hennepin Ave, Suite 700
Minneapolis, MN 55403
Phone: (612) 333-9012
Website: www.artspace.org

CREATIVE CAPITAL

Creative Capital supports innovative and adventurous artists across the country through funding, counseling, gatherings, and career development services. Through the Artist Support program, Creative Capital identifies and selects artists from all disciplines to receive the Creative Capital Award, which provides each project with up to \$50,000 in direct funding and the State of the Art Prize provides unrestricted artist grants of \$10,000.

Contact: Creative Capital Foundation
15 Maiden Lane, 18th Fl.
New York, NY 10038
Email: connect@creative-capital.org
Website: <https://creative-capital.org>

NATIONAL ENDOWMENT FOR THE ARTS

The National Endowment for the Arts is the largest funder of the arts and arts education in communities nationwide and a catalyst of public and private support for the arts. By advancing equitable opportunities for arts participation and practice, the NEA fosters and sustains an environment in which the arts benefit everyone in the United States.

- ◀ **Our Town Grant** - supports creative placemaking projects that integrate arts, culture, and design into local efforts that strengthen communities over the long term. Applicant organizations must have completed at least 3 years of arts programming prior to the application deadline. Applicants may request between \$25,000 and \$150,000, with a required minimum non-federal cost share/match equal to the grant amount.
- ◀ **Grants for Arts Projects** - The program supports opportunities for public engagement with the arts and arts education, for the integration of the arts with strategies promoting the health and well-being of people and communities, and for the improvement of overall capacity and capabilities within the arts sector. Applicants may request cost share/matching grants ranging from \$10,000 to \$100,000.

Contact: National Endowment for the Arts
400 7th Street SW
Washington, DC 20506
Phone: (202) 682-5400
Website: www.arts.gov/gants/

NEW MEXICO ARTS

New Mexico Arts is a division of the Department of Cultural Affairs. Its primary function is to provide financial support and technical assistance or arts services and programs to non-profit organizations statewide and to administer the 1% public art program for the State of New Mexico. The organization enters into arts services contracts with eligible organizations that perform specified arts services within a particular time period. All funding must provide a 50% match by the applicant organization, at least half of which must be in cash.

New Mexico Arts is a partner of the New Mexico Arts and Cultural Districts program.

Contact: New Mexico Arts
Bataan Memorial Building
407 Galisteo Suite 270
Santa Fe, New Mexico
Phone: (505) 827-6490
Website: www.nmarts.org

CONSERVATION

LAND OF ENCHANTMENT LEGACY FUND

The Land of Enchantment Legacy Fund is a dedicated source of recurring state funding for conservation, prioritizing land and water stewardship, forest and watershed health, outdoor recreation and infrastructure, agriculture and working lands, historic preservation, and wildlife species protection. The Fund comprises 10 existing state programs spread across 6 state agencies (Energy, Minerals, & Natural Resources Department, New Mexico Department of Agriculture, New Mexico Environment Development, New Mexico Economic Development Department, New Mexico Department of Cultural Affairs, and Department of Game & Fish). A \$50 million expendable fund is available for annual disbursements beginning July 1, 2024, to existing state programs that are shovel-ready, have a proven track record of success, are popular in communities, or have rarely been funded to their full potential. Also available is an investment fund managed by the State Investment Council. Interest earned would be disbursed to state programs.

Contact: Website: www.enchantmentfund.org
(Additional information found on individual agency websites, linked from the Enchantment Fund site)

NORTHERN RIO GRANDE NATIONAL HERITAGE AREA

Established by the US Congress in 2006, the Northern Río Grande National Heritage Area (NRGNHA) encompasses Río Arriba, Santa Fe, and Taos counties and is dedicated to conserving and sustaining the varied cultural, historical, archaeological, and natural resources of Northern New Mexico. The NRGNHA administers several

programs to distribute funds for a wide array of projects within the Heritage Area including:

