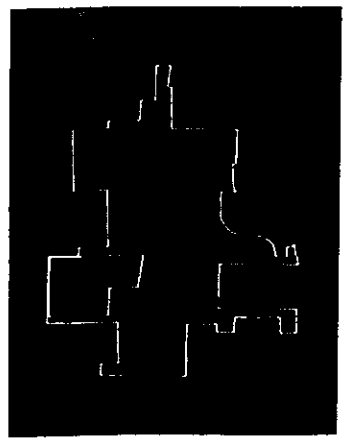
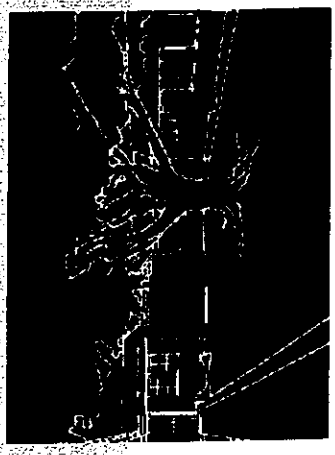
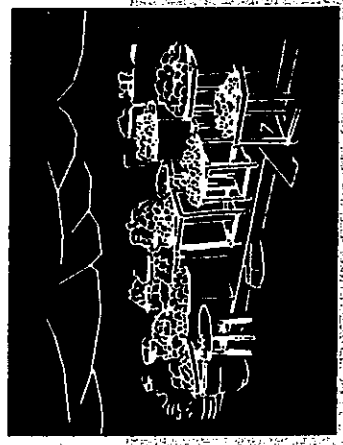
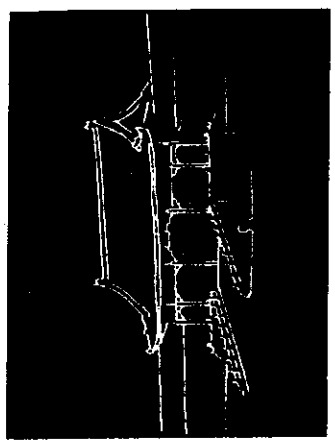


NO 117
2008
Expansion Plan

Near Heights Metropolitan Redevelopment Area Plan

Adopted September 18, 2000



City of Albuquerque
Department of Family and Community Services
Albuquerque Development Services Division

Prepared by:
Planning Technologies
Dekker/Perich/Sabatini
The STAR Group
Grubb & Ellis | Lewinger Hamilton

**CITY of ALBUQUERQUE
FOURTEENTH COUNCIL**

COUNCIL BILL NO. R-90 ENACTMENT NO. 84-2000

SPONSORED BY: Hess Yntema by request

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RESOLUTION

APPROVING THE NEAR HEIGHTS METROPOLITAN REDEVELOPMENT PLAN.

WHEREAS, the New Mexico Legislature has passed the Metropolitan

Redevelopment Code (herein "Code"), Sections 3-60A-1 to 3-60A-48 inclusive,

NMSA, 1978, as amended, which authorizes the City of Albuquerque, New

Mexico (the "City") to prepare metropolitan redevelopment plans and to

undertake and carry out metropolitan redevelopment projects; and

WHEREAS, The City Council, the governing body of the City, (the "City

Council") after notice and public hearing as required by Code, has duly passed

and adopted Council Resolution No. R-111 Enactment 110-1998, finding,

among other things, that one or more highted areas exist within the corporate

limite of the municipality and that the rehabilitation, conservation, development

and redevelopment of and in the Area designated as the Near Heights

Metropolitan Redevelopment Area is necessary in the interest of public health,

safety, morals and welfare of the residents of the City; and

WHEREAS, the City Council, by Resolution No. R-111 Enactment 110-1998

has made certain findings which declare the Near Heights Metropolitan

Redevelopment Area to be blighted, has designated the Area as appropriate for

a Metropolitan Redevelopment Project and has called for the preparation of a

metropolitan redevelopment plan identifying the activities to be carried out to

eliminate the present conditions; and

WHEREAS, the Albuquerque Development Commission, which acts as the

Metropolitan Redevelopment Commission under the provisions of City Council

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1 Ordinance 14-8-4-1994, (the "Commission") recommends approval of the
2 Near Heights Metropolitan Redevelopment Plan (the "Plan") for the
3 redevelopment of the Area, as required by the Code; and
4 WHEREAS, the City Council has conducted a public hearing, after proper
5 notice as required by the Code, on the Plan; and
6 WHEREAS, the Plan proposes acquisition and redevelopment of certain sites
7 within the project area; and
8 WHEREAS, the Plan proposes a coordinated redevelopment of several public
9 and private projects in the area which will meet the objectives of the code and
10 will benefit the City's efforts to revitalize the Near Heights Metropolitan
11 Redevelopment Area; and
12 WHEREAS, this Plan for the projects will promote the local health, general
13 welfare, safety, convenience and prosperity of the inhabitants of the City and
14 will benefit the City's effort to revitalize the area.
15 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF
16 ALBUQUERQUE:
17 SECTION 1. The City Council, after having conducted a public hearing
18 pursuant to the code, finds that:
19 A. The Plan and the proposed redevelopment of the Near Heights
20 Metropolitan Redevelopment Area will aid in the elimination and prevention of
21 blight or conditions which lead to the development of blight.
22 B. The Plan does not require the relocation of any families or individuals
23 from their dwellings; therefore, a method for providing relocation assistance is
24 not required for the project.
25 C. The Plan complements the Albuquerque/Bernalillo County
26 Comprehensive Plan and affords maximum opportunity consistent with the
27 needs of the community for the rehabilitation and redevelopment of the Near
28 Heights Metropolitan Redevelopment Area by public activities and private
29 enterprise; and the objectives of the Plan justify the proposed activities as public
30 purposes and needs.
31 D. The Plan, attached as Exhibit A, and made a part hereof, is approved

1 in all respects.

2 SECTION 2. If any section, paragraph, clause or provision of the Resolution
3 shall for any reason be held to be invalid or unenforceable, the invalidity or
4 unenforceability of such section, paragraph, clause or provision shall not effect
5 any of the remaining provisions of this Resolution.

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City Clerk

[Signature]
ATTEST:

City of Albuquerque
Mayor

[Signature]
Jim Baca, Mayor

Bill No. R-90

APPROVED THIS DAY OF October, 2000

6
12

City Council

Michael Brasher, President

[Signature]
Michael Brasher

PASSED AND ADOPTED THIS 18th DAY OF SEPTEMBER, 2000
BY A VOTE OF: 9 FOR 0 AGAINST.

CITY OF ALBUQUERQUE
Albuquerque, New Mexico

Office of the Mayor

INTER-OFFICE MEMORANDUM

May 25, 2000

TO: Michael Brasher, President, City Council
FROM: Jim Baca, Mayor
SUBJECT: Transmittal of Recommendation Approving the Near Heights Metropolitan Redevelopment Area Plan

On May 16, 2000, the Albuquerque Development Commission recommended approval of the Near Heights Metropolitan Redevelopment Plan (see attached).

