



FOR IMMEDIATE RELEASE

North Valley Residents Raise Legal and Zoning Alarms Over Proposed Haven Health Management " Residential, mental health treatment program for alcohol and drug addiction" on Guadalupe Trail

ALBUQUERQUE, NM – Residents of the North Valley/Alameda neighborhood are formally challenging the proposed conversion of the former Casa de Rosa senior living facility (10127 Guadalupe Trail NW) into a for-profit behavioral health and substance abuse center by **Haven Health Management**.

Community leaders and planning experts point to a significant "zoning gate" that may prevent the facility from ever receiving a state license. According to records from the Bernalillo County Planning and Development Department, the site currently operates under a **Special Use Permit (SUP)** granted in the early 1970s for "Shelter Care"—specifically a residence for retired priests.

The Legal Stalemate: "Shelter Care" vs. "Mental Health Facility"

Bernalillo County officials have clarified that the existing permit is restricted to the "Nursing or Rest Home" category. County zoning laws expressly prohibit "Administrative Amendments" for converting one special use into another.

"Anything described as a hospital, clinic, or mental health facility is not allowed under this current permit," stated the Bernalillo County Planning Department in a recent opinion. "Because the intended use differs from the existing one, Haven Health must file a completely new application."



Key Points of Contention:

- **The State Licensing Bottleneck:** To receive an Adult Accredited Residential Treatment Center (AARTC) license from the New Mexico Healthcare Authority, an applicant **must** first submit written zoning approval from the local authority. Without a new SUP from Bernalillo County, the state cannot legally issue an operating license.
- **Neighborhood Notification (The 30-Day Rule):** As of February 2026, new county ordinances require applicants to provide a 30-day notice to all recognized neighborhood organizations within a half-mile radius—an increase from the previous 15-day rule.
- **The "20% Rule" Leverage:** Under county law, if property owners representing 20% of the land within 100 feet of the site sign a petition in opposition, it triggers a higher threshold for the Board of County Commissioners to override the neighborhood's concerns.

Community Impact & Safety Concerns

The Alameda neighborhood is primarily zoned A-1 and R-1 (Agricultural/Residential). Residents argue that a high-turnover inpatient facility is incompatible with the narrow, low-traffic roads that frequently support pedestrians, cyclists, and equestrian traffic.

"Our streets are designed for residential use, not for a commercial medical enterprise that requires 24/7 supervision and emergency services," said a representative for the Alameda residents. "There are more suitable, non-residential areas closer to medical centers and public transit that would better serve these patients without destabilizing a historic residential community."

About the Property

- **Location:** 10127 Guadalupe Trail NW, Albuquerque, NM 87114.
- **Ownership:** Purchased in 2025 by 10127 Guadalupe Trail NW LLC (Attn: Haven Health Management).
- **Current Status:** Zoned A-1/SUP. No new application for a Mental Health Facility has been filed as of March 2026.

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