



CITY OF ALBUQUERQUE CITY COUNCIL

MEMORANDUM

TO: Renn Halstead, Commissioner Chair, CABQ Environmental Planning Commission

FROM: Deepa Bansal, Council Policy Planner, City of Albuquerque Council Services

SUBJECT: Zone Map Amendment – EPC – Property located at 229 Broadway Blvd NE

DATE: August 17, 2026

Dear Chair Halstead,

This letter is in response to a submitted letter from the Neighborhood President of the Santa Barbara Martineztown Neighborhood Association. City of Albuquerque Council Services has submitted an application for a Zone Map Amendment for a property located at 229 Broadway Blvd to rezone the vacant site from Non-Residential – Light Manufacturing Zone District (NR-LM) to a Mixed-Use – Medium Intensity Zone District (MX-M). The application was completed on July 9, 2026 (ZMA-2026-00011).

In our application, we have provided justification for how rezoning this property not only supports many of the ABC Comprehensive Plan's goals and policies but also opens the possibility of varied land uses on an existing long-standing vacant site. Rezoning to a mixed-use zone district will allow for residential (townhomes, live-work, and multi-family dwellings), civic & institutional, and community amenities, serving the surrounding neighborhoods with a mix of medium-intensity development. This rezoning will create more flexible opportunities for the highest and best use of this prime property that sits at the intersection of two major roads, Lomas Blvd and Broadway Blvd, and is adjacent to the city's downtown core.

Moreover, this rezone would prevent the development of any light manufacturing land use (currently allowed in the NR-LM zone district) that could further harm the surrounding community and have environmental impacts. This rezone is further in line with the study and data collected through the Central CPA process and, per the Housing Needs Assessment (2024), which paints a clear picture that Albuquerque needs more housing.

On July 13, we received a request from SBMTNA for the Post Submittal facilitated meeting. The meeting took place on July 27, from 6-8 p.m. via Google Meet, facilitated by Philip Crumb and Laura Hudman, and was attended by neighborhood representatives. During the meeting, there was largely a unanimous agreement to downzone the property to mitigate any harm associated with an industrial zone district. Neighborhood representatives, though, had other concerns regarding an appeal of the CPO-7 boundary amendment heard by EPC during the IDO Annual Update process, environmental & traffic impacts caused by any development in the area, and development dimensional standards. Council staff clarified that this application concerns only a zone map amendment and it is outside the scope of a zone map amendment to impose conditional development standards. Additionally, since the property is within the Railroad Spur Small Mapped Area, development must be compliant with [§ 14-16-5-2\(E\) Cumulative impacts](#) and may be required to do a cumulative impact analysis before approval of the Site Plan-EPC.

On August 4, we received a letter from Loretta requesting to consider a less intense zone district, such as Mixed-Use – Transition (MX-T) or Mixed-Use – Low Intensity (MX-L) zone districts.

As applicants, we do not agree to the suggested zone districts. MX-T is a transitional zone district that generally occurs immediately adjacent to residential zone districts, providing a buffer against more intense mixed-use zone districts. In our analysis (Page 8 – revised Justification Letter), all surrounding land uses are consistent with the proposed MX-M zone; they are medium-intensity mixed uses supported by a major transit corridor that runs along Lomas Blvd. There is no immediately adjacent residential zone or a lot containing residential development; thus, the MX-T zone district is not appropriate for this location (Figure 1).

Additionally, the purpose of the MX-L zone district is to provide for low-intensity neighborhood-scale convenience shopping needs, primarily at intersections of collector streets. Since the site sits at the intersection of two Regional Principal Arterial streets, a more intense zone district is more suitable, and the increased density is supported by existing infrastructure, including street capacity and public transport (Figure 2).

Figure 1: Existing zone map

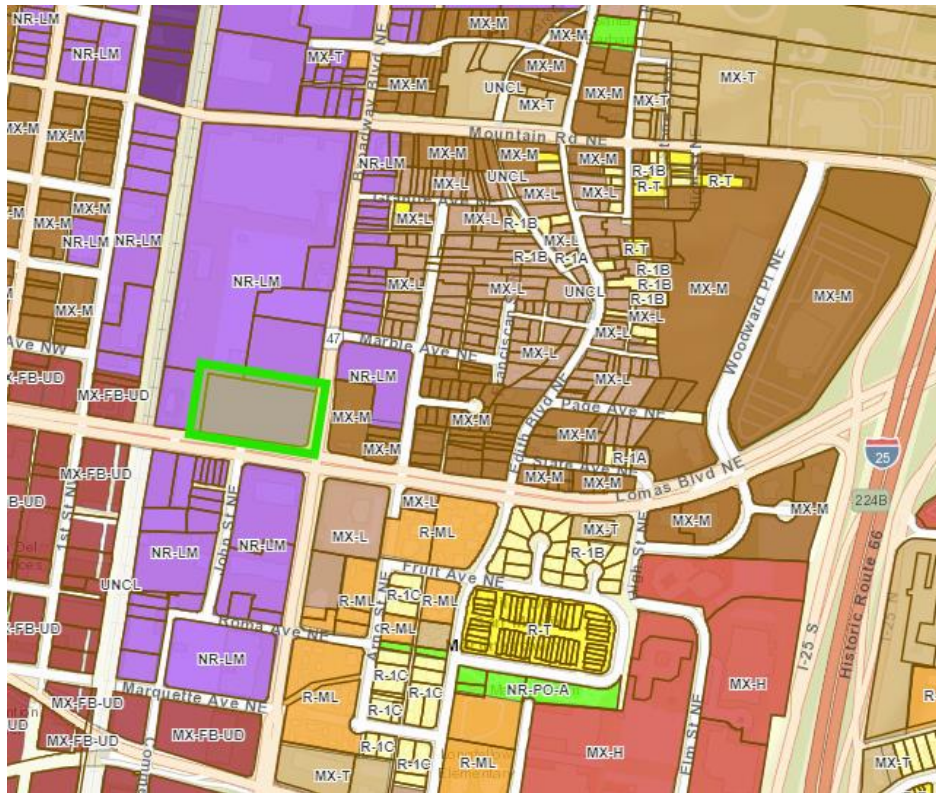
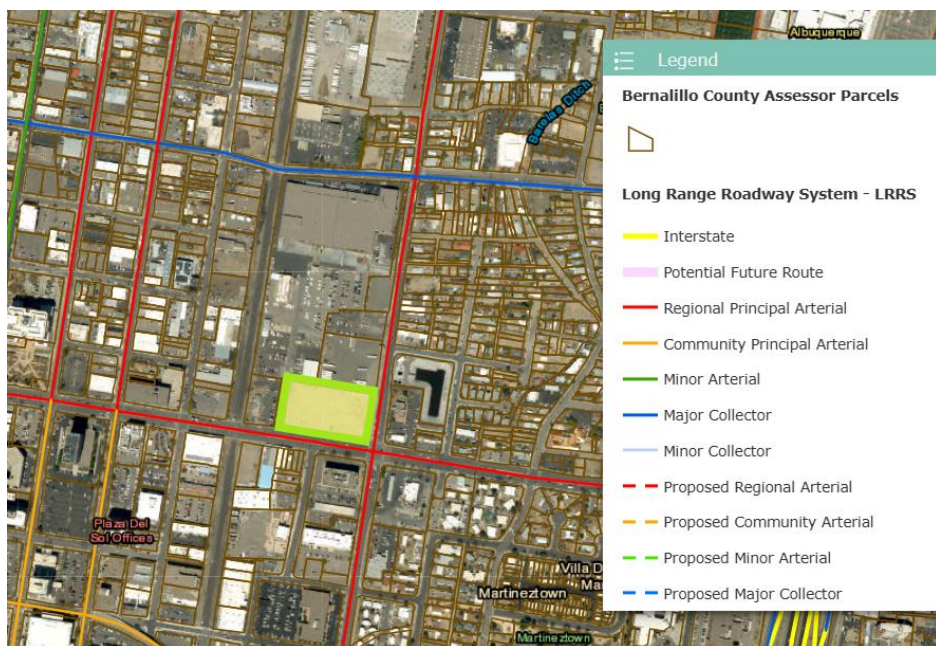


Figure 2: Long Range Roadway System Map



We acknowledge the request for deferral; however, we respectfully disagree that deferral is warranted in this case. The CPO-7 boundary amendment was approved by the full City Council on January 21, 2026, through O-26-4. Following that amendment, the Metropolitan Redevelopment Agency (MRA), as the managing authority for the property, recently issued a Request for Proposals (RFP) seeking opportunities to facilitate the redevelopment of this long-standing vacant site.

We support moving forward with productive redevelopment of this strategically located property. However, the current RFP is based on the existing NR-LM zoning designation, which limits the range of proposals that can be considered and does not allow for residential development or other community-oriented amenities that could contribute to the vitality of the Downtown area and help address the ongoing need for additional housing. If approved by the EPC, the proposed zone change can be incorporated into the RFP immediately, expanding the range of potential development proposals and allowing the property to be considered for residential, mixed-use, and community-serving uses.

For these reasons, we believe deferring the request would unnecessarily delay the redevelopment process and limit the potential range of land uses. Approving the zone change at this time would provide greater flexibility in the RFP process while supporting the City's broader goals for Downtown redevelopment.

Council staff appreciates the SBMTNA letter and its proactive involvement in the best use of this property. However, I hope this letter further provides answers and clarification as to why we continue to support a rezone from NR-LM to MX-M and how it is important to move ahead.

Sincerely,



Deepa Bansal

Council Policy Planner
City of Albuquerque, City Council Services
Office: (505) 767 5795

Housing and Neighborhood Economic Development Fund

2022 Comprehensive Plan

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I. ACKNOWLEDGEMENTS

This 2022 Housing and Neighborhood Economic Development Fund (HNEDF) Plan was prepared over eight months in 2021 and reflects the contributions of many people. Thank you to City of Albuquerque employees at the Department for Community and Family Services for organizing the consultant recruitment process, funding this planning effort, and providing guidance and support throughout the process. Thank you to the various stakeholders who offered their insights and vision for how the Fund can positively impact Pocket of Poverty neighborhoods.

Development of the 2022 HNEDF Plan relied on the guidance of the HNEDF Committee and its Subcommittee who generously contributed their time and expertise for this planning process:

Committee Members:

- Armijo, Frances, Resident Representative, Subcommittee
- Blanquera Nelson, Robert, Resident Representative, Subcommittee
- Colonel, Gwen, Resident Representative
- Lopez, Jesse, Resident Representative, Subcommittee
- Lopez, Margaret, Resident Representative
- Nordhaus, Richard, Architect, Subcommittee
- Plaza, Andrea, Business Representative
- Robert Vigil, Resident Representative
- Sanchez, Pat, Private Lender
- Senye, Kelle, Private Housing Representative

HR&A Advisors, Inc., a national economic development, real estate advisory and public policy consultant, and Strata Design, an Albuquerque-based women-owned and operated architecture, landscape architecture and planning firm, supported the City of Albuquerque in conducting research and analysis and 2022 HNEDF Plan drafting through a contract funded by the HNEDF.

II. EXECUTIVE SUMMARY

The 1987 ordinance establishing the Housing and Neighborhood Economic Development Fund (HNEDF) called for the **development of a ten-year comprehensive plan** to outline and guide decisions about how to use revenues from loan repayments from HUD's Urban Development Actions Grants (UDAG) issued earlier that decade to support housing and economic development efforts in the area known as the Pocket of Poverty (the "Pocket"). Plans adopted in 1993 and 2002 have **guided the use of over \$18M for housing and economic development projects** benefiting Pocket residents between 1993 and 2008.

Throughout 2021, the City of Albuquerque, the HNEDF Committee and Subcommittee, HR&A Advisors, and Strata Design, reviewed previous planning initiatives, analyzed demographic, economic, and real estate data pertinent to the Pocket of Poverty, conducted broad and inclusive community engagement efforts, and drafted and finalized the 2022 Plan. This 2022 Housing and Neighborhood Economic Development Fund Plan (the "2022 Plan") intends **to guide future decision-making for spending the Fund's \$6.3M.**¹

Pocket of Poverty residents **are still experiencing economic distress** at higher rates than the surrounding region. Unemployment and poverty rates in the Pocket of Poverty are substantially higher while median incomes are substantially lower and have not kept up with the rising cost of housing despite stagnant population growth within the Pocket.

Residents corroborated what data indicated and emphasized the need for investment in housing and economic development efforts across the area.

- Survey respondents identified housing as their **highest concern and priority**, citing increasing rents, rising home values, and higher home maintenance costs in the face of gentrification. Producing and preserving **affordable housing**, creating substantive **pathways to homeownership**, and subsidizing necessary **home improvements and renovations** can help Pocket residents manage these costs.
- Increasing housing costs place a heavier burden on residents when many are in need of **quality job opportunities that pay higher wages and offer comprehensive benefits**. Creating quality jobs, building and reinforcing **pathways to economic opportunity**, supporting **small businesses and entrepreneurs**, and strengthening local service offerings can enhance **local quality of life** and help Pocket residents find and keep fulfilling employment.
- Pocket neighborhoods are all different and as such, their residents have different needs. This Fund can not only invest in local businesses and organizations across the Pocket, but also **provide targeted services to tend to each neighborhood's specific needs**.

HNEDF funding will be prioritized for projects that provide long term and sustainable benefits for low- and moderate-income residents of the pocket of poverty. The City will allocate funds to (1) new for-sale and rental housing construction; (2) housing rehabilitation; (3) housing technical services; (4) commercial property acquisition and rehabilitation; (5) physical improvements; and (6) training, education, and supportive programming. Allocated funds should advance meaningful progress towards the following goals and objectives:

Goal 1: Produce and preserve housing units affordable for low-middle income residents.

Goal 2: Create quality jobs (\$15+/hour with benefits) specific for Pocket residents

Goal 3: Rehabilitate buildings and improve facades for housing and commercial properties

Goal 4: Support entrepreneurs and small businesses in growing their companies

Goal 5: Create new pathways and services that enhance resident access to economic opportunity (e.g., new jobs, homeownership, etc.)

Goal 6: Leverage private investment alongside HNEDF funds

Goal 7: Allocate funds towards Minority/Women Owned Business Enterprise (M/WBE) and businesses and organizations located within the Pocket.

The City should allocate the monies contained within the fund over the ten-year period designated by the 2022 Plan (2022-2031) through a series of grants and loans in response to proposals issued through the City of Albuquerque's solicitation process in accordance with the administrative requirements of the Department of Family and Community Services. The City should monitor disbursed funds to ensure that funds are spent for the intended purpose and should collect data on the impacts from these funds to better understand the Fund's overall effectiveness in supporting housing and economic development efforts within the Pocket.

III.INTRODUCTION

HOUSING AND NEIGHBORHOOD ECONOMIC DEVELOPMENT FUND

In the 1980s, the City of Albuquerque (“Albuquerque” or the “City”) used Urban Development Action Grants (UDAG) from the U.S. Department of Housing and Urban Development to make loans to El Encanto, Inc. (dba Bueno Foods) to expand food production facilities and to Albuquerque Plaza to develop the Hyatt Regency Hotel and Beta West office building.

In 1987, the City established a **Housing and Neighborhood Economic Development Fund** (HNEDF) to utilize proceeds from these UDAG loan repayments to benefit low- and moderate-income residents in a **targeted area known as the “Pocket of Poverty”** (the “Pocket”).

The 1987 ordinance establishing the Housing and Neighborhood Economic Development Fund called for the **development of a ten-year comprehensive plan** to outline and guide decisions about how to use the UDAG loan repayments. Plans adopted in 1993 and 2002 have **guided the use of over \$18M for housing and economic development projects** benefiting Pocket residents between 1993 and 2008.

The ordinance also provides for a HNEDF Committee (the “Committee”) comprised of 11 residents, business owners, and housing, lending, and architectural specialists from Pocket of Poverty neighborhoods. This Committee advises on fund planning process and supports the development, approval, and implementation of the comprehensive plan, including structuring a ranking system for prioritizing project allocations.

Once it is approved by the Mayor and City Council, this 2022 Housing and Neighborhood Economic Development Fund Plan (the “2022 Plan”) is **intended to guide decision-making for spending the \$6.3M currently available** in the HNEDF.¹

DEVELOPING THE 2022 PLAN

Development of this comprehensive 2022 Plan proceeded in three phases: discovery, community engagement, and Fund Plan drafting and approval.

- The **discovery phase** began in March 2021. It included a review of past planning materials, an analysis of current socioeconomic and market conditions in the Pocket, and an evaluation of the 2002 HNEDF comprehensive plan.
- The **community engagement** phase included a virtual visioning session with the public in August 2021, an area-wide digital survey answered by over 195 residents, 4 issue-specific virtual focus groups, and one-on-one meetings with local neighborhood organizations, stakeholders and housing and economic development experts. Monthly meetings with the HNEDF Committee and additional meetings with the HNEDF’s subcommittee were held to gather additional feedback.
- In the **drafting and approval phase**, the City presented the Committee with a draft of the plan in December 2021 for feedback before it was submitted for review at a public meeting in March 2022, revised, and presented to City Council for approval.

¹ Inclusive of \$237,500 allocated in 2013 by City Council but never spent, and likely available for alternate allocation following City Council adoption of this plan.

USING THIS DOCUMENT

This 2022 Plan is intended to **provide guidance to the City** as it considers funding allocation decisions over the next 10 years. **Actual allocations will be determined by the City** over time in accordance with the 2022 Plan and two year programs as specified in the ordinance.

The 2022 Plan provides a history of the HNEDF, an overview of demographic, economic, and real estate conditions in the Pocket today, a summary of engagement findings, and a recommendations section that offers broad allocation categories, guiding principles for decision-making, and considerations regarding the long-term sustainability of the fund to assist the City going forward.

IV. HNEDF HISTORY

ORIGINS OF THE HNEDF

The City established the HNEDF in 1987 to ensure that repayments from UDAG loans made in the 1980s were used to benefit low- and moderate-income residents in the **Pocket of Poverty**, a geographic area within the City which met the initial federal standards for physical and economic distress.

The ordinance governing the fund requires that 50 percent of allocated funds should be used for **housing** and 50 percent for **economic development**. Additionally, all proceeds from El Encanto loan repayments must be used for projects located in the North Baretas community development area.²

The **goals** for the fund as stated in the founding ordinance are **reducing blight and poverty, increasing available housing, creating jobs, and promoting small business development** to enhance the well-being of low and moderate-income residents.

THE POCKET OF POVERTY

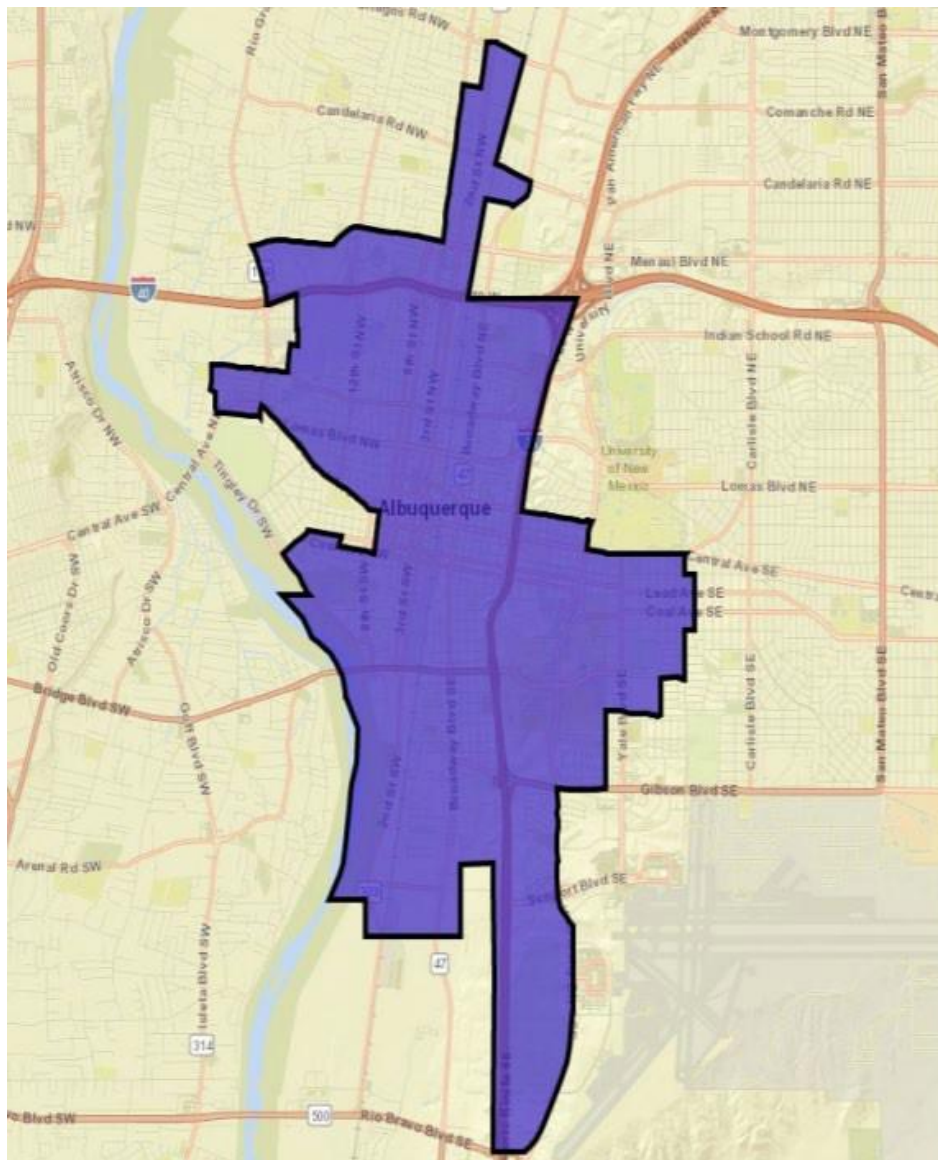
Under federal regulations in place at the time of HNEDF's creation, a Pocket of Poverty was defined as a **contiguous geographic area** containing at least 10,000 people or at least 10 percent of a city's population, where at least 70 percent of residents have incomes below 80 percent of the Area Median Income (AMI) for the city and at least 30 percent have incomes below the national poverty threshold.

Albuquerque's Pocket of Poverty stretches from Los Griegos on the north, to University Heights on the east, Baretas and South San Jose on the south, and Old Town on the west (see Figure 1 below). See the map in Appendix 1 for more detail on Pocket boundaries and all included neighborhoods.

Today, 25 years after the establishment of the HNEDF, **Pocket of Poverty residents continue to experience economic distress** at higher rates than the surrounding region. As of August 2021, 30 percent of Pocket residents live below the poverty line and 65 percent of residents have annual incomes below 80 percent AMI for the city. While slightly below 1980s-era federal standards for initial Pocket of Poverty designation, economic distress in the Pocket remains substantially more pronounced than in the rest of the City and Bernalillo County. A detailed assessment of economic conditions in the Pocket of Poverty can be found in the Data Analysis section (beginning on Page 8).

² As of November 2020, \$435,000 out of the total HNEDF fund balance is currently set aside for investments in the North Baretas community development area.

Figure 1: Pocket of Poverty Boundaries



PREVIOUS COMPREHENSIVE PLANS (1993 and 2002)

The 1987 HNEDF ordinance called for the development of **ten-year comprehensive plans** to guide decisions about how to allocate resources from the fund, with a secondary purpose of documenting housing and economic conditions in the Pocket.

Past HNEDF plans provided the following specific **funding recommendations** for housing and economic development priorities. The 2002 plan also included an “Opportunity Fund” for housing and economic development projects falling outside the specified categories.

	1993	2002
Housing	• \$1.3M to incentivize new construction • \$440K for rehabilitation of existing rental housing	• \$1.425M to incentivize new infill housing construction • \$800K for rehabilitation and exterior façade improvement • \$2M revolving loan fund for affordable housing construction
Economic Development	• \$1.1M for job generating activities • \$350K for commercial revitalization • \$260K for educational services	• \$2M for incentivizing acquisition and rehabilitation of commercial properties • \$800K for physical improvements such as façade renovations • \$250K for training and education
Other		• \$1M Opportunity Fund to cover grants and loans for additional housing and economic development opportunities

The tables below show some of the goals outlined in the respective plans along with reported **outcomes** of housing and economic development projects implemented under the 1993 and 2002 plans.

1993 Plan Goals	1993 Plan Outcomes
Construct new single-family and multi-family housing that is affordable to lower income residents	269 housing units constructed
Acquire and rehabilitate existing rental housing	26 rental units rehabilitated
Create permanent jobs for lower income residents of the Pocket	230 jobs created 180 were for low/moderate income people 126 jobs filled by Pocket residents
Eliminate blighted conditions and initiate projects and public services that create a sound environment for public and private investment, commercial revitalization, and neighborhood stabilization.	84 facades completed \$913K in private investment
Retain, expand, and attract new businesses to commercial districts	94 business loans \$2.4M in loans to businesses and organizations 592 organizations receiving technical assistance
Increase education levels and training levels of residents	1,061 students in educational programs

2002 Plan Goals	2002 Plan Outcomes
Construct new single-family and multi-family housing that is affordable to lower income residents	At least 171 housing units constructed or rehabilitated
Acquire and rehabilitate existing rental housing	At least 199 housing facades improved
Create permanent jobs in the Pocket for low- and moderate-income residents by generating new job, especially those with higher wages, and reducing existing unemployment	At least 70 new jobs created
To increase educational and training levels of Pocket residents	At least 377 students benefited from educational services

In interviews with former HNEDF Committee members and community organizations, many spoke positively of the impacts from the implementation of the 2002 Plan. Many commented on projects that had substantive impacts on the community. Some of the more notable projects included:

- **WESST Corp Business Incubator:** A \$1.36M loan to close the gap on construction of a 2-story, 36K SF LEED Silver building to offer common and leasable space to business start-ups. This space continues to provide ongoing benefits for local entrepreneurs and for all Pocket communities.
- **Arbolera de Vida:** An \$800K revolving construction loan to build 30 single-family homes, with 29 sold through 2008.
- **Greater Albuquerque Housing Partnership:** \$1.2M in construction loans for 35 homes in the Martineztown and Barelás neighborhoods.
- **United South Broadway Corporation:** \$400K for a commercial façade program. This project leveraged HNEDF to secure **\$913K in private investment in the Pocket of Poverty.** **Southwest Creations Collaborative:** \$75K for capacity building for job creation for low to moderate income individuals.

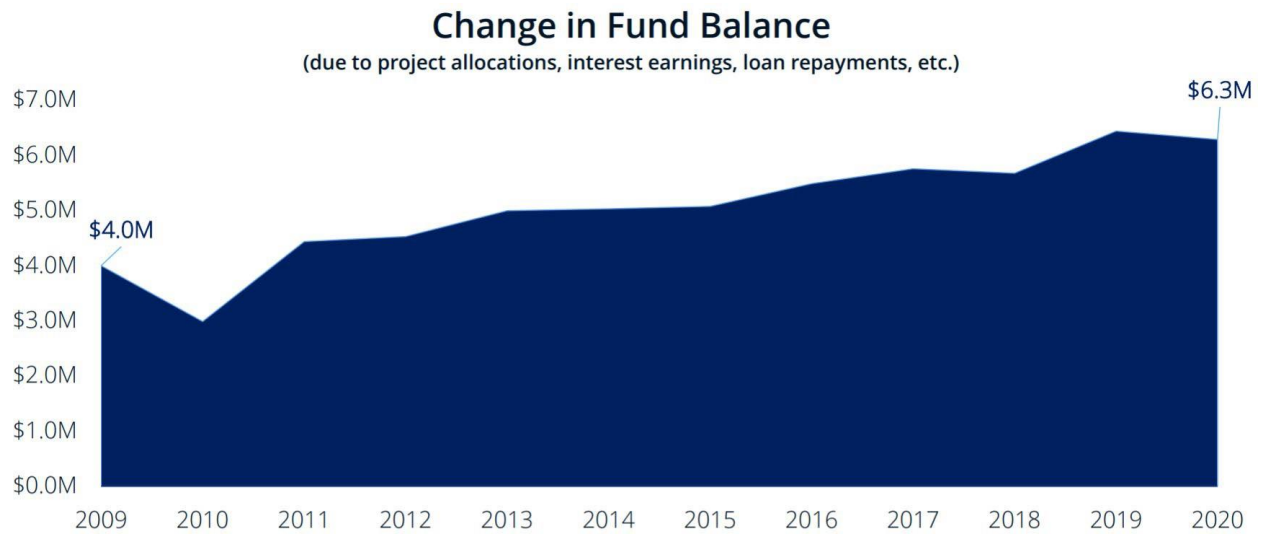
When stakeholders were asked about projects funded through the 2002 Plan, there was general consensus that all of the selected projects were successful with one notable exception. Broadway Vistas, a 20-unit condominium project for low-moderate households faced considerable delays and conditions brought on by the Great Recession slowed unit sales.

Further evaluation of the 1993 and 2002 HNEDF Comprehensive plans is limited by sparse documentation and a lack of institutional memory. All City staff present during the 2002 Plan approval and implementation process have since moved on from the City and new staff are not aware of previous processes or outcomes, outside of what is presented in a few historical files. Similarly, former HNEDF Committee members and funding recipients have not preserved significant documentation from previous plan processes and outcomes and, in some cases, are limited to anecdotal insights.

FUND GROWTH SINCE 2008

As indicated in Figure 2 below, over the past decade, **the HNEDF has grown by more than 50 percent** due to repayments and interest earnings from outstanding HNEDF loans. This 2022 HNEDF Fund Plan provides a framework for guiding the allocation of \$6.3 million in available funds to housing and economic development projects in the Pocket of Poverty.

Figure 2: HNEDF Growth



V. POCKET OF POVERTY TODAY

NEW AND EMERGING ISSUES IN THE POCKET OF POVERTY

When considering Pocket of Poverty's demographics, economic distress and real estate market, it is clear that Pocket of Poverty residents are still experiencing economic distress at higher rates than the surrounding region. Unemployment and poverty rates remain stubbornly high, while median incomes lag well behind city and county averages. In addition to high unemployment numbers, fewer Pocket residents attain advanced educational degrees, likely inhibiting their ability to access higher-quality job opportunities.

Coupled with those difficult economic conditions, rents are increasing across the Pocket, making it more difficult for residents and small business owners to afford their homes and maintain their places of business, respectively. Future planning and redevelopment efforts (e.g. new professional soccer stadium, Rail Yards project, trail projects, etc.), though potentially adding new amenities for residents, will likely only increase rent pressures as property values are likely to increase.

Meanwhile, the Pocket of Poverty population has remained largely unchanged over the last twenty years, while the population with Bernalillo County has grown by 24%, indicating that the Pocket is not benefiting from broader regional growth. The Pocket has a more diverse population than the County with a majority of Hispanic residents and 43% of residents identifying as non-white.

Based on these conditions, the City should leverage the above insights to make decisions on which projects and programs best address these challenges. Specifically, the City should prioritize projects and programs that:

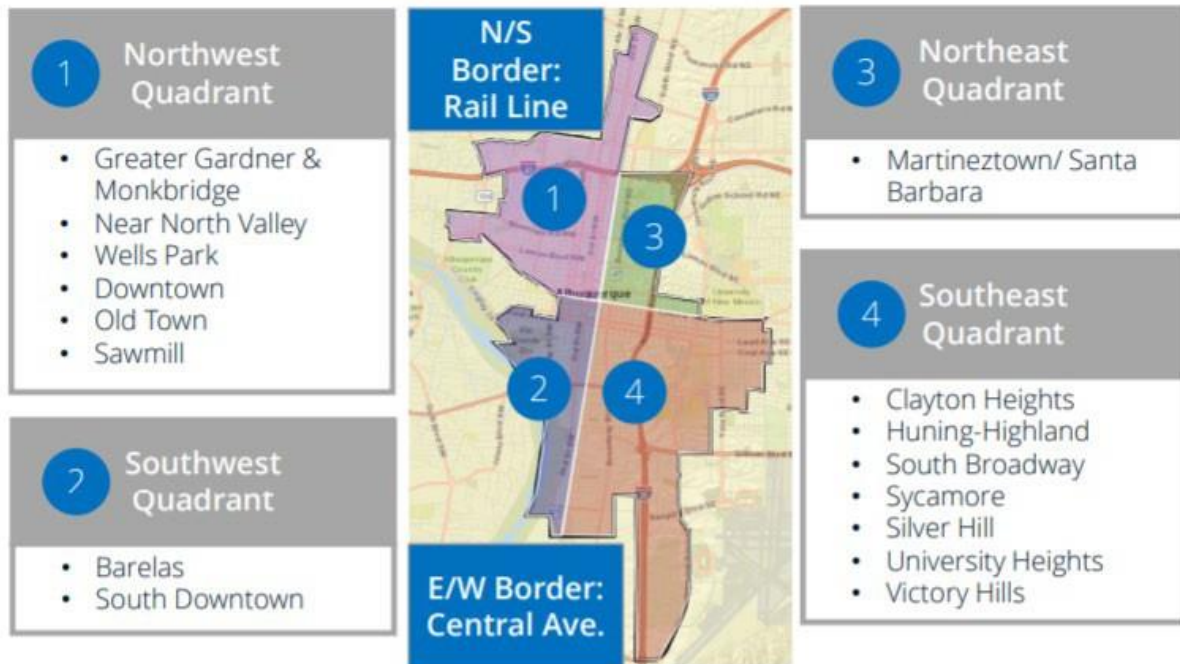
- Propose to build new housing options that provide long-term affordability for low-moderate income pocket residents
- Fund housing improvements that reintroduce distressed/condemned housing to market at affordable rates
- Create quality job opportunities that pay living wages with strong benefits for Pocket residents
- Provide educational services to Pocket residents that enhance pathways to economic opportunity and quality jobs

These conditions are further detailed and emphasized in the data analysis included below.¹ The analysis below breaks the Pocket of Poverty into four quadrant areas: Northwest, Northeast, Southwest, and Southeast. See the Figure 2 below for a map detailing the quadrant geographies and the corresponding neighborhoods included in each quadrant.

The City recognizes that this is not a perfect grouping. The purpose of this data analysis is to evaluate the current status of the pocket of poverty and demonstrate the need across the pocket. This data analysis will not be used to prioritize funding for specific neighborhoods. While there are some differences among the 4 quadrant groupings, overall this data analysis shows a high level of need for housing and economic development across the pocket.

¹ Demographic and economic data is drawn from U.S. Census Bureau's American Community Survey. The real estate data is drawn from CoStar, a widely used national real estate database.

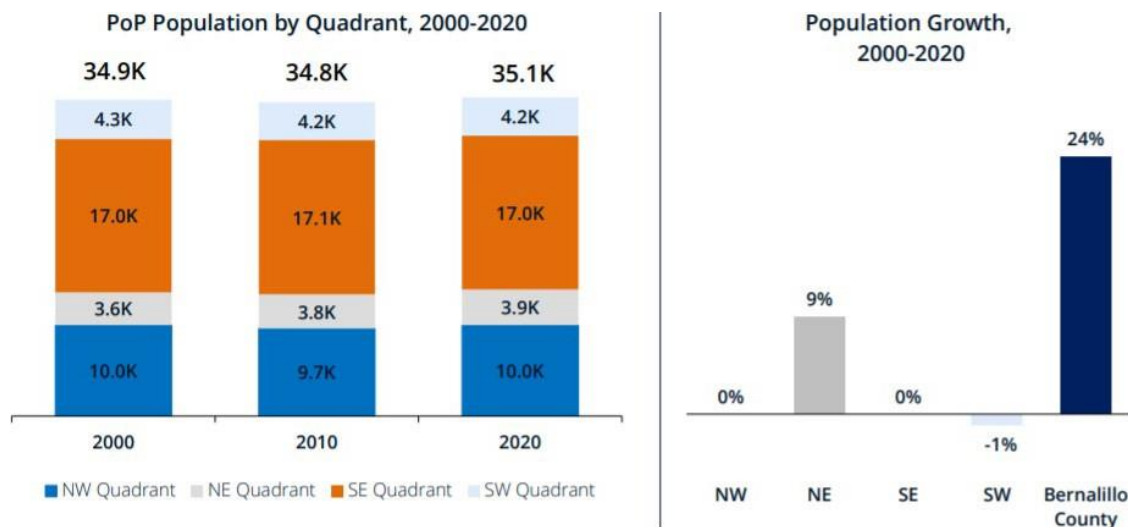
Figure 3: Pocket of Poverty Quadrants for Data Analysis



POPULATION AND DEMOGRAPHICS

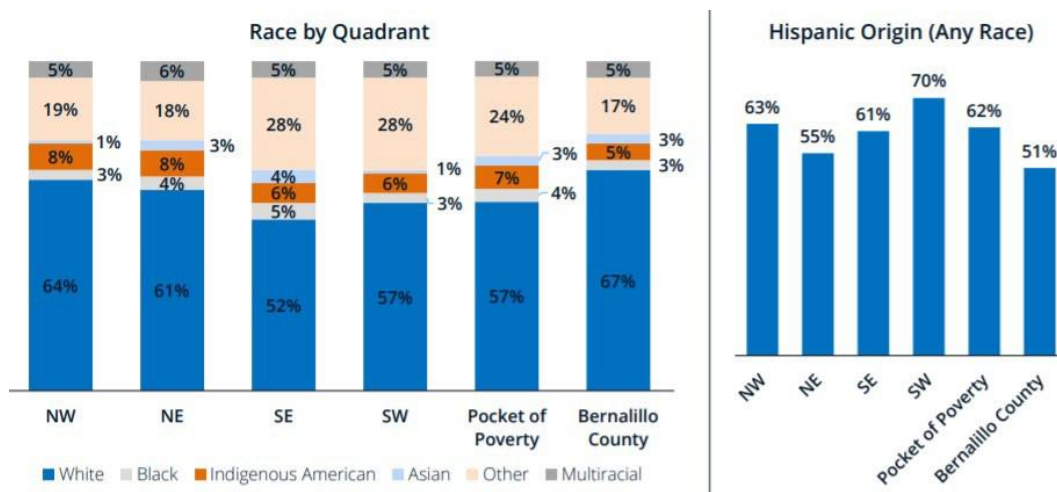
From 2000 to 2020, **population growth across the Pocket has been largely stagnant**. As detailed in Figure 4, not only has the Pocket population remained relatively similar over the past 20 years, but also, the Northeast quadrant is the only quadrant experiencing population growth (9%). Other quadrants have either seen population stagnation or decline since 2000. Compared to county-wide growth of 24 percent, the Pocket has not captured the growth taking place across Bernalillo County.