Albuquerque Development Services and Planning Technologies Inc. coordinated the plan in consultation with area residents and businesses. The process included the use of a Citizens Action Team, which guided the development of the plan. Numerous meetings were conducted with neighborhood leaders, community based organizations and other interested parties to keep them apprised of the plan's progress. The plan includes projects, which will serve as a catalyst for revitalization of the area, including an International Market Place; Motel Re-use; and Housing component. Included in the Plan is a recommendation that \$2.5 million dollars in capital funds, be made available to ensure the success of the Plan. The Plan illustrates strong community involvement and determination to revitalize the East Central corridor.

This transmittal is forwarded to the Council for consideration and action.

Recommended:

Gerald Ortiz y Pino, Director
Dept. of Family & Community Services

Recommended:

Lawrence Patel
Chief Administrative Officer

Reviewed as to form:

Robert M. White
City Attorney

Reviewed by:

Anna Lamberson, Director
Dept. Finance & Administrative Svcs.

FISCAL IMPACT ANALYSIS

TITLE:

The Near Heights
Metroplitan Redevelopment
Plan

R- _____
 FUND: _____
 DEPT: Family & Comm. Services

[] No measurable fiscal impact is anticipated, i.e., no impact on fund balance over and above existing appropriations.
 [] (If applicable) The estimated fiscal impact (defined as impact over and above existing appropriations) of this legislation is as follows:

CURRENT YEAR: _____
 NEXT YEAR: _____

Base Salary/Wages	Fringe Benefits at	Subtotal Personnel	Operating Expenses	Property	Total	[] Estimated revenue not affected	[] Estimated revenue impact
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\$ - 0 -	\$ - 0 -	\$ - 0 -	\$ - 0 -	\$ - 0 -	\$ - 0 -		

* These estimates do not include any adjustment for inflation.
 * Range is not easily quantifiable.

Number of Positions

COMMENTS:

COMMENTS ON NON MONETARY IMPACTS TO COMMUNITY/CITY GOVERNMENT:

PREPARED BY:

[Signature]
 FISCAL ANALYST

REVIEWED BY:

[Signature]
 EXECUTIVE BUDGET ANALYST

APPROVED:

[Signature]
 DIRECTOR

REVIEWED BY:

[Signature]
 (date) _____

REVIEWED BY:

[Signature]
 BUDGET OFFICER (name)

REVIEWED BY:

[Signature]
 CITY MANAGER

Cover Analysis

1. What is it?

Recommendation for the approval of "The Near Heights Metropolitan Redevelopment Plan".

2. What will this piece of legislation do?

The plan has three projects, designed to stimulate private and public reinvestment into the area. The plan will promote the local health, general welfare, safety, convenience and prosperity of the inhabitants of the City.

3. Why is the project needed?

The plan will serve as catalyst for revitalization of the area, including an International Market Place; Motel Re-Use; and housing component. The plan proposes a coordinated redevelopment of several public and private projects in the area which will benefit the City's efforts to revitalize the Near Heights Metropolitan Redevelopment Area.

4. How much will it cost and what is the funding source?

The resulting development agreement will detail the actual costs for the project presently estimated to be 10.5 million dollars, a majority of which must come from private sources. The City's investment is estimated to be an additional \$3.5 million dollars. Only \$900,000 dollars is presently available for land assembly; of this amount \$500,000 was previously approved in the '97 GO Bond Program and \$400,000 was approved in the '99 GO Bond Program. An additional \$2.5 million will be included in the 2001 GO Bond Series as a separate request. The International Marketplace, however, will require City investment to become a reality.

5. What will happen if the project is not approved?

The plan illustrates strong community involvement and determination to revitalize the East Central corridor. Redevelopment is necessary in the interest of public health, safety, morals and welfare of the residents of the city.

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- Appendix IV: Implementation Schedule

Section 1: ACKNOWLEDGEMENTS

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Bounphom Limary, Ta Lin Supermarket

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Carol Weathkee, Albuquerque Indian Center

Near Heights Metropolitan Redevelopment Area Plan

DRAFT May 2000

Section 2: EXECUTIVE SUMMARY

2. EXECUTIVE SUMMARY

In October, 1998 the Albuquerque Development Services Division of the City of Albuquerque's Department of Family and Community Services solicited proposals for a redevelopment plan for the Near Heights Metropolitan Redevelopment Area. The plan is the second step in this long-term public participation process. It was preceded by a Metropolitan Redevelopment Area (MRA) designation by the City Council in July of 1998. The designation allows, under the Metropolitan Redevelopment Code [3-60A-1 to 3-60A-48 NMSA 1978], municipal acquisition, ownership, lease, and improvement of properties within the area to spur economic development. The code also requires that the governing body declare a geographic area as a slum or as blighted prior to beginning the redevelopment process. The MRA spans Central and Zuni avenues from San Mateo to Moon as well as a north-south commercial corridor along San Pedro from Gibson to Lomas (see Exhibit 1). It encompasses 1,010 acres. The boundary excludes the State Fairgrounds (which is not incorporated into the City of Albuquerque's jurisdiction), but does include a 50-foot buffer.

The Near Heights Metropolitan Redevelopment Plan has three elements:

- A Commercial Corridor Project
- A Motel Re-use Project
- A Housing Master Plan

For each of the three elements of this plan, the planning team analyzed opportunities and constraints for the area. Then, three opportunity sites and/or programs were identified for each element using a public input process. Factors used to determine eligible sites included whether each site and program:

- eliminates blight and prevents further deterioration of property values in the area
- stimulates public and nonprofit/private investment in the area
- increases the number of jobs in the area and increases the patronage of local businesses
- empowers residents while furthering economic self-sufficiency and sustainability
- promotes the image of a safer environment

Commercial Corridor Project

Constraints to commercial development in the area include a historically high crime rate and associated negative press coverage. Despite real improvements made through the efforts of local residents on the Albuquerque Police Department, the perception of danger lingers in many people's minds. Big box retail in the area has also adversely impacted smaller and mid-size retailers, and a relatively high number of adult oriented businesses may inhibit the development of other kinds of retail establishments

The plan proposes the development of an International Marketplace a physical and symbolic center for the various ethnic communities that have settled in the Near Heights. A few blocks long and located on two main streets (Louisiana and Alcazar) the International Marketplace is proposed as a home to many ethnic markets, community institutions, restaurants, and stores. It is centered on the existing Hawaiian Restaurant and Ta Lin Supermarket.

In order to expedite the implementation of the Plan, the City should acquire the recommended parcels, consider rezoning the property for a Special Use, and issue a Request for Proposal (RFP) for a Master Developer for the project. The recommended property acquisition strategy for this site is cooperation with existing landowners and condemnation where efforts to cooperate are unsuccessful. Funding for property assembly is available from two sources: \$900,000 from the Capital Implementation Program budgeted for revitalization in the neighborhoods adjacent to the New Mexico State Fairgrounds and \$150,000 of CDBG funds allocated by the Department of Family and Community Services for the acquisition of nuisance properties. Gaps between the eventual cost of property assembly and available funding may be able to be addressed through appropriations from the New Mexico Legislature.