- ◀ **Annual Grants Program** - Communities, tribal and local governments, land grant associations, non-profit 501c3 organizations, youth programs, historical and archaeological societies, and preservation groups are encouraged to apply for grant funding up to \$10,000 that support the NRGNHA's mission and goals.
- ◀ **Indigenous Language Project** - The Northern Rio Grande National Heritage Area is offering grants to support Indigenous Language Projects in Rio Arriba, Taos, and Santa Fe counties. Eligible organizations, including non-profits, local governments, and Indigenous communities, are invited to propose projects that preserve, revitalize, or promote Indigenous languages, acknowledging their cultural significance and the threats they face from historical processes of colonization and assimilation. Grants of up to \$43,000 for a 6-month duration are available, with a 2:1 in-kind match requirement.
- ◀ **Northern Rio Grande National Heritage Area Grant** - Filmmakers may apply for up to \$5,000 in the Northern Rio Grande National Heritage Area Grant. Both narrative and documentary projects will be considered, and filmmakers of any age and background may apply. However, filmmakers must reside in Santa Fe, Rio Arriba or Taos counties, or have graduated from a high school in one of these counties.
- ◀ **Los Luceros Grant** - A \$10,000 grant will be awarded to a filmmaker dedicated to creating a film made at or about the Los Luceros site. Both narrative and documentary projects will be considered, and filmmakers of any age and background may apply. However, filmmakers must reside in Santa Fe, Rio Arriba, or Taos counties, or have graduated from a high school in one of these counties.

Contact: Northern Rio Grande National Heritage Area
Plaza de Española
101 Calle de las Españolas

Española, NM 87532
<https://riograndenha.org/>

CLEAN ENERGY

CLEAN ENERGY PERFORMANCE FINANCING

The Energy Savings Performance Contracting (ESPC) is a process that facilitates facility improvements without the need for up front capital funding from the agency.

Contact: U.S. Department of Energy
Southeast Federal Project Executive
Website: www.energy.gov/femp/federal-project-executives-espc-uesc-and-espc-enable-projects

HOME ENERGY REBATES PROGRAMS

The Home Energy Rebates Programs are federal funds made available to state energy offices and tribal entities through the Inflation Reduction Act for Home Electrification and Appliance Rebates and Home Efficiency Rebates. New Mexico has launched the Home Electrification and Appliance Rebates (HEAR) portion of the rebate program. Low-income single-family homeowners and low- and middle-income renters can receive up to \$14,000 for energy-efficiency improvements such as an electric load service center, insulation and air sealing, and heat pumps for space heating or cooling.

Contact: EMNRD Energy Conservation and Management Division
1220 South St. Francis Drive
Santa Fe, NM 87505
Website: <https://clean.energy.nm.gov/>

RENEWABLE ENERGY TAX INCENTIVES

Tax incentives are available for the development of sustainable and renewable energy projects. Tax credits are available for sustainable buildings; agricultural biomass; geothermal heat pump; biodiesel facilities; renewable energy production; and solar market. New Mexico also provides a Gross Receipts Tax Exemption for wind and solar systems. The federal government provides tax credits, rebates, and savings for renewable energy projects.

Contact: EMNRD Energy Conservation and Management Division
1220 South St. Francis Drive
Wendell Chino Building, First Floor
Santa Fe, NM 87505
Phone: (505) 476-3310
Website: www.emnrd.nm.gov/ecmd

COMMUNITY DEVELOPMENT DRINKING WATER STATE REVOLVING LOAN FUND

This fund provides low-cost financing for the construction of and improvements to drinking water facilities throughout New Mexico in order to protect public health and drinking water quality. Eligible project include new and replacement water sources, treatment, transmission and distribution lines, supervisory control and data acquisition (SCADA) systems, etc. Loans of up to 30 years at fixed, below-market interest rates are available.

Contact: New Mexico Finance Authority
810 West San Mateo Road
Santa Fe, New Mexico 87505
Phone: (505) 984-1454
Website: www.nmfinance.com

LOCAL GOVERNMENT PLANNING FUND (LGPF)

The LGPF provides capital necessary to allow for proper planning of vital public projects, including infrastructure, water and wastewater preliminary engineering reports, long-term master plans, water conservation plans, economic development plans or energy audits. LGPF is limited to \$50,000 per Planning Document and \$100,000 per entity per 24-month period. Applications are accepted monthly and grants are made on a reimbursement basis.