Figure 4: Data Analysis—Population and Growth



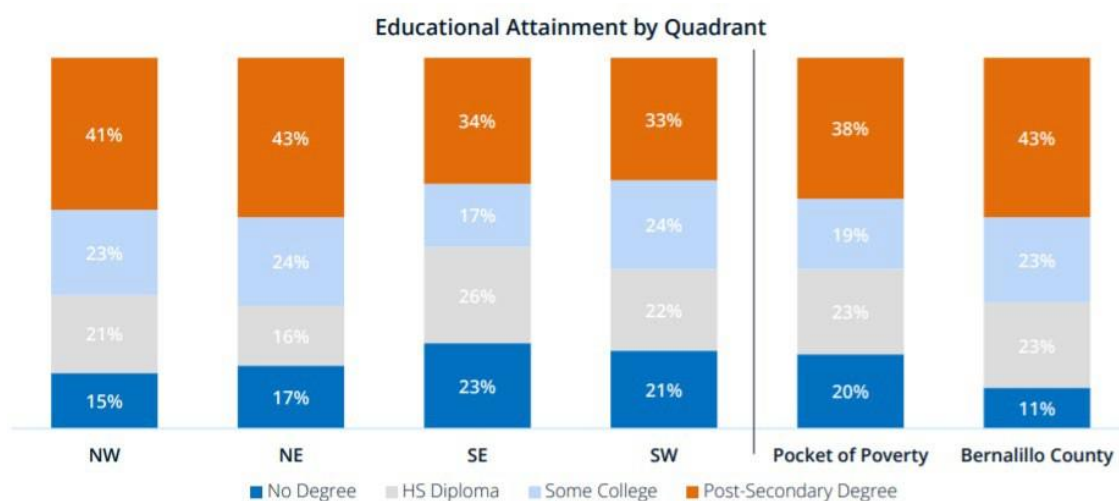
Analysis of racial dynamics across the Pocket suggest that Pocket residents are **more racially diverse** than the larger County. As shown in Figure 5 below, 62% of Pocket residents are of Hispanic origin, a greater proportion than Bernalillo County (51%). In addition, across Pocket quadrants there is a smaller percentage of White residents as compared to the County.

Figure 5: Data Analysis—Race and Hispanic Origin



In addition, Pocket residents have **lower educational attainment** compared to Bernalillo County. Only 57% of residents have some college education compared to 66% at the county level. However, as seen below in Figure 6, levels of educational attainment vary across the Pocket. For example, within the Northeast and Northwest quadrants of the Pocket, residents with post-secondary degrees are relatively on par with county-wide rates and higher than the Pocket average.

Figure 6: Data Analysis—Educational Attainment

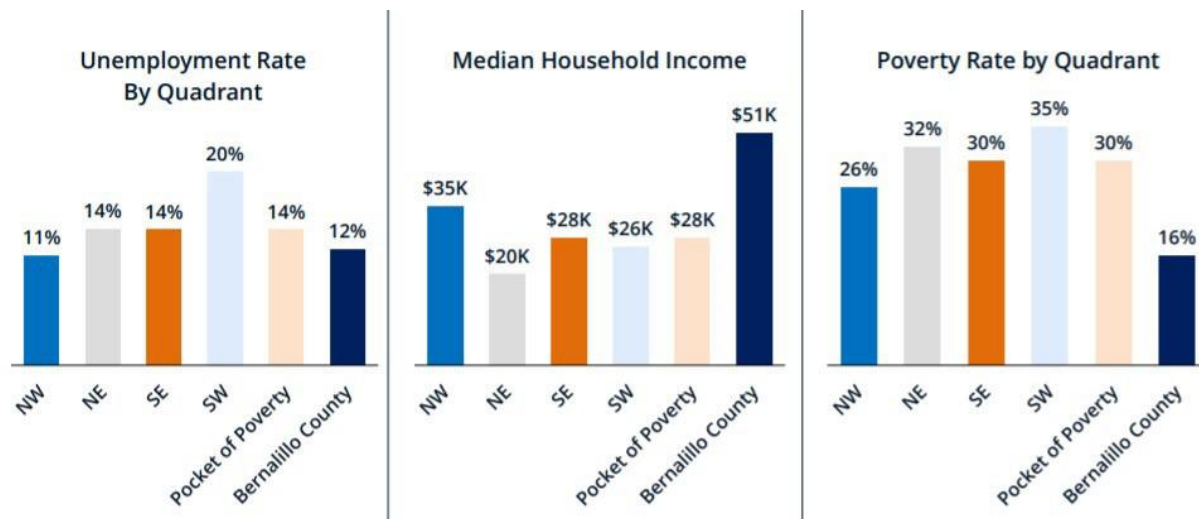


ECONOMIC DISTRESS

Residents of the Pocket have **higher unemployment** rates, **lower median household incomes**, and **higher poverty rates** than the regional average.

As seen below in Figure 7, Bernalillo County has a substantially higher median household income and a substantially lower poverty rate than all quadrants of the Pocket, and lower unemployment than three of four Pocket quadrants. Unemployment and poverty rates are highest in the Southwest quadrant, and median incomes are lowest in the Northeast quadrant. Though the Northwest Quadrant is currently experiencing lower degrees of unemployment and poverty, and has higher median household incomes than the rest of the pocket, it is still generally experiencing high levels of economic distress.

Figure 7: Data Analysis—Unemployment, Median Household Income, Poverty Rate



REAL ESTATE CONDITIONS

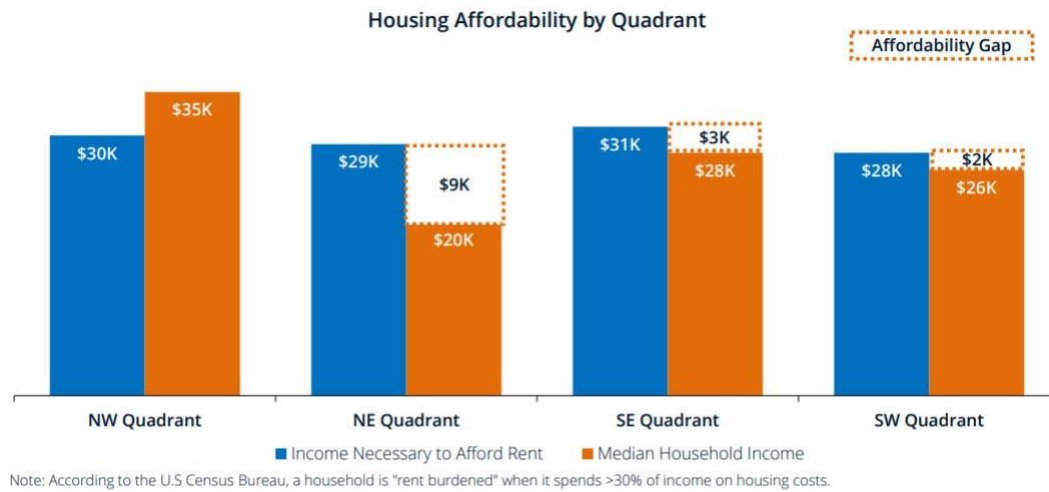
Higher rents, lower vacancies, and increasing demand for new real estate development characterize the office, industrial, retail, and multi-family rental markets since 2002 and suggest that while the real estate market in the Pocket is growing, these conditions have not improved local residents' economic prospects.

IMPACTS OF CURRENT ALBUQUERQUE PLANNING INITIATIVES

These pressures will only intensify as there are many new development projects in the pipeline that will impact the local real estate market, drive demand upward, and potentially place increasing costs pressures on low-income households and local businesses. While these new developments are exciting for Albuquerque residents, they may create inhospitable economic conditions that produce neighborhood displacement of residents and small businesses and overall gentrification. These projects include but are not limited to:

- Rail Trail and Greater Downtown Urban Trail projects
- Rail Yards redevelopment
- Proposed stadium for the New Mexico United professional soccer team

Figure 8: Data Analysis—Housing Affordability and Rent Burden



Moreover, the Pocket is characterized by an older housing stock. According to the American Community Survey, as of 2016, at least 50% of the Pocket's housing stock was built prior to 1960, whereas only 19% of Bernalillo County's stock was built prior to 1960. As a natural consequence, older homes cost more to maintain and often require that owners and tenants pay higher utility costs. Previous HNEDF plans have highlighted the disproportionality of Pocket homes that are substandard, deteriorating, or in violation of local codes as compared to the broader City and Bernalillo County. When combined with increasing rents and an expanding rent burden, Pocket residents are facing enormous costs to maintain housing.

VI.COMMUNITY ENGAGEMENT RESULTS

GUIDANCE FOR USING COMMUNITY ENGAGEMENT INSIGHTS

The City should consider insights gathered from residents, community groups, stakeholders, business owners, and other relevant constituencies as it makes funding allocation decisions. Allocations should consider the insights put forth by stakeholders and community members alongside the data provided in the "Pocket of Poverty Today" section beginning, as well as the data and community engagement information included in the Appendix. When comparing different funding proposals, the City should consider how demographic and socioeconomic insights align with the qualitative commentary offered by the community. That alignment should provide clarity on the areas of greatest need and allocations should be directed to those identified areas. More guidance on fund allocation is provided in the next section.

COMMUNITY ENGAGEMENT PROCESS

A community engagement process was developed to gather and incorporate feedback from residents, business owners, and students within the Pocket of Poverty.

The community engagement process for the 2022 Plan sought to include diverse populations represented within the Pocket of Poverty. Primary areas of focus included:

- Validating data analysis and understanding current on-the-ground housing and economic development conditions within the Pocket.
- Gathering input from Pocket communities on housing and economic development needs.
- Obtaining feedback, potential strategies, and actionable recommendations to include in the proposed plan.

To ensure that the needs and interests of the community were infused as integral elements within the 2022 plan, the following key questions related to housing and economic development anchored the engagement process.

Housing

- 1) How have HNEDF funds impacted the state of housing within the Pocket since 2002?
- 2) What are the Pocket's current housing needs?
- 3) How can 2022 Plan allocations directed towards housing maximize impact?

Economic Development

- 1) How have HNEDF funds impacted the state of economic development within the Pocket since 2002?
- 2) What are the Pocket's current economic development needs?
- 3) How can 2022 Plan allocations directed towards economic development maximize impact?

Guiding Principles

The community engagement process sought to engender respect and trust, centering the following as core principles:

- 1) Intentional inclusion **of the most vulnerable members of the Pocket.**
- 2) Accessible and convenient engagement that accounts for limitations that could arise from **language, culture, location, physical accessibility, childcare, food, and transportation, among other considerations.**
- 3) A **respectful, inclusive, and appropriate** approach to engagement.
- 4) Conscious recognition of **systemic racism, injustice, and inequality.**
- 5) **Timely, accurate, accessible, and relevant** information shared to the community.
- 6) **Transparent** decision-making.

The Public Engagement Process Overview

The 2022 Plan's community engagement was conducted over a 6-month period that included multiple opportunities for community members, residents, local businesses and area stakeholders to contribute to the process. These intentional efforts reached all neighborhoods represented in the Pocket of Poverty and their insights are incorporated into the 2022 Plan. This strategy included the following efforts:

- Developing a City of Albuquerque project website as a project clearinghouse. This website was updated throughout the process with meeting dates, past presentations, and plan drafts.
- Issuing a community survey to test the Pocket demographic analysis and to obtain community input from English and Spanish speakers, with paper and digital response options (detailed analysis of this survey is included in Appendix 2).
- Hosting a community workshop and focus group meetings with key community stakeholders (overview of these events are included in Appendix 2).
- Engaging with local community groups and stakeholders in 1-on-1 and small group interviews.
- Finding opportunities to expand participant diversity and include a deep variety of perspectives.

Community Engagement Narrative

Throughout the engagement conducted as a part of this strategy, one of the common themes expressed was that each neighborhood within the Pocket is unique and there is no one-size-fits-all strategy that can meet

the needs of individual neighborhoods. That said, between the various methods of engagement, there are clear areas of consensus among community members and stakeholders about needs across the Pocket.

Housing

Housing is a top priority and residents are concerned about rising costs of housing in the face of stagnant wages. Renters are concerned that increasing demand and early signs of gentrification across the Pocket will add further upward pressure on already increasing rents. If possible, renters want to purchase real estate, but often do not know what they need to do to purchase housing or do not have easy access to capital with favorable terms to support homeownership. Homeowners in the Pocket are facing different types of costs. As mentioned earlier, the Pocket's housing stock is older on average than the housing stock across the city and county, burdening homeowners with additional costs. This is especially a concern for older, aging-in-place homeowners who need to renovate homes to support how their lifestyles change with age. Overall, these increasing pressures on housing affordability are contributing to a growing homelessness problem.

To respond to these needs the City should grant funding to projects that support reliable, affordable, well-maintained housing options located in safe neighborhoods. This can include funding to support the construction of new housing or renovating existing housing options, improve energy efficiency for low income households to reduce housing utility costs, ultimately lending to wide of housing choices for residents (e.g., single and multi-family, for-sale and rental, small and large, supportive housing for seniors). In addition, where possible, the City can offer funding to local programs that support broader homeownership for Pocket residents including funding courses that educate prospective first-time homeowners on how to buy and maintain homes, creating rent-to-own opportunities, and working with local partners to develop financial products that specifically support prospective first-time homeowners.

Overall, our engagements revealed that housing is the top concern for local residents and should be the top priority for funding allocations. Any projects that seek to preserve or produce affordable housing, support pathways for residents to secure homeownership, or support residents with the overall cost of housing are tending to the needs of this community.

Local Businesses

Pocket residents are concerned about the health and longevity of current local small businesses. Some business owners are interested in or considering expanding their operations but do not know how or lack the funding to scale up. Also, in many cases, local storefronts on main commercial corridors are older and require additional maintenance and upkeep to ensure that shops look aesthetically appealing and draw visitors in. Especially given the economic conditions brought on by COVID-19, small businesses need support in improving, sustaining, and growing their business.

Similarly, residents are also interested in supporting those who are looking to start their own business and adding to the local economic base. There are local entrepreneurs interested in starting a business, but many do not know how or lack the start-up capital sources to get their businesses off the ground.

Given these needs the City should allocate funds to projects and programs that help create sustain conditions supportive of a thriving small, independent business scene. The Fund should support training and capacity building for small business owners and entrepreneurs and particularly, M/WBEs. In addition, to support vibrant commercial corridors and opportunities for business retention and expansion, businesses need support for façade and infrastructure improvements to improve neighborhood aesthetics and walkability.

Economic Opportunity

As residents struggle with higher costs, they are interested in having access to quality jobs offering living wages (\$15+/hr) and benefits (e.g., health insurance, retirement plan, etc.) However, not all residents are positioned to access these quality jobs. Residents indicate that there is a need for greater availability of and access to relevant courses, job training programs, and other educational opportunities and pathways that can prepare them for new opportunities paying higher wages. In addition, some Pocket residents are limited

by childcare needs, inconsistent transportation availability, or other service limitations that prevent them from accepting new job opportunities.

In response, the City should fund projects that create quality jobs. Investments across funding categories will generate job creation, and the City should ask respondents to detail the quantity and quality of new jobs that will be created from new projects or program. In addition, the City should privilege proposals that create pathways to desirable employment outcomes and protect a person's ability to accept new work opportunities. Such pathways and protections can include, but are not limited to:

- Availability of and access to affordable daycare
- Availability of and access to after-school programming
- Availability of and access to affordable transportation
- Availability of and access to job training and workforce development opportunities
- Business education opportunities
- College affordability support (e.g., scholarships, debt repayment)

In addition, Pocket residents also indicated a desire for additional health and wellness services such as grocery stores, additional parks and open space, and other affordable nutrition and health offerings. The City should provide additional consideration to proposals that promote community health and wellness.

A Neighborhood-Specific Approach

As mentioned, residents continuously emphasized that each neighborhood within the Pocket is unique and has unique needs. Not only should the City consider such individual needs, but also consider how each project may impact a neighborhood. For example, new development in any neighborhood should reflect and preserve existing community character and meet community needs.

Engagement efforts included four neighborhood-specific focus groups (South Broadway, Wells Park, Santa Barbara/Martineztown, and Barelas) with local organizations that spoke directly to their neighborhood's needs. While the City considers which projects to fund across the Pocket geography, it should consider the following guidance elevated by local community and identified as the neighborhoods greatest needs.

South Broadway

Residents requested that the City prioritize proposals for South Broadway that support:

- Home renovation and repair
- New housing – including first time home ownership, rehabilitation, education for first time homeowners and of new and diverse housing stock
- Enhanced childcare access
- New job training opportunities
- Local business retention and attraction along Broadway Boulevard
- Enhancing community resources for City programming and activities within the community
- Ensuring that youth and seniors to remain in the community

Wells Park

Residents requested that the City prioritize proposals for Wells Park that support:

- Housing affordability for different typologies
- New infill development.

Santa Barbara/Martineztown

Residents requested that the City prioritize proposals for Santa Barbara/Martineztown that support:

- Education for homeowners on financial options to retain homes
 - Funds for housing rehabilitation and renovation
 - Job training
 - Facilities for community members to sell products made in the community
 - Parent-child education
 - Assistance accessing community service and benefits programs.

Barelas

Residents requested that the City prioritize proposals for Barelas that support:

- Supporting a vibrant commercial corridor on 4th street
- Prioritizing smaller housing to provide affordable housing for community members
- Façade improvements
- Gentrification prevention
- Organizational capacity building for existing community organization

VII. HNEDF FUNDING ALLOCATION CRITERIA

10-YEAR FUND GOALS AND OBJECTIVES

HNEDF funding will be prioritized for projects that provide long term and sustainable benefits for low and moderate income residents of the pocket of poverty. Based on the needs identified through data analysis and community engagement and potential solutions to address those needs, the following goals and objectives should steer project and program allocation decisions.

Goal 1: Produce and preserve housing units affordable for low-middle income residents.

Goal 2: Create quality jobs (\$15+/hour with benefits) specific for Pocket residents

Goal 3: Rehabilitate buildings and improve facades for housing and commercial properties

Goal 4: Support entrepreneurs and small businesses in growing their companies

Goal 5: Create and/or support pathways and services that enhance resident access to economic opportunity (e.g., new jobs, homeownership, etc.)

Goal 6: Leverage private investment alongside HNEDF funds

Goal 7: Allocate funds towards M/WBE and businesses and organizations located within the Pocket.

The City should follow up with each organization it allocates money to and collect information on the nature of impacts associated with each project. This information will provide additional insights as to the effectiveness of the Fund and how it improves the lives of Pocket residents.

FUNDING ALLOCATION CATEGORIES

Per the HNEDF Ordinance, 50 percent of funds are to be allocated to housing projects and 50 percent to economic development projects in any two-year period. Administrative costs will also be allocated to the fund in the amount 10% of the current fund balance not to exceed \$630,000.00. Administrative costs may include: contract development and administration, HNEDF committee coordination, fiscal management including processing payments, monitoring, other administrative duties related to HNEDF. Therefore, the remaining balance will be allocated as follows: \$2,835,000.00 for housing and \$2,835,000.00 for economic development.

Within the broad areas of housing and economic development, the City will consider proposals that fall into the following **six categories from the 2002 plan. These priorities have been affirmed as continued priorities** throughout engagement efforts with the community. The additional descriptions include specific funding preferences voiced throughout the engagement process or elevated through data analysis.

These categories may be changed based on evolving needs over time, and distribution among the funding categories will remain flexible as needs and conditions change. Funding will also be allocated as necessary for **planning and evaluation** of HNEDF-funded housing and economic development projects.

The categories of use for **housing funds** are:

1) **New for-sale and rental housing construction:**

Provide the funding necessary for developers to build a variety of housing options in one or

more of the following categories, **all of which should be affordable to low-moderate income Pocket residents:**

- Single family,
- Multifamily,
- For-sale,
- Rental,
- Housing with a mix of typologies,
- Housing catering to families,
- Housing catering to seniors,
- Housing that is accessible to disabled residents, and/or
- Housing with a mix of unit sizes.

2) **Housing rehabilitation:**

Make funds available for:

- Acquisition and rehabilitation of existing housing,
- Housing improvements that support senior citizens and disabled residents,
- Add energy conservation upgrades to existing housing,
- Property rehabilitation of rental apartments, single family homes, and other typologies.

3) **Technical services:**

Make funds available for eligible organizations to hire professionals with the expertise to support:

- Development of vacant lots with affordable housing,
- Education for first-time homeowners,
- Educational opportunities instructing students on how to build housing, and/or
- Other technical and supportive services that attend to Pocket housing needs for a range of beneficiaries.

Applicants would apply for these funds in conjunction with a specific approved project.

The categories of use for **economic development funds** include:

4) **Commercial property acquisition and rehabilitation:**

Make funds available for:

- Acquisition,
- Demolition,
- Environmental remediation, and/or
- Rehabilitation of commercial properties that need subsidization to become economically feasible to redevelop.

This can include the acquisition of nuisance and vacant property to eliminate blight and secure future development opportunities for public, private, or community-based groups.

These opportunities should be considered **highest priority if they directly meet neighborhood service needs such as grocery stores, day care facilities, or after-school programming** sites. The activities must result in the **creation or retention of quality, living-wage jobs** for Pocket residents.

5) **Physical improvements:**

Make funds available for physical improvements in the Pocket to create a **sound environment for private investment and thriving commercial corridors.**

The funds can be used for improvements that:

- Complement or enhance existing City programs in the public right of way,
- Promote walkability and improve neighborhood aesthetics, and/or
- Improve the façades of businesses.

6) Training, education, and supportive programming

Make funds available for training, education, and supportive programming that directly benefit residents of the Pocket and create pathways and supports for business growth, wealth creation, and/or quality employment, especially for M/WBE organizations.

VIII. IMPLEMENTATION STRATEGIES

TWO YEAR PROGRAM

Each odd numbered year, a program will be developed for utilization of the fund income anticipated during the upcoming two fiscal years. The program shall substantially conform to the adopted ten-year plan as adopted by the Council.

CITY OF ALBUQUERQUE

If it is determined that a Department within the City of Albuquerque has the capacity to successfully carryout an identified project, the City may allocate funds to that specific Department to carryout said activities through a Memorandum of Understanding. Any project administered by the City of Albuquerque must align with the intent of the fund and meet the threshold criteria listed below. Before any HNEDF funds are allocated to a City Department, the following process must be followed:

- The Department that wishes to administer the proposed project will submit a written proposal, to include at minimum a project narrative, budget, workplan and anticipated project outcomes. The requesting Department will also be required to attend a HNEDF meeting to present the proposal and answer any questions.
- The HNEDF committee , along with DFCS staff will review the proposal. The committee will evaluate whether the proposed project is aligned with the Plan and meets the threshold criteria listed below. Based on the evaluation, the committee will make a recommendation to either fund or not fund the proposal. .
- If the City proceeds with a project after a “do not fund” recommendation from the committee the DFCS Director must submit a written justification to the HNEDFC Committee
-

Department/Division proposing a project must submit a proposal and budget and must meet the threshold criteria. The proposal will be brought before a subcommittee comprised of two HNEDF committee members and two DFCS staff members for review and recommendation before the allocation of funds. If the City proceeds with a project after no recommendation from the subcommittee, the DFCS Director will submit a written justification for the use of funds.

SOLICITATION OF FUNDING PROPOSALS

The City will follow all procurement rules for solicitation and adhere to the Department of Family and Community Services Administrative Requirements which may be found on the City of Albuquerque’s website.

The City can issue periodic **Requests for Proposals (RFP)** for the specific housing and economic development categories listed above or for projects within the parameters of the HNEDF plan. The Department of Family and Community Services will generate these RFPs and ensure that responding organizations can describe how proposed projects would meet various criteria and priorities for HNEDF funding and meet typical City procurement requirements. These requirements are discussed in greater detail in Appendix 4 and are further clarified on the Department of Family and Community Services website: <https://www.cabq.gov/family/partner-resources/request-for-proposals>

The City will form an ad hoc committee of City staff and HNEDF Committee members to evaluate and rank submitted RFPs in accordance with the principles described below, for ultimate contract decision making by the City.

ROLE OF THE HNEDF COMMITTEE

The fundamental role of the HNEDF Committee is to review and provide recommendations for the allocation of HNEDF funds, subject to City procurement policies and regulations.

RFPs will be processed in compliance with the DFCS social service procurement guidelines. The ad hoc committee will be assembled in compliance with those rules. At least one-third of the ad hoc committee will be comprised of HNEDF committee members. .

Conflict of Interest

City staff and any designated HNEDF Committee member will not be appointed to an ad hoc committee where there is an identified conflict of interest.

FUNDING PRINCIPLES & PRIORITIES

Proposals will be evaluated based on specific criteria. Threshold criteria and scored criteria will be evaluated. Each proposal will differ depending on the type of project being evaluated. While proposal evaluations will differ slightly, the information below will serve as a guide on proposal evaluation.

- **Threshold Criteria:** These criteria are mandatory. Each proposal **MUST** be in alignment with these thresholds.
- **Scored Criteria:** These criteria will be scored, the proposal(s) with the highest scores will be selected.

Threshold Criteria

Proposals must:

- Be financially sound
- Create long-term benefits for Pocket residents
- Produce tangible outcomes
- Have appropriate administrative and operating costs
- Preserve the architecture and culture of residents of existing neighborhoods

Housing proposals will support households that are below 80 percent AMI, especially households below 50 percent AMI.

Economic development proposals will promote neighborhood businesses and/or employment, including startup businesses, self-employment, existing businesses or entrepreneurship of Pocket residents.

Scored Criteria

Scored criteria will be used to evaluate and choose between different proposals. These criteria include:

- Leverage other funding sources
- Complement rather than substitute for or duplicate funding sources that support existing programs
- Coordinate efforts to develop public-private partnerships
- Coordinate housing and economic development activities for neighborhood revitalization
- Build capacity within sponsoring organizations
- Create opportunities for Pocket homeowners, tenants, and business owners to participate in the design, financing, construction and management of the facilities
- Promote self-sufficiency and independence
- Provide services and facilities which lie outside the normal basic service delivery of the City
-
- Balance funding recipients by geography, size, and ownership/leadership
 - o Extra consideration will be given to proposals from firms and organizations that are based within the neighborhoods and communities in which funds will be spent, smaller in size, and/or locally owned or managed. Extra consideration will all also be given to proposals from organizations outside the neighborhood or communities in which funds will be spent, but that has partnered with an organization located within the neighborhood or communities where funds will be spent. HNEDF was established to support Pocket residents, neighborhoods, businesses, and organizations. When the City funds proposals from local businesses and organizations, the funds not only support investment within neighborhoods, but also in local businesses or organizations. In addition, Pocket businesses and organizations are best positioned to understand local needs and how to preserve neighborhood culture, history, and lifestyle. Investing in smaller organizations encourages growth, builds capacity, and promotes community self-sufficiency and independence.
- Include Minority- and Woman-Owned Business Enterprise (M/WBE) firms and organizations in proposals
 - o Pocket neighborhoods are characterized by greater population diversity relative to the region. Historically, businesses and organizations that are minority- or woman-owned have faced greater burdens in starting and sustaining operations and have been less likely to have access to capital resources. Moreover, minority woman-led households have historically faced burdens that limit their access to wealth creation pathways. Encouraging investments in M/WBE enterprises will help enhance pathways to wealth creation for more vulnerable residents.
- Support neighborhoods that have not previously received funding
 - o The City will seek to ensure that neighborhoods that have received less support in the past from the HNEDF have a chance to obtain funding going forward. This principle should be balanced with the need to prioritize resource allocations for the most distressed neighborhoods, regardless of past funding levels, as described above.
- Meets unmet needs for goods and services in the neighborhood.

BALANCE BETWEEN GRANTS AND LOANS

HNEDF is a **dedicated source of funding** for the Pocket of Poverty, meant to provide direct support to Pocket neighborhoods. In keeping with Fund principles, allocations should be directed to maximize the benefit to Pocket residents, businesses, and other beneficiaries. This principle is best accomplished when funds are given to beneficiaries directly as a grant, without expectation of repayment. Therefore, while grants and loans can each be issued in response to an applicant's circumstances, the City should seek to offer grants when it maximizes the benefit to the beneficiary.

There may be instances when the City may wish to consider offering a loan instead of a grant. This decision should **focus on the beneficiary's ability to pay back a loan**. For example, smaller organizations with less revenue may benefit substantially more from a grant and have more difficulty in paying back a loan. Larger and more established entities with greater recurring revenue sources are likely better able to pay back loans and therefore may be a better candidate for a loan. Loans are particularly appropriate for certain construction projects with a clear source of repayment.

The City may also consider funding awards in which **loans may be forgiven if organizations meet specific**

goals such as job creation, offering more deeply affordable housing units, etc.

Regarding loans, it is important to note the **high costs associated with their administrative oversight**. When loans are issued they require oversight and the City must dedicate staff resources throughout the life of each loan. The City is concerned with its ability to consistently provide these services over time.

EVALUATION AND MONITORING STANDARDS

Following the 2002 Plan, there was little institutional knowledge or documentation that can describe whether the projects funded under the guise of that plan were successful. If there were formal evaluation and monitoring procedures in place, there is little documentation detailing those efforts and all City staff from that period have been replaced. While former members of the HNEDF Committee and community organizations offered some qualitative insights about previous plan efforts, they were limited in what they offer.

To avoid this problem in the future, the City should take on a role to monitor how funds are spent and regularly evaluate funded projects against the goals of the 2022 HNEDF Plan. This will require some investment from either the City or the Committee to add the necessary capacity to track allocated funds and the impact those funds have. This should include annual check-ins with project and program managers that benefit from funding, for which they should submit documentation regarding project and program impacts. Such efforts are essential to preserving the Fund's institutional memory and the understanding funding successes and challenges.

FINANCIAL PLAN & OVERALL FUND SUSTAINABILITY

The HNEDF grew from \$4.0M to \$6.3M between 2009 and 2020 as payments were made on outstanding loans and only a few new allocations were made. As of 2020, there was \$630K remaining in expected payments on outstanding HNEDF loans.

Given that this is a ten-year plan, allocations could be made over a ten-year period. The City could allocate roughly \$630K/year to stay on pace throughout the ten years without fully exhausting the Fund before the Plan's term ends. The City may find it advantageous to allocate more money than the \$630K/year in some years and allocate less than that amount in others, varying with the nature of funding opportunities and when they arise. As the City spends above or below the average mark per year, it should adjust how it allocates dollars in future years to preserve funding for opportunities throughout the plan's full ten-year term.

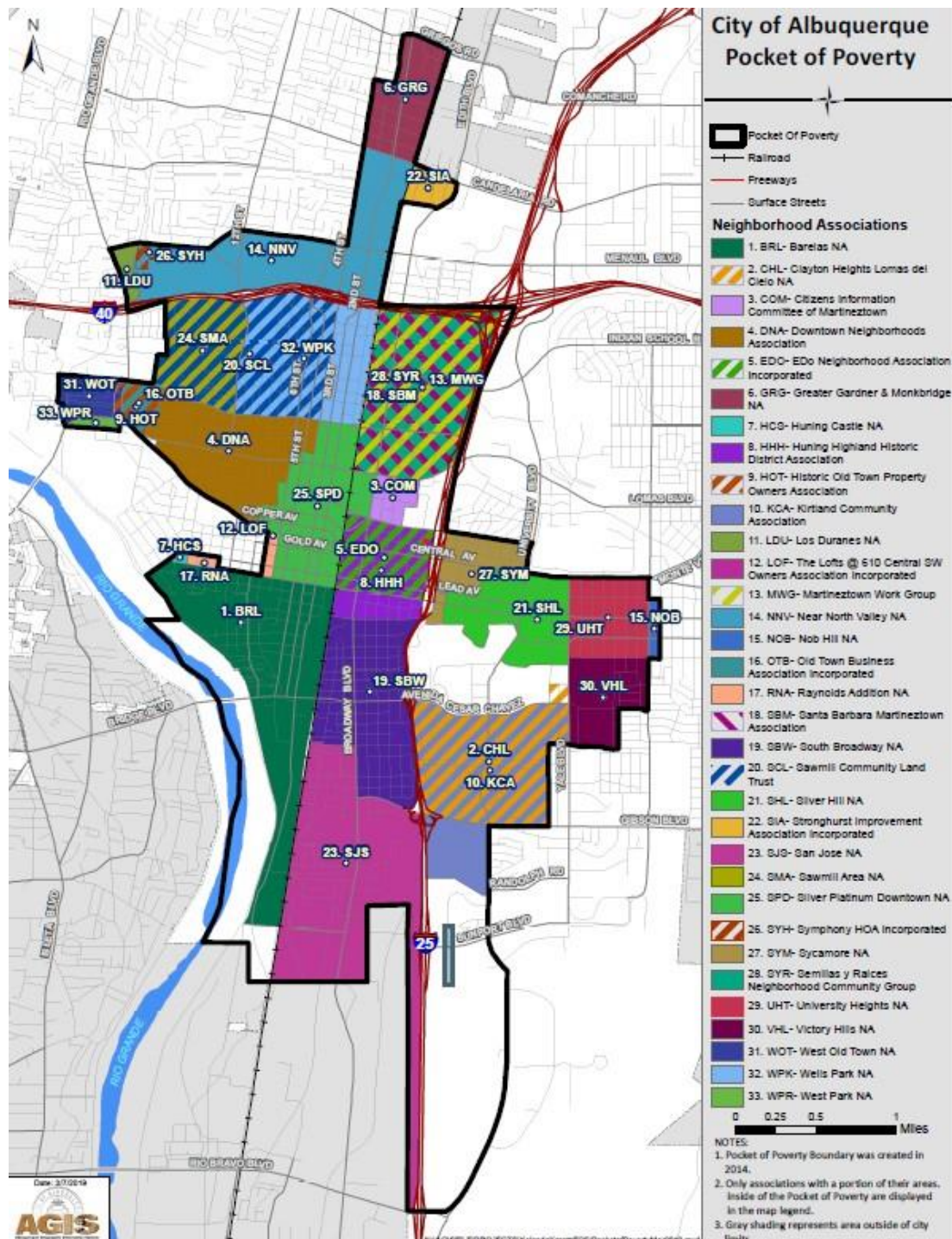
As the 2022 Plan is implemented, new allocations will outstrip income from these remaining loan payments, causing the fund balance to decline over time. Given the persistent needs of Pocket neighborhood residents and businesses, it is likely that **additional economic development and affordable housing support will be needed** in these neighborhoods for years to come. As such, the City and civic and philanthropic partners should anticipate the eventual exhaustion of the HNEDF, whether at the end of this next 10-year cycle or beyond, and work to identify additional programs and sources of funding to support the long-term needs of Pocket neighborhood residents and businesses.

In addition, prioritizing projects that have long-term benefits for Pocket residents and businesses will allow the benefit of HNEDF allocations to extend farther into the future, even if the fund itself diminishes over time.

VI. APPENDICES

APPENDIX 1: Pocket of Poverty Boundaries with Neighborhood Associations

Figure A.1.1.: Pocket of Poverty Neighborhood Map



Appendix 2: Detailed Overview of Community Engagement Efforts

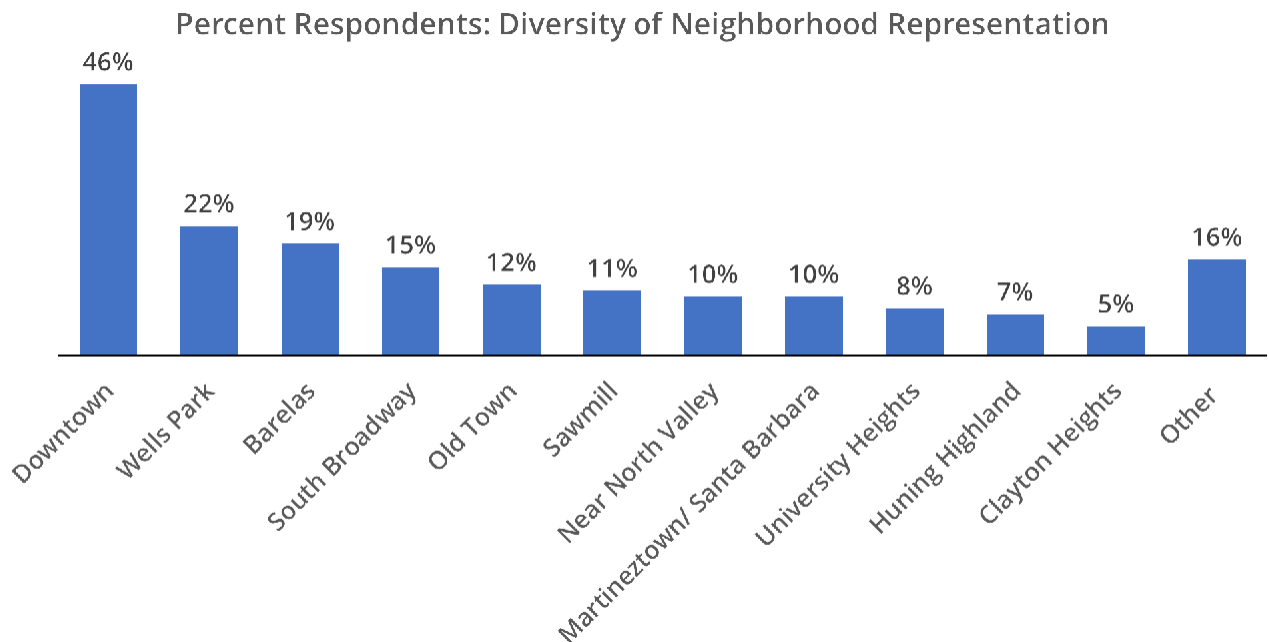
Community Survey

A community survey made available to the public assessed how demographic and socioeconomic data aligned with resident, worker, and student experiences. This survey was accessible online and in hard copy format. The survey included 15 questions related to housing and economic conditions in the Pocket and included additional questions regarding personal demographic information that were optional.