Near Heights Metropolitan Redevelopment Area Plan

DRAFT May 2000

2. EXECUTIVE SUMMARY

An RFP will request the credentials of the developer and a project proposal. The selected developer will be invited to enter into a development agreement with the City in order to carry out the Plan and to purchase the properties from the City. The development agreement should provide for a public involvement process, the development of a detailed master plan for the project, design guidelines and specific uses, and a detailed explanation of how the project will be funded. The funding description should include information on the amount and necessity of bond financing, government loan guarantees, tax abatement incentives, and any other governmental assistance required to deliver the project. The City may share in the costs of a market study and master plan.

The plan also recommends that the City abate nuisances occurring in the vicinity of the Blue Spruce Lounge by acquiring that property.

Design elements are essential to creating the "felt ambience" of an ethnic commercial district like the International Marketplace. Creating the kind of ambience that will make the International Marketplace a success means rethinking the streetscape adjacent to the marketplace in order to re-introduce the multi-sensory experience common to ethnic markets to the public domain. The plan estimates that the costs of streetscape improvements around the International Marketplace are estimated to be between \$1,875,000 and \$2,500,000, including design fees. Currently \$75,000 has been budgeted by the City for streetscape improvements to Central Avenue in the right of way directly south of the New Mexico State Fair from San Pedro to Louisiana. The costs of extending those improvements east from Louisiana to Alcazar is estimated to cost another \$60,000 and may be able to be funded through a cost sharing agreement between the Capital Improvements Program and the Department of Family and Community Services. Additional financing sources to complete the project could be made available through funds generated by General Obligation Bonds that would be approved by the electorate in 2001.

Motel Re-Use Project

Historic Route 66, known in Albuquerque as Central Avenue, has the greatest concentration of American post-war, strip motels in Albuquerque. Many of these historic motels lack some of the amenities demanded by many business travelers and tourists. As a result, the motels do not compete for patronage with market rate accommodations in other parts of the city for business travelers and some tourists. Instead, many of the motels appear to cater to guests looking for extended stay accommodations, looking for low rate accommodations, or looking to stay specifically in an historic Route 66 motel. Because there has been significant new development of market rate hotels in Albuquerque in recent years, the plan examines adaptive re-use programs for existing motel properties in the MRA. Constraints are posed by the condition of the buildings themselves and the specificity of their architecture.

The Community Action Team recommended proceeding with a more detailed feasibility analysis of the re-use for Assisted Living for the Elderly. An important consideration for the CAT was the presence of nonprofit organizations, notably the Albuquerque Indian Center, that are interested in providing transitional or special population housing in the area.

Federal subsidies for the development of elderly housing are available through the Community Development Block Grants, HOME, the Department of Housing and Urban Developments (HUD) 202 program for Supportive Housing for the Elderly, and the Internal Revenue Service's Low Income Housing Tax Credit (LIHTC).

Money may be made available by the City of Albuquerque through its CDBG and general funds for pre-development activities associated with the project. As much as \$90,000 would be available for a contract project manager to administer preliminary activities associated with the development, including interacting with public agencies, professionals, and other nonprofit housing partners; and coordinating pre-development activities, including a needs analysis and market study. Additionally, \$100,000 may be made available from the City's general funds, through the Department of Family and Community Services, for predevelopment activities themselves, including professional services related to appraisals, environmental assessments, building inspections, and possibly master planning and site control. Property acquisition and construction financing, on the other hand, will most likely result from leveraging private financing and grants with subsidies realized through HUD 202 or the LIHTC. Given the different requirements of each of the

2. EXECUTIVE SUMMARY

programs, they may or may not be compatible in a way that allows the combining of funding sources. Other technical assistance is available both through federal government programs and private foundations.

Housing Master Plan

The area is characterized by a clustering of aging multi-family housing that has resulted in the highest concentration of renter occupied housing units in the City of Albuquerque. In nearly half of the census blocks in the vicinity of the MRA, 68 percent or more of the housing units are occupied by renter families as compared with 39 percent for all census blocks in Bernalillo County. The costs of housing also remain a burden for many area residents. Almost half of all residents of the MRA spend more than 30 percent of their income on housing.

Objectives of the Housing Master Plan included identifying programs that would increase the incidence of home ownership in the MRA, preserve the affordable housing stock, and provide incentives for rehabilitating declining properties. The MOOPs (Multifamily Owner Occupied Properties) Rehabilitation Program was chosen as the recommended option after input from the CAT. The program addresses the City's and area residents' most important housing goals: rehabilitation of existing rental units in need of repair and increasing opportunities for home ownership by replacing absentee landlords with owner occupants.

The program, currently in the design stage by the City, will provide incentives and financial support to owner-occupants of two to four multi-family properties for purchase and rehabilitation. This program intends to instill a sense of pride and ownership in both the property owners and their tenants. The CAT felt that the program increases access to home-ownership for potential owner occupants while also improving the overall quality of the housing stock in the area. It also may decrease the number of landlords who do not live in the neighborhood and, therefore, are not always vigilant about activities taking place at their properties.

2. INTRODUCTION

Background

In October, 1998 the Albuquerque Development Services Division of the City of Albuquerque's Department of Family and Community Services solicited proposals for a redevelopment plan for the Near Heights Metropolitan Redevelopment Area. The Planning Team chosen to lead the effort consisted of Planning Technologies, Dekker/Perich/Sabatini, the STAR Group, and Grubb & Ellis | Lewinger Hamilton.

Project Sponsor

The Albuquerque Development Services Division of the Department of Family and Community Services is primarily responsible for executing projects and programs that lead to revitalization of blighted commercial corridors, enhance small business development and job creation, stabilize low income neighborhoods, and increase affordable housing in the City. The Division's primary focus is implementation and centers on the creative use of City land and financial resources to trigger private and other public investment. It also cultivates partnerships with community based and nonprofit organizations to develop and implement projects. The Division's role in the Near Heights community included identifying it as one in need of commercial and residential revitalization. It subsequently embarked upon an extensive community involvement process that will culminate with the implementation of projects and programs identified within this plan.

Metropolitan Redevelopment Code, Area, and Plan

The plan is the second step in this long-term public participation process. It was preceded by a Metropolitan Redevelopment Area (MRA) designation by the City Council in July of 1998. The designation allows, under the Metropolitan Redevelopment Code [3-60A-1 to 3-60A-48 NMSA 1978], municipal acquisition, ownership, lease, and improvement of properties within the area to spur economic development. The code also requires that the governing body declare a geographic area as a slum or as blighted prior to beginning the redevelopment process. Because of this, the designation process centered on determining which parts of the Near Heights Community Planning Area (CPA) were eligible for metropolitan redevelopment activities. The result of the process was the development of carefully selected geographic boundaries determining the redevelopment area.