Contact: New Mexico Finance Authority
810 West San Mateo Road
Santa Fe, New Mexico 87505
Phone: (505) 984-1454
Toll Free: (877) ASK-NMFA
Website: www.nmfinance.com

PUBLIC PROJECT REVOLVING FUND

The PPRF offers many examples of the New Mexico Finance Authority's investment of time, expertise, and capital. Created in 1994, the PPRF program

assists a wide range of public credits in accessing the capital markets with advantage of offering to all borrowers (regardless of their credit worthiness) fixed 'AAA' - insured interest rates.

Contact: New Mexico Finance Authority
810 West San Mateo Road
Santa Fe, New Mexico 87505
Phone: (505) 992-9639
Toll Free: (877) ASK-NMFA
Website: www.nmfinance.com

RESILIENT COMMUNITIES FUND

The Resilient Communities Fund provides financial support for locally-driven, community-based economic development projects statewide. Awards are made in the areas of design and planning, organizational capacity building, marketing and promotions, business development, civic/youth engagement, and environmental stewardship.

Contact: New Mexico Resiliency Alliance
1232 Apache Avenue
Santa Fe, NM 87505
Website: www.nmresiliencyalliance.org

SMALL CITIES COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG)

This program is administered by the State of New Mexico through the Local Government Division of the Department of Finance and Administration for communities with populations under 50,000. Funds can be applied towards planning projects, economic development activities, emergency activities, construction or improvement of public buildings, and rehabilitation or repair of housing units. CDBG funds can be used for towns engaged in downtown revitalization including redevelopment of streets and fund facade improvement programs. There is a \$500,000 grant limit per applicant (\$50,000 maximum for planning efforts) and a 5% cash match by the applicant is required.

Contact: NM Local Government Division
407 Galisteo Street
Santa Fe, NM 87501
Phone: (505) 827-4966
Website: www.nmdfa.state.nm.us

USDA RURAL DEVELOPMENT

PROGRAMS

The USDA provides assistance to rural communities, including loan and grant programs that address small businesses and rural businesses, rural housing, rural community facilities, and rural utilities. The USDA provides loan programs such as the B&I Loan and also grant programs. USDA Rural Development grants can be made directly to small businesses that are accomplishing innovative economic development work or energy efficiency installations, but must flow through a non-profit or local government intermediary. The Albuquerque Field Office covers Sandoval County. Assistance may be available through the following programs:

- ◀ Business and Industry Loan Guarantees
- ◀ Business Development Grants
- ◀ Single Family Housing Direct Home Loans (Section 502)
- ◀ Single Family Housing Guaranteed Loan Program (Section 502)
- ◀ Multifamily Housing Direct Loans
- ◀ Multifamily Housing Loan Guarantees (Section 538)
- ◀ Community Facilities Direct Loan and Grant Program
- ◀ Single Family Housing Repair Loans and Grants (Section 504)
- ◀ Water and Waste Disposal Loan and Grant Program

Contact: USDA Rural Development
100 Sun Avenue NE, Suite 130
Albuquerque, NM 87109
Phone: (505) 761-4950
Website: www.rd.usda.gov/nm

WATER TRUST BOARD - WATER PROJECT FUND

This program provides funding for a variety of water projects statewide. The Water Trust Board provides recommendations to the Legislature projects to be funded through the Water Project Fund. Awards are a combination of grants and loans. There are no limitations on the number of applications a qualified entity may submit, however, the Water Trust Board may not award more than 15% of the annual available funds to any one project. The net available funds for the 2024 cycle is approximately \$ 133.1 million. Eligible project types include:

- ◀ Water conservation or recycling, treatment, or water reuse projects
- ◀ Flood prevention projects
- ◀ Endangered Species Act (ESA) collaborative projects
- ◀ Water storage, conveyance or delivery projects
- ◀ Watershed restoration and management projects

Contact: New Mexico Finance Authority
810 West San Mateo Road
Santa Fe, New Mexico 87505
Phone: (505) 984-1454
Website: www.nmfinance.com

TRANSPORTATION

The New Mexico Department of Transportation (NMDOT) manages a number of state and federal funding opportunities. At both the state and national level, funding programs can change from year to year. The following are not an exhaustive list of funding opportunities, but a highlight of recurring funding. Programs are administered by different groups or units within NMDOT, and there is also the regional District office, who can answer questions.