The survey was made available online, on the City's HNEDF project website, accessible via link, QR code, and in paper format at community libraries. Posters and fliers were posted at local community businesses and organizations, including grocery stores, childcare facilities, community-based organizations, coffee shops, restaurants, community centers, libraries, etc. and were shared at neighborhood meetings. Survey information and links were also emailed to neighborhood associations within the Pocket, local churches and community organizations, community leaders, and via community organization list serves. The survey **opened in July 2021 and closed in September 2021**.

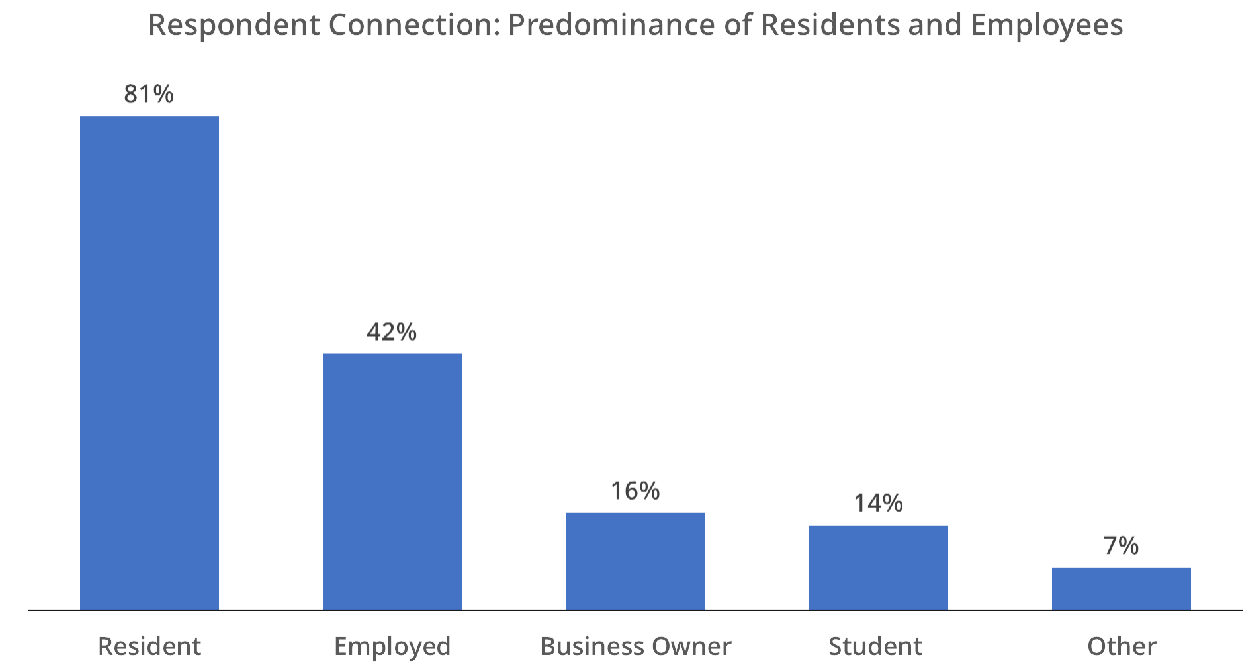
As displayed below in Figures 9 and 10, community members—including residents, workers, business owners, and students—from all Pocket neighborhoods submitted **196 responses**, with the average respondent having lived, worked, or studied within the Pocket for **11 years**.

Figure 9: Respondents by Neighborhood³



³ Percentages may add up to greater than 100% as respondents were able to select more than one choice.

Figure 10: Respondents by Pocket Connection



Respondents answered questions on several different topics related to housing and economic development. As detailed in Figure 11, survey respondents were asked to assess their level of concern regarding different housing topics. Respondents **most often cited concerns about homelessness and housing affordability**. In addition, when asked about overall funding priorities that HNEDF allocations should address, respondents also most frequently **cited housing as the highest-priority challenge** in the Pocket as compared to education, jobs, and support for businesses. These priorities are detailed in Figure 12.

Figure 11: Respondents Housing Concerns

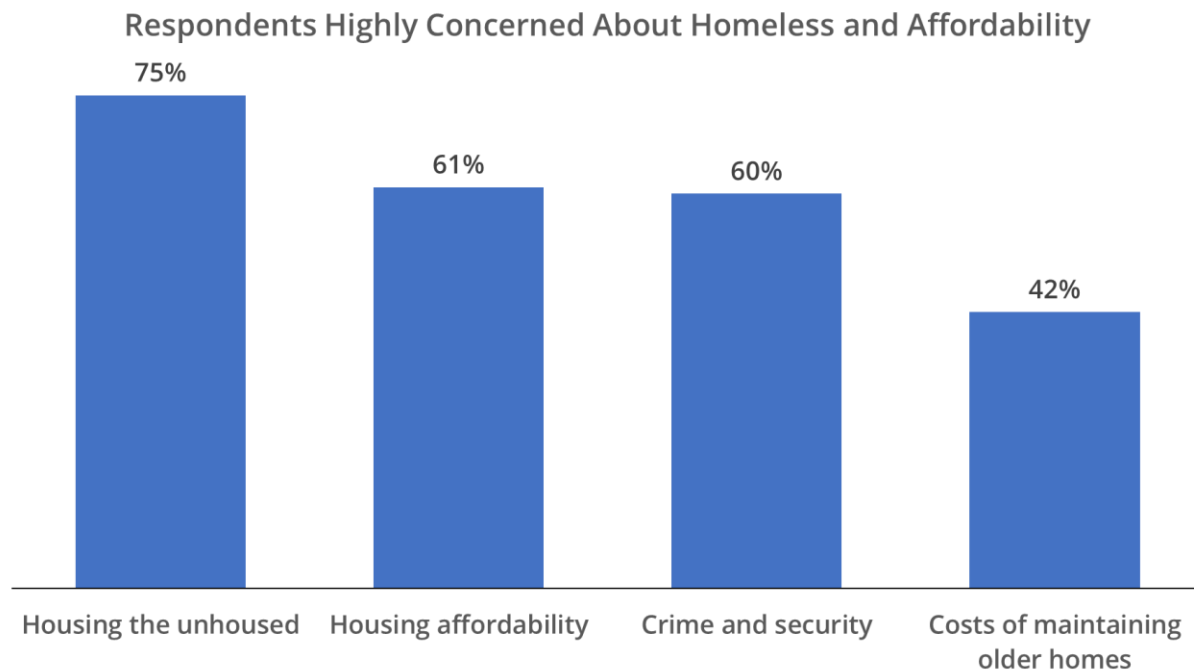
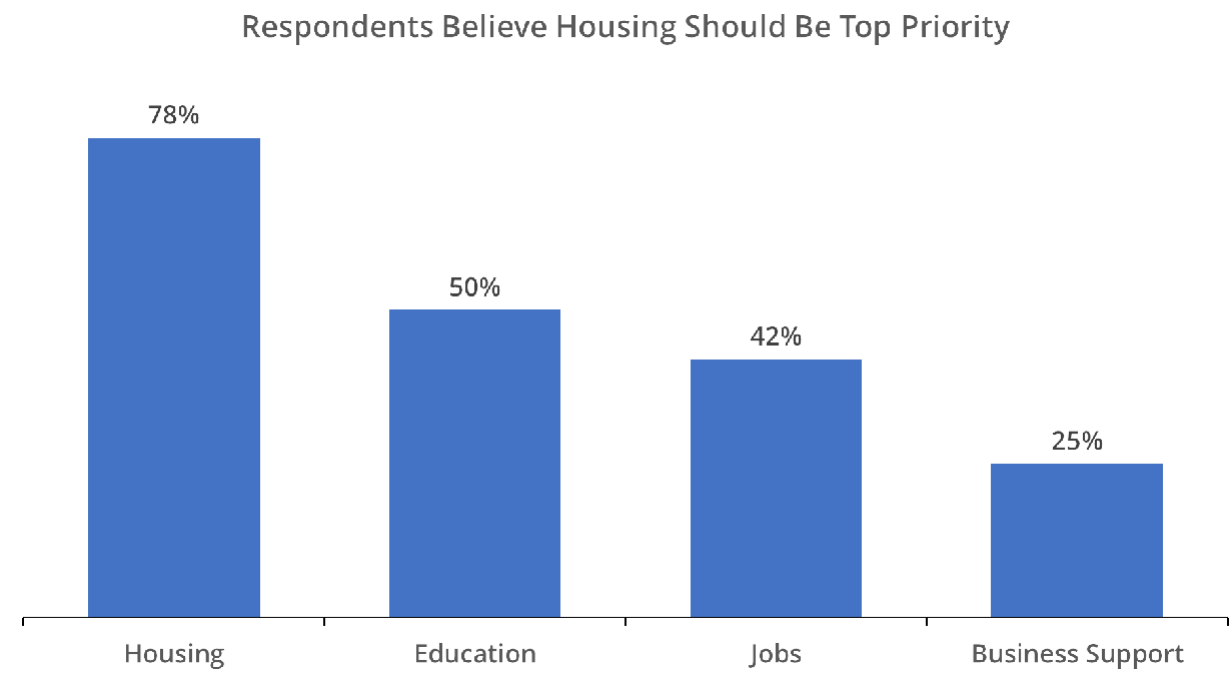
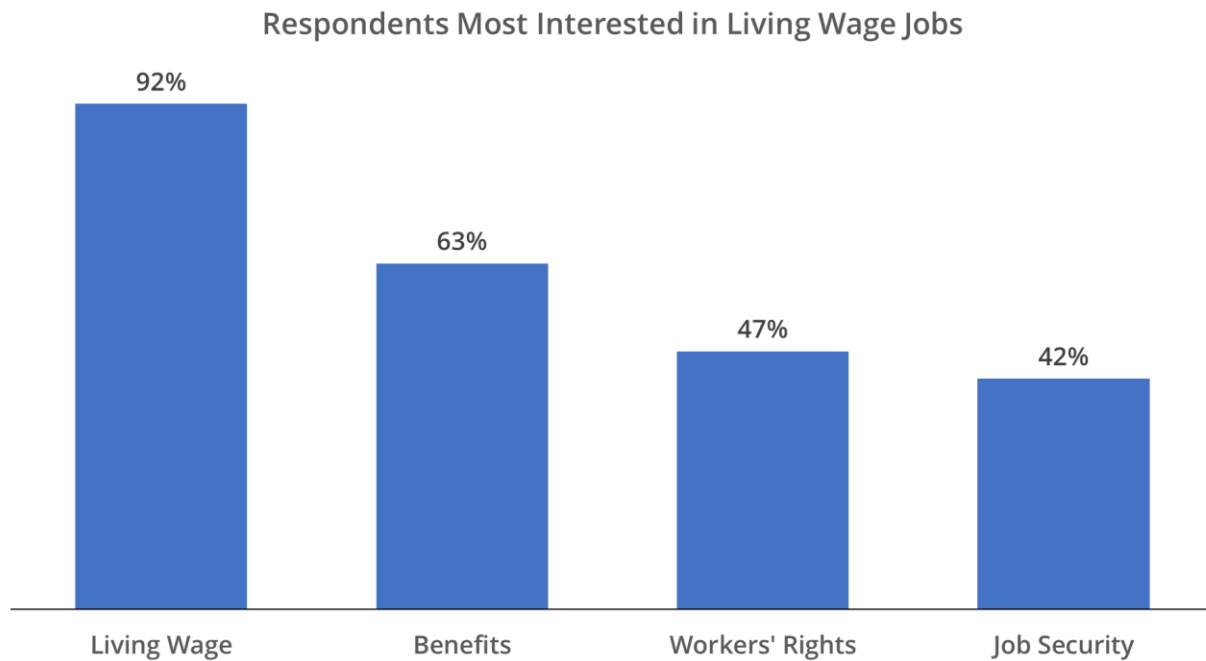


Figure 12: Respondents Funding Priorities



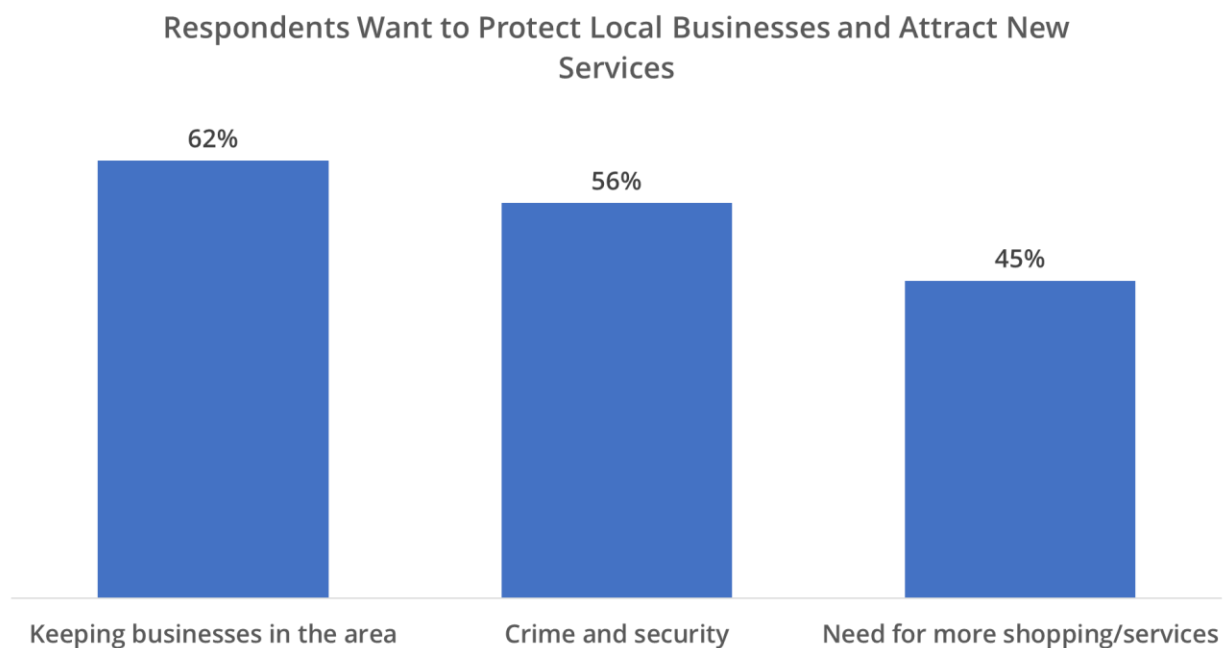
Respondents were also asked about new employment opportunities and their preferred job characteristics and benefits from potential job creation. As shown in Figure 13 respondents were most interested in **quality jobs paying living wages, followed by benefits and workers' rights.**

Figure 13: New Job Characteristics



When respondents were asked about their concerns regarding local small businesses, respondents voiced concerns about **sustaining local businesses, public safety and gaining access to more retail and services**. These results are shown below in Figure 14.

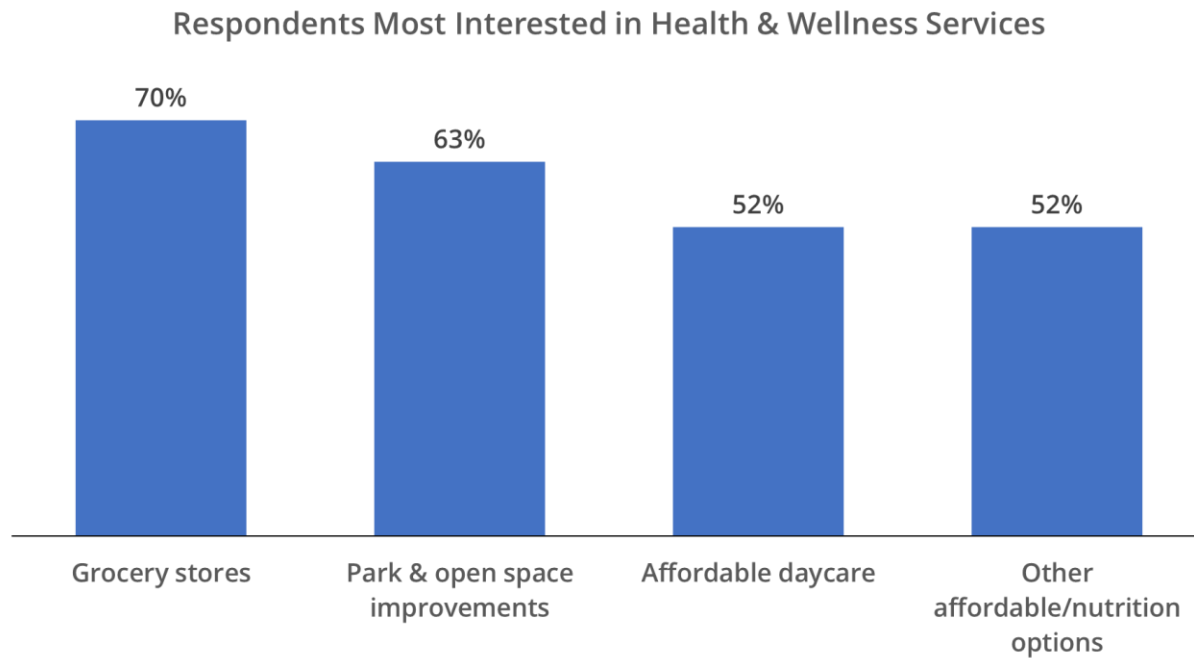
Figure 14: Local Business Concerns



When asked to provide more detail about the types of retail and services respondents would be most interested in attracting to their neighborhoods, they were most interested in new grocery stores, parks and

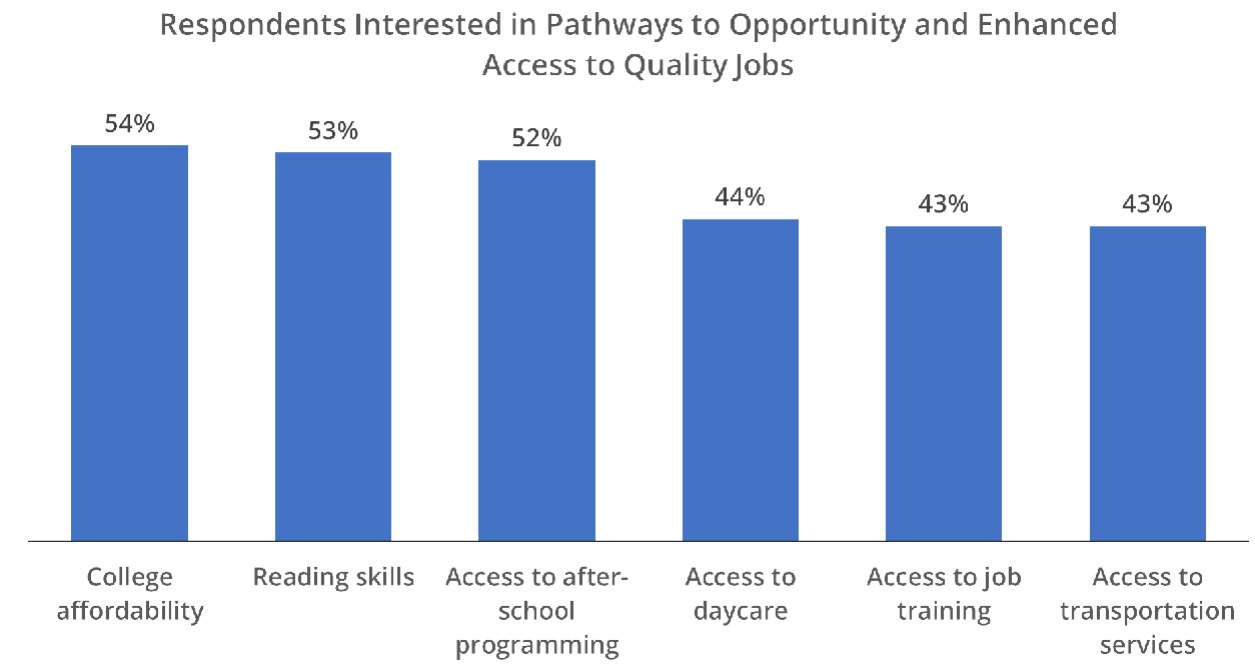
open space improvements, affordable daycare, and affordable nutrition options. As shown in Figure 15, this suggests that respondents are most **interested in services and amenities that promote health and wellness and an overall higher quality of life.**

Figure 15: Desirable Neighborhood Services



Finally, when respondents were asked about their concerns regarding education for students and residents within the Pocket, they were most concerned about access to services that create **pathways to quality jobs such as college affordability, resources to support skill development in reading, and job training, or services that support working parents, such as access to after-school programming, daycare, and transportation.** These preferences are detailed in Figure 16.

Figure 16: Education Concerns



Community Visioning Session

On August 10, 2021, the City hosted a community listening workshop with in-person and virtual components. The workshop was physically held at the Barelás Community Center following public health guidelines required at the time and virtually over Zoom. Simultaneous Spanish translation was provided via headphones for in person users and in a separate Zoom breakout room for virtual users. The session was recorded, and both the recordings and presentation slides were posted on the City's 2022 plan website in both English and Spanish.

31 people attended the workshop, of which 7 attended in-person and 24 virtually. Representatives included residents, City staff, community organization leaders, and business owners. The workshop included a project and community analysis overview and a facilitated discussion on community concerns and ideas for future fund impact.

Community members voiced several concerns about different topics including, but not limited to:

- Gentrification and displacement
- Household and resident access to capital
- Homeownership education and support
- Access to capital for start-ups and existing businesses
- Building/home repair and maintenance support
- Need for new housing
- Limited availability of current housing
- Lack of community amenities and services.

Community Group & Stakeholder Interviews

Throughout the plan development phases, community groups and stakeholders were engaged to provide targeted feedback on their areas of expertise and concern relating to housing and economic development within the Pocket. The following groups were consulted:

- Albuquerque Healthcare for the Homeless
- City of Albuquerque Metropolitan Redevelopment Authority
- Greater Albuquerque Housing Partnership
- Homewise
- Sawmill Community Land Trust
- United South Broadway Corporation
- WESST
- Former and current members of the HNEDF Committee
- Several local stakeholders with current and former leadership positions within the Pocket

These groups provided additional information about the following needs within Pocket neighborhoods.

Housing

- Rent-to-own housing options
- Home improvements to support aging-in-place housing for seniors
- Subsidies and pathways for low-income, first-time homeowners
- Production and preservation of affordable housing across housing types with different unit mix and sizes included

Economic Development

- Façade improvements for local small businesses
- Resources to support estate planning for low-income families
- Training and capacity-building opportunities for entrepreneurs and small business owners
- Access to credit for entrepreneurs and small business owners, particularly for minority and woman-owned business enterprises (MWBES).
- Workforce development opportunities to support training in skilled trades
- Direct services to the unhoused population

Community Focus Groups

Four community focus groups were held after the public community workshop at the request of individual community groups:

- 2) A virtual meeting was conducted with 11 members of the South Broadway Neighborhood Association on September 9, 2021. Community members voiced several concerns about different topics including, but not limited to:

- The plan area boundaries specifically related to the inclusion of the primarily business-centric downtown area
- Home renovation and repair needs
- Housing needs – including first time home ownership, rehabilitation, education for first time homeowners and of new and diverse housing stock
- Childcare
- Job training
- Supporting local business retention and attraction along Broadway Boulevard
- Diminishing community resources for City programming and activities within the community
- Providing support to ensure that youth and seniors to remain in the community

Attendees placed particular emphasis on the point that all communities within the Pocket are different. Each have different needs and it is important to listen to each community in developing housing and economic development strategies.

- 3) A well-attended virtual meeting was conducted with the Wells Park neighborhood on September 14, 2021. Neighborhood residents expressed opinions including:
 - Plan should prioritize neighborhoods that have not received funding previously.
 - Plan should distinguish between issues faced by Wells Park vs. Sawmill, though the neighborhoods have historically been grouped together.
 - Single family housing in the neighborhood is insufficiently affordable.
 - Plan should support infill development.
- 4) On September 16, 2021, the Santa Barbara/Martineztown annual neighborhood association meeting included a focus group on the upcoming 2022 Plan. The meeting was well attended. Community members voiced several concerns about different topics including, but not limited to:
 - Education for homeowners on financial options to retain homes
 - Funds for housing rehabilitation and renovation
 - Job training
 - Facilities for community members to sell products made in the community
 - Parent-child education
 - Assistance accessing community service and benefits programs.
- 5) On September 23, 2021, six participants joined a focus group with the Barelás Community Coalition. Community members voiced several concerns about different topics including, but not limited to:
 - Prioritizing smaller housing to provide affordable housing for community members
 - Supporting a vibrant commercial corridor on 4th street,
 - Façade improvements
 - Gentrification prevention
 - Organizational capacity building for existing community organizations.

The discussion also included prioritizing funds for projects in the pipeline and projects led by organizations with proven organizational capacity and direct ties connections to the community.

Summaries of each community meeting were developed for each of the facilitated meetings and sent to community participants for review and comment.



SBMTNA

Address: 1420 Edith NE, #9, Albuquerque, NM 87102

Phone No: 505)270-7716

Email: sbmartineztown@gmail.com

Website: sbmtna.com

August 7, 2026

Renn Halstead, Chair
Environmental Planning Commission
Plaza Del Sol, 600 2nd Street NW
Albuquerque, NM 87102

RE: Case #ZMA2026/00011

Dear Chair Halstead and EPC Commissioners,

Santa Barbara Martineztown Neighborhood Association (SBMTNA) recommends deferral of the City of Albuquerque's Council Services Planning Staff application to the Environmental Planning Commission for a Zone Map Amendment to rezone 229 Broadway NE from NR-LM (Non-Residential – Light Manufacturing Zone District) to MX-M (Mixed Use-Medium Intensity Zone District). The 'subject site' is located in the Martineztown Santa Barbara Neighborhood boundary, IDO CPO-7. Due to the fact that Integrated Development Ordinance -CPO-7 was amended in order to take out 229 Broadway NE from historical Martineztown Santa Barbara Neighborhood boundary, the SBMTNA is at the Second Judicial Court. For this reason, the association understands this request is premature. The association also understands that a Request for Proposal has been submitted by the MRA office for 229 Broadway NE, so the recommended zone change may not be appropriate. The IDO requires that the City Council staff and City of Albuquerque Planning Department preserve and protect neighborhoods. SBMTNA recommends for the zone map amendment to be a less intense zone code such as MX-T zone or MX-L zone, since the property is in the historical predominant single family residential area.

SBMTNA requires that the cumulative impact study is provided before the request is heard by EPC. According to City Council Planner Deepa Bansal, the request requires a cumulative impact study. The neighborhood association is recommending a traffic impact study since Lomas and Broadway are highly congested and because of the traffic congestion unwanted traffic enters into the neighborhood. The association is also recommending an environmental impact study due to volume of cars in the neighborhood from the two interstates, the frontage road, and the new upcoming new Physical Therapy Hospital. The EPC and SBMTNA is required sufficient time to review these studies, therefore, the SBMTNA understands deferral is required.

The Bernalillo County Health Impact Study has determined that Martineztown is highly environmentally impacted. The new physical therapy hospital will bring unwanted vehicles into the neighborhood.

Residents in the Martineztown Santa Barbara Neighborhood should be provided the same quality of life as any other R-1 land uses in Albuquerque, but due to the discrimination the residents continue to face displacement and gentrification. (Exhibit HIA Report and HNDEF Report 2022.)

Santa Barbara Martineztown Neighborhood Association understands that this request is **premature** since the City Council decision to change the CPO-7 boundary for 229 Broadway NE is at the Second Judicial Court. SBMTNA wants no changes to the historical boundary of the neighborhood or the CPO-7 nor does it want any changes to the existing Martineztown Santa Barbara MRA, which the City of Albuquerque refuses to acknowledge.

The subject site is currently vacant land, owned by the City of Albuquerque and AMAFCA. Furthermore, SBMTNA has been informed that the Metropolitan Redevelopment Office has already placed a Request for Proposal to sell the property.

SBMTNA is not opposed to the down zone of the subject property to allow for the possibility of residential development. The question SBMTNA is why did the City of Albuquerque City Council Planner not require the MX-T or MX-L which are lower intensity uses? According to the purpose of the Integrated Development Ordinance (IDO), the IDO under Section 1-3 is to implement the adopted Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan), as amended. The IDO states that the City of Albuquerque is to ensure that all development in the City is consistent with the **spirit and intent of any other plans** and policies adopted by City Council. The CPO-7 does not allow buildings higher than 26 feet. The IDO further states that it is to protect all communities, especially those that have been historically underserved such Martineztown Santa Barbara Neighborhood. The City of Albuquerque is required to protect the quality and character of residential neighborhoods. The City is also to promote small-scale neighborhood-serving economic development opportunities.

SBMTNA requests that the protection and preservation that is provided in the CPO-7 to remain for 229 Broadway to protect the historic Martineztown Santa Barbara neighborhood.

The Housing Needs Assessment is not clear at this time. Since there has been abundance of housing built just unaffordable for Albuquerqueans who have lived here for generations. SBMTNA has seen the word “affordable housing” used for high end housing. The question that SBMTNA asks is affordable for what income range and more importantly how does Martineztown Santa Barbara Neighborhood benefit? I will refer you to the Housing and Neighborhood Economic Development Funding Report 2022 that states that the economic development such as the Rail Trail etc. the City is proposing will displace the local residents and make it harder for the residents to live in their neighborhood. (Exhibit:HNEDF 2022 Report)

According to the ABQ Comprehensive Plan, the Goal 6.4 Public Health is to promote individual and community health through active transportation, noise mitigation, and air quality protection. The City has ignored the Albuquerque New Mexico Heat Watch Report. The massive building of the physical therapy hospital brings more heat to underserved community such as Martineztown Santa Barbara an area that according to the Heat Watch Report is already dangerous. Another massive building with the allowable 60-foot building will only bring more heat and will only exacerbate the situation.

Per the ABQ Comprehensive Plan Policy 6.4.3 for Noise the comp plan states the City of Albuquerque is to mitigate traffic noise along roadways. The neighborhood continues to deal with noise pollution from the freeways which impacts the learning ability for students at Albuquerque High School, Career Enrichment Center and Long Fellow. The helicopters fly at all hours of the day and night and they fly very low over the housing in the neighborhood.

The Cookies Cannabis toxic chemicals are submitted into the air and the association would like to know more about this toxic chemical and how it is affecting the residents. The existing I-40 and I-25 environmental impacts are discussed in the Health Impact Assessment by Bernalillo County Place Matters which is detrimental to the children’s learning ability.

Broadway is considered a State Highway and it is already congested during peak hours and unwanted traffic flows into the neighborhood due to the traffic congestion. The 5-ton trucks do not follow the law and drive through the neighborhood. The toxins from the diesel are very dangerous.

The impacts of the proposed development of the Rail Trail and the Downtown Arts and Cultural district have significantly gentrified the neighborhood. The City has failed to protect and preserve the historical neighborhood from displacement and gentrification.

Below are responses to the different criteria listed out in the IDO for Zone Map Amendment (§ 14-16-6-7(G)) – Zoning Map Amendment – EPC

6-7(G)(3) Review and Decision Criteria

An application for a Zoning Map Amendment shall be approved if it meets all of the following criteria.

6-7(G)(3)(a) The proposed zone change is consistent with the health, safety, and general welfare of the City as shown by furthering (and not being in conflict with) a preponderance of applicable Goals and Policies in the ABC Comp Plan, as amended, and other applicable plans adopted by the City.

SBMTNA recognizes the City has failed to protect and preserve the historical neighborhood by recommending and approving 229 Broadway NE to be what the City of Albuquerque states “an entrance to the Downtown Neighborhood when it is clearly in the adjacent historical Martineztown Santa Barbara neighborhood. SBMTNA asks that this request be deferred until the courts deal with the City removal of two parcels from the CPO-7. SBMTNA also requests that the City of Albuquerque acknowledges the Martineztown Santa Barbara Metropolitan Area and MRA Plan. (Exhibit: Ordinance 4-498). The highest and best use for 229 Broadway NE should benefit the Martineztown Santa Barbara neighborhood.

IDO Section 4.2 under allowable uses, The MX-M zone and the NR-LM zone correlate except for the residential use category. There is no change to the intensity of the use. How is MX-M justified, when the property at 229 Broadway NE is in the adjacent neighborhood to Downtown. The proposed MX-M zone is much too intense to serve the surrounding community which is low density residential zoning.

This zone amendment request changes the zone from NR-LM to MX-M (Mixed-Use-Medium Intensity Zone District), but does not demonstrate how it will further the Goal 4.1.1 Background. This chapter includes policies related to the preservation, enhancement, and planning for all areas of the city and county, as well as additional policies related to the character of specific areas. This chapter works with other chapter elements in the Comp Plan to protect and enhance neighborhood character (for Martineztown Santa Barbara neighborhood is to follow the CPO-7 of 26 feet in height)and by guiding appropriate land use and encouraging the registration of historic properties or districts within neighborhoods. The Comp Plan is not the only tool for protecting neighborhood character....Ongoing planning efforts will be needed to further identify the distinct elements and special places that define and contribute to each area's character, as well as policies, capital projects, and partnerships needed to preserve and enhance distinct communities.

Nor does it further the Guiding principle such as - STRONG NEIGHBORHOODS • Neighborhoods provide quality of life and remain distinct, vibrant places to live. • Development in established neighborhoods matches existing character and promotes revitalization where desired. • Established neighborhoods are protected, preserved, and enhanced.

According to the 4.1.3.2 CITY COMMUNITY

PLANNING AREAS *The City of Albuquerque recently did an assessment of the Community Planned Areas. There was no recommendation to change the boundaries of the CPO-7 area? Through the CPA process, the City Planning is required to work with the residents to identify defining character elements and policy and/or regulatory protections for those elements. The neighborhood association has provided our recommendations and would like our MRA acknowledged and updated. THE CPA process is to be proactive and public engagement, but for Martineztown the City of Albuquerque has to been proactive. The MRA office has never met with our neighborhood association to discuss any recommendations they have made to our neighborhood.*

This amendment does not follow the CPO-7 to preserve and protect the neighborhood nor can it further the Goal 5.1 – Center and Corridor. Since the Major Transit Corridor conflicts with the CPO-7 recommendations to preserve and protect the neighborhood.

The MX-M zone district is to further encourage a live, work, and play development, marking it as part of the Martineztown Santa Barbara Neighborhood and serving neighborhood.

The City of Albuquerque does not show how the integrity of existing neighborhoods can be assured.

This vacant property is in the historical Martineztown Santa Barbara boundary, which requires only 26 feet in height to the protect and preserve the historical neighborhood. The City of Albuquerque is building high rise buildings around the neighborhood and making it into a fortress with no real plans to protect or preserve the neighborhood.

*Policy 13.5.1 states “Land Use Impacts: Prevent environmental hazards related to land uses.” This policy then has a sub policy that spells out the intent of this policy in greater detail, stating “b) Protect public health, safety, and welfare by discouraging incompatible land uses in close proximity, such as housing and industrial activity.” The intent of this amendment is not only to achieve a more active development on long-term vacant site, but to also avoid the concerns of industrial uses, that would be permissive under the NR-LM district, as it exists today. The MX-M the same land uses that the NR-LM allows. In fact, the height allowance makes the request more impactful to the neighborhood. **The greatest environmental impact in the historical Martineztown Santa Barbara neighborhood is the vehicles emissions from the freeways, arterials, collectors and helicopters. SBMTNA is in favor of downzoning, but limit on density and height due to the dangerous levels of emissions from the existing vehicles and the existing high traffic volume including diesel 5-ton trucks on Lomas and Broadway NE.***

6-7(G)(3)(b) If the subject property is located partially or completely in an Area of Consistency (as shown in the ABC Comp Plan, as amended), the applicant has demonstrated that the new zone would clearly reinforce or strengthen the established character of the surrounding Area of Consistency and would not permit development that is significantly different from that character. The applicant must also demonstrate that the existing zoning is inappropriate because it meets any of the following criteria.

1. There was a typographical or clerical error when the existing zone district was applied to the property.

There was a typographical error in 1959 when the zoning code was established. The area was predominantly residential and the City of Albuquerque zoned the area heavy commercial to take over the area.

The Martineztown in the 70s said “Martineztown Not for Sale”. The City of Albuquerque continues to push high impact development in the neighborhood with no regard to the life-long residents that live in the neighborhood and the historical neighborhood. High density apartments are highly impactful to the neighborhood. According to the police reports, 505 Apartments has one of the highest crime reports in the neighborhood. The McKnight and Broadway apartments has police calls every week.

SBMTNA agrees that Policy 5.6.2 states Area of Change does direct growth to be more intense, however according 5.1.2.5 CITY OF ALBUQUERQUE DEVELOPMENT AREAS Directing growth to Areas of Change is intended to help preserve and protect established neighborhoods in Areas of Consistency. Areas of Change and Consistency

are designed to be complementary to protect the scale and character of distinctive neighborhoods while accommodating new residents and jobs in areas already well served by infrastructure and transit. *Areas of Consistency (City only)* Neighborhoods designated as Areas of Consistency will be protected by policies to limit densities, new uses, and negative impacts from nearby development. While these areas may see some infill development and new uses, new development or redevelopment will need to be compatible in scale and character with the surrounding area. Some Areas of Consistency are experiencing a different set of pressures than those posed by incompatible infill development. These areas may have a high home-occupancy rate, et face deteriorating infrastructure, land use conflicts, such as those between industrial and residential uses, or a lack of basic services such as grocery stores or parks. These areas will benefit tremendously from targeted reinvestment in nearby Areas of Change.

2. There has been a significant change in neighborhood or community conditions affecting the site. **There have not been significant changes in this area. The predominant land use continues to be low-density single-family R-1 zone. What has contributed to traffic congestion is the error when the zoning in 1959 was established to zone dwellings as heavy commercial and the City refusing to protect and preserve the neighborhood by developing a physical therapy hospital.**

3. A different zone district is more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

SBMTNA agrees that a different zone category is more advantageous since the IDO requires that the neighborhood is preserved and protected. The MX-L or MX-T is much more advantageous to the neighborhood than MX-M is more intense because of the high-density apartments then NR-LM. The MX-M correlates with the NR-LM except for the allowed residential uses.