Location of the MRA

The MRA spans Central and Zuni avenues from San Mateo to Moon as well as a north-south commercial corridor along San Pedro from Gibson to Lomas (see Exhibit 1). It encompasses 1,010 acres. The boundary excludes the State Fairgrounds (which is not incorporated into the City of Albuquerque's jurisdiction), but does include a 50-foot buffer from the Fairgrounds property line into the Fairgrounds itself. The boundary also excludes stable single-family residential areas north of Copper between Alcazar and Pennsylvania and south of Southern between Arizona and Kentucky Streets. On the other hand, it includes multi-family housing areas east and west of Louisiana between Gibson and Southern Boulevards. Neighborhood associations in the area include Fair West, La Mesa, South Los Altos, South San Pedro, Trumbull, and Elder Homestead (see Exhibit 2).

Statement of Purpose

The Near Heights Metropolitan Redevelopment Area Plan furthers the implementation strategies of other area plans. These include:

- the Albuquerque/Bernalillo County Comprehensive Plan
- the Trumbull Neighborhood Sector Development Plan
- the La Mesa Sector Development Plan
- the Designation of Trumbull and La Mesa Neighborhoods as a Weed and Seed Site
- the City of Albuquerque Consolidated Plan 1998-2002 for the federal Community Development Block Grant (CDBG), HOME Investment Trust, and Emergency Shelter Grant programs

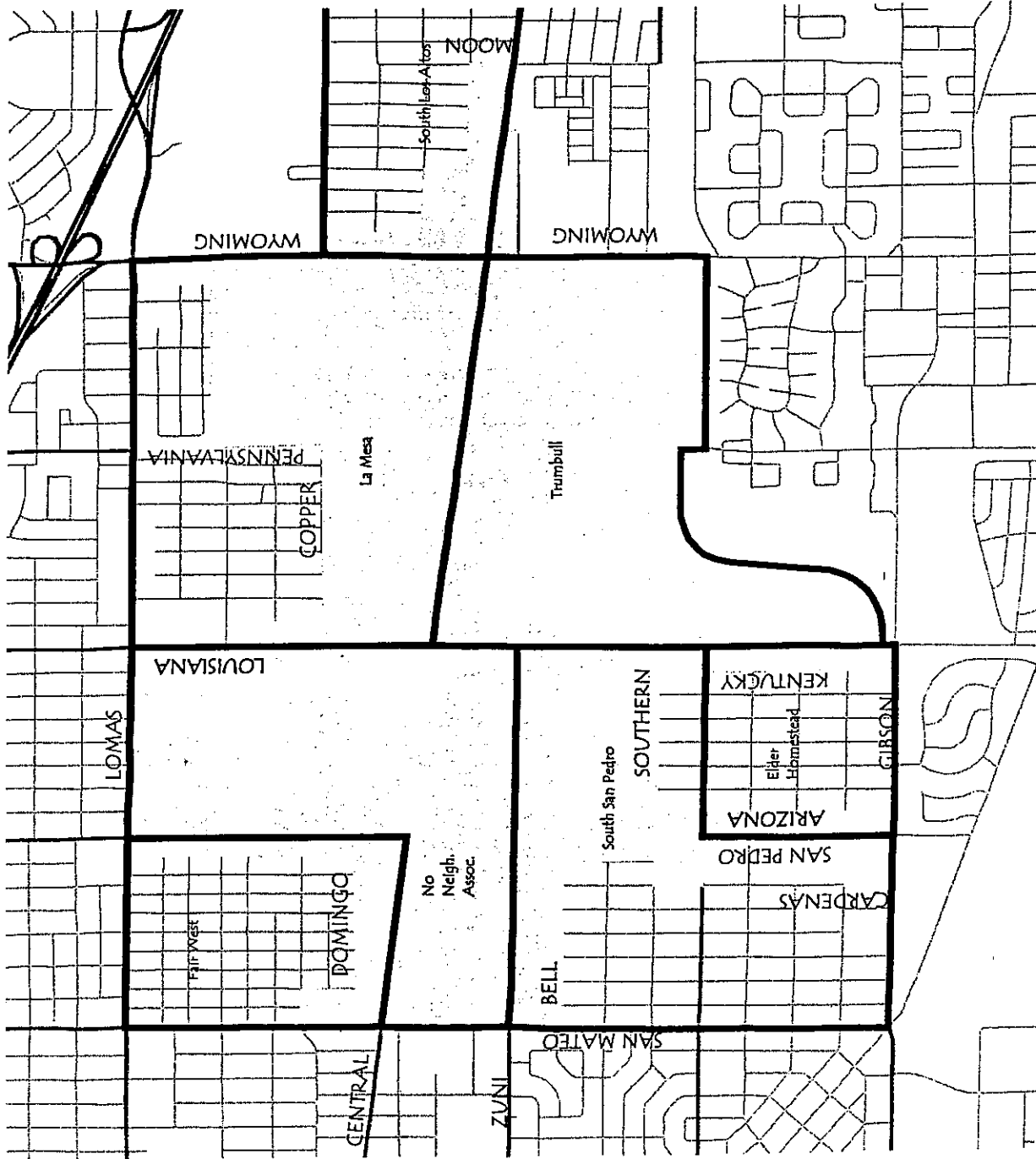
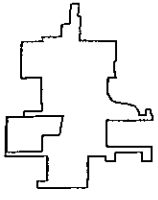
Near Heights Metropolitan Redevelopment Area Plan

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Section 3: INTRODUCTION

Neighborhood Associations in the MRA



2. INTRODUCTION

Specifically, the plan addresses the need for commercial development between Central and Zuni, called for by the Trumbull Neighborhood Sector Development Plan, and the need for an overall economic development plan, called for by the La Mesa Sector Development Plan. Section IV, "Economic Empowerment Development Strategy and Implementation Plan," of the Consolidated Plan 1998-2002 calls for commercial development, business retention strategies, and job training programs for residents for the Trumbull and La Mesa Neighborhoods:

A major priority for economic development in the Near Heights CPA, in which the Trumbull/La Mesa Neighborhoods are located, will be the preparation and implementation of a redevelopment plan that includes streetscape improvements on Central Avenue east of San Pedro and on Louisiana south of Lomas.

The City of Albuquerque allocated a total of \$90,000 in General Fund and Metropolitan Redevelopment Fund monies for this purpose. In addition, \$900,000 in CIP funds has been allocated for neighborhood redevelopment in the New Mexico State Fairgrounds area.

Zoning and Land Use in and around the MRA

Zoning and land use for the area (see Exhibits 3 and 4) are consistent with its orientation along Central Avenue, with commercial activity centered on the main thoroughfares and residences located further north and south of Central.

Zoning

Approximately 40 percent of the area is zoned for retail and service commercial industry (see Table 1). Twenty-two percent of the area is zoned for minor retail and commercial property. Commercial corridors run the east-west length of Central as well as the north-south commercial corridor on San Pedro mentioned above. Over 50 percent of the area is zoned for and comprised of residences. Twenty-seven percent is multi-family residential, while 28 percent is single-family.