Contact: NMDOT District 5 Office
7315 Cerrillos Road
Santa Fe, NM 87502
Phone: (575) 795-0533
Website: www.dot.nm.gov/contact-us/districts/district-5/

COOPERATIVE AGREEMENTS PROGRAM (COOP)

The COOP assists local governments and other public entities to improve, construct, maintain, repair, and pave highways and streets and public parking lots. Funds must be used for the construction, maintenance, repair, and the improvements of public highways, streets, and parking lots. The local match is 40% and awards range from \$9,000 to \$192,000. Funds are made available at the beginning of the fiscal year and must be encumbered and spent no later than the end of the fiscal year.

MUNICIPAL ARTERIAL PROGRAM (MAP) - LOCAL GOVERNMENT ROAD FUND

This program assists municipalities construct and reconstruct streets that are principal extensions of the rural highway system and other streets which qualify under New Mexico Department of Transportation (NMDOT) criteria. Municipalities are required to contribute 25% to the cost of the project. There is no set limit to the amount of awards, but the state share typically ranges from \$50,000 to \$1.1 million per project. Applications must be received by March 15th for funding to be considered by the fiscal year beginning July 1.

Contact: NMDOT, Project Oversight Division
1120 Cerrillos Road
Santa Fe, NM 87505
Phone: (505) 699-9946
Website: www.dot.nm.gov

RECREATIONAL TRANSPORTATION PROGRAM (RTP)

Local and tribal public agencies can apply to NMDOT for RTP funding for trails and trail-related facilities for hiking, bicycling, in-line skating, equestrianism, cross-country skiing, snowmobiling, off-road motorcycling, all-terrain vehicle riding, and off-road four-wheel driving.

TRANSPORTATION ALTERNATIVES PROGRAM (TAP)

TAP funds street-adjacent sidewalks, non-motorized and paved, shared-use paths, bike lanes, bicycle racks (including for buses), as well as bicycle and pedestrian education for children in grades K-12.

Both RTP and TAP are recurring, competitive, federal reimbursement programs that can fund up to 85.44% of the eligible project costs, and some project types can be funded by either program. NMDOT typically issues calls for two years of funding at a time for both programs.

These programs are run through the Regional Transportation Planning Organizations (RTPOs), specifically the Northern Pueblos RTPO for Red River and the surrounding communities.

Contact: NMDOT Active Transportation and Recreation Programs Group
Website: www.dot.nm.gov

GRANTS FOR BUSES AND BUS FACILITIES PROGRAM - U.S. DEPARTMENT OF TRANSPORTATION

The Grants for Buses and Bus Facilities Competitive Program makes \$390 million in funding available to states and direct recipients to replace, rehabilitate, and purchase buses and related equipment and to construct bus-related facilities, including technological changes or innovations to modify low or no emission vehicles or facilities. Funding is provided through formula allocations and competitive grants. Eligible applicants include designated recipients that allocate funds to fixed-route bus operators, States or local governmental entities that operate fixed route bus service, and Indian tribes. Eligible sub-recipients include all otherwise eligible applicants and also private nonprofit organizations engaged in public transportation. The federal share of eligible capital costs is 80 percent of the net capital project cost, unless the grant recipient requests a lower percentage. Funds remain available for obligation for four fiscal years.

Contact: U.S. Department of Transportation
Federal Transit Administration
1200 New Jersey Avenue, SE
Washington, DC 20590
Phone: 202-366-4043
Website: www.transit.dot.gov/bus-program

BUSINESS DEVELOPMENT

DREAMSPRING NEW MEXICO

DreamSpring New Mexico makes loans to small businesses that may not qualify for bank loans, and also provides business support services.