5.1.2.5 CITY OF ALBUQUERQUE DEVELOPMENT AREAS

Directing growth to Areas of Change is intended to help preserve and protect established neighborhoods in Areas of Consistency. Areas of Change and Consistency are designed to be complementary to protect the scale and character of distinctive neighborhoods while accommodating new residents and jobs in areas already well served by infrastructure and transit.

The IDO Policy 5.6.2 conflicts with the CPO-7 and 5.1.2.5 where it states that Areas of change: Direct growth and more intense development to Centers, Corridors, industrial and business parks. Since it is in the historical neighborhood and the Martineztown Santa Barbara Neighborhood Metropolitan Redevelopment Areas the zoning needs to show where protection and preservation is required.

*The subject property is along a Major Transit Corridor however the CPO-7 overrides this criterion. The property is also within the history Martineztown Neighborhood and the Martineztown Santa Barbara Metropolitan Redevelopment Area (Note: The City of Albuquerque continues to not acknowledge the Martineztown MRA). SBMTNA during the new IDO encouraged down zoning and discouraged any area near the neighborhood to an Area of Change since it was in the historical neighborhood and was in conflict of preserving and protecting the neighborhood. This area is NR-LM. **SBMTNA understands according to the IDO this area should have been down zone during the approval of the IDO in 2018. Instead, the City zoned the housing MX-L and made the housing nonconforming when the Martineztown Santa Barbara Sector Plan allowed R-1 zone. Why didn't the City rezone the housing to R-1 zone and make the high intensity NR-LM zone non-conforming? These uses are detrimental to any neighborhood.** The MX-M correlates with the NR-LM and provides a more intense use with high rise apartments which means more cars on the road and more congestion and pollution in the neighborhood.*

6-7(G)(3)(c) If the subject property is located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended) and the applicant has demonstrated that the existing zoning is inappropriate because it meets any of the following criteria.

1. There was a typographical or clerical error when the existing zone district was applied to the property.
2. There has been a significant change in neighborhood or community conditions affecting the site that justifies this request.

The property in question was formerly many uses housing, distillery and most recently a detention pond. The lot has since been used for film production and temporary outdoor storage.

When the new pump station (Marble Arno Pump Station) was constructed across the street, according to the City it eliminated the need for the detention pond that existed at 229 Broadway Blvd. NE. SBMTNA doubts if the Marble Arno Pump Station is sufficient. Did the City of Albuquerque and AMFACA investigate thoroughly that this area may still need the ponding area? The reason SBMTNA has uncertainties is because in 2025 the computer broke down and there was flooding at Lomas and Broadway and in the neighborhood. We have also seen in other areas that cities and towns throughout New Mexico have experienced unprecedented flooding.

Recently, the City without informing the neighborhood and requesting their input brought the piece of property into the Downtown 2025 MRA, as well as the established Downtown TIF, even though there is an existing Martineztown Santa Barbara MRA, which the City fails to acknowledge and which provides for the neighborhood an opening for new, flexible finance and incentive tools for future development on the site to benefit the Martineztown Santa Barbara Neighborhood.

3. A different zone district is more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

SBMTNA knows that that housing will be more beneficial on this property. However, the density can be just as dangerous as the allowed uses under MX-M and NR-LM zone categories. SBMTNA recommends a less intense zone such as MX-T or MX-L zones.

According to POLICY 9.2.1 Compatibility: Encourage housing development that enhances neighborhood character, maintains compatibility with surrounding land uses, and responds to its development context – i.e., urban, suburban, or rural – with appropriate densities, site design, and relationship to the street. [ABC] a) See Community Identity Goals 4.1 and 4.2 for policies on neighborhood character. The property at 299 Broadway NE is in the Martineztown Santa Barbara neighborhood boundary. A 60-foot apartment complex would not be in character with the historical single-family dwellings in the neighborhood. Policy 9.2.1 encourages housing that will enhance the neighborhood. The zone categories of MX-T and MX-L are less intense and should be considered for this area.

More single-family housing is needed in Martineztown Santa Barbara Neighborhood so that more families are living in the neighborhood and children and youth are able to attend the neighborhood elementary school and high school. The citizens have given a lot of money to invest in these institutions. There is plenty of multi-housing already built in Downtown, but unaffordable for native Albuquerqueans. In fact, according to the studies there were 559,000 people in Albuquerque and this year there are only 555,000 or 10 percent less people that has moved out of Albuquerque.

6-7(G)(3)(d) The requested zoning does not include permissive uses that would be harmful to adjacent property, the neighborhood, or the community, unless the Use-specific Standards in Section 14-16-4-3 associated with that use will adequately mitigate those harmful impacts.

The requested zone is a MX-M Medium Density zone district correlates with the NR-LM and allows high density housing which would bring high intensity and negative impacts to the neighborhood.

SBMTNA recommends MX-T or MX-L a zone district which is much more sensitive to the existing historical neighborhood and will be more compatible with the surrounding neighborhoods.

6-7(G)(3)(e) The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems, meet any of the following criteria:

1. Have adequate capacity to serve the development made possible by the change of zone.

The infrastructure in the Martineztown Santa Barbara Neighborhood is considered one of the worst in Albuquerque. The City Council Planning staff needs to go down Granite off of Broadway where unwanted cars turn off the congested Broadway NE. Granite needs complete make over since it is in a poor condition.

ABQ Ride Forward Recovery Network Plan may have been passed in 2025, but it does nothing to correct the neglect of the poor conditions of the infrastructure that has been neglected for decades in the entire Martineztown Santa Barbara Neighborhood.

2. Will have adequate capacity based on improvements for which the City has already approved and budgeted capital funds during the next calendar year.

The current street conditions are not adequate. They are in poor condition.

3. Will have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement (IIA).

A site plan has nothing to do to improve the streets conditions and the number of accidents that happen daily in the neighborhood. The City Council planner cannot guarantee anything will be done to improve the infrastructure.

The site plan for the physical therapy hospital did nothing to deal with the infrastructure improvements at Mountain and the South Frontage Road NE. In fact, the property owner stated it was the City's issue. The south frontage road at Mountain Road NE has accidents daily. Mountain Road at this intersection is considered dangerous yet the City of Albuquerque contributed to the dangerous situation by adding a 4-story physical therapy hospital that will bring more traffic into the neighborhood. The developer has left the problem of Mountain Road poor rating the same.

4. Will have adequate capacity when the City and the applicant have fulfilled their respective obligations under a city-approved Development Agreement between the City and the applicant.

No improvements will be made and cannot be guaranteed during the site plan approval.

6-7(G)(3)(f) The applicant's justification for the Zoning Map Amendment is not completely based on the property's location on a major street.

The Major Transit Corridor along Lomas Blvd conflicts with the CPO-7 in the IDO.

The MX-M zone is much more intense than the NR-LM and cannot be consider more highly beneficial. The MX-L is the more commonly adjacent zone category. The proposed zone does not match the predominant historical single family residential area.

The existing land uses within approximately 500 feet of the subject site includes single family residential land uses with office and fast-food restaurant that has been recently closed and a Starbucks.

The surrounding area is primarily zoned a mix of MX zone districts. The surrounding land uses are largely consistent with the range of uses permitted within the MX-L zone district. Therefore, rezoning the subject property to MX-T or MX-L zone with a limit of 26 feet in height would help ensure that future development preserves and protects the historical residential area.

6-7(G)(3)(g) The applicant's justification is not based completely or predominantly on the cost of land or economic considerations.

The applicant justification is based solely on economic consideration instead of protecting and preserving the historical residential neighborhood.

6-7(G)(3)(h) The Zoning Map Amendment does not apply a zone district different from surrounding zone districts to one small area or one premises (i.e., create a

“Spot zone”) or to a strip of land along a street (i.e., create a “strip zone”) unless the requested zoning will clearly facilitate implementation of the ABC Comp Plan, as amended, and at least 1 of the following applies.

1. The subject property is different from the surrounding land because it can function as a transition between adjacent zone districts.
2. The subject property is not suitable for the uses allowed in any adjacent zone district due to topography, traffic, or special adverse land uses nearby.
3. The nature of structures already on the subject property makes it unsuitable for the uses allowed in any adjacent zone district.

Martineztown Santa Barbara Neighborhood, which 229 Broadway NE is part of is a historical adjacent neighborhood to downtown. The opportunities have always been to make this property highly beneficial to the neighborhood, but when the opportunity did come about the City of Albuquerque decided to remove this parcel from the neighborhood boundary and from the existing Martineztown Santa Barbara MRA which the City refuses to acknowledge.

The proposed zone district is too intense for the neighborhood. The opportunities under the Martineztown Santa Barbara Neighborhood boundary and the MRA is already available for pedestrian-oriented mixed-use development, including neighborhood-serving retail, locally owned businesses, housing, and office space, contributing to a more active and welcoming streetscape.

The Major Transit Corridor conflicts with the IDO CPO-7. The surrounding area already contains a diverse mix of restaurants, cafés, offices, and other everyday services, making the proposed zone a natural extension of the existing development pattern. The neighborhood is to be preserved and protected. The land uses at 229 Broadway NE should be a benefit to the neighborhood. It should not be to gentrify the neighborhood nor should it be a development that changes the character of the neighborhood.

Rezoning the property from NR-LM to MX-T or MX-L would better align with this established context, expand opportunities for compatible infill development, and further strengthen the vitality of Martineztown Santa Barbara Neighborhood and provide small business development that would benefit the nearby residents.

SBMTNA requests cross-examination of witnesses. Furthermore, SBMTNA requests written notice of all decisions relating to this rezoning application.

SBMTNA recommends MX-T or MX-L zone map amendment to protect and preserve Martineztown Santa Barbara neighborhood which provides the highest and best use that benefits the residents of the Martineztown Santa Barbara Neighborhood.

For the above reasons, SBMTNA respectfully requests deferral of the proposed change NR-ML to MX-M for 229 Broadway NE.

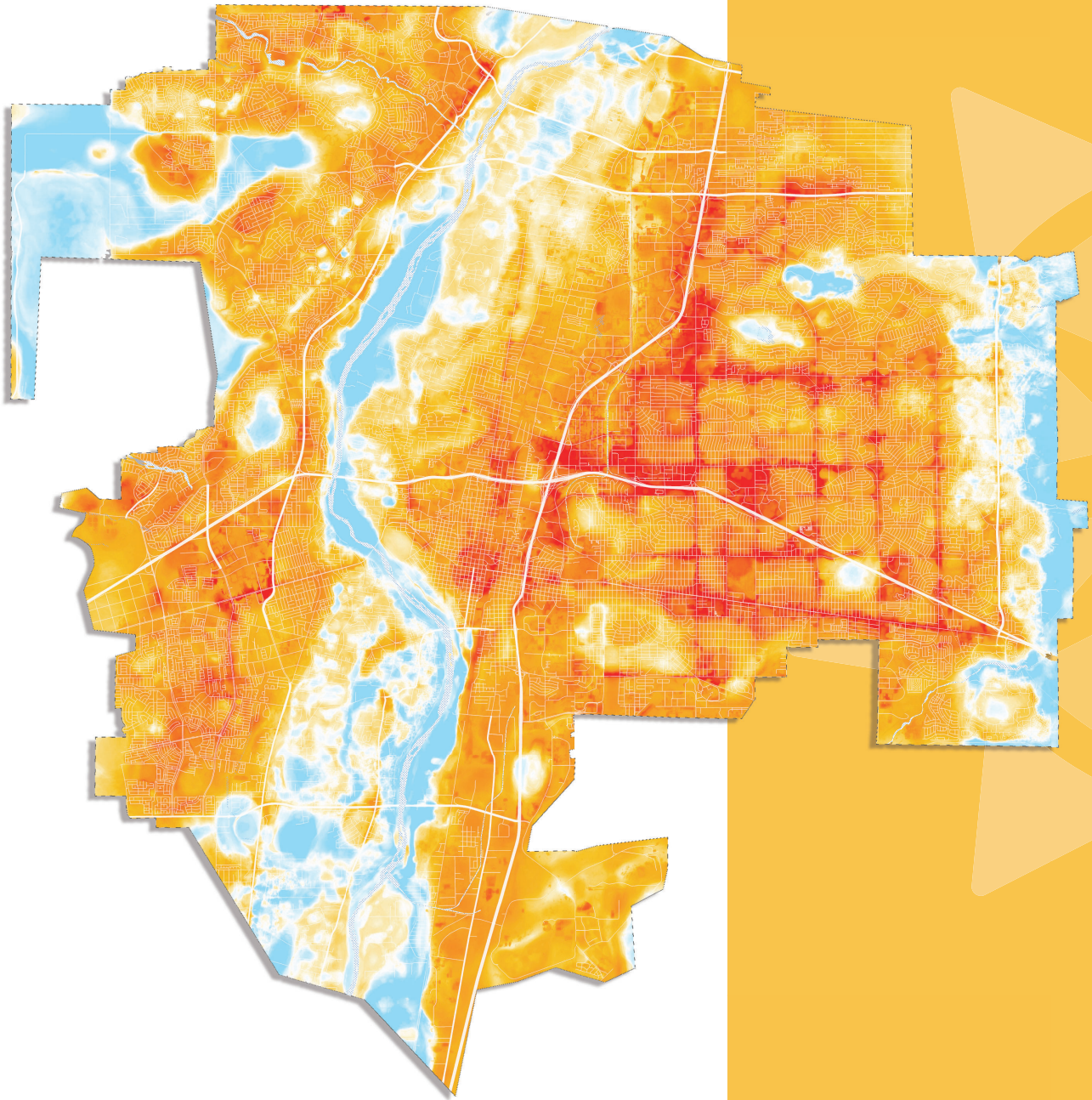
Sincerely,

Loretta Naranjo Lopez, President
SBMTNA

Exhibits: HIA Report, HNEDF Report 2022, MTSBN MRA Designation, ABQ Heat Watch Report, SBMTCasestudy

Albuquerque

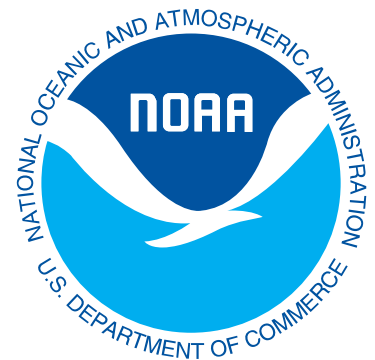
New Mexico



**HEAT
WATCH**
Report



The CAPA Heat Watch program, equipment, and all related procedures referenced herein are developed through a decade of research and testing with support from national agencies and several universities. Most importantly, these include our partners at the National Integrated Heat Health Information System, the National Oceanic and Atmospheric Administration's (NOAA's) Climate Program Office, and National Weather Service, including local weather forecast offices at each of the campaign sites, The Science Museum of Virginia, and U.S. Forest Service (USDA). Past support has come from Portland State University, the Climate Resilience Fund, and the National Science Foundation. We are deeply grateful to these organizations for their continuing support.





Credit: Jesse Wood

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Executive Summary

Study Date

July 9th, 2021

Major thanks to all of the participants and organizers of the Urban Heat Watch program in Albuquerque, New Mexico. After months of collaboration and coordination, local organizers and volunteers collected thousands of temperature and humidity data points in the morning, afternoon, and evening of a long, hot campaign day on July 9th, 2021.

65
Volunteers

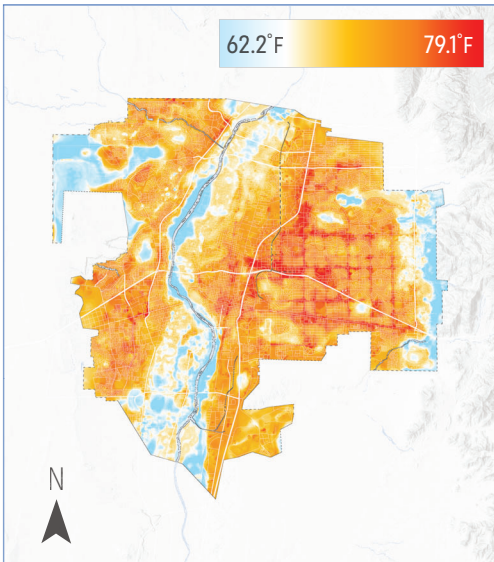
18
Routes

67,662
Measurements

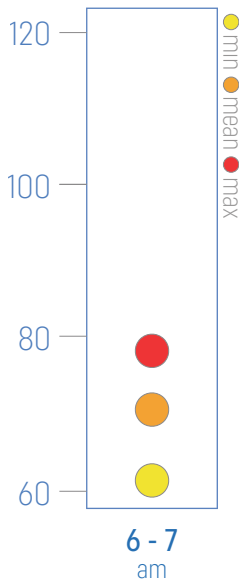
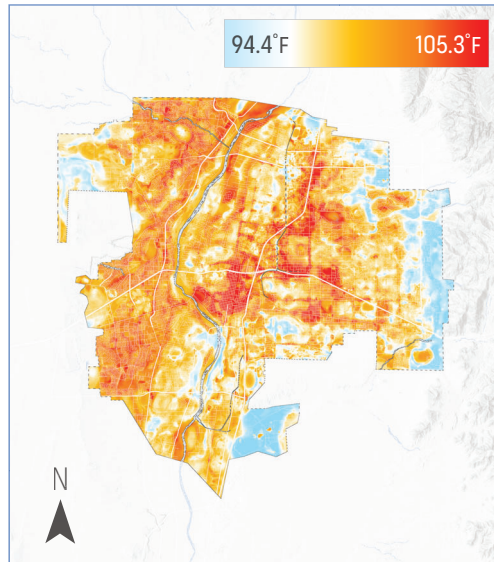
105.9°
Max
Temperature

16.9°
Temperature
Differential

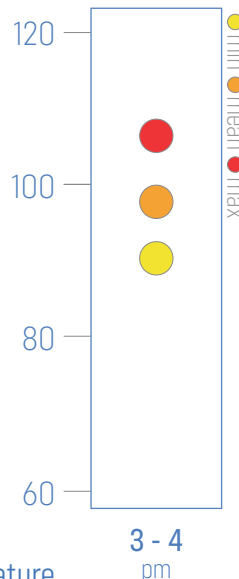
Morning Area-Wide Temperature (6 - 7 am)



Afternoon Area-Wide Temperature (3 - 4 pm)



Traverse Point Temperature



3 - 4
pm



Learn more about the background and goals of each Heat Watch 2021 campaign city at <https://nihhis.cpo.noaa.gov/Urban-Heat-Islands/Mapping-Campaigns/Campaign-Cities>

Purpose & Aims

We know that climate-induced weather events have the most profound impact on those who have the least access to financial resources, historically underserved communities, and those struggling with additional health conditions. Infrastructure is also at risk, which can further compromise a region's capacity to provide essential cooling resources.

CAPA Strategies offers an unparalleled approach to center communities and infrastructure facing the greatest threat from the impact of increasing intensity, duration, and frequency of extreme heat. This report summarizes the results of a field campaign that occurred on July 9th, 2021 and with it we have three aims:

1

Provide high resolution descriptions of the distribution of temperature and humidity (heat index) across an urban area

2

Engage local communities and create lasting partnerships to better understand and address the inequitable threat of extreme heat

3

Bridge innovations in sensor technology, spatial analytics, and community climate action to better understand the relationships between urban microclimates, infrastructure, ecosystems, and human well-being.

With a coordinated data-collection campaign over several periods on a hot summer day, the resulting data provide snapshots in time of how urban heat varies across neighborhoods and how local landscape features affect temperature and humidity.



Campaign Process

CAPA Strategies has developed the Heat Watch campaign process over several iterations, with methods well established through peer-reviewed publications¹, testing, and refinement.

The current campaign model requires leadership by local organizers, who engage community groups, new and existing partner organizations, and the media in generating a dialog about effective solutions for understanding and addressing extreme heat.

CAPA provides training, equipment, and support to the recruited community groups as they endeavor to collect primary temperature and humidity data across a metropolitan region.

The seven main steps of the campaign process are summarized to the right. An overview of the analytical modeling methodology is presented later in this report and described at full length in peer-reviewed publications.

¹ The most relevant and recent publications to the Heat Watch campaign process include:

Shandas, V., Voelkel, J., Williams, J., & Hoffman, J., (2019). Integrating Satellite and Ground Measurements for Predicting Locations of Extreme Urban Heat. *Climate*, 7(1), 5. <https://doi.org/10.3390/cli7010005>

Voelkel, J., & Shandas, V. (2017). Towards Systematic Prediction of Urban Heat Islands: Grounding Measurements, Assessing Modeling Techniques. *Climate*, 5(2), 41. <https://doi.org/10.3390/cli5020041>



1. Set Goals

Campaign organizers determine the extent of their mapping effort, prioritizing areas experiencing environmental and social justice inequities. CAPA then divides this study area into sub-areas ("polygons"), each containing a diverse set of land uses and land covers.



2. Establish

Organizers recruit volunteers, often via non-profits, universities, municipal staff, youth groups, friends, family, and peers. Meanwhile, CAPA designs the data collection routes by incorporating important points of interest such as schools, parks, and community centers.



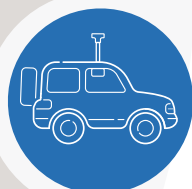
3. Prepare

Volunteers attend an online training session to learn the why and how of the project, their roles as data collectors, and to share their personal interest in the project. Participants sign a liability and safety waiver, and organizers assign teams to each polygon and route.



4. Activate

With the help of local forecasters, organizers identify a high-heat, clear day (or as near to one as possible) and coordinate with their volunteer teams. Once confirmed, CAPA ships the sensor equipment and bumper magnets to be distributed to campaign participants.



5. Execute

Volunteer teams conduct the heat campaign by driving and/or bicycling sensor equipment along pre-planned traverse routes at coordinated hour intervals. Each second the sensors collect a measurement of ambient temperature, humidity, longitude, latitude, speed and course.



6. Analyze

Organizers collect and return the equipment, and CAPA analysts begin cleaning the data, as described in the Mapping Method section below, and utilize machine learning algorithms to create predictive area-wide models of temperature and heat index for each traverse.

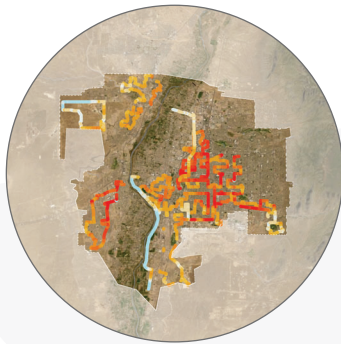


7. Implement

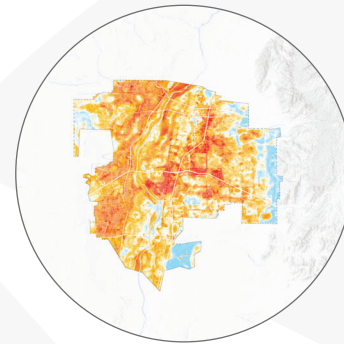
Campaign organizers and participants review the Heat Watch outputs (datasets, maps, and report), and campaign teams meet with CAPA to discuss the results and next steps for addressing the distribution of extreme heat in their community.

About The Maps

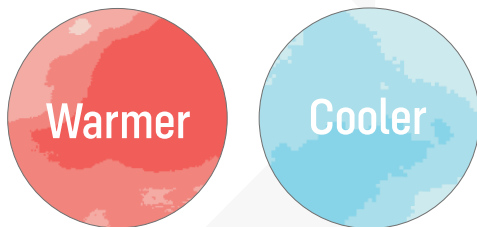
The following sections present map images from the Heat Watch campaign and modeling process. Two sets of maps comprise the final results from the campaign process, and they include:



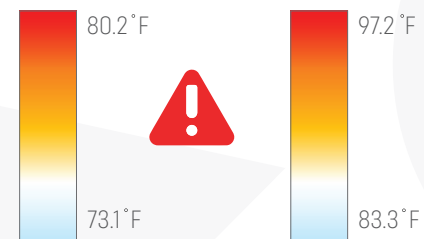
Point temperatures collected in each traverse period, filtered to usable data.



Area-wide heat maps, displaying either the modeled temperature or heat index across the entire study area at each traverse period.



The data are classified by natural breaks in order to clearly illustrate the variation between warmer (red) and cooler (blue) areas across the map.



Note that the scales are different between the traverse point and area-wide maps due to the predictive modeling process.

How does your own experience with heat in these areas align with the map?

Find your home, place of work, or favorite park on the maps and compare the heat throughout the day to your personal experience.



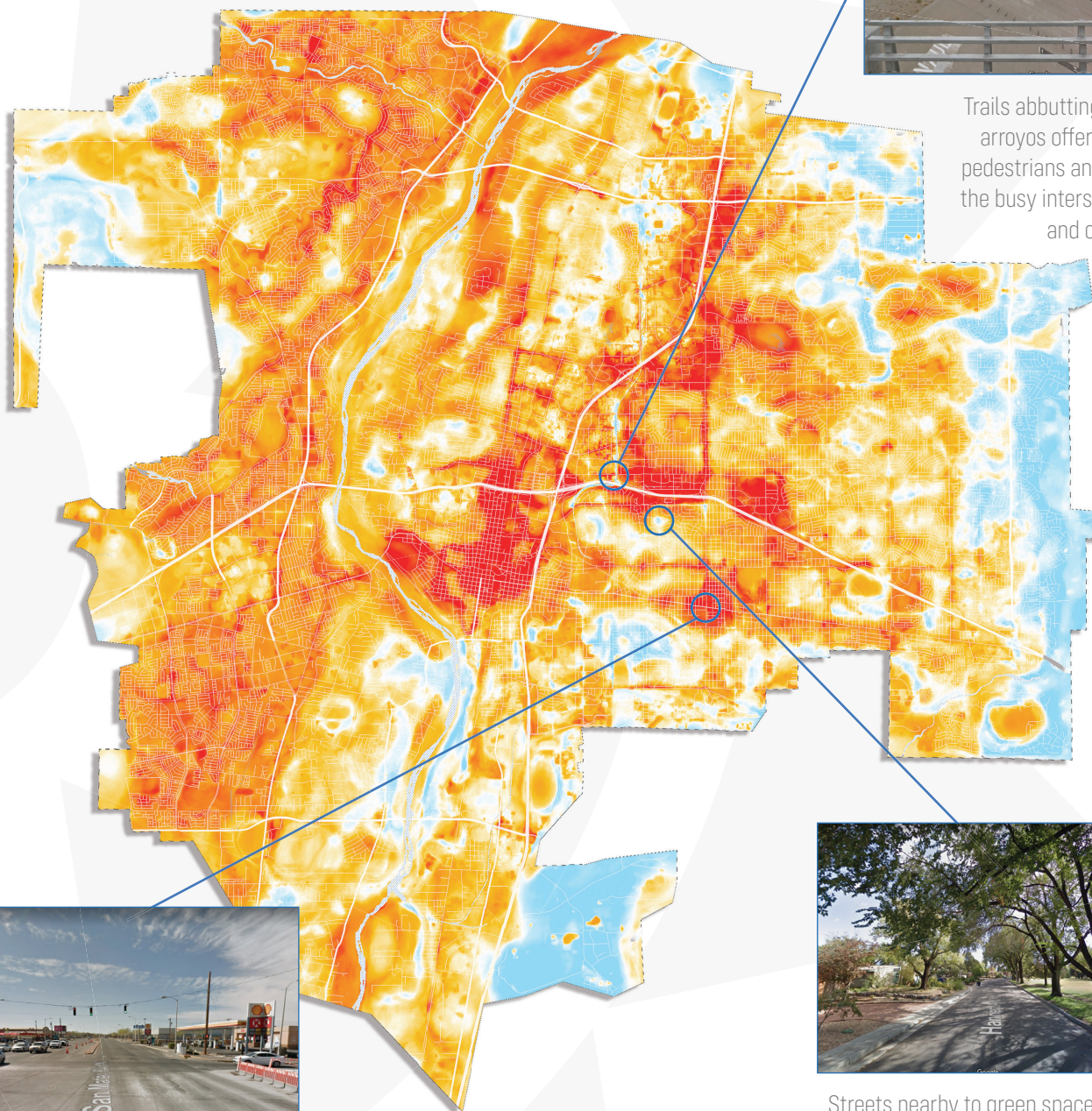
What about the landscape (trees, concrete buildings, riverside walkway) do you think might be influencing the heat in this area?

Initial Observations

The distribution of heat across a region often varies by qualities of the land and its use. Here are several observations of how this phenomenon may be occurring in your region.



Trails abutting vegetation and arroyos offer cooler paths for pedestrians and bicyclists than the busy intersecting highways and car-filled streets.



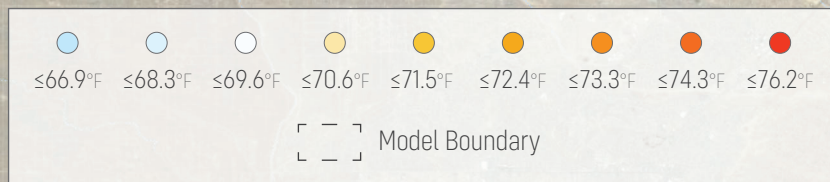
Wide asphalt intersections with little to no shade retain high temperatures and offer no refuge for pedestrians.



Streets nearby to green space and dense tree canopy show cooler temperatures.

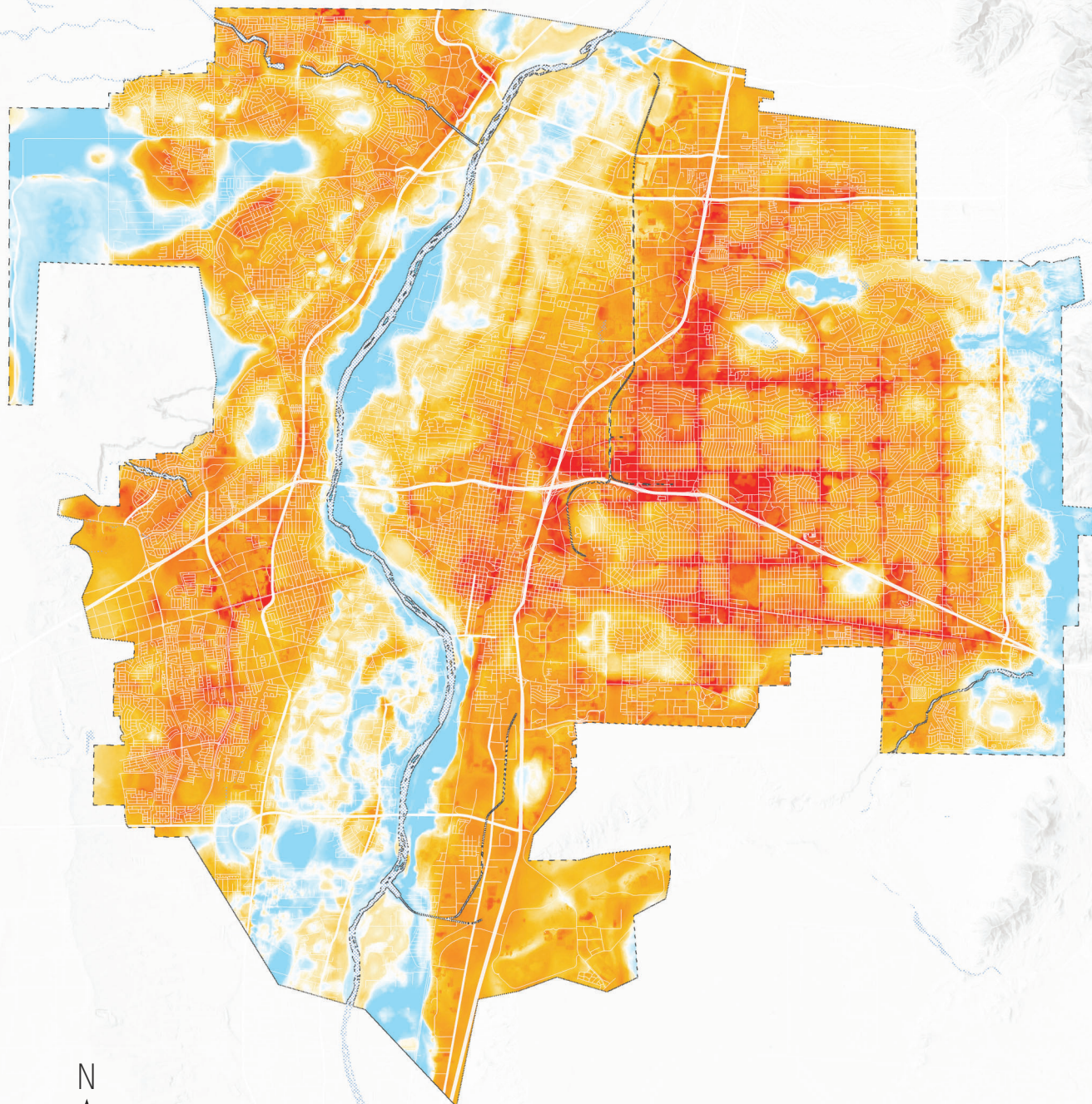
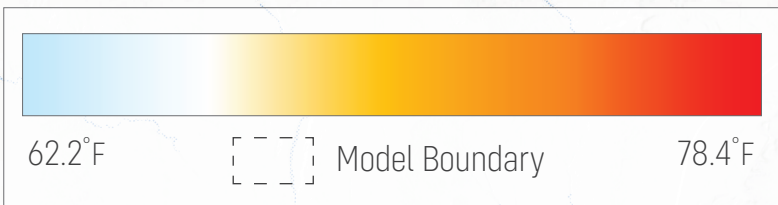
Morning Traverse Points

(6 - 7 am)



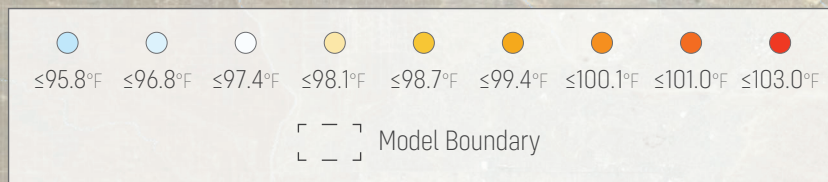
Morning Area-Wide Predictions

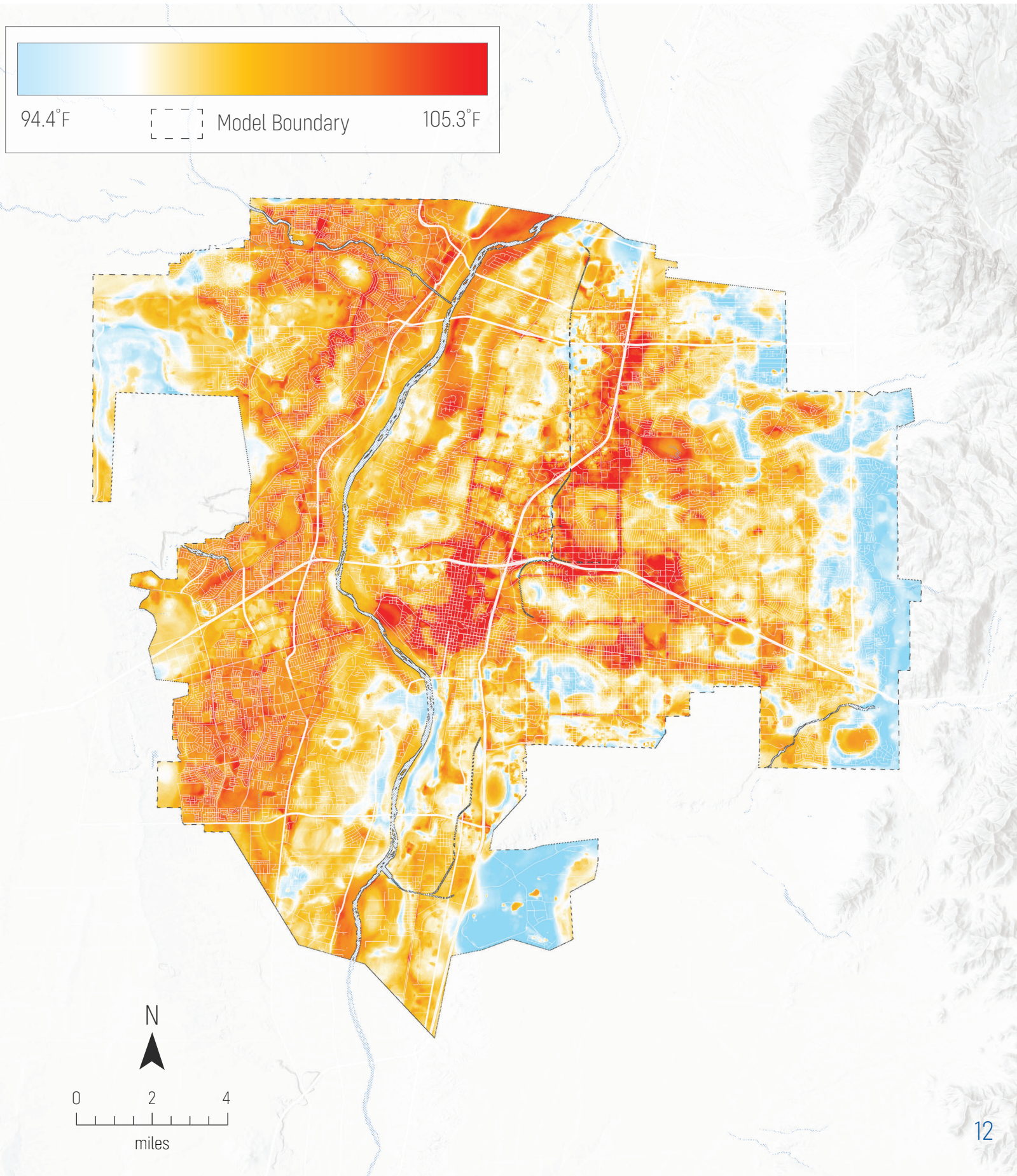
Temperature (6 - 7 am)



Afternoon Traverse Points

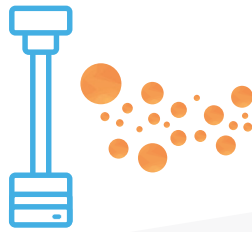
(3 - 4 pm)





1

Download &
Filter



Download raw heat data
from sensor SD cards



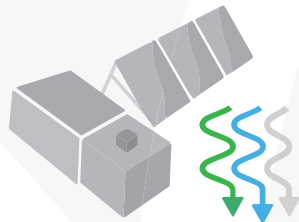
Compare data with field
notes and debrief interview



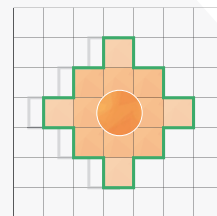
Trim data to proper time
window, speed, and study area

2

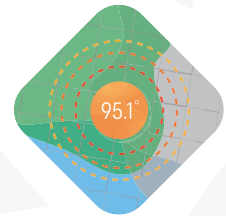
Integrate &
Analyze



Download multi-band
land cover rasters from
Sentinel-2 satellite



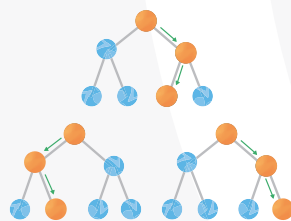
Transform land cover
rasters using a moving
window analysis



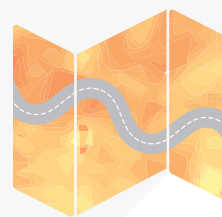
Calculate statistics of
each land cover band
across multiple radii

3

Predict &
Validate



Combine heat and land
cover data in Machine
Learning model



Create predictive
raster surface models
of each period



Perform cross validation
using 70:30 holdout
method

The most relevant and recent publications include:

Shandas, V., Voelkel, J., Williams, J., & Hoffman, J., (2019). Integrating Satellite and Ground Measurements for Predicting Locations of Extreme Urban Heat. *Climate*, 7(1), 5. <https://doi.org/10.3390/cli7010005>

Voelkel, J., & Shandas, V. (2017). Towards Systematic Prediction of Urban Heat Islands: Grounding Measurements, Assessing Modeling Techniques. *Climate*, 5(2), 41. <https://doi.org/10.3390/cli5020041>



Credit: Gino Barasa

Accuracy Assessment*	
Traverse	R-Squared
6 - 7 am	0.98
3 - 4 pm	0.95

Field Data

Like all field campaigns, the collection of temperature and humidity data requires carefully following provided instructions. In the event that user error is introduced during the data collection process, outputs may be compromised in quality. While our team has developed a multi-stage process for assessing and reviewing the datasets, some errors cannot be identified or detected, and therefore can inadvertently compromise the results. Some examples of such outputs may include temperature predictions that do not match expectations for an associated landcover (e.g. a forested area showing relatively warmer temperatures). We suggest interpreting the results in that context.