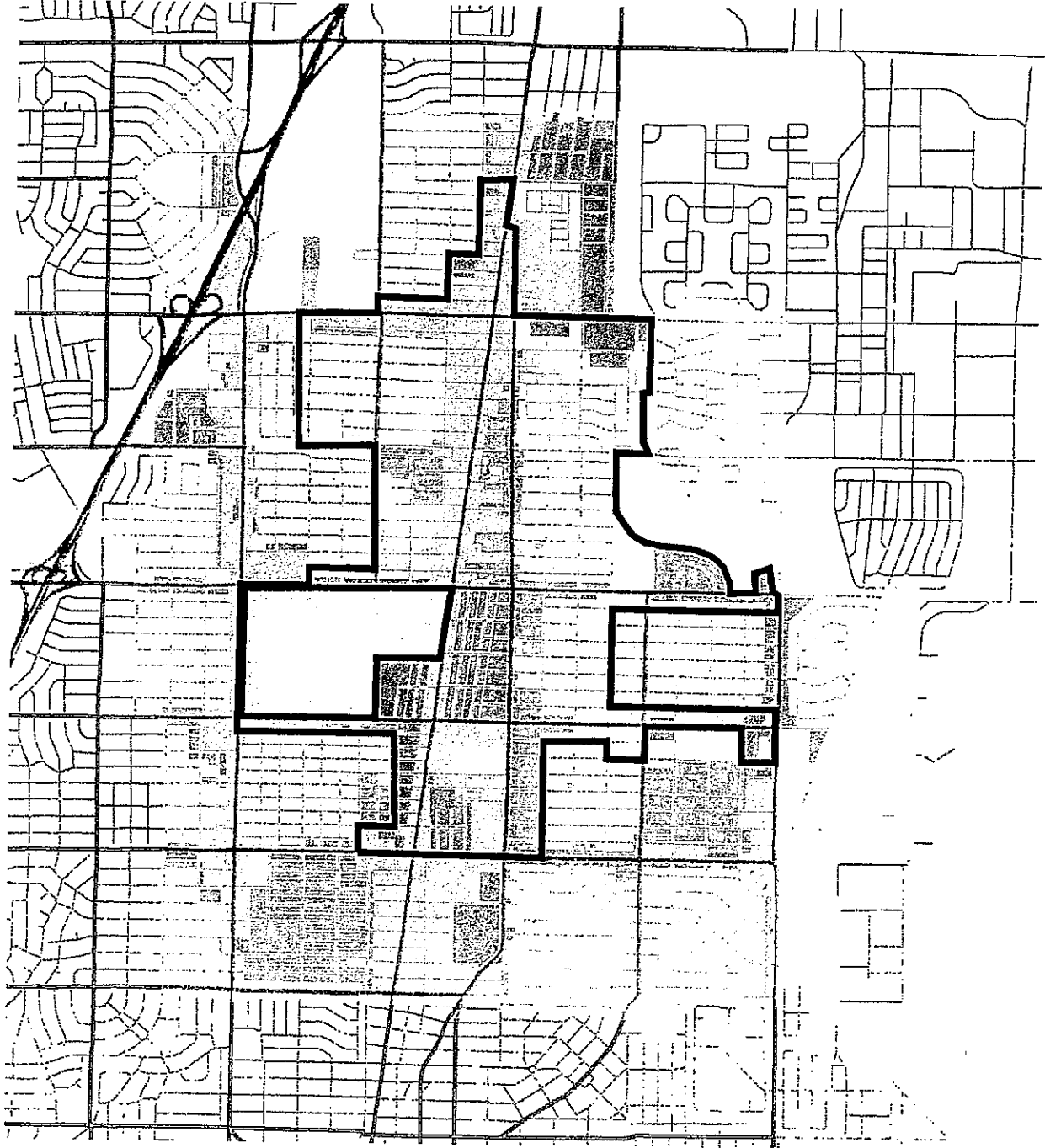
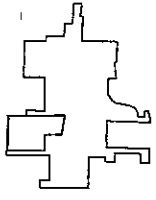


Figure 1: Commercial Corridors run the east-west length of Central Avenue.

ZONE CODE	NUMBER OF PARCELS	ACRES	PERCENT OF TOTAL ACREAGE
C-1	174	68.69	6.80%
C-2	454	214.64	21.25%
C-3	259	126.91	12.56%
O-1	23	8.5	0.84%
P-R	7	4.36	0.43%
QCD	4	0.55	0.05%
R-1	80	112.94	11.18%
R-2	449	216.4	21.42%
R-3	172	109.34	10.82%
R-C	9	5.3	0.52%
R-LT	1	0.4	0.04%
R-T	96	60.68	6.01%
SU-1	46	79.15	7.83%
US G	3	0	0.00%
Not coded	68	2.43	0.24%
TOTAL	1845	1010.29	

Table 1: Zoning in the MRA

Zoning in the MRA



Legend

- Roads
- Major Arterials
- MRA Boundary
- MRA and Surrounding Zoning**
- A-1
- C-1
- C-2
- C-3
- EASE
- M-1
- O-1
- P
- P-R
- OCCD
- R-1
- R-2
- R-3
- R-C
- R-LT
- R-T
- SU-1
- US G



2. INTRODUCTION

Land Use

Twenty-one percent of the acreage in the MRA is comprised of commercial retail and service uses, compared to 5 percent for the city as a whole (see Table 2). Twenty-seven percent of the land is used for multi-family housing, while only 3 percent of land in Albuquerque is dedicated to that use. Approximately 6 percent of the land within the MRA remains vacant. Three percent of the area is comprised of industrial, manufacturing, warehousing, and wholesale uses, which is slightly less than the rest of Albuquerque (4 percent). Two percent of the land is dedicated to open space and parks. Educational and public institutions are situated on 7 percent of the land in the area (see Exhibit 5).