Contact: DreamSpring New Mexico
2000 Zearing Avenue NW
Albuquerque, NM 87104
Phone: (800) 508-7624
Website: www.dreamspring.org

EMPLOYMENT ENHANCEMENT TAX CREDITS

New Mexico has a number of tax credits that employers can qualify for by adding employees in the State, including:

- ◀ Corporate-Supported Child Care
- ◀ High-Wage Jobs
- ◀ Investment (for purchasing equipment introduced into New Mexico for use in a new or expanded manufacturing operation)
- ◀ Job Mentorship
- ◀ Rural Jobs
- ◀ Technology Jobs
- ◀ Welfare-to-Work

Contact: NM Taxation and Revenue Department
1200 South St. Francis Drive
Santa Fe, NM 87504
Phone: (505) 827-0700
Website: www.tax.newmexico.gov

JOB TRAINING INCENTIVE PROGRAM

The Job Training Incentive Program (JTIP) is one of the most valuable incentives offered to new employers in New Mexico and can be used effectively in recruitment packages. This program reimburses 50 to 90% of employee wages and required travel expenses during an extended training period for new hires to new and expanding companies in New Mexico. Custom training at a New Mexico public educational institution may also be reimbursed. The JTIP must be applied for and approved prior to reimbursable wages being paid.

Contact: NM Economic Development Dept.
Joseph M. Montoya Building
1100 S. St. Francis Drive
Santa Fe, NM 87505-4147
Phone: (505) 827-0249
Website: edd.newmexico.gov

NEW MARKETS TAX CREDIT PROGRAM

The NMTCP is a federally funded program designed to provide businesses in rural or low-income communities with greater access to capital in order to increase job creation and development activities.

Contact: New Mexico Finance Authority
810 West San Mateo Road
Santa Fe, New Mexico 87505
Phone: (505) 992-9664
E-mail: NMTC@nmfa.net
Website: www.nmfinance.com

SBA 7A LOAN PROGRAM

SBA 7A Loan Program is the standard SBA loan guarantee program. Up to 80% of a bank loan to

a private business can be guaranteed. Banks still accomplish normal due diligence, but may be willing to accept slightly more risk. This program increases the aggregate amount of funds available to small business in the banking system. It can also serve to extend term.

Contact: U.S. Small Business Administration
500 Gold Ave SW, Suite 11301
Albuquerque, NM 87102
Phone: (505) 248-8225
Website: www.sba.gov/district/new-mexico

NEW MEXICO MANUFACTURING EXTENSION PARTNERSHIP

The New Mexico Manufacturing Extension Partnership provides efficiency training, training in lean manufacturing, and ISO 9000 certification (now temporarily suspended) to the state's small and medium-sized businesses. Red River is served by the Albuquerque Office.

Contact: NM Manufacturing Extension Partnership
8600 San Mateo Boulevard NE #100
Albuquerque, NM 87113
Phone: (505) 262-0921
Website: www.newmexicomep.org

NEW MEXICO PARTNERSHIP

The New Mexico Partnership is a private, non-profit organization that offers assistance to businesses looking to expand or relocate to New Mexico. It can assist businesses on a variety of business initiatives including:

- ◀ Initiate real estate searches;
- ◀ Coordinate site-selection trips;
- ◀ Personalize briefings and orientations;
- ◀ Assist in evaluating and applying for incentives;
- ◀ Organize strategic meetings with key government and community officials;
- ◀ Collaborate on media and public relations; and
- ◀ Provide data on key business factors.

Contact: New Mexico Partnership
500 Marquette Avenue NW, Suite 710
Albuquerque, NM 87110
Phone: (505) 247-8500
Website: www.nmpartnership.com

OPPORTUNITY ENTERPRISE REVOLVING FUND

The OERF was created by the Opportunity Enterprise Act in 2022 as a loan program that provides financing for building or renovation projects to increase the inventory of commercial space that will attract businesses to New Mexico, allow existing businesses to expand their operations, and achieve economic benefits for the State. Loan amount available is up to \$17.5 million.