Prediction Areas

The traverse points used to generate the areas wide maps do not cover every square of the studied area. Due to the large number of data collected, however, our predictive models support the extension of prediction to places beyond the traversed areas. We suggest caution when interpreting area wide values that extend far beyond the traversed areas

*Accuracy Assessment: To assess the strength of our predictive temperature models, we used a 70:30 "holdout cross-validation method," which consists of predicting 30% of the data with the remaining 70%, selected randomly. An 'Adjusted R-Squared' value of 1.0 is perfect predictability, and 0 is total lack of prediction. Additional information on this technique can be found at the following reference: Voelkel, J., and V Shandas, 2017. Towards Systematic Prediction of Urban Heat Islands: Grounding measurements, assessing modeling techniques. Climate 5(2): 41.

Now that you have completed a Heat Watch campaign, you have a better understanding of where urban heat is occurring in your region, and who is at risk of exposure. You may be wondering what to do next: how to mitigate that exposure, or help your region adapt to a hotter future. If you would like to take the next steps in preparing for climate change, CAPA's *Growing Capacity* services can help.



Growing Capacity is an arm of CAPA Strategies which emphasizes place-based solutions, substantive community engagement, and the translation of data into action. These services ask not only "where do climate risks exist?" but "what can we do about them?" *Growing Capacity* services offer a systematic way to integrate data and accelerate climate adaptation in your area. We do this by reducing common barriers that limit action; making climate adaptation accessible to your colleagues and communities; and facilitating opportunities for collaboration, learning, and problem solving.

Growing Capacity services reflect a holistic approach to climate change mitigation and adaption. Our process is rooted in social scientific thinking, interdisciplinarity, and a mission of equity. This adds up to capacity-building solutions which are actionable, tailored to your region, and promote climate resilience for all.

We offer a range of services to support you in your climate adaption efforts, no matter how big or small. Choose from our offerings below to create a *Growing Capacity* package that fits your needs and budget.



Whether your climate adaption goals require increased community-based research, data synthesis, public outreach, network-building, or novel interventions, the *Growing Capacity* team is here to assist you.



Jurisdictional
Scan

Comprehensive
Report



Capacity
Assessment

Comprehensive
Report, Analysis



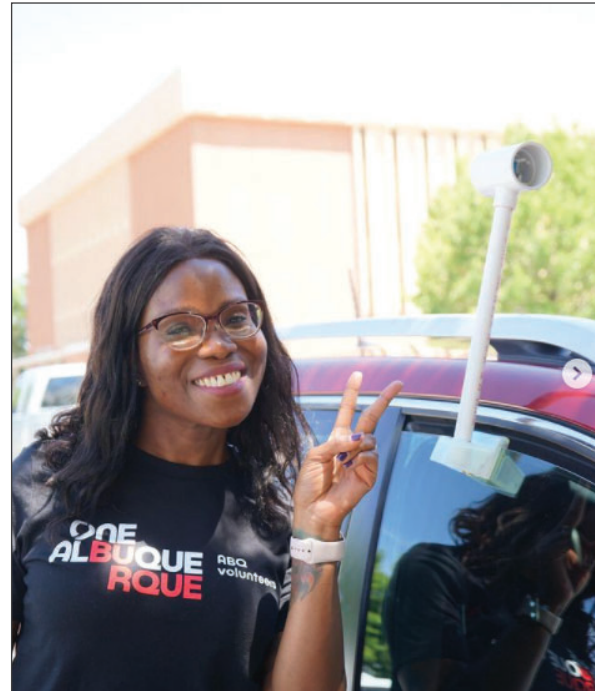
Community
Knowledge
Assessment

Workshops,
Surveys, Focus
Groups, Interviews



Resource
Development

Strategic plans,
Handbooks, Policy
language, Tools for
education/outreach





CAPA
strategies



HEAT WATCH

Martineztown/Santa Barbara Neighborhood

Metropolitan Redevelopment Area Designation Report

**Redevelopment Division
Planning Department**

October 1989

CITY of ALBUQUERQUE
EIGHTH COUNCIL

COUNCIL BILL NO.

R-498

ENACTMENT NO.

9-1990

SPONSORED BY:

Steve D. Salazar
Vincent P. Diego

RESOLUTION

DESIGNATING THE MARTINEZTOWN/SANTA BARBARA NEIGHBORHOOD A METROPOLITAN
REDEVELOPMENT AREA, MAKING CERTAIN FINDINGS AND DETERMINATIONS
PURSUANT TO THE METROPOLITAN REDEVELOPMENT CODE.

WHEREAS, Section 3-60A-8 of the Metropolitan Redevelopment Code of
the State of New Mexico Section 3-60A-1 through 3-60A-18 N.M.S.A.
(1978 Comp.) states: "A municipality shall not prepare a Metropolitan
Redevelopment Plan for an area unless the Governing Body has by
resolution determined the area to be a slum area, or a blighted area,
or a combination thereof and designated the area as appropriate for a
Metropolitan Redevelopment Project(s)..."; and

WHEREAS, the City of Albuquerque (the "City") and the Metropolitan
Redevelopment Agency of the City (the "Agency") and their employees
and agents, have for some time engaged in a study of slum and blighted
areas within the City, and have submitted their findings and
recommendations concerning the designation of the Martineztown/Santa
Barbara Neighborhood as a Metropolitan Redevelopment Area, hereinafter
identified, to the City Council of Albuquerque (the "Council"), which
findings and recommendations are set forth in Exhibit A attached
hereto and incorporated by reference; and

WHEREAS, pursuant to Section 8 of the Metropolitan Redevelopment
Code, the Council has caused to be published on October 21 and 22,
1989 in the Albuquerque Journal, a newspaper of general circulation
in the metropolitan area, a notice containing a general description of
the area and the date, time and place where the Council will hold a
public hearing to consider the adoption of this resolution, and

Underscored Material - New
Bracketed Material - Deletion

1 announcing that any interested party may appear and speak to the issue
2 of the adoption of this resolution; and

3 WHEREAS, the Albuquerque Development Commission held an advertised
4 public hearing on October 23, 1989, took testimony from the public,
5 and recommended to the Council the designation of the Martineztown/
6 Santa Barbara Neighborhoods as a Metropolitan Redevelopment Area as
7 described herein; and

8 WHEREAS, the Council met on this 20th day of November 1989, at the
9 time and place designated in the notice, to hear and consider all
10 comments of all interested parties on the issue of the adoption of
11 this resolution; and

12 WHEREAS, the Council has considered the findings and
13 determinations set forth in Exhibit A, attached hereto, and all
14 comments made at the public hearing concerning the conditions which
15 exist in the proposed Martineztown/Santa Barbara Neighborhood
16 Metropolitan Redevelopment Area, including the conditions identified
17 in Exhibit A, attached hereto.

18 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF
19 ALBUQUERQUE:

20 Section 1. The Council hereby finds and determines that the
21 proposed Martineztown/Santa Barbara Neighborhood Metropolitan
22 Redevelopment Area is an area which, by reason of presence of a
23 substantial number of deteriorated or deteriorating buildings;
24 predominance of defective or inadequate street layout; faulty lot
25 layout in relation to size, adequacy, accessibility, or usefulness;
26 unsanitary or unsafe conditions; deterioration of site or other
27 improvements; obsolete or impractical planning and platting, special
28 assessment delinquency exceeding the fair value of the land, defective
29 or unusual conditions of title, improper subdivisions or lack of
30 adequate housing facilities in the area, or an area where a
31 significant number of commercial or mercantile businesses have closed
32 or significantly reduced their operations due to the economic losses
33 or loss of profit due to operating in the area; low levels of

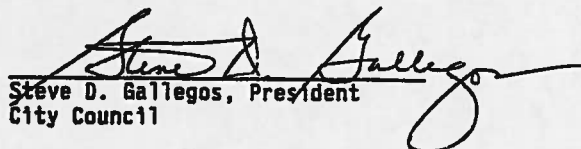
1 commercial or industrial activities or redevelopment; or any
2 combination of the above factors, substantially impairs and arrests
3 the sound growth and economic health and well-being of the City and
4 the proposed Martineztown/Santa Barbara Neighborhood Metropolitan
5 Redevelopment Area; constitutes an economic and social burden; is a
6 menace to the public health, safety, morals and welfare in its present
7 condition and use; is a blighted area and is appropriate for a
8 Metropolitan Redevelopment Project(s);

9 Section 2. The Council hereby finds that the rehabilitation,
10 conservation, development and redevelopment of and in the proposed
11 Martineztown/Santa Barbara Neighborhood Metropolitan Redevelopment
12 Area is necessary in the interest of the public health, safety, morals
13 and welfare of the residents of the City.

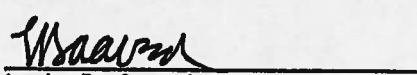
14 Section 3. The Council hereby declares the area identified in
15 Exhibit A, attached hereto, to be the Martineztown/Santa Barbara
16 Neighborhood Metropolitan Redevelopment Area.
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1 PASSED AND ADOPTED THIS 3rd DAY OF JANUARY, 1990.

2 BY A VOTE OF 9 FOR AND 0 AGAINST.

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6
7 
8 Steve D. Gallegos, President
City Council

9
10 APPROVED THIS 19th DAY OF January, 1990.

11
12
13
14 
15 Louis E. Saavedra, Mayor
16 City of Albuquerque

17 ATTEST:

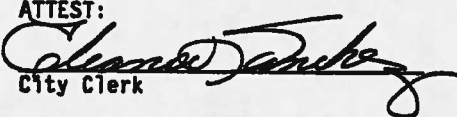
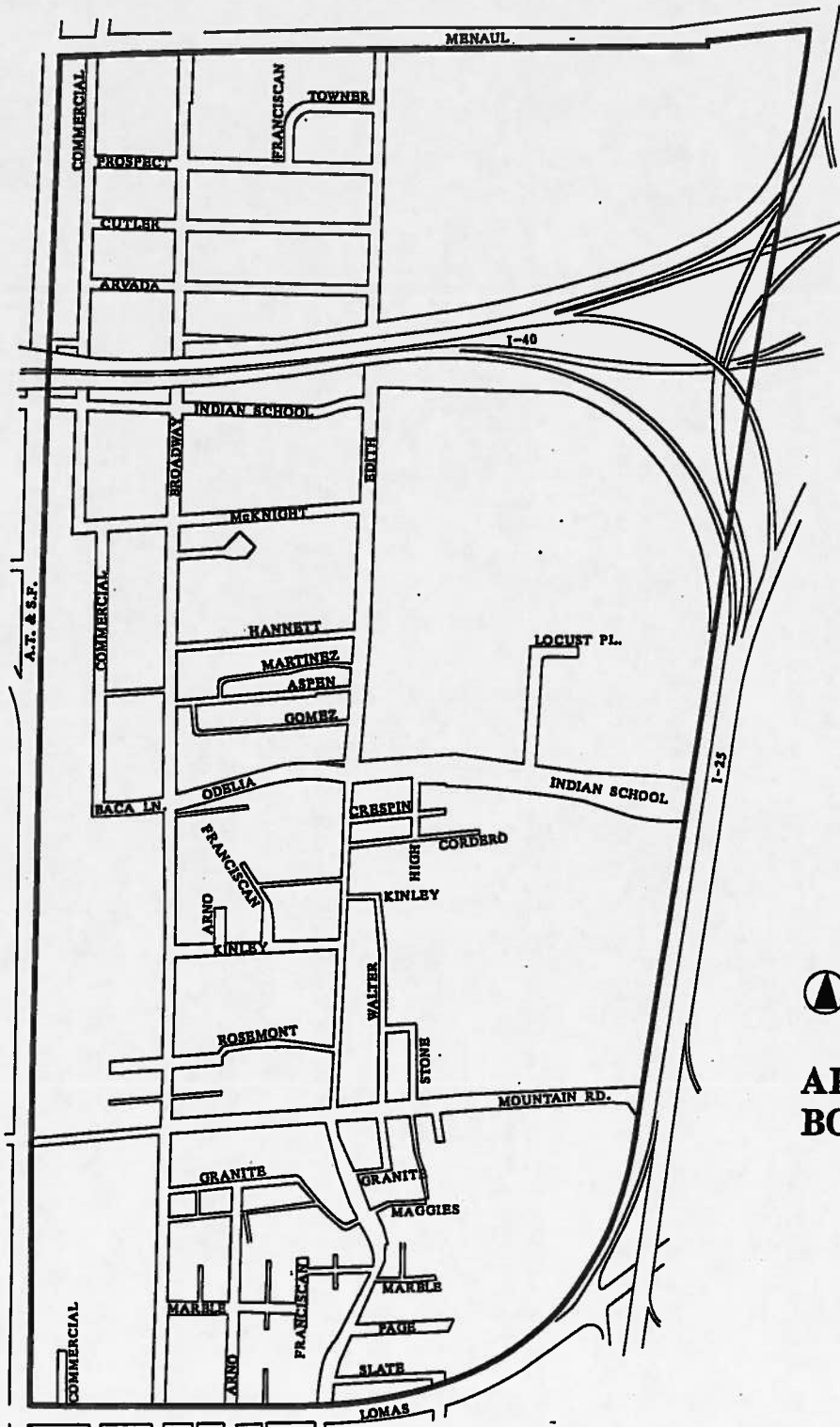
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19 City Clerk
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EXHIBIT A

MARTINEZTOWN/SANTA BARBARA



 NORTH 6/89

**AREA
BOUNDARY**

MARTINEZTOWN/SANTA BARBARA NEIGHBORHOOD
METROPOLITAN REDEVELOPMENT AREA DESIGNATION REPORT

INTRODUCTION

The Metropolitan Redevelopment Code (3-60A-1 to 3-60A-48 NMSA 1978) provides cities in New Mexico with powers to correct conditions in areas or neighborhoods within municipalities which "substantially inflict or arrest the sound and orderly development" in the city. These powers can only be used within designated Metropolitan Redevelopment Areas; establishment of a Metropolitan Redevelopment Area is based on findings of conditions of "slum" or "blight."

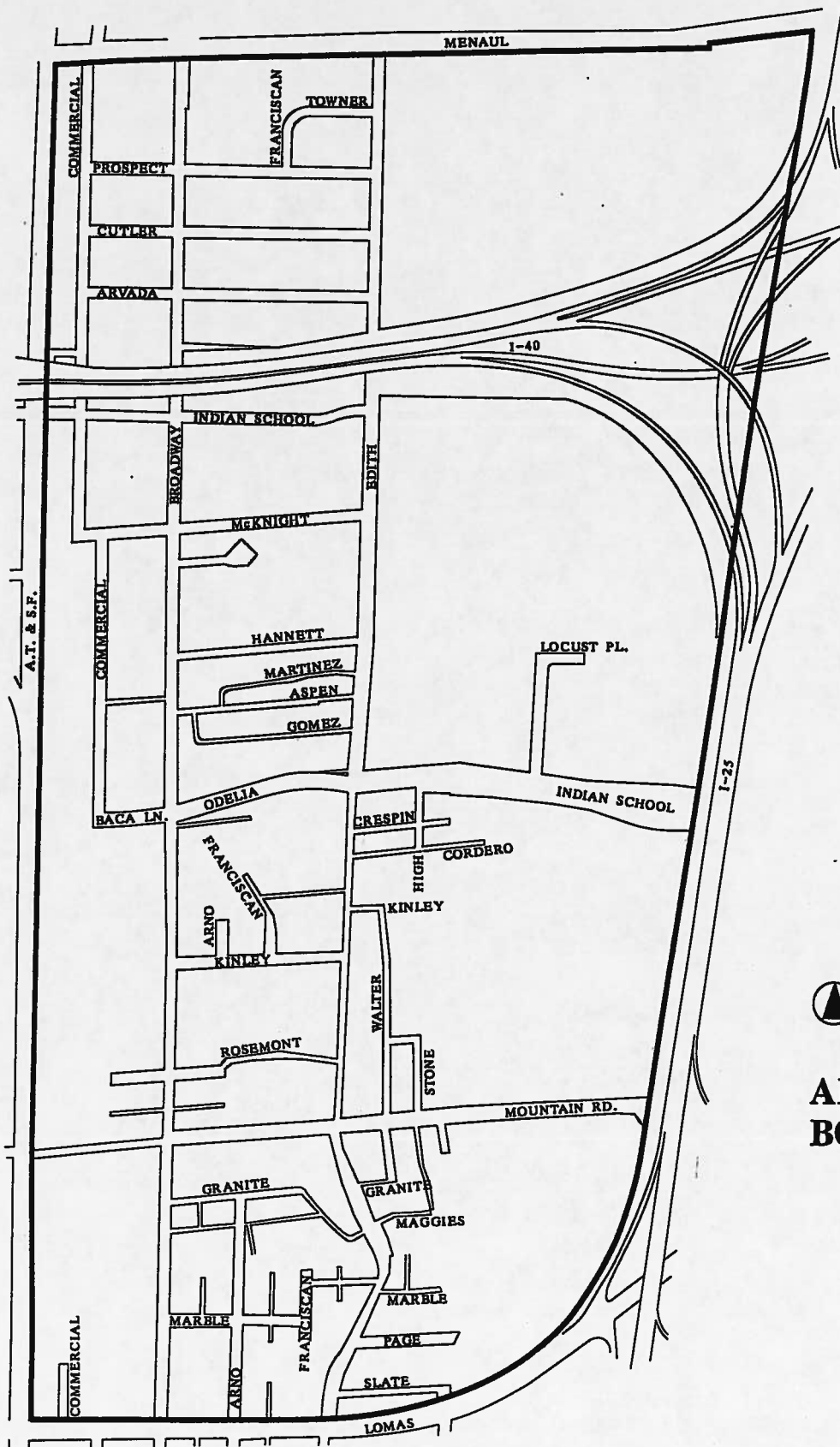
The Martineztown/Santa Barbara area is proposed as a Metropolitan Redevelopment Area by this Designation Report. The boundaries (see page 2 and Map A for specific boundaries) are I-25 on the east, Menaul Boulevard on the north, the Santa Fe Atchison and Topeka Railway tracks on the west, and Lomas Boulevard on the south.

The criteria for a "blighted" area (see below) in the Code can be divided into five major groups: existing physical conditions, physical layout, safety, current use, and land ownership. The following existing conditions analysis examines each of the criteria groups and finds that Martineztown/Santa Barbara exhibits a combination of the factors contributing to a blighted condition.

The revised Martineztown/Santa Barbara Sector Development Plan recommends Metropolitan Redevelopment Area designation; the Plan was recommended for adoption by the Environmental Planning Commission in September. Some of the research used in the Sector Development Plan has been used for this report.

"Blighted area" means an area within the area of operations other than a slum area, which by reason of the presence of a substantial number of deteriorated or deteriorating structures, predominance of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, improper subdivisions or lack of adequate housing facilities in the area or obsolete or impractical planning and platting, or an area where a significant number of commercial or mercantile businesses have closed or significantly reduced their operations due to the economic losses or loss of profit due to operating in the area, low levels of commercial or industrial activity or redevelopment, or any combination of such factors, which substantially impairs or arrests the sound growth and economic health and well being of a municipality or locale within a municipality, or an area which retards the provisions of housing accommodations or constitutes an economic or social burden and is a menace to the public health, safety, morals or welfare in its present conditions and use.(3-60A-4, NMSA 1978)

MARTINEZTOWN/SANTA BARBARA



MAP A



AREA
BOUNDARY

AREA BOUNDARIES

The area shown on the attached map and described below is proposed for designation as a Metropolitan Redevelopment Area.

Beginning at the intersection of the north right-of-way line of Lomas Boulevard NE with the east right-of-way line of the Atchison, Topeka and Santa Fe Railway;

- Thence, north along the east right-of-way line of the Atchison, Topeka and Santa Fe Railway of the south right-of-way line of Menaul Boulevard NE;
- Thence, east along the south right-of-way line of Menaul Boulevard NE to its intersection with the west access control line of Interstate Highway 25;
- Thence, south along a projected line from said intersection to the west access control line of the Lomas Boulevard off-ramp of Interstate Highway 25;
- Thence southwest along the west access control line of the Lomas Boulevard off ramp of Interstate Highway 25 to its point of intersection with the north right-of-way line of Lomas Boulevard NE;
- Thence, west along the north right-of-way line of Lomas Boulevard NE to the point and place of beginning.

EXISTING CONDITIONS ANALYSIS

1. EXISTING PHYSICAL CONDITIONS

1.1 Deterioration of site or other improvements

Note: Site conditions were analyzed through visual driving and walking surveys.

1.1.1. Unimproved lots and non-landscaped areas are scattered throughout the area, often grouped together, contributing to a sense of neglect. Landscaping on commercial and industrial properties is poor or non-existent, which has a blighting effect on surrounding areas. Many of these problems can be seen along Broadway, Edith, Odellia, and Commercial. Heavy commercial and manufacturing businesses are often located adjacent to residential areas (see Exhibit I). These businesses include contractor's yards, outdoor storage and heavy equipment yards, warehouses and automobile repair shops. Many of these businesses do not meet City landscaping and buffering code requirements; several of these may have existed before the requirements were established. Exhibit I, following, shows areas with neglected or absent landscaping, including large amounts of weeds or litter. Deteriorated fencing is also evident in the area.

1.1.2 Sidewalks: Sidewalk conditions are poor in several sections of the Martineztown/Santa Barbara Neighborhood (see Exhibit II). Many sidewalks are deteriorated and in some areas are non-existent, notably along portions of major streets such as Menaul, Commercial, Odellia, and Mountain. In addition, the placement of utility poles and signposts along sidewalks, the prevalent narrow rights-of-way, and few pedestrian crossing zones, make pedestrian travel difficult and unsafe.

1.1.3 Trash, weeds, and litter: Trash, weeds and litter are found on most of the vacant lots, with some notable exceptions. A number of sidewalks exhibit significant weed growth, as do several industrial/commercial sites just east of Broadway. See Exhibit I.

2. PHYSICAL LAYOUT

2.1 Predominance of defective or inadequate street layout

2.1.1 Defective or inadequate street layout depends on intensity and types of uses and the age of the existing street system. The community was established in the early to mid-1800s as an agricultural village. Early development followed the typical pattern of Spanish settlements with long narrow parcels and houses clustered

MARTINEZTOWN/SANTA BARBARA

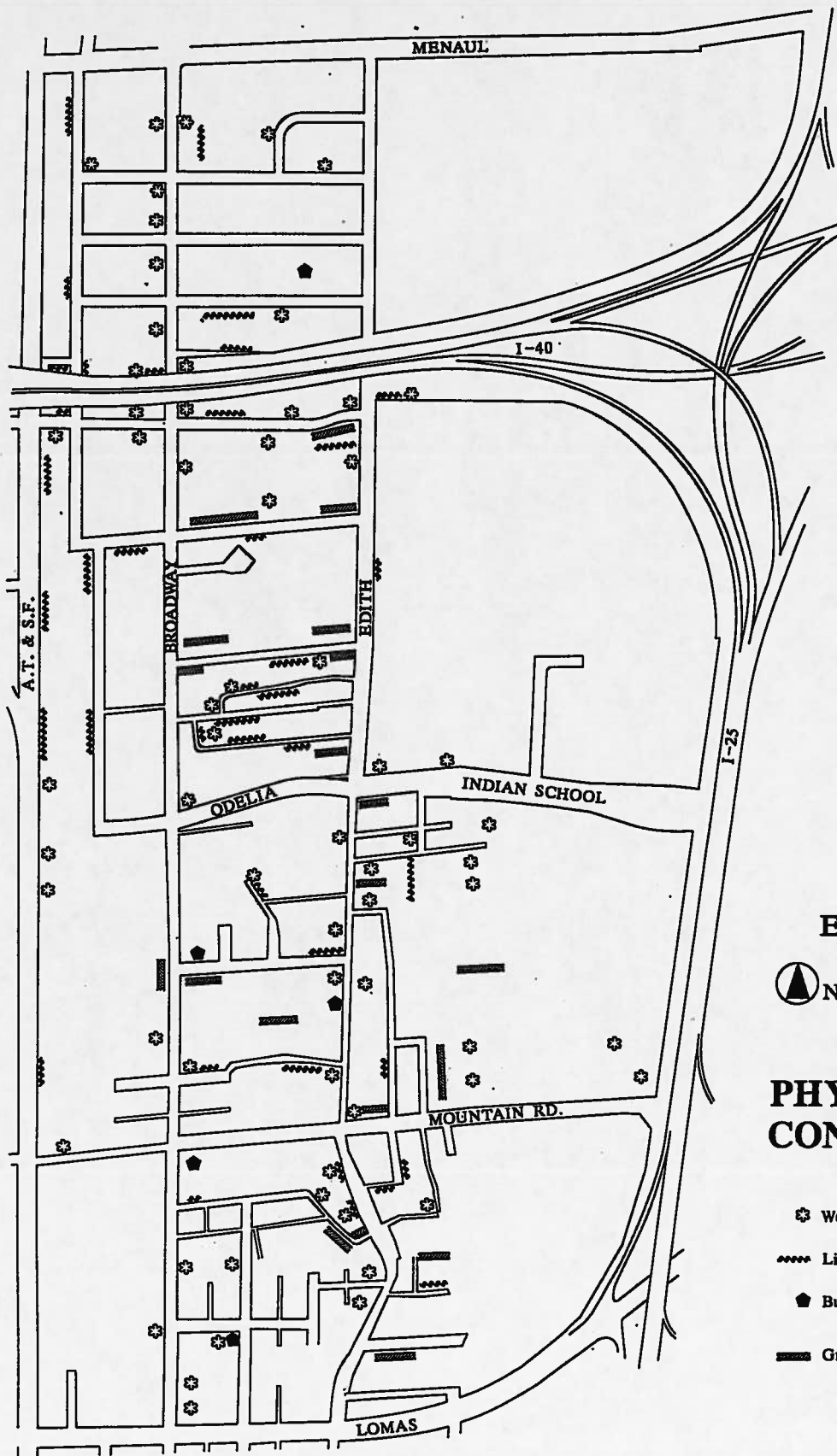
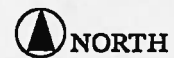


EXHIBIT I



NORTH

PHYSICAL CONDITIONS

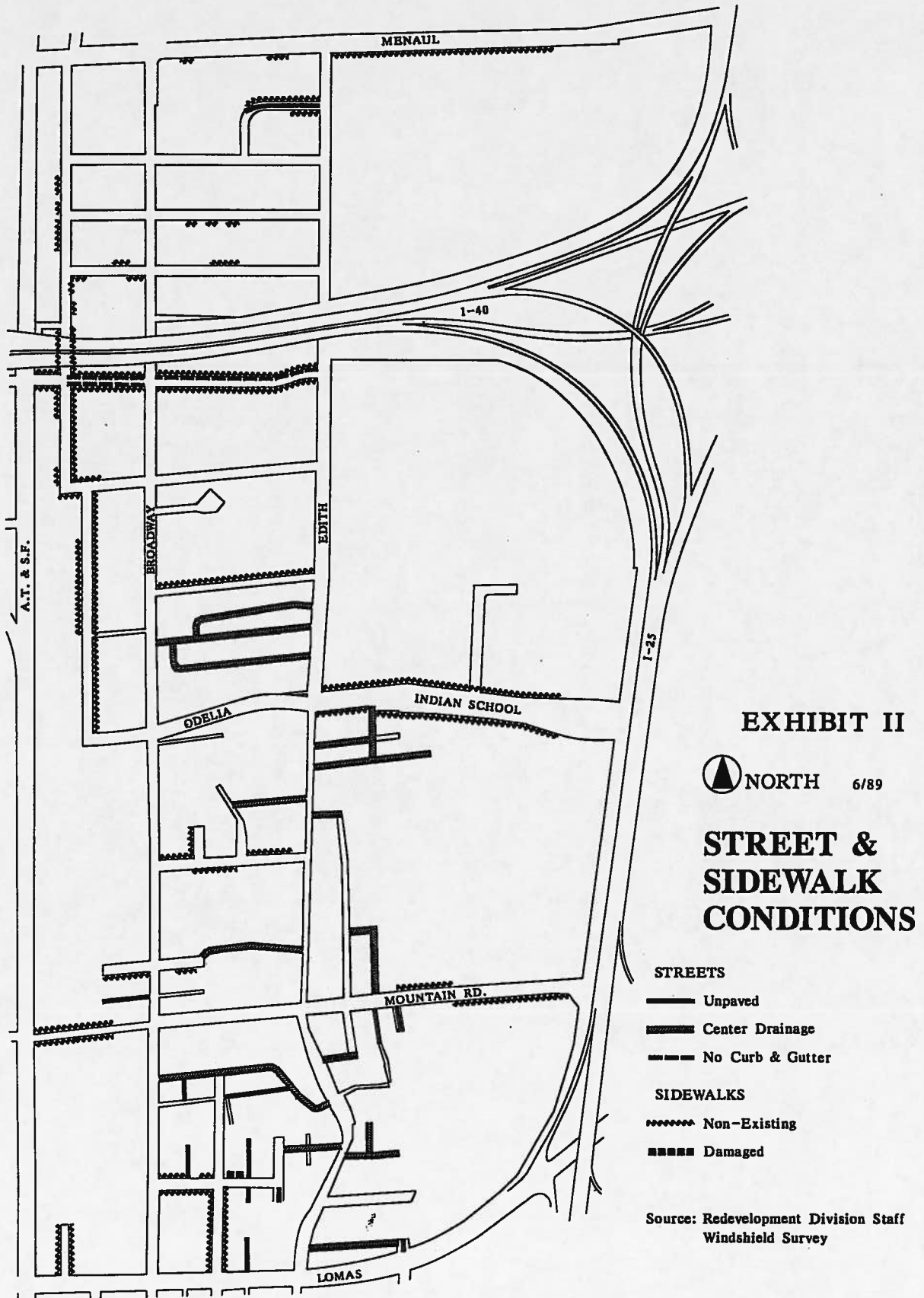
★ Weeds

..... Litter

◆ Buffering Needed

▬ Graffiti

MARTINEZTOWN/SANTA BARBARA



on these parcels near a central narrow thoroughfare. The clustering was intensified by the village's location up against the sandhills. As a result many streets in the area are narrow with houses immediately adjacent to the street; several streets dead end at the sandhills. Uses vary from industries to old established homes; the street system includes century-old wagon roadways as well as modern industrial access roads.

In the older portion of Martineztown/Santa Barbara south of I-40 and east of Broadway, many of the streets are less than 32 feet wide (some are less than 20 feet wide). In low density residential areas, emergency vehicle access is difficult (see Section 3 below). In the industrial/commercial areas located just east of Broadway south of I-40, many of the streets are narrow (see Exhibit III). A number of the manufacturing and heavy commercial uses allowed by the zoning are located on streets considerably narrower than the width of 68 feet recommended for access to industrial areas by the Long Range Major Street Plan, (see 4/89 revisions in the 1990 Transportation Program, p. D 4-5). Some streets are only 20 feet wide.

In the twentieth century the placement of Interstate 40 through a more recently settled residential area at the north end of the area created opportunities north of the freeway for uses such as small manufacturing and shipping, adding to the mixture of uses with inadequate streets. Here, as in the south area, commercial/industrial uses on Edith are spilling west onto residentially scale 32-foot-wide streets in the neighborhood. Towner, a narrow unpaved road just south of Menaul, is currently being used for industrial/commercial access.

2.2 Faulty lot layout in relation to size, adequacy, accessibility or usefulness

2.2.1. In relation to size:

Lot size varies in the Martineztown/Santa Barbara neighborhood from area to area. In the area between I-40 and Menaul, many R-1 zoned lots are of substandard size according to the City Comprehensive Code minimum requirement of 6,000 square feet. Many lots in the mid and southern areas are smaller and narrower than those to the north, since they are often remnants of old farming strips connected to the now unused Barelás Ditch. The Sector Development Plan, 1989, recommends allowance of narrower lots and reduced open space in the residential areas to complement the existing older small lots; however, a majority of the existing lots are smaller than those proposed.

MARTINEZTOWN/SANTA BARBARA

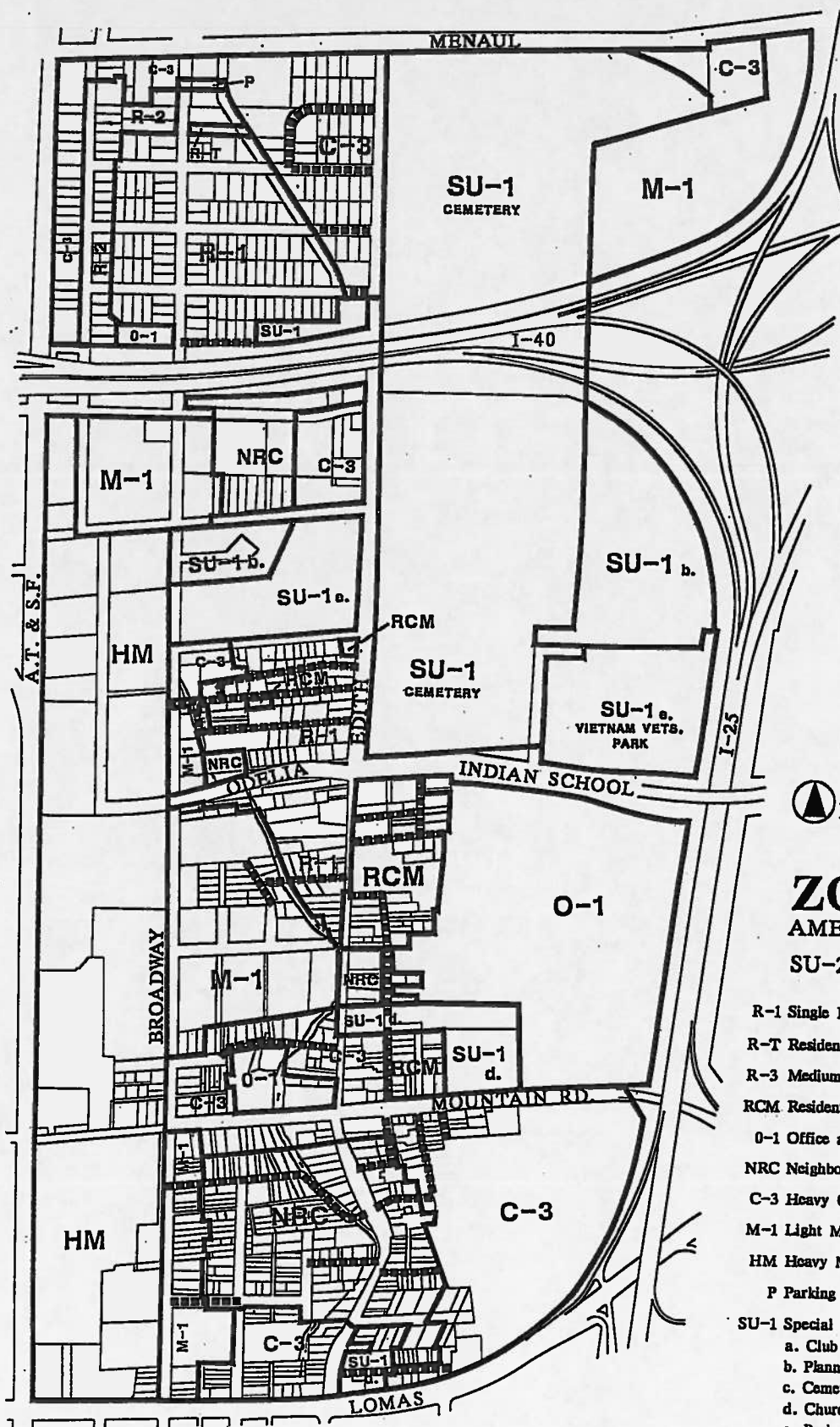


EXHIBIT III



ZONING AMENDED

SU-2

- R-1 Single Family Residential
- R-T Residential Townhouse
- R-3 Medium Density Residential
- RCM Residential Comm. Martineztown
- O-1 Office and Institution
- NRC Neighborhood Residential Commercial
- C-3 Heavy Commercial
- M-1 Light Manufacturing
- HM Heavy Manufacturing
- P Parking
- SU-1 Special Use Zone
 - a. Club
 - b. Planned Residential Development
 - c. Cemetery
 - d. Church & related uses
 - e. Park

===== Streets with inadequate width

Note: Zones shown on map are unique to the Martineztown/Santa Barbara Sector Plan Area.