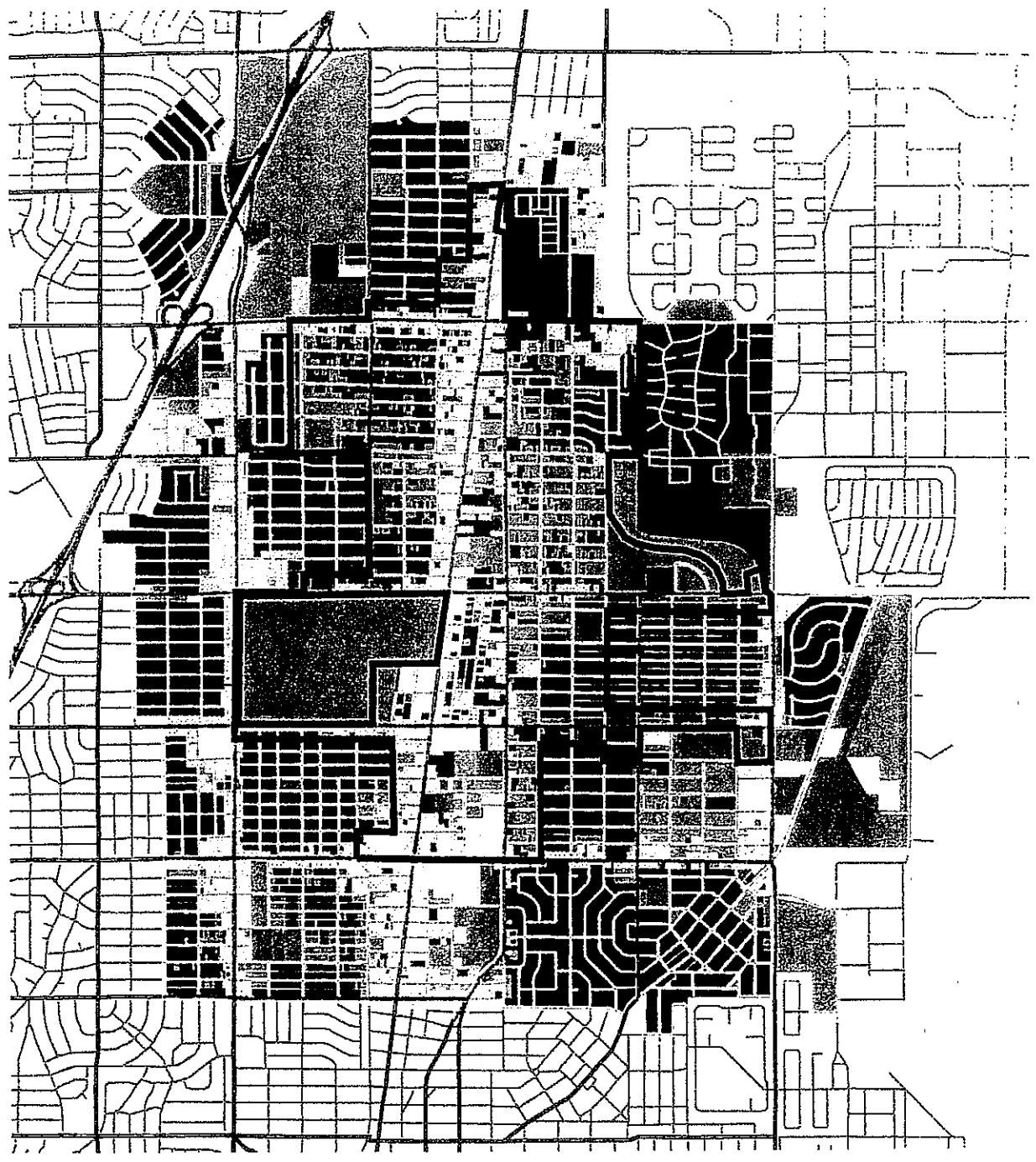
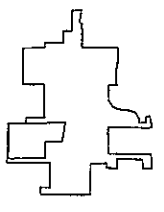
LAND USE	ACREAGE FOR ALBUQUERQUE*	PERCENT OF TOTAL ACREAGE FOR ALBUQUERQUE	ACREAGE FOR MRA	PERCENT OF TOTAL ACREAGE FOR MRA	PERCENT DIFFERENCE
AGRICULTURE	260.37	0.29%	0.84	0.08%	-0.21%
COMMERCIAL RETAIL	1971.43	2.19%	104.69	10.36%	8.18%
COMMERCIAL SERVICE	2757.71	3.06%	107.24	10.61%	7.56%
DRAINAGE & FLOOD CONTROL	2253.62	2.50%	0.04	0.00%	-2.49%
INDUSTRIAL & MANUFACTURING	2304.68	2.56%	12.21	1.21%	-1.35%
MULTI-FAMILY	2517.27	2.79%	268.54	26.58%	23.79%
PARKING LOTS & STRUCTURES	1718.63	1.91%	42.03	4.16%	2.25%
PARKS & RECREATION	9372.77	10.39%	21.25	2.10%	-8.29%
PUBLIC & INSTITUTIONAL	3325.48	3.69%	69.13	6.84%	3.16%
SINGLE-FAMILY	21933.2	24.32%	300.39	29.73%	5.41%
TRANSPORTATION & UTILITIES	3217.48	3.57%	2.01	0.20%	-3.37%
VACANT/OTHER	37717.26	41.82%	59.57	5.90%	-35.93%
WHOLESALE & WAREHOUSING	836.33	0.93%	22.35	2.21%	1.28%
UNASSIGNED	0	0.00%	0	0.00%	0.00%
TOTAL	90186.23		1010.29		

* Within Albuquerque municipal limits

Source: Bernalillo County Public Works Land Use Parcel Data

Table 2: Land Use Differences between the MRA and Albuquerque as a Whole

Land Use in the MRA

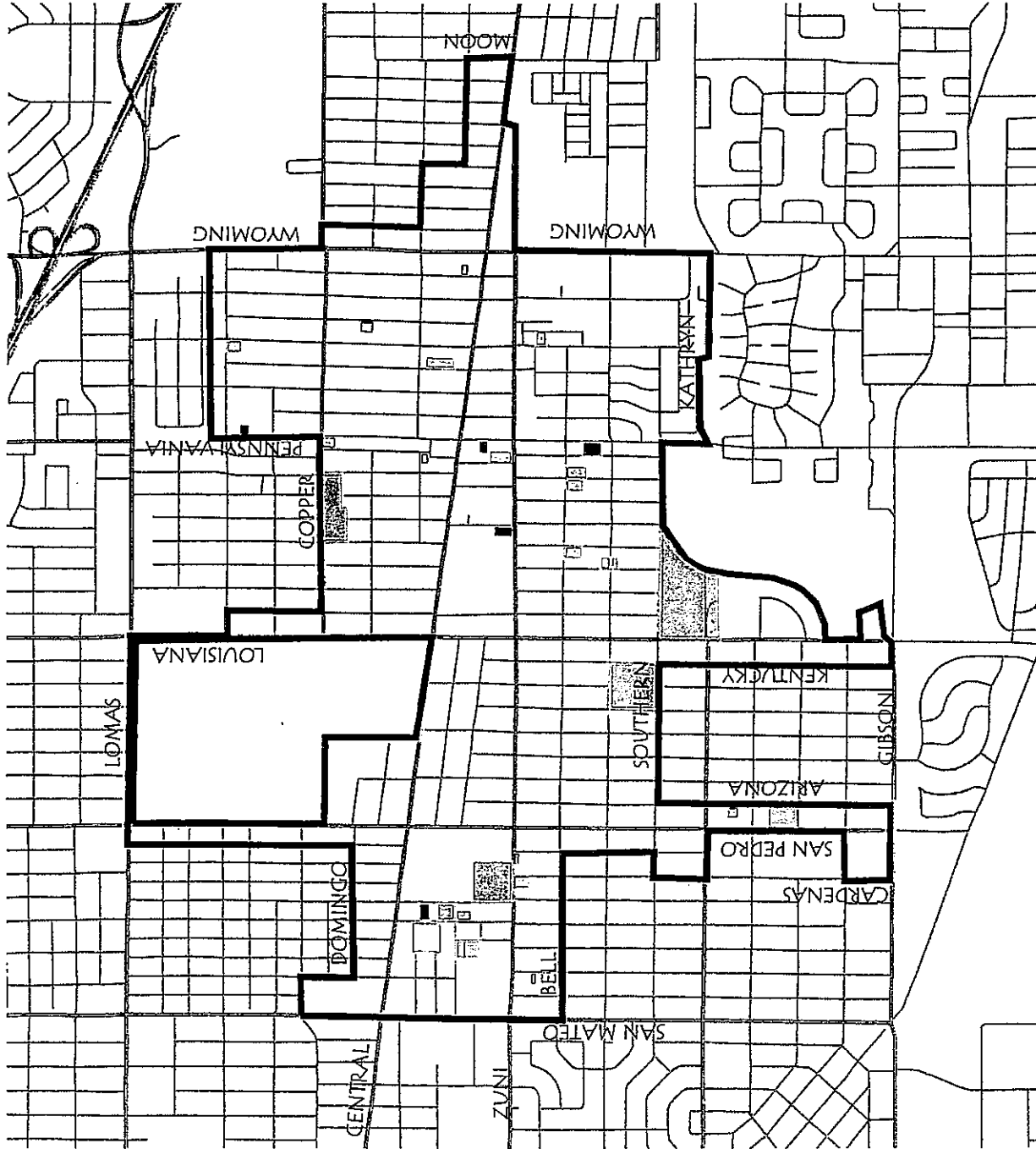
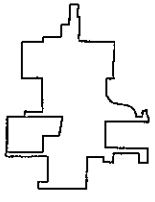