Contact: New Mexico Finance Authority
810 West San Mateo Road
Santa Fe, New Mexico 87505
Phone: (505) 992-9687
Website: www.nmfinance.com

REGIONAL DEVELOPMENT CORPORATION

The Regional Development Corporation (RDC) is a non-profit 501(c)3 organization dedicated to improving economic development in Northern New Mexico. The RDC provides private investment opportunities and technical assistance to facilitate job growth and diversify the economies of communities in Los Alamos, Mora, Rio Arriba, Sandoval, San Miguel, Santa Fe, and Taos counties and Indian Pueblos therein. Funding opportunities available through its Business Retention and Expansion Program include:

- ◀ **Micro-Grant Fund** - Grants of up to \$3,000 are available to small businesses in the seven-county RDC service area.
- ◀ **Team/Manufacturing Fund** - No-interest loans of up to \$20,000 are available to technology and manufacturing businesses in the seven-county RDC service area.
- ◀ **Tribal Economic Diversity Fund** - Grants of up to \$8,000 are available to companies owned 51% or more by a federally-recognized Indian tribe or tribal member in the seven-county RDC service area.

Contact: RDC Offices
441 Greg Avenue
Santa Fe, NM 87501
Phone: (505) 820-1226
E-mail: info@rdcnm.org
Website: www.rdcnm.org

SMART MONEY LOAN PARTICIPATION PROGRAM

This program is administered by the New Mexico Finance Authority (NMFA) and intended to leverage funds provided by local New Mexico banks for businesses that create quality jobs. The program provides bank participation loans, direct loans, and loan and bond guarantees on behalf of private for-profit and non-profit entities. The program is designed to create greater access to capital for businesses throughout New Mexico, lower the cost for the borrower, and share the risk with the bank creating a benefit to both the bank and borrower. Business loans must result in job creation and economic benefit and carry a minimum of risk.

Contact: New Mexico Finance Authority
207 Shelby Street
Santa Fe, NM 87501
Phone: (505) 992-9638
Website: www.nmfinance.com

THE LOAN FUND

The Loan Fund provides loans, training, and business consulting to small businesses that do not qualify for a bank loan, but still have a viable need for a loan and the ability to pay it back. This program started out as a micro-lending organization, but can now make loans up to \$200,000 in exceptional circumstances. Loans carry a higher than market rate to compensate for risk.

- ◀ **SBA 504 Loan Program** - SBA 504 Loan Program is a cooperative loan program between the SBA, a bank, and a certified development corporation. An SBA 504 loan is a participation loan in which the SBA loans money directly to a business in participation with a bank. This loan can only be used for fixed asset financing. The primary benefit to borrowers is that it allows for minimal equity (10%) and it can also serve to extend the term.
- ◀ **SBA Microloan Program** - Loans to small businesses up to \$50,000. Loans can be used for working capital, inventory or supplies, furniture or fixtures, machinery or equipment. Loans less than \$10,000 carry interest rates of 8.7%. Loans above \$10,000

carry interest rates of 7.875%. All loans can have up to 6 years for repayment.

Contact: The Loan Fund
423 Iron Avenue SW
Albuquerque, NM 87102-3821
Phone: (505) 243-3196
Website: www.loanfund.org

UNM-TAOS SMALL BUSINESS DEVELOPMENT CENTER

The Small Business Development Center (SBDC) at UNM-Taos provides entrepreneurs with professional business consulting at no cost and low-cost business training.

Contact: UNM-Taos SBDC
115 Civic Plaza Drive
Taos, NM
Phone: (575) 737-6219
Website: www.nmsbdc.org/taos

WESST

WESST is a non-profit, economic development organization that provides business skills training, product marketing, development opportunities, and small loans to viable start-up or growing New Mexico businesses owned by women and minorities. WESST provides training to create and grow self-sufficient, successful small businesses in Sandoval County. WESST is also a participant in the Small Business Administration (SBA) Microloan Program.