2.2.2 In relation to adequacy:

As with the street layout described in 2.1 the inadequacy of lot layout varies with the intensity of the allowable land use. Parts of the area are zoned for manufacturing and heavy commercial and are divided into small narrow lots, notably along Broadway south of Odellia and along Rosemont (see Exhibit III). Although there are no lot size requirements for heavy commercial or manufacturing uses in the revised plan, the small lots preclude adequate accommodation of buildings and parking suitable for such uses.

2.2.3. In relation to accessibility:

Many lots (see Exhibit III) are only accessible by narrow substandard streets or undedicated right of way.

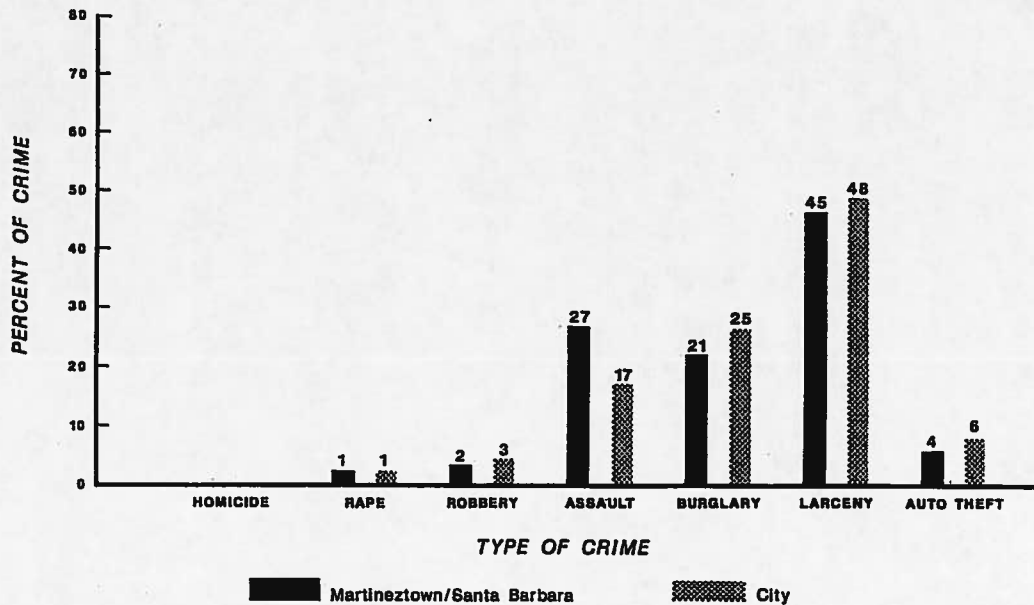
2.3 Obsolete or Impractical Planning and Platting

Current planning and lot layout are impractical for existing zoning including residential, commercial and manufacturing areas; see 2.2 for details.

3. UNSANITARY OR UNSAFE CONDITIONS

3.1 Crime

3.1.1 Statistics on reported crimes (see Figure 1) in the Martineztown/Santa Barbara area indicate that the overall crime rate is close to that in the city as a whole, although in one category - assault - the percentage is notably higher than that in the city as a whole.



MARTINEZTOWN/SANTA BARBARA
PERCENTAGE OF TOTAL REPORTED CRIMES 1986

3.1.2 The City Police Department states that inadequate street lighting can contribute to opportunity for assault. This condition is evident in many of the residential areas and along major streets in Martineztown/Santa Barbara such as Menaul Blvd., Indian School Road/Odelia, Edith Blvd., Mountain Road, Commercial Ave., and Lomas Blvd. (see Exhibit IV).

3.2 Emergency Vehicle Access

Some dwellings in Martineztown/Santa Barbara with access only on narrow streets may be inaccessible to fire, ambulance and other emergency vehicles. This situation is a potentially dangerous one for the safety of the area (see accessibility map, Exhibit III).

3.3 Perception of safety

At public meetings held during preparation of the revised sector development plan, Martineztown/Santa Barbara area residents stated that crime was a major concern. Substance abuse, burglaries and transients were named as particular concerns.

3.4 Flooding

During the recent heavy rains in the city (July, 1989) several streets in the Martineztown/Santa Barbara area between Edith and Broadway, Lomas and Mountain, flooded. This entire area is within the 100-Year-Flood Zone (see Exhibit V). A storm sewer line is projected to be installed in this area, but no work to date has been performed.

The Odelia Dam Outfall storm drainage project currently empties onto Edith Boulevard just south of I-40, and flooding is reported by residents of the area to the west and north of Edith and I-40. Parts of this area are within the 100-Year-Flood Zone (see Exhibit V). The problem has been identified by the Public Works Department, but no work to date has been performed.

4. CURRENT USE

4.1. A significant number of commercial or mercantile buildings have closed or moved elsewhere in the city.

Business turnover in the Martineztown/Santa Barbara area is significant. Only eleven out of 42 area businesses listed in the 1977 City Directory are still located in Martineztown/Santa Barbara in 1989. Over half (42 out of 81) of the businesses on Broadway between Lomas and Menaul listed in the City Directory between 1977 and 1988 have closed or moved elsewhere within the last ten years. A 1989 survey of the Martineztown/Santa Barbara area businesses

MARTINEZTOWN/SANTA BARBARA

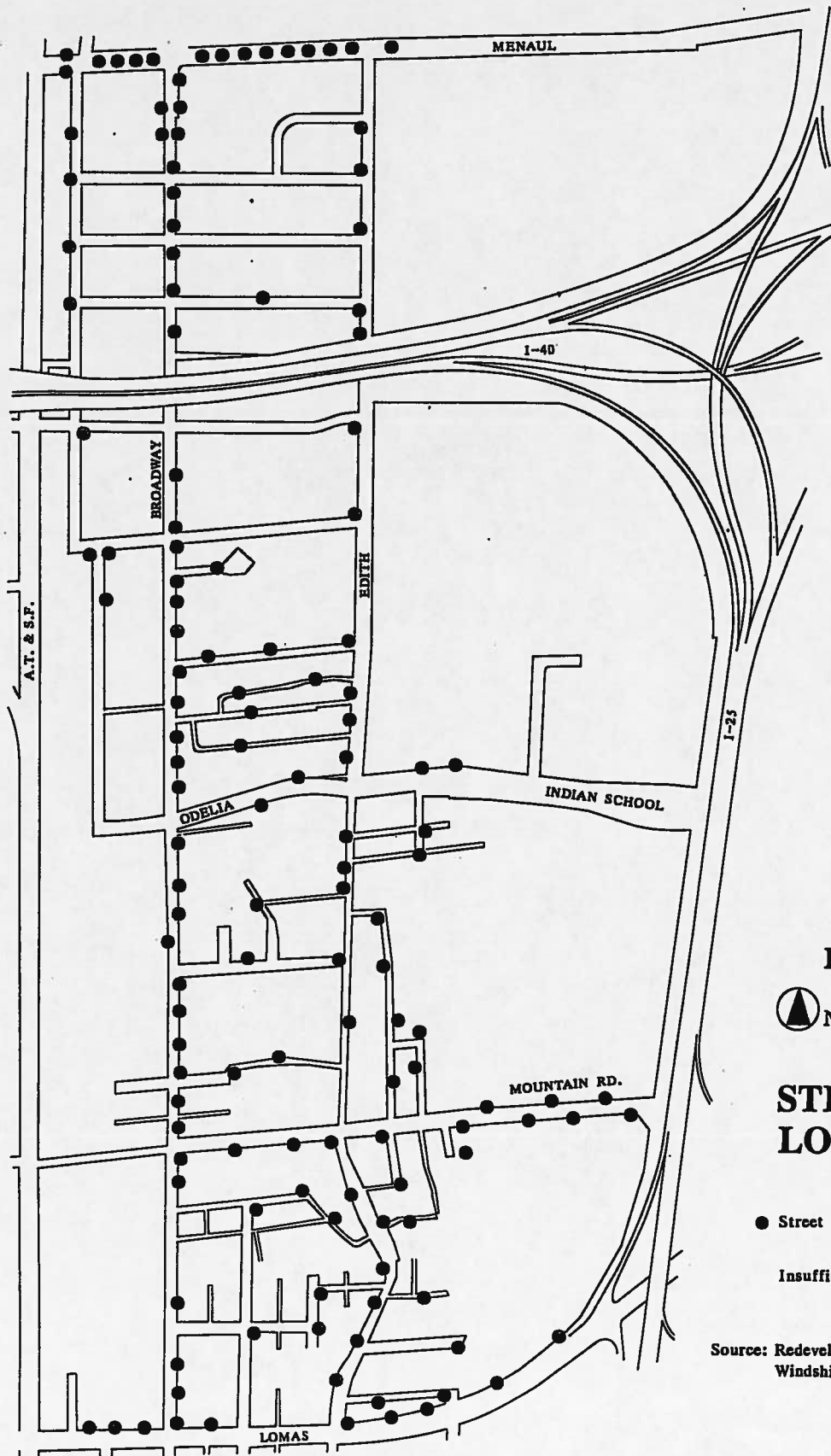


EXHIBIT IV



STREET LIGHT LOCATION

● Street Lights

Insufficient Lighting

Source: Redevelopment Division Staff
Windshield Survey

MARTINEZTOWN/SANTA BARBARA

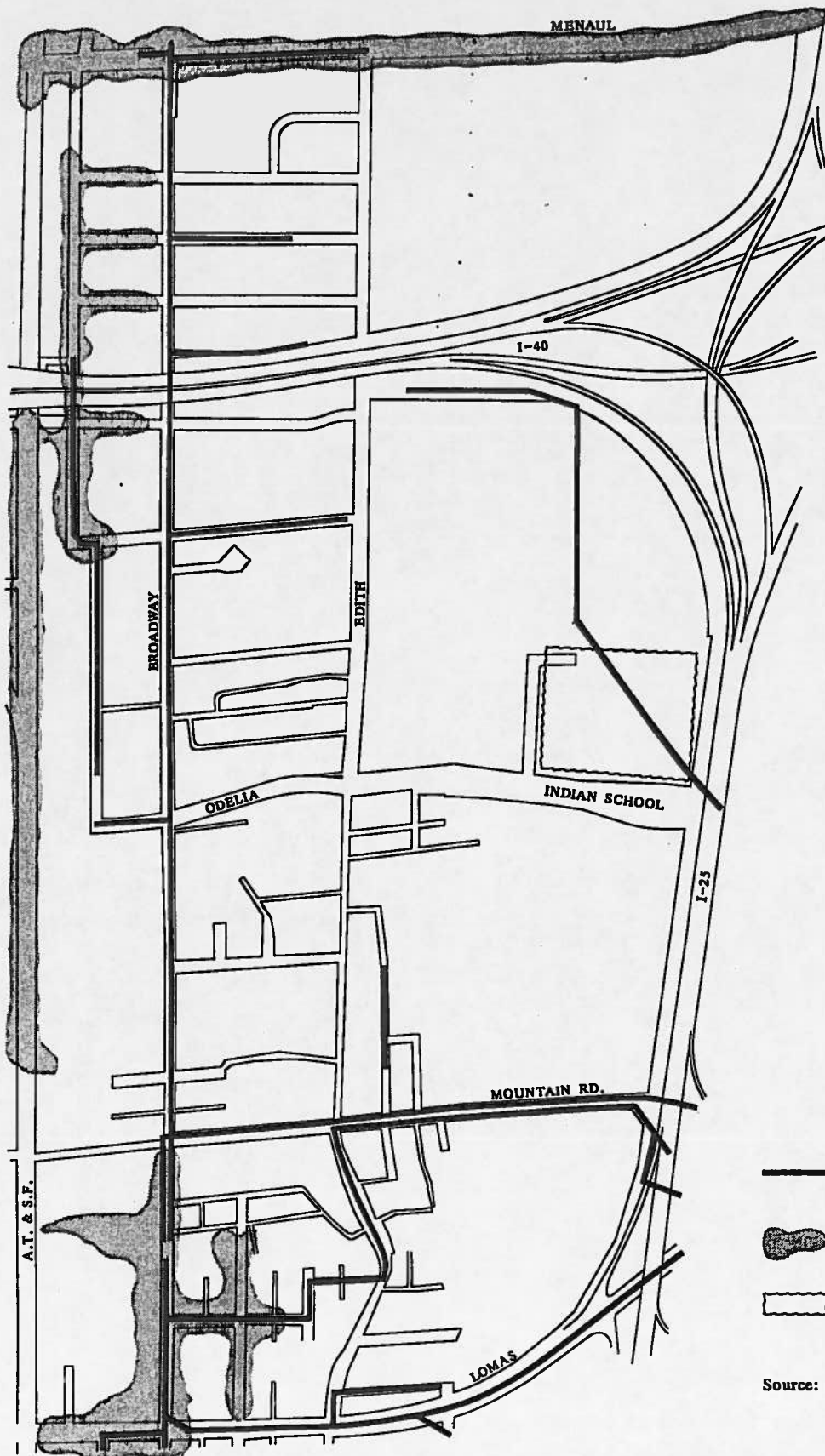


EXHIBIT V



FLOODWAY

— Storm Sewer Lines

 100 Year Flood Boundary

 Detention Pond

Source: City of Albuquerque
Public Works Dept.

surveyed by the Redevelopment Division in 1987 showed that more than one quarter (29 out of 99) of those in the area in 1987 are no longer open or have changed name or ownership. The 1989 survey identified nineteen new or renamed businesses in the area.

4.2 Low levels of commercial or industrial activity or redevelopment

Only two major construction projects have occurred in Santa Barbara/Martineztown during the last ten years: the New Mexico Employment Security Department Building located on Mountain west of Edith and the Sun Village Apartments located south of I-40, west of I-25.

Commercial and industrial enterprises on Broadway and the west side of Edith, north of I-40, provide employment opportunities for residents of the area. However, the unemployment rate in Martineztown/Santa Barbara is 10.3%. This rate is significantly higher than that in the city as a whole (6.4% according to the 1980 census. Businesses which are notably lacking in the community are those which provide services and goods for the residential areas. Of the approximately 100 businesses in the proposed MR area, only five provide neighborhood services: two small variety/grocery stores, a farmers market, five body shops, and a small restaurant.

4.3 Inappropriate subdivisions or lack of adequate housing facilities in the area.

4.3.1 Appropriate subdivisions include adequate lot size, good access, and planning for drainage, among other facilities. Subdivisions in the area, as noted above, do not meet these criteria.

4.3.2 Lack of adequate housing facilities

Affordable housing is a need in the area, as stated by residents in planning meetings held by the Redevelopment Division. The median household income in Martineztown/Santa Barbara, according to the 1980 Census, was \$9,839 (\$819 a month), only slightly more than half of the city median household income. The 1980 median housing value in the area was \$32,314. Monthly payments at 11% for a 30-year loan (in 1980 interest rates jumped from 9.5% to 12.5%) for a house of this value would have been approximately \$355 a month (including principal, interest, insurance and taxes) or \$4260 annually, 43% of median household income. This percentage is more than ten per cent higher than the percentage financial institutions feel is affordable. For households with higher incomes, a higher percentage can be allocated toward housing costs.

The rarity of new housing projects underscores the lack of housing development in the area. Since most of the existing housing stock is already more than 40 years old, new housing will soon become a necessity. The 1980 Census reported that 84% of the area's houses was constructed prior to 1960, 67% were built before 1950. Although

the 1970s Model Cities program and the current City Housing Division program has rehabilitated homes in Martineztown/Santa Barbara, it can be expected that repairs for many of the houses of this age will be increasingly impractical.

5. LAND OWNERSHIP

5.1 Diversity of Ownership

The complex development history of the area has resulted in many privately-owned small parcels in the center of the community with larger tracts and institutional or business ownership in the areas adjacent to the railroad and to the freeway. 1980 Census data indicates that 51 percent of the housing is owner occupied while 44 is tenant occupied, with 5% of the housing stock vacant. The residentially developed lots have been passed on from family generation to generation and some properties now have title problems (see 5.2). The relatively undeveloped land east of Edith north of Odellia and between the sandhills and I-25 is owned by a few major landholders: the cemeteries, Sandia Foundation, the Albuquerque Public Schools, and the Archdiocese of Santa Fe. The Springer Corporation owns sizable tracts adjacent to the railroad tracks and at the southwest corner of Menaul and I-25. The Barelitas Ditch, no longer used by the Middle Rio Grande Conservancy District and now under multiple ownership, runs through the entire neighborhood.

5.2 Defective or unusual conditions of title

Martineztown/Santa Barbara was settled before New Mexico became part of the United States and properties in the area have been passed down through many generations. Property transfers include nineteenth century wills dividing the land among many family members, MRGCD easements, land sales through modern subdivisions, donations to the Archdiocese of Santa Fe, and institutional acquisition of property. Conditions of title are therefore complex and often unusual or defective. Several property owners who applied for the City rehabilitation funds have had difficulty in obtaining clear title.

CONCLUSION

As shown in the above report, existing conditions meet the criteria for a "blighted" area. These conditions have "substantially" impaired "the sound growth and economic health and well being" of Martineztown/Santa Barbara.

The designation of the area as a Metropolitan Redevelopment Area will assist in achieving the following goals stated in the recently revised Martineztown/Santa Barbara Sector Development Plan:

Eliminate conditions which are detrimental to public health, safety and welfare

Conserve, improve and expand housing availability to all families

Improve economic conditions through coordinated public and private actions

With the powers made available with Metropolitan Redevelopment area designation, the Redevelopment Division will be working with the private sector and other City agencies to realize these goals: creating opportunities for appropriate new housing, assisting in the establishment of new commercial ventures in the area, and coordinating Public Works projects in the area.

IMPACTS OF HIGH DENSITY DEVELOPMENTS ON TRAFFIC AND HEALTH

Written and Researched by the
Bernalillo County Place Matters Team
June 2013

*This Report is in
Response to a
Request for
Assistance by
Martineztown Work
Group*

Introduction

Land-use plans play a significant role in the look, feel and vitality of a neighborhood and can strongly influence neighborhood conditions such as clean air, access to safe places to play and work, and the availability of quality schools and employment. Researchers are discovering that the availability of neighborhood conditions such as these profoundly influence residents' overall health, particularly among childrenⁱ. Conversely, residents living in neighborhoods characterized by poor quality schools, few job opportunities, and a polluted environment have poor overall health and a shorter life expectancy. In fact, in Bernalillo County there is a dramatic difference in life expectancy depending on where one lives – with residents residing in higher income, predominantly non-Hispanic white, and amenity rich neighborhoods living up to 22 years longerⁱⁱ.

Planners can create land-use plans that encourage healthy neighborhoods for all by considering how the plan will positively, or negatively, impact the health and welfare of the residents who live there. A tool called Health Impact Assessment, or HIA, enables planners to consider the health impacts of a proposed plan prior to decision making by gathering health related data.

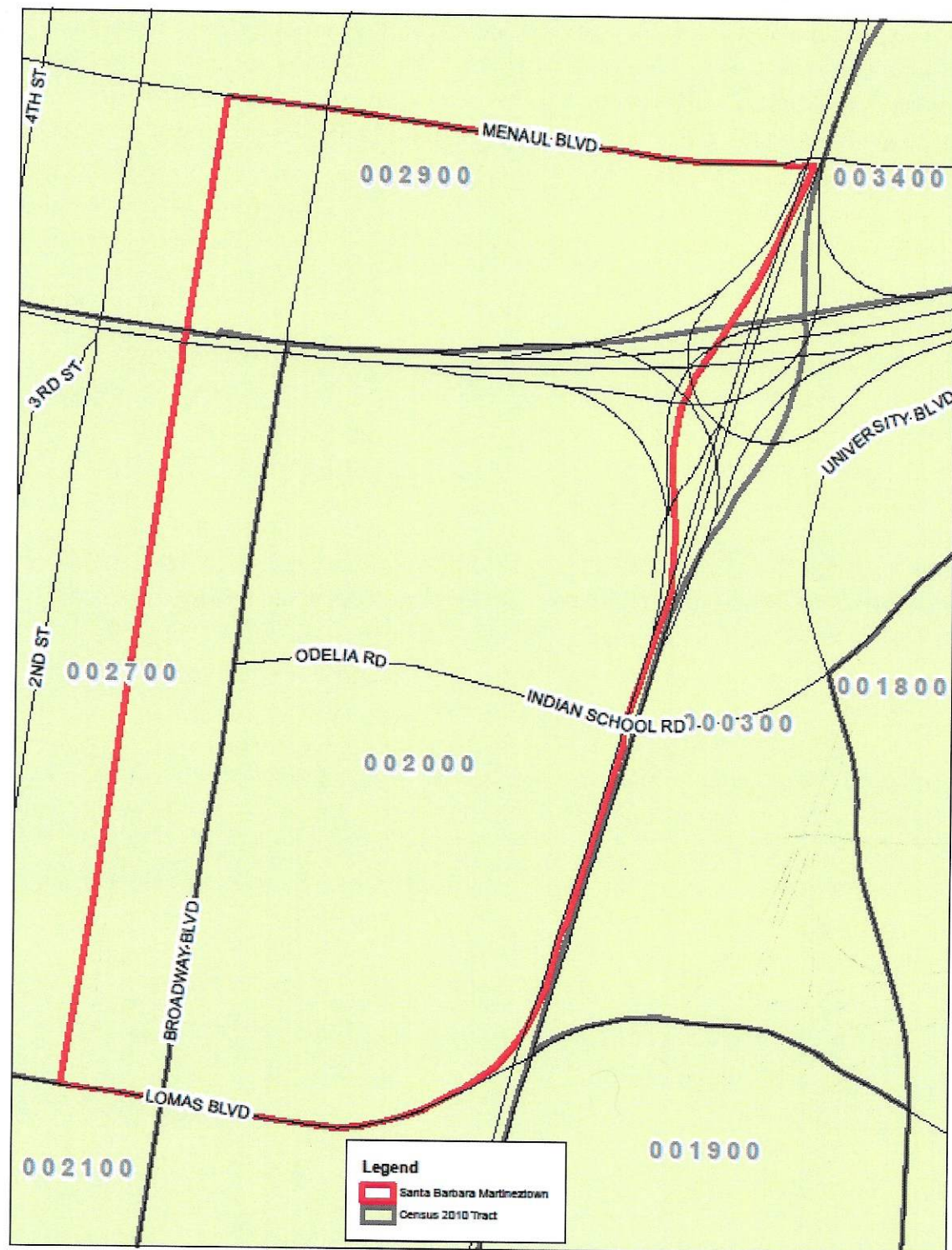
Because of the Bernalillo County Place Matters Team's (Team) experience with HIAs, representatives of the Martineztown Work Group (MWG) asked the Team to conduct a HIA on the proposed 2012 Santa Barbara Martineztown (SBMZ) Sector Development Plan (Plan). Specifically, neighborhood residents were concerned that the Plan's implementation would result in higher density developments, which in turn, would increase vehicle volumes within their neighborhood and negatively impact: 1) road safety resulting in increased crash related fatalities/injuries; 2) air quality resulting in increased respiratory illness, cancer, and cardiovascular disease, and; 3) noise levels resulting in increased learning disabilities among children. Unfortunately, given time constraints, the Team could not conduct a full blown HIA and instead offered to develop a report for the City Councilors of the City of Albuquerque consisting of data on current neighborhood conditions as they relate to vehicle volumes and health and a summary of research on the impact of increased vehicle volumes on health.

The Santa Barbara-Martineztown Community

The two census tracts underlying SB-MZ are tracts 20 and 29 (map 1) with a total 2010 population of 6,321, comprised of 57.6% (census tract 20) and 58.5% (census tract 29) Hispanics. Comparatively, Bernalillo County is comprised of 48.1 percent Hispanics. Twenty-five percent (tract 20) and 14.9% (tract 29) of SB-MZ residents live below the Federal Poverty Level (\$23,550 annually for a family of four), compared to 16.6% of Bernalillo County residents.

SB-MZ geographically sits at the cross-roads of two major Interstates, I-25 and I-40, and is bordered by two major roadways, Lomas Blvd. and Menaul Blvd. to the north and south, respectively, with the BN&SF railroad nearby, to the west.

Map 1. 2010 census tract boundaries underlying Santa Barbara-Martineztown



Source: 2010 U.S. Census Bureau

Vehicle Volume

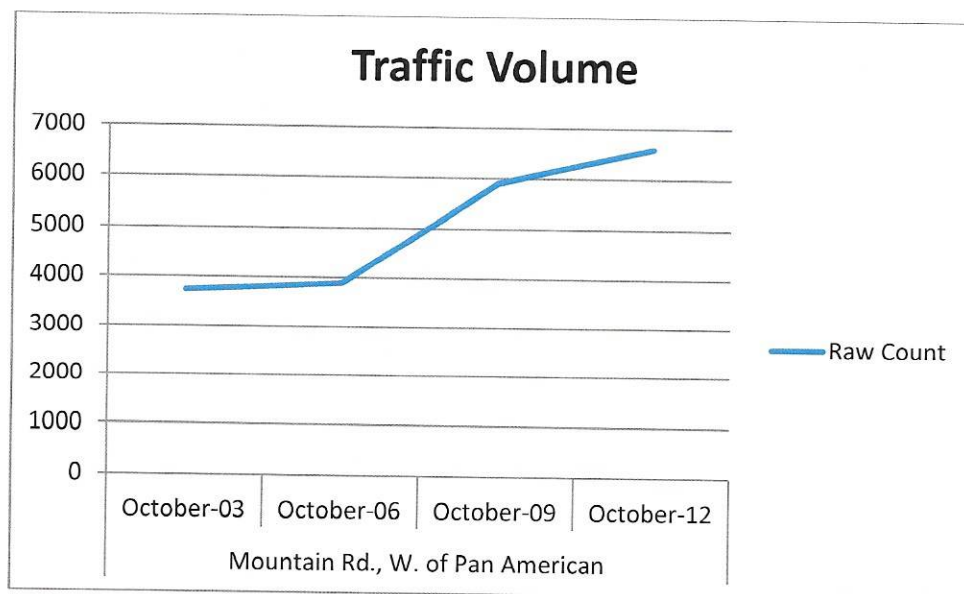
The Association between Vehicle Volume and Health

Public health and transportation safety research demonstrates that vehicle volumes are an independent environmental predictor of pedestrian injuries^{iii iv}. The magnitude of the effect from vehicle volume on injuries is significant. For example, in a study of nine intersections in Boston's Chinatown, researchers calculated an increase in 3 to 5 injuries per year for each increase in 1,000 vehicles^v. High traffic also contributes to increased respiratory and cardiovascular disease from increased air pollution and to increased stress levels among adults and learning disabilities among children due to traffic-related noise.

Current Vehicle Volumes in SB-MZ

Attachment 1 illustrates the time trend of vehicle volumes (in years) in the study area by raw vehicle counts and locations^{vi}. Vehicle counts for Mountain Rd., West of Pan American, have significantly increased, undoubtedly due to the construction of the large Embassy Suites hotel and Tri Core Laboratory (figure 1). Vehicle counts in the area of the I-25 and I-40 interchange have also continued to increase with a 2011 average weekly vehicle count on I-40 west of I-25 of 136,200, and east of I-25 of 180,000. Additionally, the 2011 average weekly vehicle count on I-25 north of I-40 was 193,300, and south of I-40, 166,100. Elsewhere, vehicle counts have remained stable or declined.

Figure 1. Time trend of traffic volume by raw count of vehicles and year, Mountain Rd.



Figures 2 - 4 show the types of vehicles (the majority of which are automobiles) traveling on the following road links within the boundaries of SB-MZ: 2nd Street, South of I-40 South Frontage Rd.; Indian School, East of Broadway; and Broadway, South of Menaul^{vii}.

Figure 2. Number of vehicles by vehicle type – Broadway – November 2006

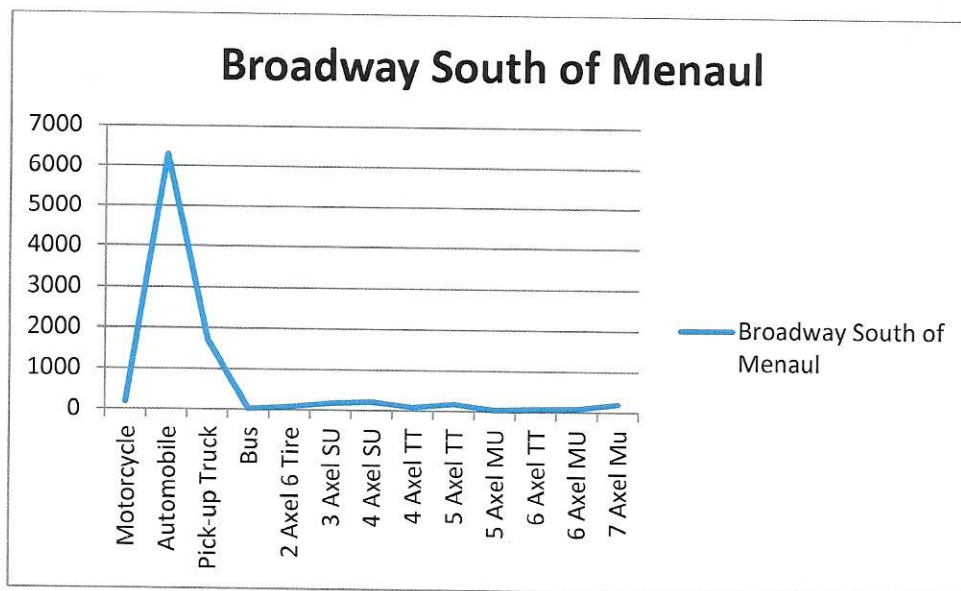


Figure 3. Number of vehicles by vehicle type – 2nd Street – October 2002

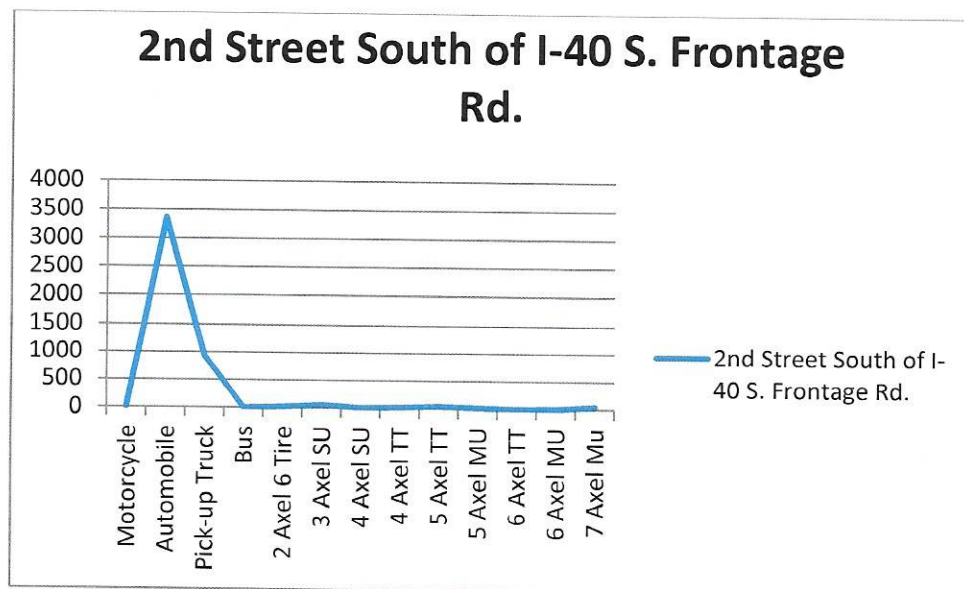
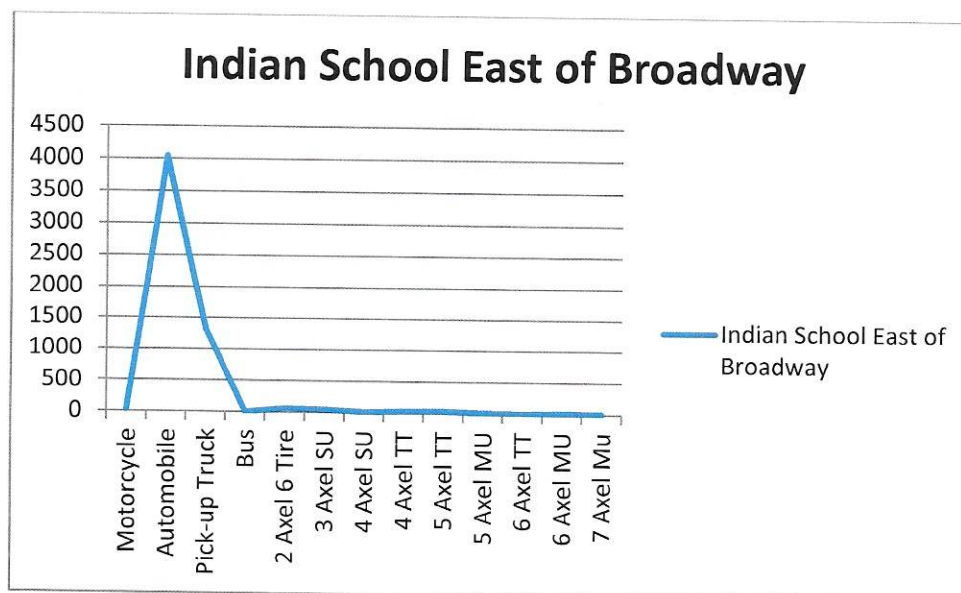


Figure 4. Number of vehicles by vehicle type – Indian School – October 2007



Roadway Safety

The Association between Roadway Safety and Crash Related Injuries and Fatalities

Road safety is a particularly relevant topic in New Mexico; the 2009 pedestrian fatality rate was 1.94 deaths per 100,000 people, compared to the national pedestrian fatality rate of 1.33^{viii}. In addition to the tragic loss of human life, the Centers for Disease Control and Prevention estimate that crash related deaths cost New Mexico \$435 million per year^{ix}.

Older adults suffer disproportionately from both risk and impact of pedestrian-vehicle crashes. Older adults walk slower and have slower reaction times that put them at greater risk. In the event of a crash, older adults are also more likely to have serious injuries or die due to their frail physical conditions^x.

Research also shows that pedestrian crashes occur more frequently in low-income communities. Using data from four California communities, researchers found that pedestrian injuries were greater in areas characterized by higher unemployment, lower median household incomes, and younger populations^{xi}. Similarly, a King County, Washington study found that pedestrian injuries and fatalities were greater in communities having lower median home values, regardless of the level of pedestrian activity or population density^{xii}.

Traffic speed is the primary determinant of crash severity^{xiii}. An overwhelming proportion of traffic related injuries/fatalities occur along roadways that have been engineered for cars, with little consideration given to people who walk, are wheelchair bound, who bicycle, or who push strollers. High operating speeds give drivers less time to react to unforeseen hazards. A study in

the UK showed that a pedestrian struck by a vehicle traveling 40 mph has an 85% chance of being killed. This fatality rate drops to 45% at 30 mph, and to 5% at 20 mph or less^{xiv}.

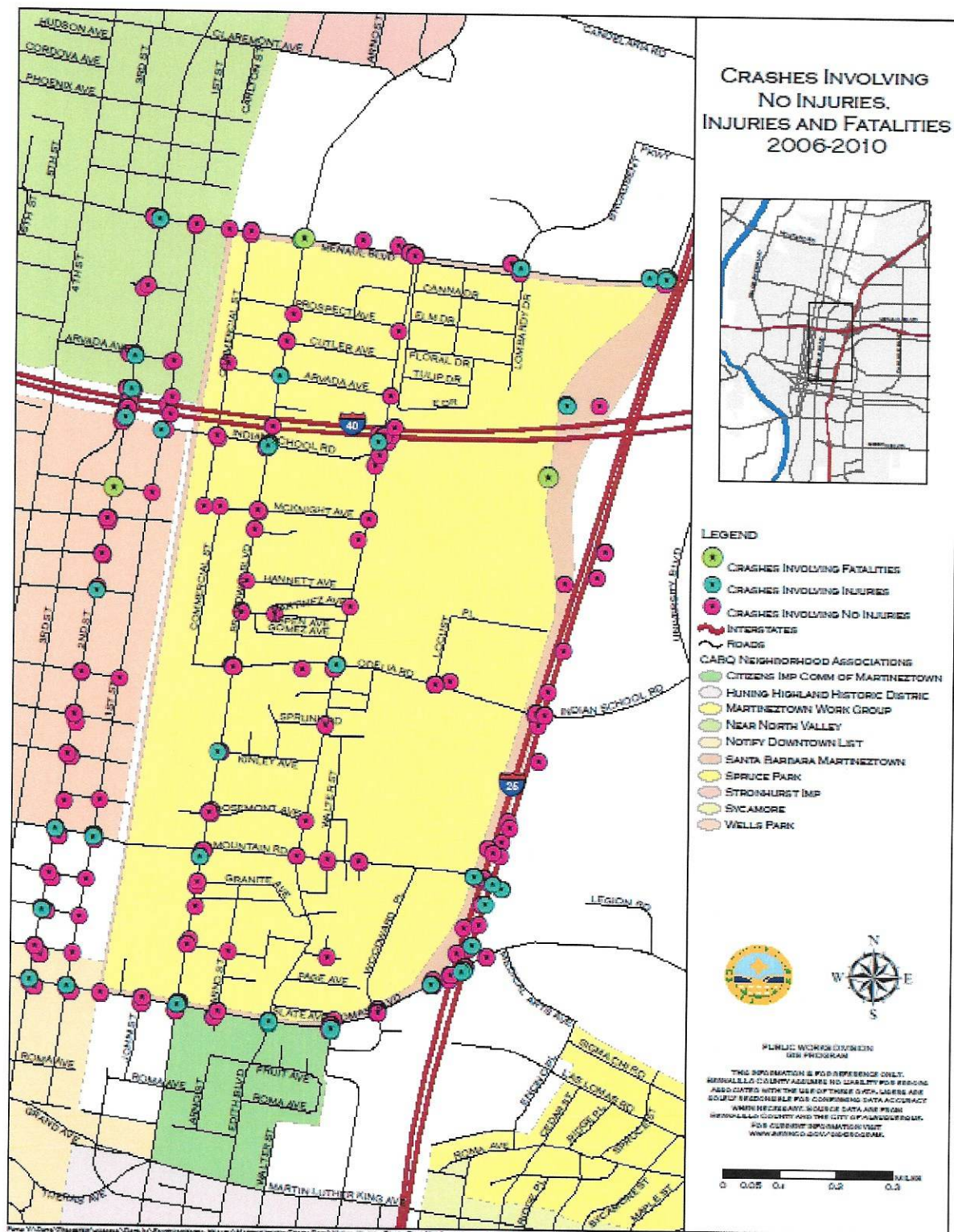
Lower speeds achieved through traffic calming measures can profoundly impact safety. A detailed analysis of 33 studies found that area wide traffic calming programs reduced injury accidents by 15%, with a smaller reduction of 10% on main roads^{xv}.