Legend

- Roads
- Major Arterials
- MRA Boundary
- MRA and Surrounding Land Use
- AGRICULTURE
- COMMERCIAL RETAIL
- COMMERCIAL SERVICE
- DRAINAGE & FLOOD CONTROL
- INDUSTRIAL & MANUFACTURING
- MULTI-FAMILY
- PARKING LOTS & STRUCTURES
- PARKS & RECREATION
- PUBLIC & INSTITUTIONAL
- SINGLE-FAMILY
- TRANSPORTATION & UTILITIES
- VACANT/OTHER
- WHOLESALE & WAREHOUSING



Institutional Uses in the MRA



Legend

- Roads
- Major Arterials
- MRA Boundary
- Institutional Uses in the MRA
 - Community Center
 - Fire & Police Stations
 - Hospitals and Related Uses
 - Parks & Recreation Facilities
 - Post Office
 - Religious Institutions
 - Schools



Section 4: THE NEED FOR REVITALIZATION

4. THE NEED FOR REVITALIZATION

The MRA was established in the La Mesa and Trumbull neighborhoods to combat problems that undermine the economic and social vitality of the community. The MRA has low levels of commercial or industrial activity, high unemployment, and low-income levels. It also has a low proportion of homeowners and a highly migratory renter population. These factors, when taken together, form a persuasive argument for revitalization efforts in the area.

Low Levels of Commercial or Industrial Activity or Redevelopment

The census tracts within the MRA show generally high rates of unemployment, twice that of Albuquerque as a whole. In 1990, census data showed unemployment levels for the city at 6.4 percent while unemployment levels within the MRA reached 13 percent. Most residents who are employed work low-wage retail or service jobs.

There are 937 employers in the MRA. Table 3 shows differences between employment in the MRA versus employment in Albuquerque as a whole. The greatest percent of businesses in the area is retail (47.28 percent) compared to 33 percent for the entire city. On the other hand, the MRA is home to fewer services and offices (9.5 percent) and medical (3.74 percent) employers than the larger metropolitan area (14.55 percent and 7.53 percent respectively). Exhibit 6 shows the distribution of job types in the area.

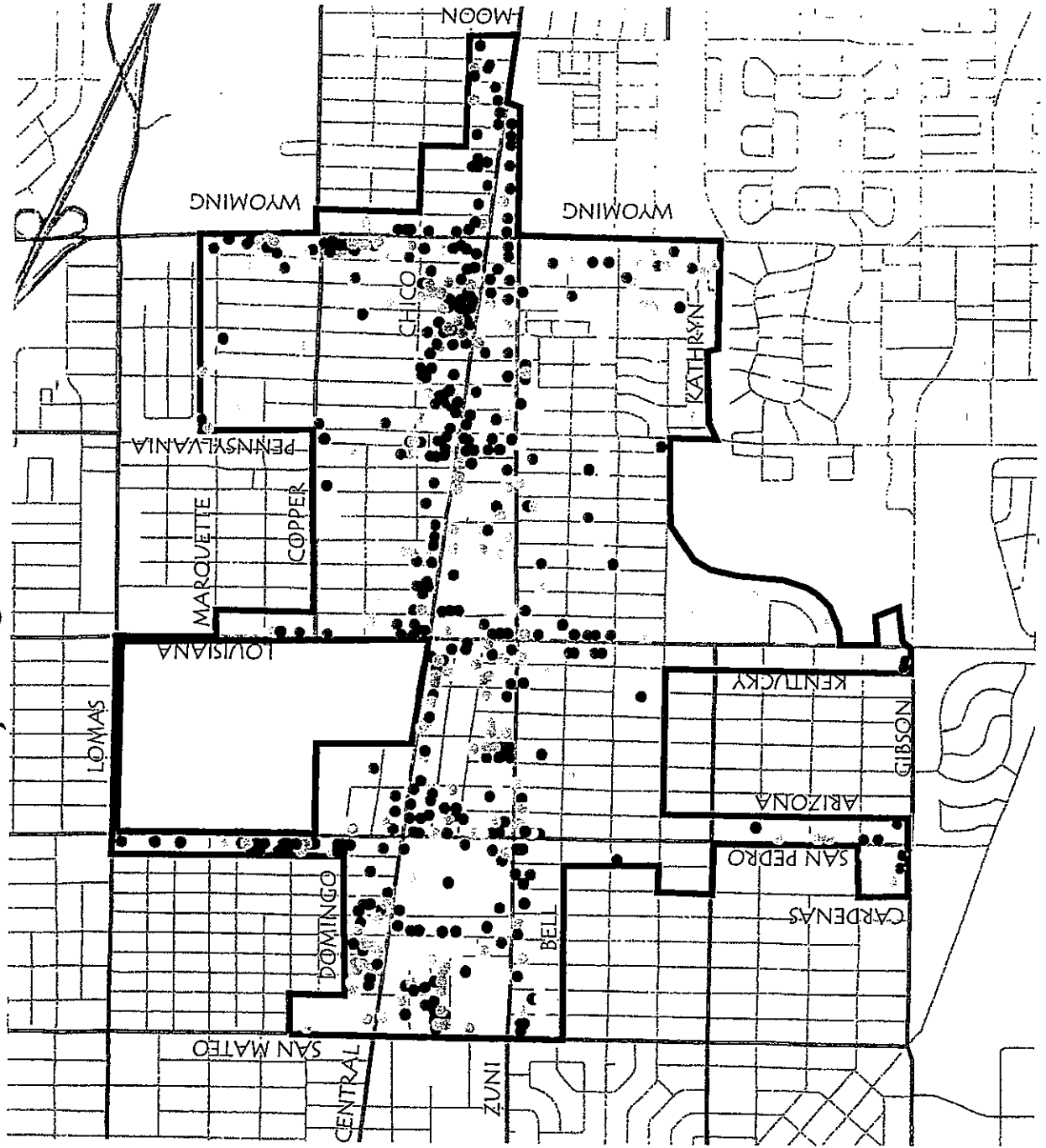
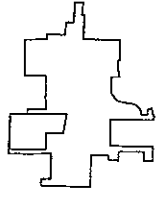
EMPLOYMENT CATEGORY	NUMBER OF BUSINESSES IN THE MRA	PERCENT OF TOTAL BUSINESSES	NUMBER OF BUSINESSES IN ALBUQUERQUE	PERCENT OF TOTAL BUSINESSES
AGRICULTURE, FORESTRY, AND MINING	11	1.17%	405	1.39%
FINANCE, INSURANCE, AND REAL ESTATE SERVICES	61	6.51%	2,233	7.66%
INDUSTRIAL, MANUFACTURING, AND WHOLESALE	139	14.83%	4,202	14.42%
MEDICAL	35	3.74%	2,195	7.53%
RETAIL	443	47.28%	9,659	33.14%
SCHOOLS	7	0.75%	397	1.36%
SERVICES AND OFFICES	89	9.50%	4,239	14.55%
OTHER	152	16.22%	5,813	19.95%
TOTAL	937		29,143	