Contact: WESST Santa Fe
Santa Fe Business Incubator
3900 Paseo del Sol, Suite 322
Santa Fe, NM 87507
Phone: (505) 474-6556
Website: www.wesst.org

HOUSING ASSISTANCE

HOUSING NEW MEXICO

Housing New Mexico (formerly New Mexico Mortgage Finance Authority) provides financing for housing and other related services to low- to moderate-income New Mexicans. There are 37 state and federal programs administered by Housing New Mexico that provide financing for housing, including low interest mortgage loans and down payment assistance, weatherization,

green building and rehabilitation, and tax credit programs. Housing New Mexico partners with lenders, realtors, non-profit, local governments, and developers. All state and federal housing programs are administered by Housing New Mexico, including Section 8 housing funds and other HUD projects. Some of the primary rental and homeownership programs administered by Housing New Mexico include:

◀ **HOME Investment Partnerships Program**
Assistance is provided to income qualified homeowners who lack the resources to make necessary repairs to their homes. Assistance can be used for reimbursement of costs for rehabilitation, including applicable codes, standards or ordinances, rehabilitation standards, essential improvements, energy-related improvements, lead-based paint hazard reduction, accessibility for disabled persons, repair or replacement of major housing systems, incipient repairs and general property improvements of a non-luxury nature, site improvements and utility connections. Non-profits, housing authorities, and local governments administer the HOME program. Funds are awarded through a RFP application process. Housing New Mexico has also reserved funds for the Reservation Rehabilitation program to provide loans to homeowners on a house-by-house, first-come, first-served basis.

◀ **New Mexico Housing Trust Fund** - Provides flexible funding for affordable housing initiatives for persons or households of low or moderate income served by nonprofit and for-profit organizations, governmental housing agencies and entities, regional housing authorities, tribal governments and housing agencies, etc. Interest rates are approximately 1 to 5% per annum. Construction is up to three years (current maximum is \$1.5 million). Long term amortizing up to 30 years (current maximum is \$500,000). Income requirements for rental households are those earning 60% or less AMI, and for single family households, at or less than 80% AMI.

◀ **New Mexico Affordable Housing Tax Credit**

This program encourages private investment in affordable housing by providing donors to qualified housing developments with a credit on their state taxes. The donation must be made to an affordable housing development that has been approved by Housing New Mexico. Donors receive investment vouchers for up to 50% of the value of the donation, which they can use towards a tax deduction on their state taxes. Eligible projects include the development of single family homes and multifamily rental housing.

◀ **Low Income Housing Tax Credits (LIHTC)**

The LIHTC provides federal income tax credits to individuals or organizations that develop affordable housing through either new construction or acquisition and rehabilitation. The tax credits provide a dollar for dollar reduction in the developer's tax liability for a 10 year period. Tax credits can also be used by nonprofit or public developers to attract investment to an affordable housing project by syndicating, or selling, the tax credit to investors. In order to receive tax credits, a developer must set-aside a number of units for households below 60% AMI and the units must remain affordable for a minimum of 30 years. In addition to tax credits, the financing "gap" for certain LIHTC projects may be filled with a below market rate HOME loan. Tax credits and rental HOME loans are awarded annually through a competitive application process according to the state's Qualified Allocation Plan.

Contact: Housing New Mexico
7425 Jefferson Street NE
Albuquerque, NM 87109
Phone: (505) 843-6880
Website: www.housingnm.org

New Homes Tax Credit Act

[It does not appear that this moved beyond the Senate Committee on Finance]

The recently introduced New Homes Tax Credit Act seeks to provide private investors with a tax credit when they invest capital to construct qualified entry-level homes and renovate single-family housing. The New Homes Tax Credit will be

administered under the Community Development Financial Institutions Fund and will be exchanged for cash from investors by Housing Development Entities. Approximately \$15 billion in new home tax credits are designated for the calendar years 2025 through 2031. The New Homes Tax Credit Act allows a Home Development Entity to allocate up to 20% of the median area sales price for new construction projects and 15% for renovation projects. After completing the qualified project, the HDE will transfer the investment capital to the qualified construction business. Additionally, eligible homebuyers must have an income below 120% of the area median income.

Contact: https://www.heinrich.senate.gov/imo/media/doc/new_homes_tax_credit_act_one-pager.pdf
<https://www.heinrich.senate.gov/newsroom/press-releases/heinrich-leads-legislation-to-build-and-renovate-homes-for-working-families>