Current Crash Related Injuries and Fatalities in SB-MZ

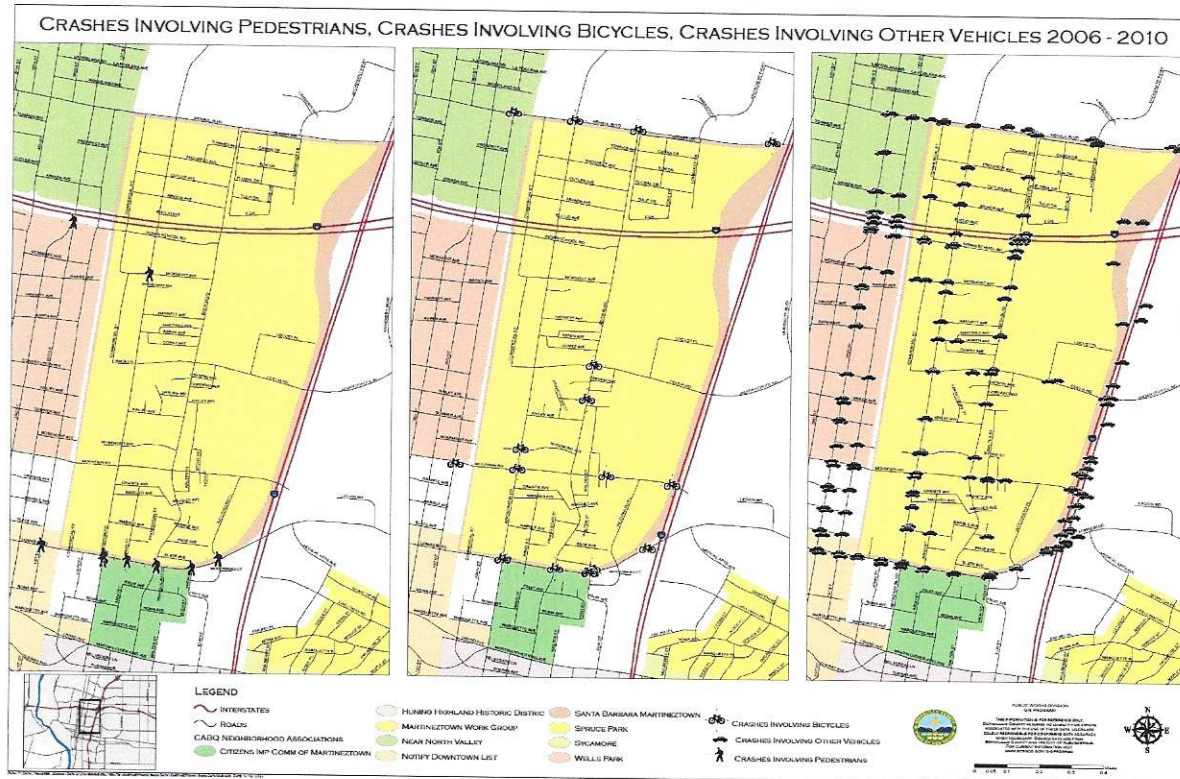
Map 2 shows the occurrence of crash related injuries and fatalities within the SB-MZ neighborhood boundaries for the time period of 2006 – 2010. Map 3 provides additional information on whether the crash involved a pedestrian, bicycle, or another vehicle.

The Mountain Rd.-3rd St. and Mountain Rd.-Broadway intersections ranked 6th and 15th among the top 20 intersections in Bernalillo County having the highest fatal and injury crash rates for 2005-2009. Further, the Mountain Rd.-4th St. intersection ranked 8th among the top 10 intersections having crash rates involving pedestrians^{xvi}, while the Mountain Rd.-3rd St. intersection ranked 2nd among the top 10 intersections having crash rates involving bicyclists.

Map 2: Location of crashes occurring within the boundaries of Santa Barbara-Martineztown



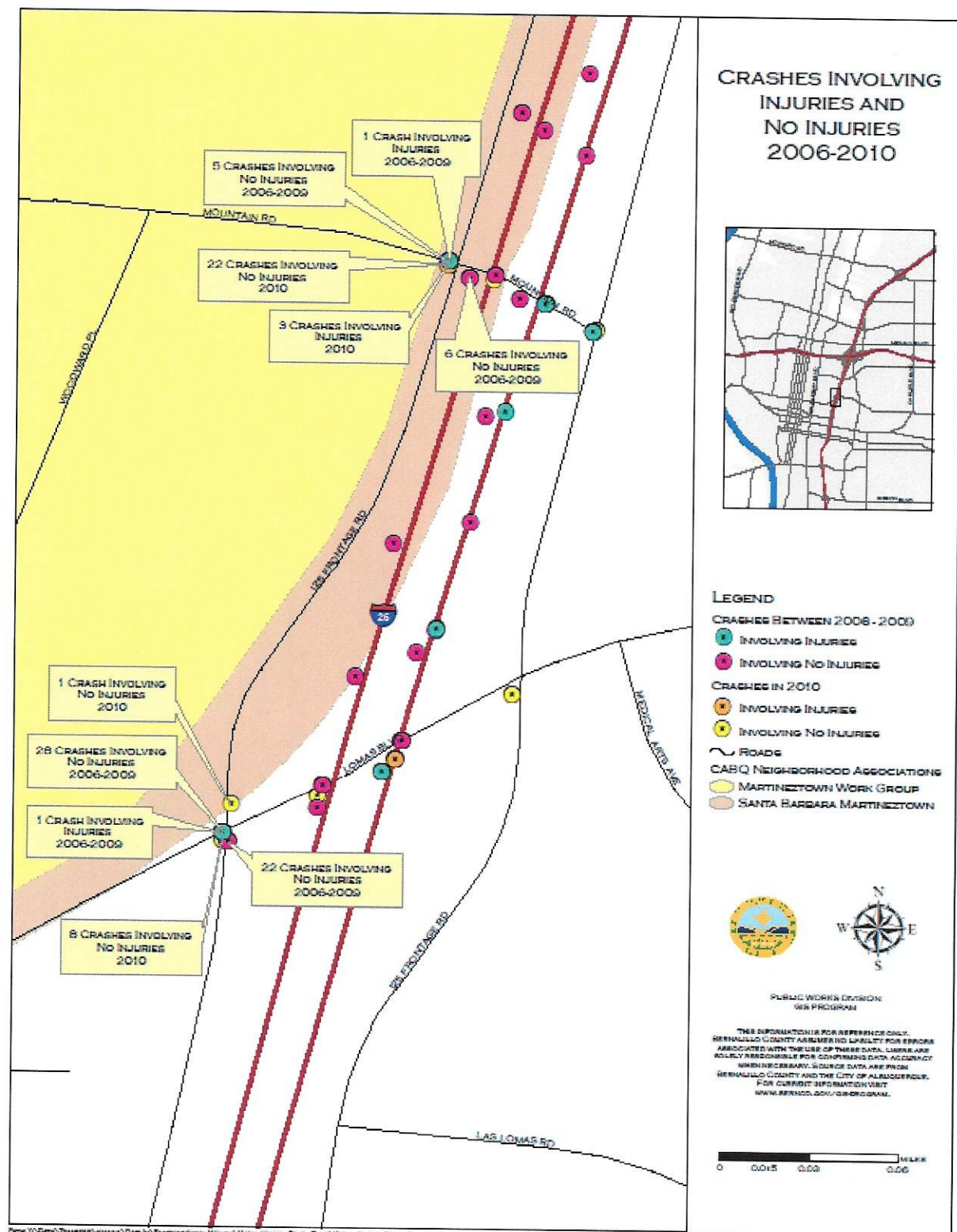
Map 3. Crashes involving pedestrians, bicyclists and other vehicles



Source: Mid-Region Council of Governments, data provided via email request, May 2013

Map 4 shows the occurrence of crashes resulting in injuries and no injuries for 2006-2009 and for 2010 for the west frontage road (north of Mountain Rd. to Lomas Blvd.), an area of concern to the residents living in SB-MZ, and for I-25.

Map 4. Crashes involving injuries and no injuries for residents' area of concern



Research shows that negative health outcomes, including injuries and fatalities from crashes, are linked to living in close proximity to busy roadways and railroads. Children and the elderly are particularly vulnerable to these negative health consequences.

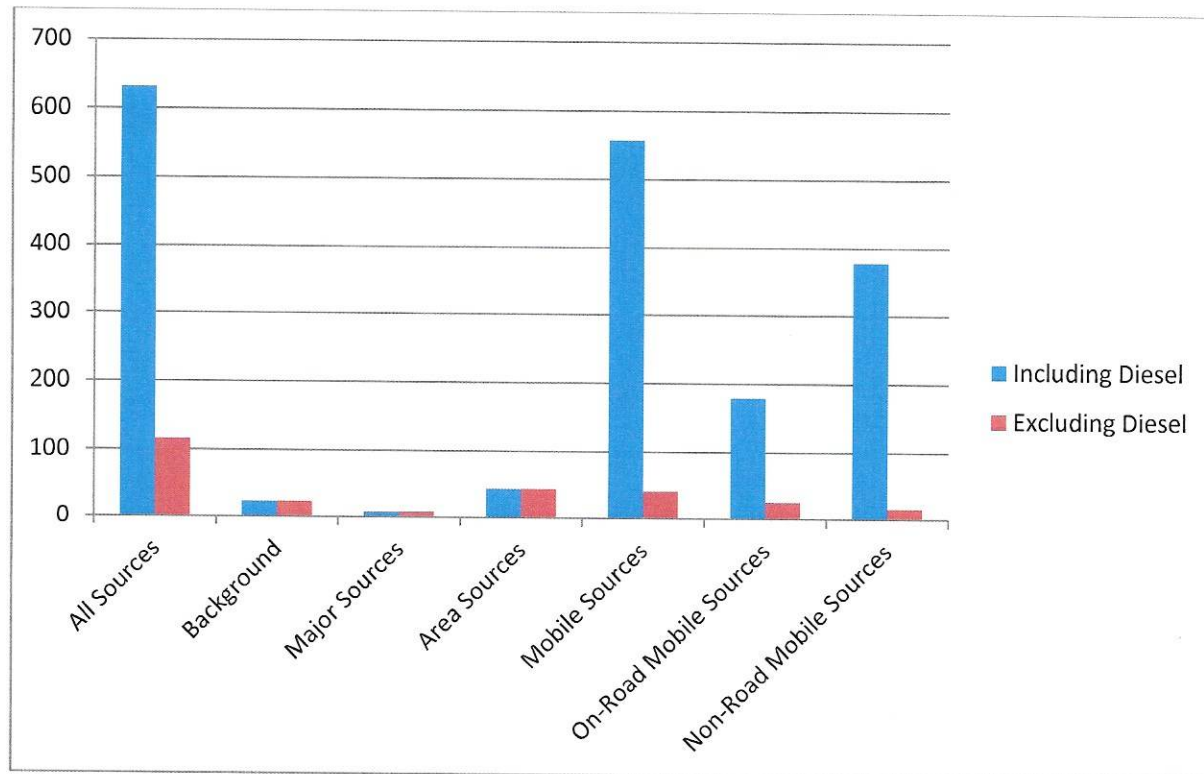
Air Quality

The Association between Traffic Related Air Pollution and Respiratory Illness, Cancer and Cardiovascular Disease

Exposures to sources of traffic pollution can impact the health of a community. Adverse health outcomes associated with vehicle and train related air pollution, include respiratory diseases, such as asthma and chronic obstructive pulmonary disease, cancer and cardiovascular disease^{xvii}
xviii xix xx

Diesel emissions coming from trains and large trucks are one of the most toxic sources of emissions. In addition to carbon monoxide and nitrogen oxides, diesel exhaust is composed of fine particles that contain more than 40 cancer-causing substances, such as benzene, arsenic and formaldehyde^{xxi}. Diesel exhaust is emitted at ground level, where one can breathe it, making it more harmful. Illness and deaths related to diesel exhaust is high. Approximately 21,000 people die prematurely each year from exposure to particulate matter from diesel engines. Every year, over 400,000 asthma attacks and 27,000 heart attacks are attributed to fine particles from diesel vehicles^{xxii}. These illnesses lead to increased emergency room visits, hospitalizations and lost school and work days. Figure 5 shows the contribution of diesel emissions to cancer risks in the metropolitan areas of the U.S. Diesel emitted from off-road vehicles and on-road vehicles, such as large trucks, contribute to a vast majority of the cancer risks.

Figure 5. Distribution of estimated cancer risks in US metropolitan areas, per million



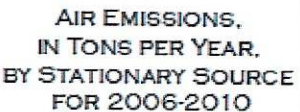
Source: Morello-Frosch R, Jesdle B. (2006) Separate and unequal: residential segregation and estimated cancer risks associated with ambient air toxics in US metropolitan areas.

Current Air Quality Conditions in SB-MZ

Because there is no air quality monitoring station near or in the SB-MZ neighborhood, data on ambient air quality for the six Environmental Protection Agency criteria air pollutants (lead, carbon monoxide, sulfur dioxide, particulate matter, nitrogen oxides, and ozone) are unavailable. Therefore, it is difficult to estimate the contribution of emissions coming from vehicles travelling on the roadways intersecting or bordering SB-MZ, namely I-25, I-40, Lomas, and Menaul. Further, it is also difficult to estimate the diesel emissions from trains travelling on rail, located on the western border of the neighborhood.

In spite of these limitations, data do exist for facilities that have permits to emit air pollution in the neighborhood. Map 5 shows the locations of these facilities, by the specific pollutants emitted, in tons per year.

Source: Stationary Source Data File, City of Albuquerque, 2006-2010.



Legend

-  INTERSTATES
-  ROADS
-  CARBON NEIGHBORHOOD ASSOCIATIONS
-  CITIZENS IMP/COMM OF MARTINEZTOWN
-  DOWNTOWN
-  HUNING HIGHLAND HISTORIC DISTRICT
-  MARTINEZTOWN WORK GROUP
-  NEAR NORTH VALLEY
-  NETHERWOOD PARK
-  NOTIFY DOWNTOWN LIST
-  SANTA BARBARA MARTINEZTOWN
-  SILVER HILL
-  SPRUCE PARK
-  STRONHURST IMP
-  SYCAMORE
-  WELLS PARK

STATIONARY SOURCE EMISSIONS



- CARBON MONOXIDE
- NITROGEN OXIDES
- SULFUR DIOXIDE
- TOTAL SUSPENDED PARTICULATES
- VOLATILE ORGANICS
- HAZARDOUS AIR POLLUTANTS
- PARTICULATE MATTER 10
- PARTICULATE MATTER 2.5



**PUBLIC WORKS CONTRACTS
BID PROGRAM**

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WHEN NECESSARY. SOURCE OF DATA ARE FROM
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Current Health Status for Diseases that are Associated with Poor Air Quality: Heart Disease, Chronic Respiratory Disease, and All Cancers in SB-MZ

Table 1 shows the age adjusted death rates for heart disease, chronic lower respiratory disease, and cancers for the time period of 2005 to 2009 for the Department of Health's small area 8, which most closely approximates the boundaries of the SB-MZ neighborhood. When compared with Bernalillo County, the death rates for heart disease and all cancers are higher in SB-MZ, 190.2 deaths per 100,000 people and 197.6 deaths per 100,000 people, respectively. Conversely, the death rates for chronic lower respiratory disease are higher in Bernalillo County at 45.6 deaths per 100,000 people.

Table 1. Age-adjusted death rates for heart disease, chronic lower respiratory disease, and all cancers combined, 2005-2009, small area 8-Bernalillo County, Lomas Broadway and Bernalillo County

Age-Adjusted Death Rate for Heart Disease, 2005-2009*			
	Number of Deaths	Number in the Population	Deaths Per 100,000 Population
Small Area 8-Bernalillo County, Lomas Broadway	199	103,289	190.2
Bernalillo County	5,134	3,156,640	162

*Circulatory, Heart Disease (ICD10: I00-I09, I11, I13, I20-I51)

Age-Adjusted Death Rate for Chronic Lower Respiratory Disease, 2005-2009*			
	Number of Deaths	Number in the Population	Deaths Per 100,000 Population
Small Area 8-Bernalillo County, Lomas Broadway	43	103,289	41.6
Bernalillo County	1,413	3,156,640	45.6

*Respiratory, Chronic Lower Respiratory Disease (ICD10: J40-J47)

Age-Adjusted Death Rate for All Cancers Combined, 2005-2009			
	Number of Deaths	Number in the Population	Deaths Per 100,000 Population
Small Area 8-Bernalillo County, Lomas Broadway	206	103,289	197.6
Bernalillo County	4,936	3,156,640	155.5

*Neoplasm, Malignant (ICD10: C00-C97)

Source: New Mexico Indicator-Based Information System (NMIBIS)

Noise Levels

The Association between Traffic Related Noise Levels and Learning Disabilities among Children

Traffic noise has been linked to many adverse health outcomes, including general quality of life, induced hearing loss, increases in blood pressure and cardiovascular diseases, and psychosocial disorders such as noise induced sleep disturbances^{xxiii}. There is a dose response relationship for all of these. As persistent noise levels increase, adverse health outcomes also increase^{xxiv}.

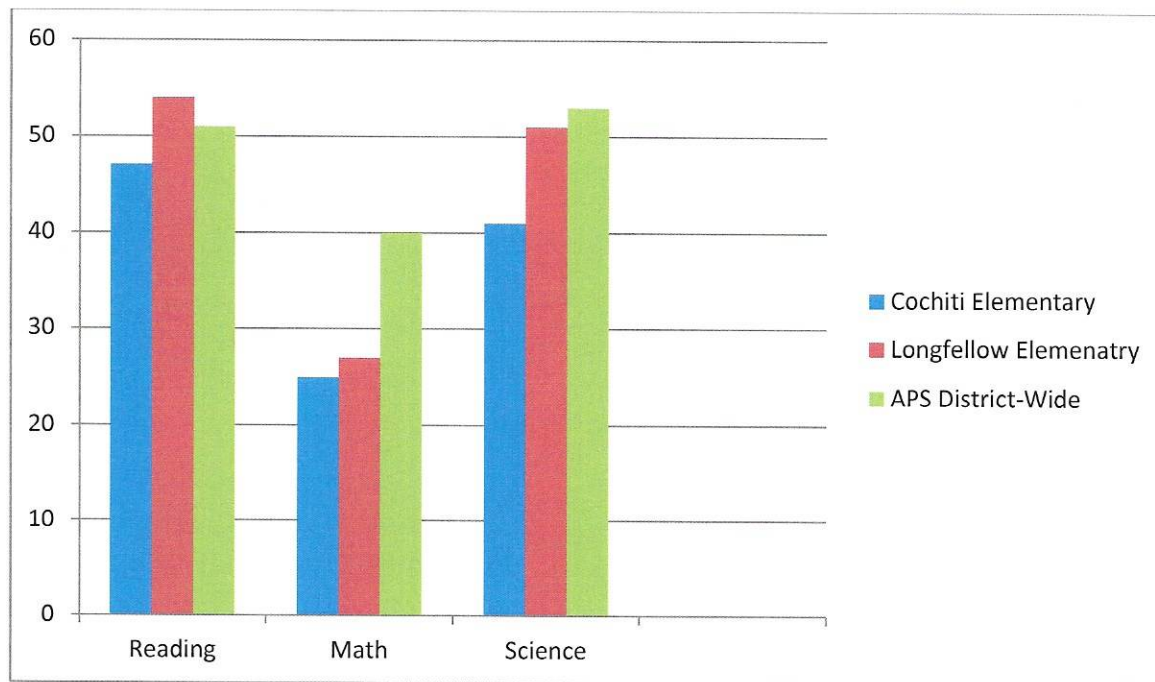
These adverse health outcomes are particularly pronounced in children who have less well-developed immune, cardiovascular and neurological systems. Therefore, children have an additional risk from excessive ambient noise exposure^{xxv}. Evans et al. examined children exposed to moderate road traffic noise (outside daytime level $L_m > 60\text{dB(A)}$). Their night time urine contained increased concentrations of free cortisol and cortisol metabolites when compared to those of children living in quieter areas (outside daytime level $< 50\text{dB(A)}$)^{xxvi}. Studies have also found that children exposed to intense ambient noise from traffic and aircraft at school may have lower reading and math scores than children who attend quieter schools.

4th Grade Reading, Math and Science Scores among Children Attending Schools in SB-MZ

Residents of SB-MZ suffer from traffic related noise because of their close proximity to two large interstates, I-25 and I-40 and the BN&SF railroad. High noise levels can impact children's stress levels and reading and math scores.

There are two elementary schools located in the SB-MZ neighborhood, Longfellow and Cochiti. According to New Mexico Standards Base Assessment for the 2007-2008 school year; 47%, 25%, and 41% of 4th graders attending Cochiti Elementary were at or above proficiency levels for reading, math and science, respectively. Reading, math, and science proficiency scores for 4th grade students attending Longfellow Elementary School were 54%, 27%, and 51%, respectively. Albuquerque Public School district-wide scores for 4th grade students at or above proficiency levels for reading, math and science were 51%, 40%, and 53%, respectively (figure 6).

Figure 6: Percent 4th grade students at or above proficiency level for the 2007-2008 school year

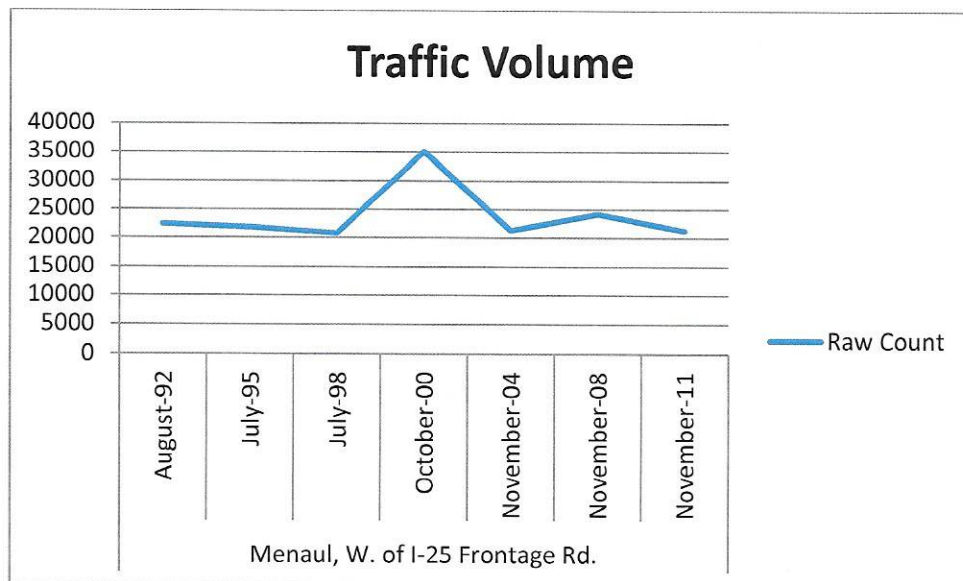
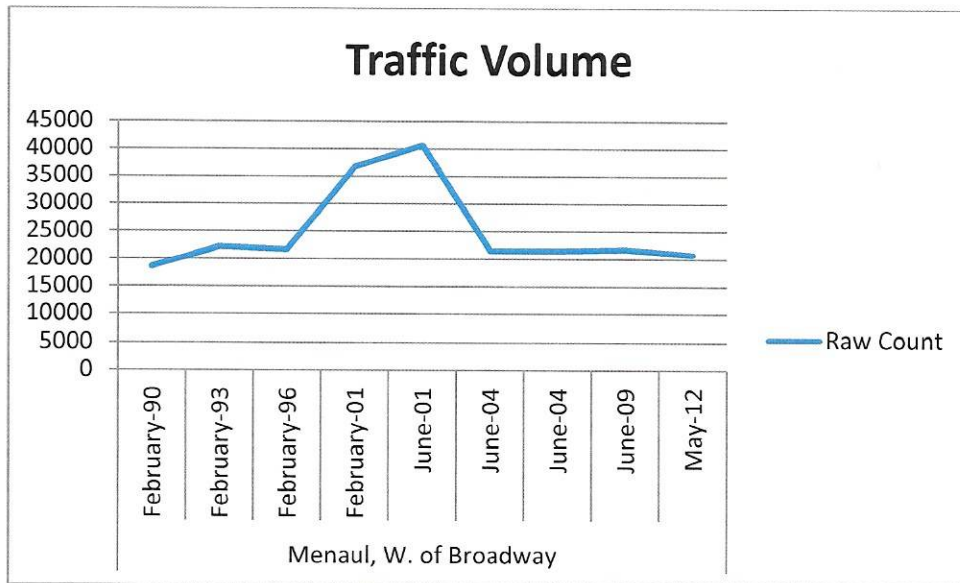


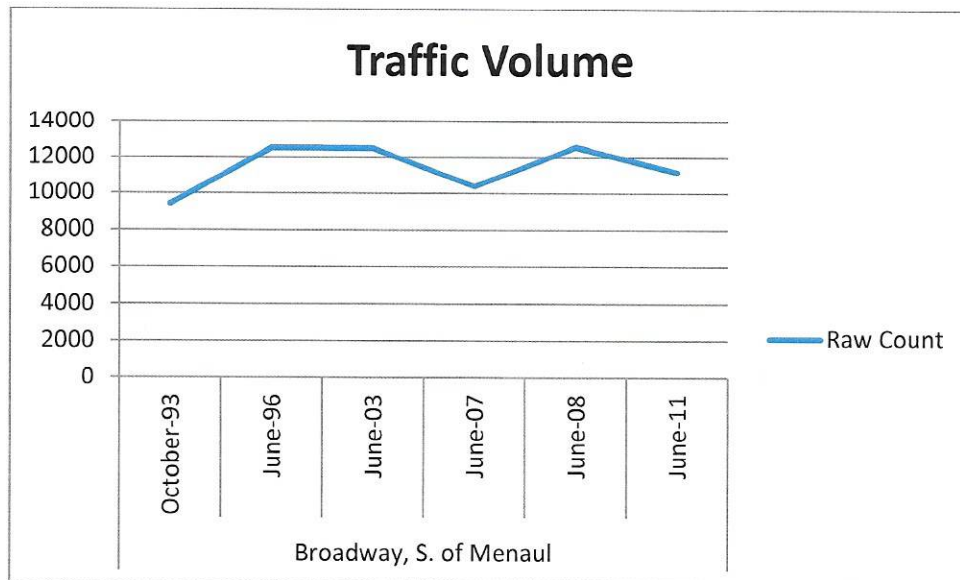
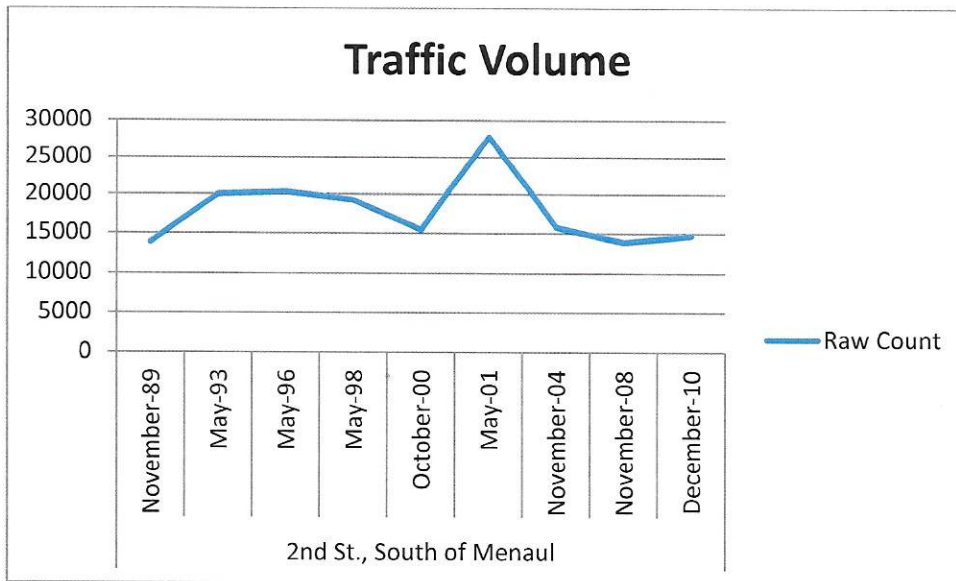
Source: Albuquerque Public Schools, New Mexico Standards Base Assessment

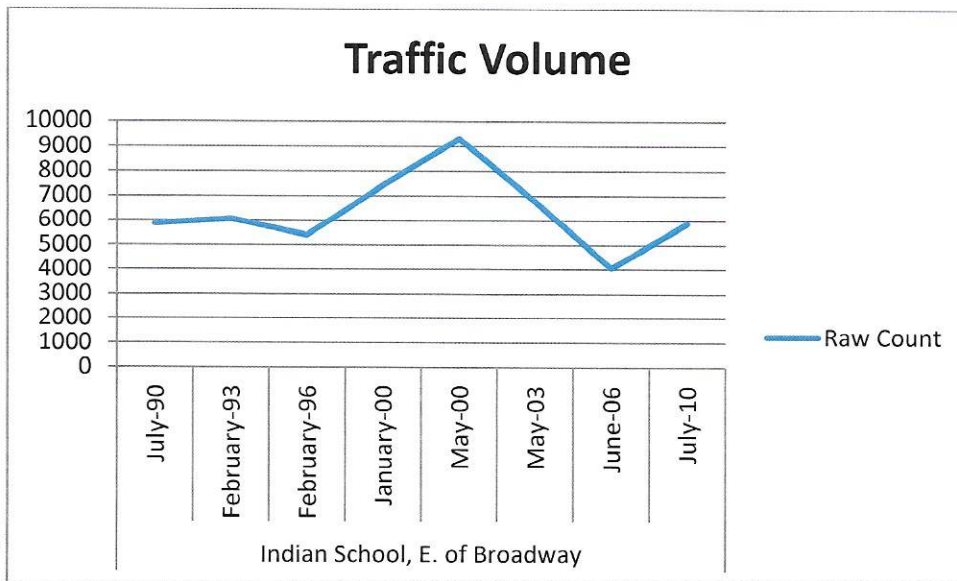
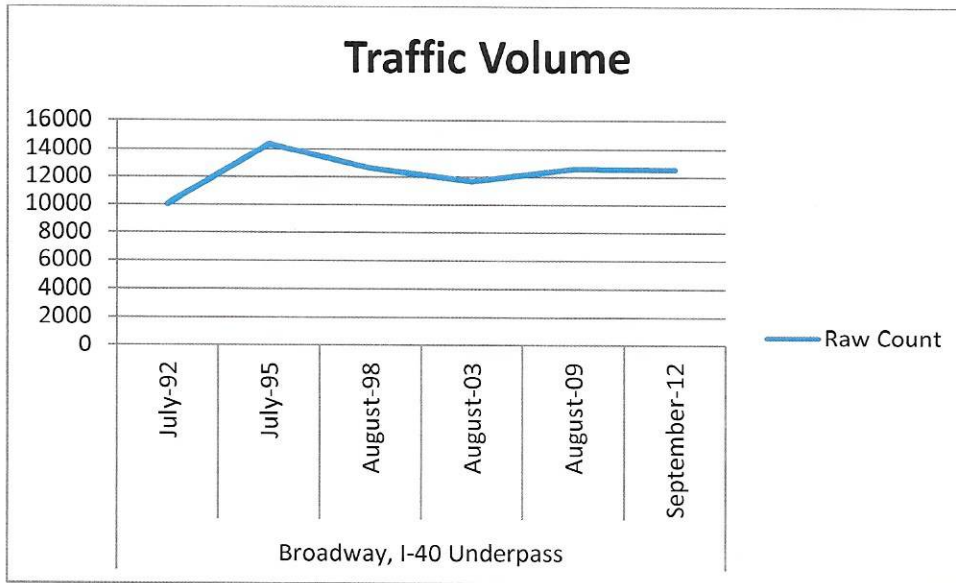
Conclusion

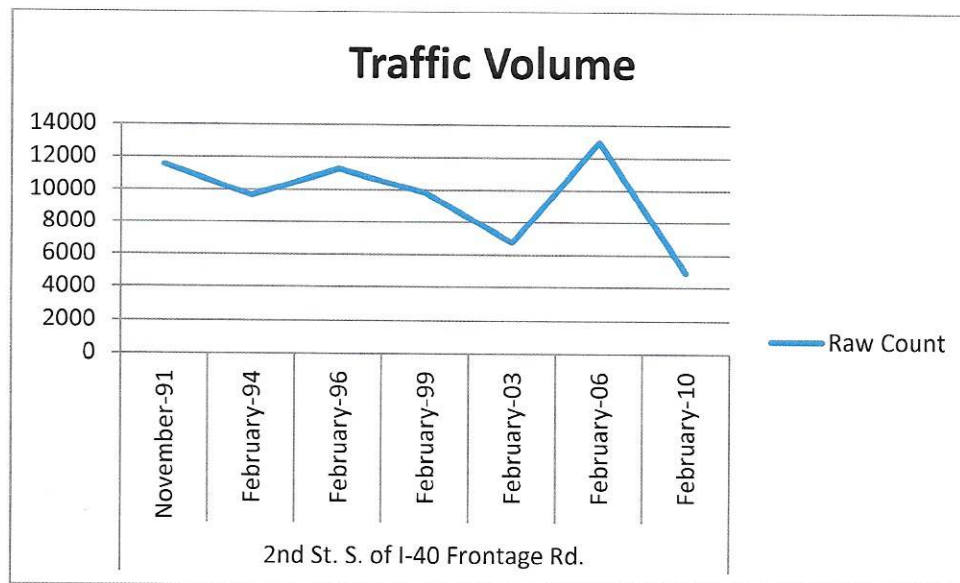
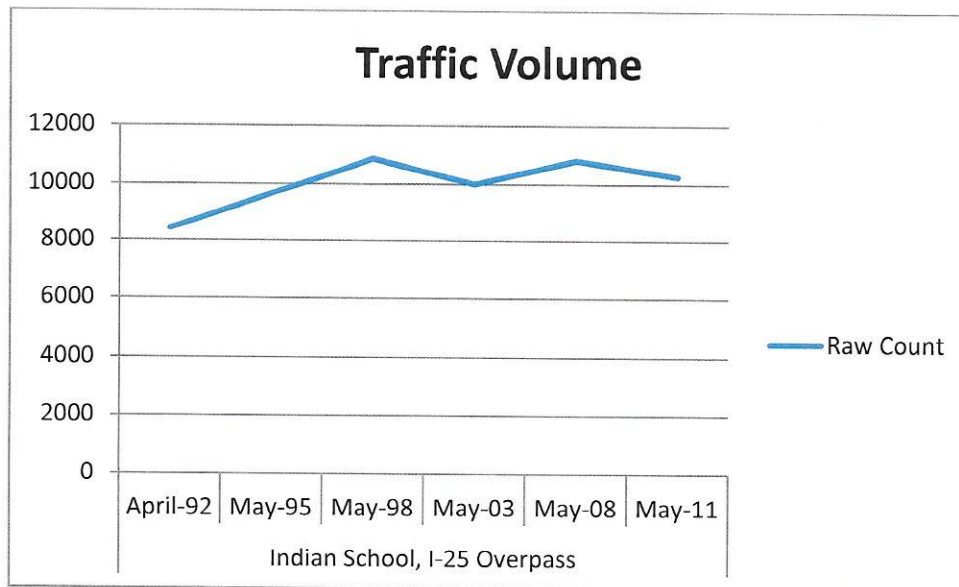
Given the data provided above we urge you to consider the ways that increased traffic, a potential result of 2012 Plan implementation, may negatively impact the health of residents living in the SB-MZ neighborhood.