Table 3: Employment in the MRA versus Albuquerque as a Whole

The 1990 median household income for the census tracts included in the MRA was \$14,670, compared to \$27,679, the median household income citywide. Thirty-six percent of residents live in poverty (44 percent of those are children). At Emerson Elementary in the Trumbull neighborhood, 98.2 percent of students receive free lunch. More than 82 percent of the students at La Mesa Elementary receive free lunch.

Eleven percent of households in the area receive public assistance. The discrepancy between the poverty level (36 percent) versus the number of households receiving public assistance (11 percent) suggests that there is a high number of "working poor" in the area and may also reflect the concentration of recent immigrants in the area.

Employment in the MRA



Legend

- Agriculture, Forestry, and Mining (1.17%)
 - Finance, Insurance, and Real Estate Services (6.51%)
 - Industrial, Manufacturing, and Wholesale (14.83%)
 - Medical (3.74%)
 - Retail (47.28%)
 - Schools (0.75%)
 - Services and Offices (9.5%)
 - Other (16.22%)
- Major Arterials
 Roads
 MRA Boundary



Aging Motels as a Blighting Factor in the Area

The prevalence of motels along Central Avenue is an issue the entire city is facing. Most motels along Central were built in response to a demand for rest stops for weary motor travelers along the historic Route 66. The motels are a remnant and celebration of the American love affair with the automobile. Many are typical highway tourist cabins and motor courts of the 1930s and 1940s. However, when interstate highways replaced smaller roads as the primary means for traversing the country, Route 66 became more of a nostalgic icon than a highly traveled byway. As a result, the motels became underutilized and aging structures. Individual aging Route 66 motels have at times become the base of operations for prostitution and drug trafficking, causing the Albuquerque City Council in 1997 to expand its definition of properties contributing to "nuisance" activities. Criminal activities at specific motel locations as well as the age of the motels contribute to the dampened economic conditions in the area. Newer chain hotels that are located conveniently near interstate ramps and are competitively priced hurt motel business in the MRA, forcing owners to lower their rates. There is only a small margin for dropping rates while remaining profitable, however, and this competition adds to the economic down spiraling already evident in the area. Implementing niche marketing strategies to bolster the existing hospitality industry, renovating historic motel properties, or, alternatively, finding new uses for the historic buildings are key to economic revitalization of the area.

Conditions Retarding Provisions of Housing Accommodations

Housing stock within the MRA is characterized by a large percentage of multi-family housing, over 80 percent of all dwelling units. The area has the highest concentration of renter occupied housing units within the City of Albuquerque. High levels of rental housing, the failure of a minority of property owners to regulate against the sheltering of criminal activity, and limited opportunities for home ownership in the area (only 31 percent of residents own homes compared to 61 percent for the county as a whole) contribute to the area's decline.

The cost of housing continues to be a burden for most residents. The percentage of renter households in the MRA who spend more than 30 percent of their income on housing costs approaches 50 percent. The La Mesa/Trumbull Housing Survey¹, which took a random sampling of 400 households in the area, states that 88 percent of respondents had been unable to pay rent at least once in the past six months. In addition, it found significant overcrowding conditions, with 20 percent of respondents using rooms other than bedrooms for sleeping quarters, a violation of space and occupancy standards of City Uniform Housing Code.

To compound these problems, most of the rental housing in the area was built to accommodate a rapidly growing adult population in the 1970s. Most of the development in the area was badly planned, ill-designed, and poorly constructed on narrow lots. Apartments are oriented around long outdoor walkways and some developments fail to address the street with more than blind building elevations. Many of the multi-family units in the area will be in need of replacement or rehabilitation by the year 2002, a critical factor for the area.

Faced with a softening demand for units as vacancy rates have increased since the early 1990's, individual landlords continue to offer incentives (such as a free month's rent) to attract tenants. Such incentives appear to contribute to the high degree of internal migration among area renters. These migration patterns have a negative effect on delivering adequate human and social services to the area residents who need them. Children are among those most profoundly affected. Albuquerque Public Schools demographers estimate that among the elementary schools serving this community, student turnover approaches 100 percent a year: the mobility rate at La Mesa Elementary is 96.6 percent and at Emerson Elementary in the Trumbull neighborhood it is 96.8 percent.

In response to the findings presented above, three plan elements were identified as key to redevelopment success in the area: commercial corridor development, motel re-use, and housing revitalization. These areas of improvement were succinctly captured by members of the Community Action Team in a Vision Statement for the area.

¹ The La Mesa/Trumbull Housing Survey was conducted by the Community Health Partnership, the Landlord-Tenant Hotline, the City of Albuquerque Family and Community Services' Weed and Seed Program, the Greater Albuquerque Housing Partnership, the Albuquerque Border City Project, the Albuquerque Department of Health, and the University of New Mexico Health Sciences Center.

Section 5: VISION STATEMENT

5. VISION STATEMENT

The following community vision was created and adopted by the Community Action Team on June 30, 1999 for the purpose of guiding redevelopment interests in the area and forms the tenets of this plan.

Our vision is to reduce crime with the use of CPTED² redesign concepts, to increase community involvement, and to introduce initiatives in order to create an environment for new businesses, an international market, new employers, the revitalization of Route 66, and housing and landscaping that change the image and public perception of the Metropolitan Redevelopment Area.

² Crime Prevention Through Environmental Design
Near Heights Metropolitan Redevelopment Area Plan

Section 6: THE PLANNING PROCESS