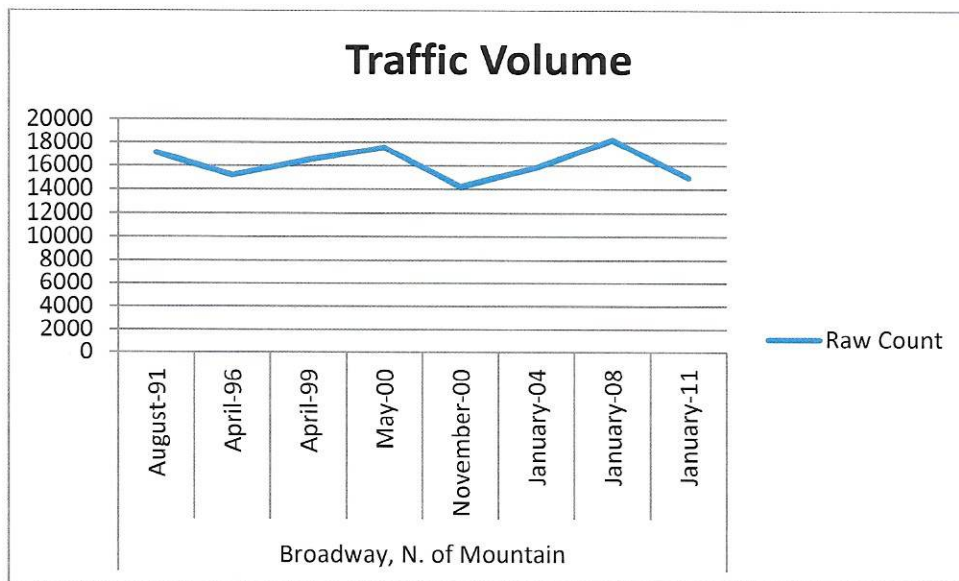
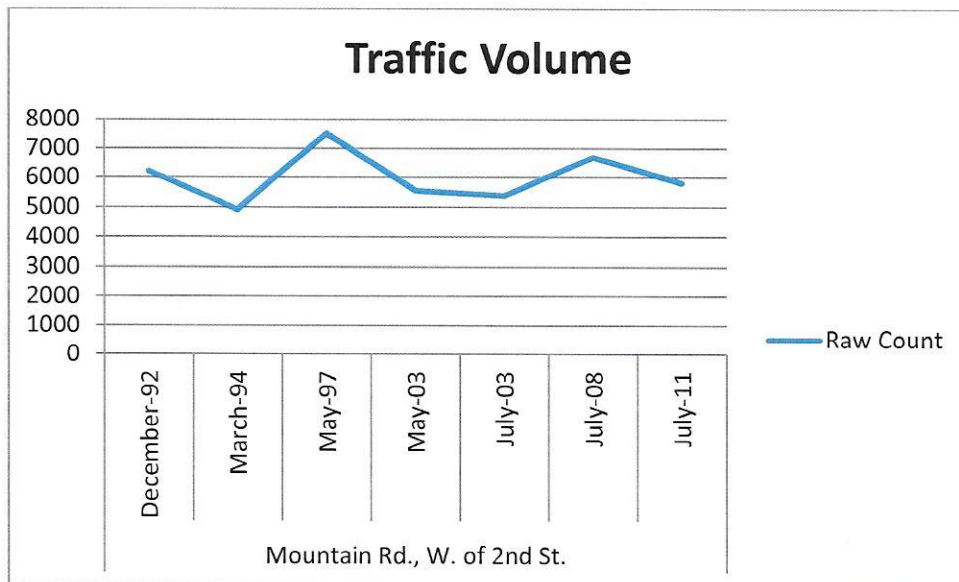
Attachment 1: Traffic Volumes by Number of Vehicles, Date and Location

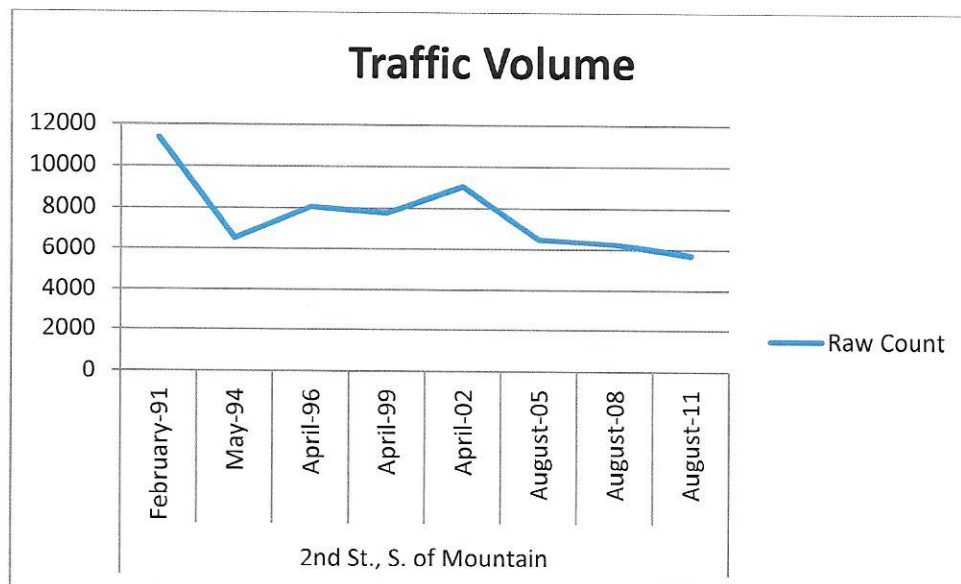
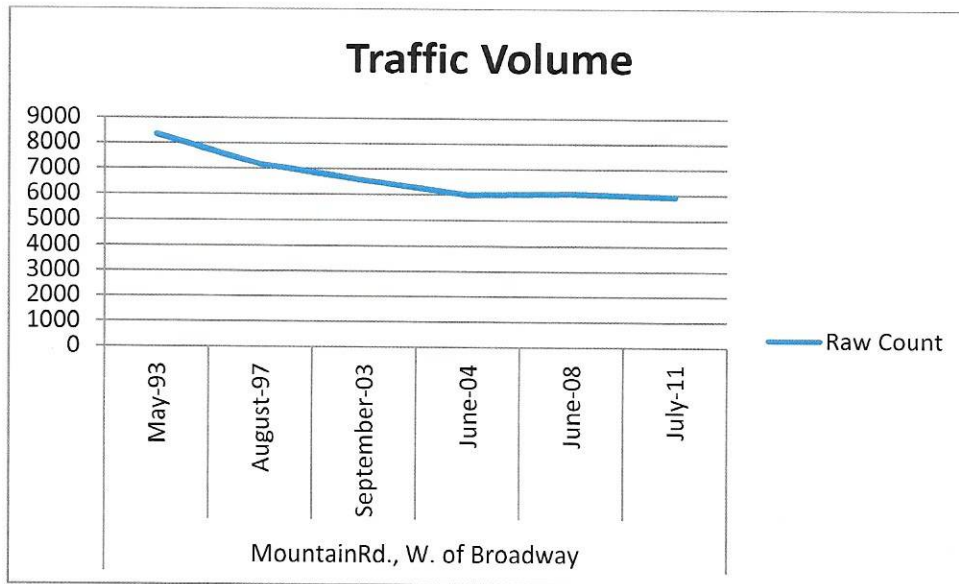


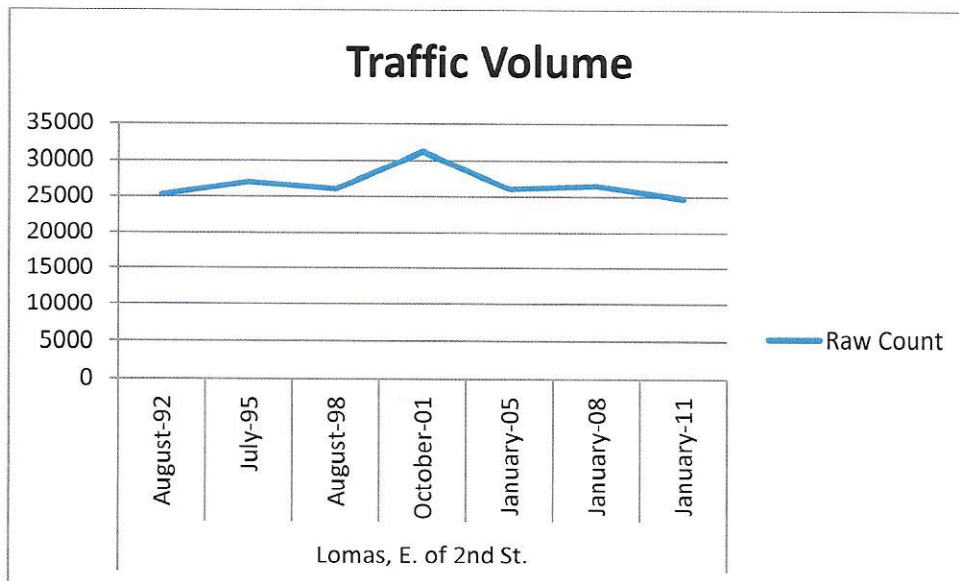
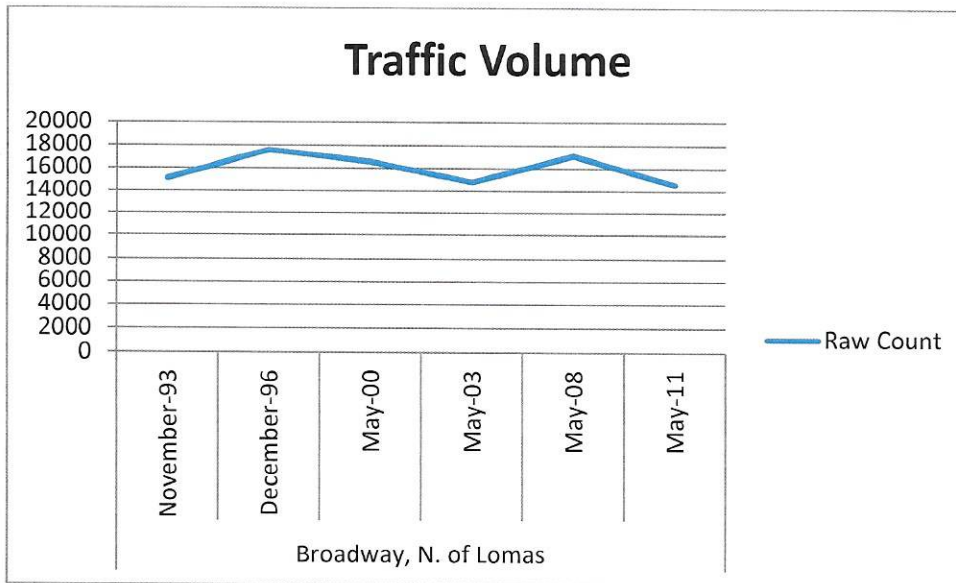


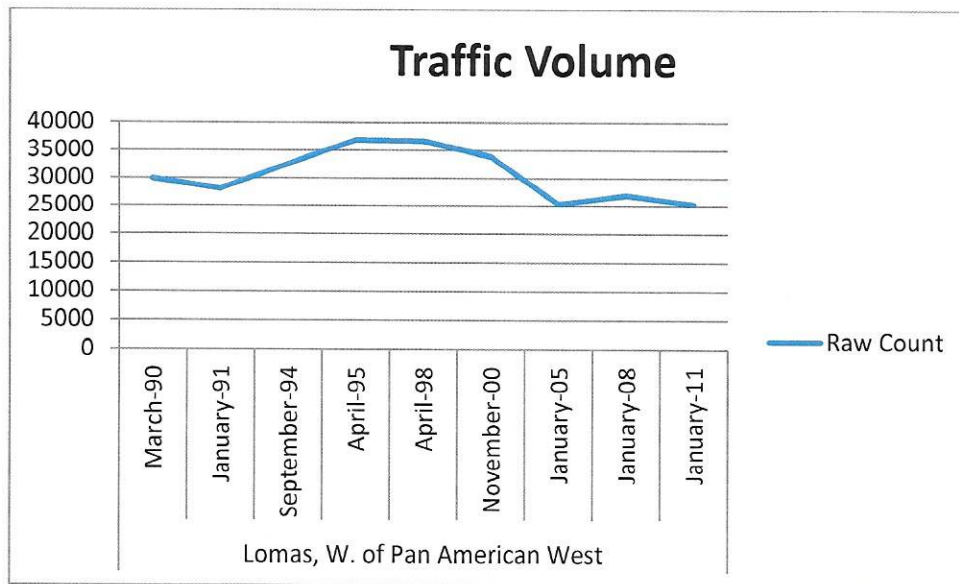






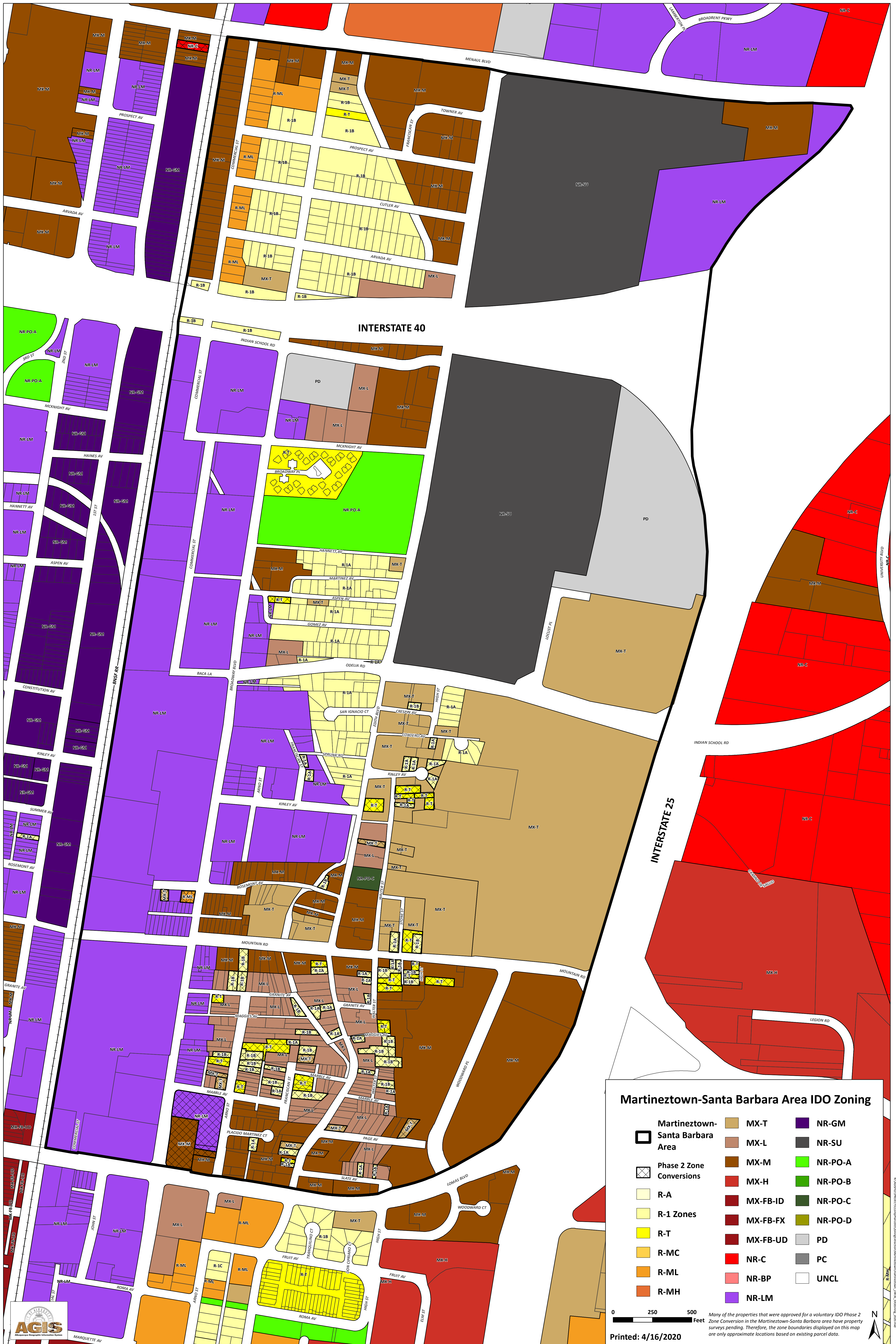






Endnotes

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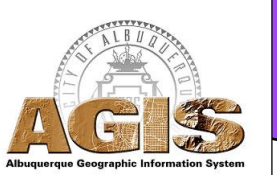
Martineztown-Santa Barbara Area IDO Zoning

Martineztown-Santa Barbara Area	MX-T	NR-GM
Phase 2 Zone Conversions	MX-L	NR-SU
R-A	MX-M	NR-PO-A
R-1 Zones	MX-H	NR-PO-B
R-T	MX-FB-ID	NR-PO-C
R-MC	MX-FB-FX	NR-PO-D
R-ML	MX-FB-UD	PD
R-MH	NR-C	PC
	NR-BP	UNCL
	NR-LM	

0 250 500 Feet

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Many of the properties that were approved for a voluntary IDO Phase 2 Zone Conversion in the Martineztown-Santa Barbara area have property surveys pending. Therefore, the zone boundaries displayed on this map are only approximate locations based on existing parcel data.



**MARTINEZTOWN
URBAN
RENEWAL
PLAN**

N.D.P. A-1-1



Scanlon & associates, inc.
albuquerque Consulting Engineers santa fe

URBAN RENEWAL PLAN
FOR THE
NEIGHBORHOOD DEVELOPMENT PROGRAM
A-1-1 AREA
ALBUQUERQUE, NEW MEXICO

AMENDED THIRD ACTION YEAR

URBAN RENEWAL PLAN
FOR THE
NEIGHBORHOOD DEVELOPMENT PROGRAM
A-1-1 AREA
ALBUQUERQUE, NEW MEXICO

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PART A. DESCRIPTION OF THE NEIGHBORHOOD DEVELOPMENT PROGRAM
A-1-1 AREA

Boundaries of the Area: The Neighborhood Development Program A-1-1 Project Area is delineated on MAP URP -1 Boundary Map and is completely contained within the Albuquerque Model Cities Program Area, HUD-MP-30-001 and within the Neighborhood Development Program Area as delineated in the Urban Renewal Plan for said program as approved March 12, 1969 (as amended). The boundary of this project and as delineated in the above-listed map is wholly within the corporate boundaries of Albuquerque, Bernalillo County, New Mexico, and described as follows:

Beginning at the intersection of the north right-of-way line of Lomas Boulevard, N.E. and the west right-of-way line of Broadway N.E.

Thence, east along the north right-of-way line of Lomas Boulevard, N.E. to its intersection with the east right-of-way line of High Street, N.E.

Thence, south along the east right-of-way line of High Street, N.E. to its intersection with the north right-of-way line of Fruit Avenue N.E.

Thence, east along the north right-of-way line of Fruit Avenue, N.E. to its intersection with the east right-of-way line of High Street N.E.

Thence, south along the east right-of-way line of High Street, N.E. to its intersection with the south boundary line of the Bratina Addition, an addition to the City of Albuquerque, Bernalillo County, New Mexico.

Thence, west along the south boundary of the said Bratina Addition to its intersection with the east right-of-way line of Walter Street, N.E.

Thence, south along the east right-of-way of Walter Street, N.E. to its intersection with the south right-of-way line of Grand Avenue, N.E.

Thence, west along the south right-of-way line of Grand Avenue, N.E. to its intersection with the east right-of-way line of Broadway, N.E.

Thence, north along the east right-of-way line of Broadway, N.E. to its intersection with the south right-of-way line of Marquette Avenue, N.E.

Thence, west along the south right-of-way line of Marquette Avenue, N.E. to its intersection with the west right-of-way line of Broadway, N.E.

Thence, north along the west right-of-way line of Broadway, N.E. to its intersection with the north right-of-way line of Lomas Boulevard, N.E. and place of beginning, containing 51 acres, more or less.

PART B. STATEMENT OF DEVELOPMENT OBJECTIVES

Local objectives to be achieved in the A-1-1 Project Area through implementation of this Urban Renewal Plan include the creation of a physical character and environment meeting desirable planning standards, the provision of needed public services, and amenities, and the improvement of social and economic conditions affecting the area. Accomplishment of these objectives will require:

- (a) Conservation and/or rehabilitation of all structures which are in conformance with the Land Use Provisions of the plan and which are economically feasible for rehabilitation.
- (b) Demolition of structures not economically feasible for rehabilitation.
- (c) Acquisition and clearance of real property not in conformance with the Land Use Provisions of this Plan.
- (d) Improvement of transportation facilities.
- (e) Construction and/or improvement of public facilities and utilities, including provision of necessary land therefore.
- (f) Provision of other public land for parks, pedestrian areas, and open space.
- (g) Underground placement of utility lines in the urban renewal area when feasible.
- (h) Improvement of commercial facilities through rehabilitation or redevelopment, as appropriate and assurance that the heavy commercial and industrial users will not be expanded.
- (i) Provision of parking facilities as required to support public and private land uses in the Project Area.
- (j) Preservation and restoration of historical structures and areas.
- (k) Landscaping of public and private areas including visual screening of objectionable views.
- (l) Elimination of all other blighting conditions affecting the environment of the Project Area.
- (m) Making land available for development or redevelopment by private enterprise or public agencies, including sale, initial leasing or retention by the agency, at its fair value for uses in accordance with this Plan.
- (n) Making land available for development of low and moderate income housing under the most advantageous economic conditions for such development.

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- (o) Full citizen participation shall be obtained in the development of the Urban Renewal Plan and any revisions of said Plan.

PART C. LAND USE PLAN

1. Land Use Map.

Exhibit: MAP URP-2 - Proposed General Land Use Plan indicates the predominate land uses and major circulation routes as delineated by the proposed Land Use Plan as revised for 1985 Population Estimate, prepared by Planning Department, City of Albuquerque, New Mexico. Only the land uses and major circulation routes indicated within the Project Area Plan are adopted and incorporated in this General Land Use Plan.

2. Description of Predominate Land Use Categories

It is the intent of this Land Use Plan to implement the Goals and Objectives for the area as established in the Land Use Plan as described in 1 above. The use areas and their densities are described as follows:

a. Multi-Family Residential

- (1) Intended for single family, or multi-family uses that are compatible. A density of not more than 18 dwellings per acre.
- (2) Permitted uses in addition to those above are residential related public uses such as schools, libraries, churches, small parks, playgrounds, kindergartens, public utilities, and similar type uses.

b. Single-Family Residential

- (1) Intended use is for single-family residential of a density of not more than 6 dwelling units per acre.
- (2) Permitted uses in addition to those above are residential related public uses such as schools, libraries, churches, small parks, playgrounds, kindergartens, public utilities, and similar type uses.

c. Commercial

- (1) General - the following commercial uses are included in this category:
 - (a) Office and institutional;
 - (b) Neighborhood commercial; and
 - (c) Community commercial.

The majority of commercial uses should be neighborhood commercial in scattered areas for convenience whopping in residential neighborhoods. Principal use groups should be convenient to retail sales and service.

d. Public

- (1) This category generally includes governmental uses, such as schools, colleges, libraries, recreation facilities and government offices, and related uses such as medical facilities, including hospitals, offices providing medical services, and church facilities.

e. Open Space

- (1) Includes land used for open space such as parks, playgrounds, pedestrian malls, buffer zones, and playfields to serve both neighborhood and community areas of the City.

3. Planning Criteria or Standards to be Used to Determine:

a. Other uses permitted or required in predominant land use categories;

- (1) The type of use shall follow sound planning and zoning criteria and will be consistent in developing a plan to promote the general health, safety, morals, convenience, and welfare of the people of the City of Albuquerque.
- (2) The intensity of such uses will follow sound planning criteria and the existing zoning ordinance of the City of Albuquerque.
- (3) The location of such uses will be that which is in agreement with the area upon completion of the comprehensive planning of the area, and which will induce better land planning and neighborhoods.

b. Internal Circulation System;

- (1) The type of system will be that which is deemed necessary upon completion of planning and in agreement with sound traffic planning.
- (2) The location of such a system whether it be peripheral or interior, will be so located as to allow for the most beneficial land uses and street patterns.
- (3) The interior and peripheral circulation system will be so buffered as to allow a minimum of disturbances from noise, fumes, etc.

c. Public Improvements and Facilities;

- (1) The need for public improvements and facilities is apparent due to the blighted conditions of the area. These improvements are shown on the Project Improvement Map-10.
- (2) The types of improvements are, in general, streets, parks, utilities, landscaping, etc. These improvements are planned for the entire area.
- (3) The location of future improvements will be decided on the basis of sound planning for area.
- (4) Improvements will be designed and constructed in accordance with acceptable city standards applicable for this area.

PART D. URBAN RENEWAL TECHNIQUES FOR ACHIEVING PLAN OBJECTIVES

This basic Urban Renewal Plan sets forth general objectives and requirements to be implemented within the A-1-1 Area.

Complete execution of the Plan will occur over a period of several years. Thus, detailed design and planning in conformity with said general objectives and requirements will be carried out on a continuing basis concurrently with execution activities. As detailed planning progresses, specific detailed requirements and proposals will be added to this Plan in the form of Supplements hereto. Such supplements shall specifically extend and define this Plan but shall not otherwise change, modify or amend the general objectives and requirements set forth herein.

1. Rehabilitation.

(a) Description of Conditions Under Which Rehabilitation of Properties or Areas will be permitted.

This Plan encourages the rehabilitation and repair of all existing properties in the Urban Renewal A-1-1 Area. Properties and/or areas will be permitted to be retained in place and rehabilitated to meet Property Rehabilitation Standards when the following conditions are satisfied.

- (1) A structure survey is made and a write-up of repair requirements is completed and delivered to the property owner by the Urban Development Agency.
 - (2) A determination is made that rehabilitation is feasible, both physically and economically.
 - (3) A determination is made that the structure may be allowed to remain on site under the Urban Renewal Plan.
 - (4) A determination is made that the property on which the structure to be rehabilitated is located is not needed for acquisition in order to achieve the plan's objectives.
 - (5) The land use of the property to be rehabilitated shall be supported by the appropriate local zoning category.
- (b) Conditions under which property may be acquired for rehabilitation.

In the event that the owner of a property designated for rehabilitation is unable or otherwise refuses to rehabilitate the property, the Urban Development Agency may acquire the property. The Agency will then rehabilitate and resell the property, or the Agency may dispose of the property to another owner for rehabilitation in accordance with requirements of this Plan.

Property Rehabilitation Standards are attached as Exhibit "A".

2. Acquisition and Clearance.

- (a) Conditions under which property may be acquired and cleared.

Property may be acquired by the Agency to remove and eliminate unhealthful, unsanitary or unsafe conditions, lessen density, eliminate obsolete or other uses detrimental to the public welfare, or to otherwise remove or prevent the spread of blight or deterioration, to provide land for needed public facilities and to make land available for development or redevelopment by private enterprise or public agencies for uses in accordance with the A-1-1 Urban Renewal Plan.

- (b) Identification of properties to be acquired and cleared.

The properties which are proposed for acquisition during the action year are identified by parcel as part of this Plan.

- (1) Properties scheduled for acquisition and clearance during this action year:

The properties which will be acquired during this action year are identified on MAP URP - 3 - Land Acquisition Map

- (2) The properties acquired will be for development or redevelopment in accordance with the Land Use Plan identified as Map 5.

PART E. LAND DISPOSITION SUPPLEMENT.

The Urban Renewal Plan will be supplemented by these provisions as parcels become available for sale.

Appropriate controls or standards will be imposed on all properties to the extent reasonably necessary to assure sound and compatible redevelopment, protect redevelopers, determine acceptable designs and comply with the law. Requirements concerning circulation, signs, open space parking, light and air control, or prevention of blighting influences such as air and water pollution, and relationships to surrounding areas will be specified so that design is guided but not unnecessarily inhibited. These restrictions will be in accordance with an approved detailed Land Use Plan for the A-1-1 Area to be made a part of this Plan prior to disposition of land.

PART F. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

The land within the Project Area is to be made available under existing State and Local law for private and public redevelopment.

The methods and techniques of relocation will be described in a Relocation Plan and will be carried out in accordance with applicable State law.

All plans and reports as referred to will be carried out in accordance with State law, have been studied and are known to be feasible, including the method of financing.

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PART G. PROCEDURES FOR CHANGES IN APPROVED PLAN

This Urban Renewal Plan may be modified at any time; provided, that if modified after the lease or sale by the Urban Development Agency of real property in the Project Area, such modification shall be subject to such rights at law or in equity as a lessee or purchaser, or his successor or successors in interest may be entitled. Any modifications or change in this Urban Renewal Plan shall be subject to the approval of the Board of Commissioners of the Urban Development Agency and the City Commission of the City of Albuquerque, New Mexico, in accordance with requirements of law. All changes to the approved plan will be subject to full citizen participation.

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RESIDENTIAL MINIMUM
PROPERTY REHABILITATION STANDARDS
CODE ND-401

Albuquerque
NM A-1-1

ND-401
3/15/73

RESIDENTIAL MINIMUM
PROPERTY REHABILITATION STANDARDS

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CHAPTER I
GENERAL ACCEPTABLE CRITERIA

All properties in the Neighborhood Development Program Project Area shall comply with the standards set forth in all applicable statutes, codes, and ordinances, as amended from time to time, relating to the use, maintenance, facilities, and occupancy of existing property, including, but not limited to, the building, plumbing, heating electrical, housing and fire prevention codes. These code standards are hereby incorporated by reference and made a part of these Property Rehabilitation Standards.

In addition to compliance to local and state statutes, codes and ordinances, all properties in the Neighborhood Development Program Project Area devoted in whole or in part to residential users shall conform to the following standards:

1 SERVICE AND FACILITIES

1-1 Utilities shall be provided for each property or project.

2 ACCESS

2-1 Access to the Building

Walks and steps shall be provided for all weather access to the building and constructed so as to provide safety, reasonable durability and economy of maintenance.

2-2 Access to the Property

Each property shall be provided with emergency vehicular access to and from the property by an abutting public or private street. Private streets shall be protected by a permanent easement.

2-3 Access to Each Living Unit

Access to each living unit shall be provided without passing through any other living unit.

CHAPTER II

SITE CRITERIAOBJECTIVE

To develop the individual site or group of sites so that obsolescence is overcome, and the development is appropriate and an asset to the neighborhood in which it is located.

1 SITE IMPROVEMENTS

The open space of each property shall provide (a) for the immediate diversion of water away from buildings and disposal from the lot, (b) prevent soil saturation detrimental to structures and lot use, (c) where needed, appropriate concrete or asphalt paved walks, parking areas, driveways, exterior steps and landscaping, and (d) where needed, off-street parking shall be provided.

CHAPTER III

BUILDING PLANNING

OBJECTIVE

To assure a living unit which provides for a healthful environment and complete living facilities arranged and equipped for suitable and desirable living conditions commensurate with the type and quality of the property under consideration.

1 SPACE STANDARDS

1-1 General

Provide each living unit with space necessary for suitable living, sleeping, cooking and dining accommodations, storage, laundry and sanitary facilities; also, provide space of such size and dimensions so as to permit placement of furniture and essential equipment.

1-2 Habitable rooms in basements or below grade intended for year-round occupancy shall comply with building planning standards in the same manner as rooms above grade.

1-3 Room Sizes

The size of rooms shown in the following table shall be minimum for the subdividing of existing spaces or for the construction of new rooms. Unremodeled existing rooms where considered of adequate size and arrangement for the intended function by the LPA are acceptable.

TABLE

ROOM SIZES

Name of Space (1)	Minimum Area (Sq. Ft.) (2)			Dimension (2)
	0-BR LU	1&2 BR LU	3 or more BR LU	
LR	NA	140	150	10' 0"
DR	NA	80	100	7' 8"
K	NA	50	60	5' 4"
K'ette	20	25	40	3' 6"
BR (Double)	NA	110	110	8' 8"
BR (Single)	NA	70	70	7' 0"
LR-DA	NA	180	200	(3)
LR-DA-K	NA	220	250	(3)
LR-DA-SL	220	NA	NA	(3)
LR-SL	190	NA	NA	(3)
K-DA	80	80	110	(3)
K'ette-DA	60	60	90	(3)

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NOTE: (1) Abbreviations:

LU = Living Unit	K'ette = Kitchenette
LR = Living Room	BR = Bedroom
DR = Dining Room	SL = Sleeping Area
DA = Dining Area	NA = Not Applicable
K = Kitchen	O-BR = No separate bedroom

(2) Variations to these areas and dimensions may be permitted when existing partitions preclude precise compliance, and the available area or dimensions do not hinder furniture placement and the normal use of the space.

(3) The least dimension of each room function applies, except for the overlap or double use of space in combination rooms.

- 1-4 The floor areas given in the preceeding are minimum for healthy occupancy in order to reflect maximum construction economy but the combining of these minimums in planning living units is not recommended. Only plan layouts which provide successfully for closet and window location, door swings, and furniture placement will determine whether minimum space will result in acceptable livability.

2 PRIVACY AND ARRANGEMENT

- 2-1 Every water closet, bathtub or shower of a living unit shall be installed in a bathroom or toilet compartment which will afford privacy to the occupant.

- 2-2 A bathroom shall not be used as a passageway to a habitable room hall, basement or to the exterior.

- 2-3 Access to an only bathroom through a bedroom in living units having more than one bedroom shall not be acceptable.

A bathroom should not be separated from all bedrooms of a living unit by locating it a full story above or below the bedrooms.

A bedroom shall not be used as the only means of access to another bedroom or habitable room.

3 Kitchen Facilities

Each living unit shall have a specific kitchen space, which contains a sink with counter work space and has hot and cold running water, cooking and refrigeration equipment, and space for storing cooking and eating utensils.

- 3-1 Minimum areas of kitchen storage space shall be as follows:

- Total shelving in wall and base cabinets - 40 sq. ft.
- Drawer Area - 5 sq. ft.
- Minimum counter space of 8 lineal feet shall be provided.

Kitchen storage space of living units having two or more bedrooms shall be appropriately increased in total area to accomodate the needs of more occupants.

4 Bath Facilities

Complete bathing and sanitary facilities shall be provided within each living unit; they shall consist of a water-closet, a tub or shower, and a lavatory. Provide an adequate supply of hot water to the tub or shower stall and lavatory, and cold water

to all fixtures. Arrangement of fixtures shall provide for the comfortable use of each fixture and permit at least a 90° door swing. A mirror or medicine cabinet and towel bars shall be provided for.

5 Laundry Facilities

Adequate space shall be provided for laundry equipment for each living unit, off of a public corridor, or in a basement or other suitable public space for the use of all occupants of a building. Where nearby public commercial laundries are available, consideration may be given as to the extent residents of the project can be expected to use them in determining laundry space needs.

6 Closets and General Storage

Clothes closet space shall be provided within bedrooms or conveniently located nearby. In addition, each living unit shall have a suitable space within the unit or a locked space elsewhere within the building for general storage.

- 6-1 Clothes closet space shall be provided at a minimum of 6 sq. ft. per adult or youth. For hanging clothes efficiently a shelf and hanging rod should be provided, preferably in closets of not less than 2 ft. deep.

It is recommended that clothes closet space not be located within a kitchen.

The minimum volume of general storage space for each living unit shall be 100 cu. ft. and shall be appropriately increased for 3 or 4 bedroom living units.

The required storage space may be included in a garage, carport or any other suitably attached or detached structure.

7 DOORS AND ACCESS OPENINGS

Provide openings adequate in size to admit furniture and equipment to all spaces and to permit inspection for repair and maintenance.

7-1 Exterior Doors

Exterior doors shall have key operated locks.

- 7-2 Exterior doors shall be at least the following sizes:

	Width	Height
a. Main entrance door	3' 0" (1)	6' 6"
b. Service doors	2' 6"	6' 6"
c. Garage doors, 1 car	8' 0"	6' 4" Clear opening
d. Garage doors, 2 car	16' 0"	6' 4" Clear opening

(1) Where serving 12 or more Living Units = 3' 4"

7-3 Interior Doors

Provide a door for each opening to a bedroom bathroom or toilet compartment; with a locking device on bath and toilet compartment doors.

- 7-4 Interior doors shall be at least the following size:

- a. Habitable rooms, 2 ft. - 6 in. wide.
- b. Bathrooms, toilet compartments and closets other than linen and broom, 2 ft. - 0 in. wide.

- c. Service Stair doors, 2 ft. - 6 in. wide.
- d. Cased openings, 2 ft. - 6 inc. wide.
- e. To public stairway enclosures, single door = 3 ft. 0 in. wide; double = 2 ft. 4 in. wide.
- f. Height of all interior doors, 6 ft. 6 in.

8 STAIRWAYS

8-1 General

All stairways shall provide safety of ascent and descent, and stairs and landings shall be arranged to permit adequate headroom and space for the passage of furniture and equipment.

8-2 Existing Stairways

Existing stairways in sound condition to remain or to be repaired shall not be to any serious extent below minimum standards of good practice as to rise and run of steps, headroom obstructions, stair width, landings, or railing protection.

9 CORRIDORS AND HALLWAYS

Corridors and hallways shall provide adequate, safe and unobstructed circulation from living units or other spaces to various means of exit.

10 EXTERIOR APPURTENANCES

All exterior appurtenances or accessory structures which serve no useful purpose, or those in a deteriorated condition which are not economically repairable, shall be removed. Such structures include porches, terraces, entrance platforms, garages, carports, walls, fences, miscellaneous sheds.

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CHAPTER IV

FIPE PROTECTION

1 OBJECTIVE

To assure a high degree of safety to life and property preservations, by the separation of living units and the use of materials which will retard the spread of fire and prevent the passage of flame, smoke and hot gases through open or concealed spaces within the building, and to provide means of egress which will permit persons to leave the building with safety in an emergency, and permit access for fire control personnel.

CHAPTER V

MATERIALS AND PRODUCTSOBJECTIVE

To provide materials for such kind and quality as to assure that the dwelling will provide: (a) appropriate structural strength, (b) adequate resistance to weather and moisture, and (c) reasonable durability and economy of maintenance.

1 QUALITY OF MATERIALS AND PRODUCTS

All materials and products used as replacements or additions in rehabilitation construction shall be of good quality conforming to generally accepted good practice. Second-hand materials which meet the standards for new materials may be used when approved by the LPA. The suitability of special materials and products not conforming to a national standard shall be determined by the LPA, after an evaluation of its properties and performance characteristics.

- 1-1 Standards for Materials and Products. The quality of new materials and products used as replacements or additions to residential buildings being rehabilitated shall comply with the provisions of nationally recognized standards wherever such standards exist.

All new materials and products shall be labeled or otherwise identified as conforming to an applicable recognized standard.

CHAPTER VI

CONSTRUCTIONOBJECTIVE

To assure that the construction of the building will provide: (a) sufficient structural strength and rigidity, (b) adequate protection from corrosion, decay, insects and other destructive forces, (c) necessary resistance to the elements, (d) reasonable durability and economy of maintenance, and (e) acceptable quality of workmanship.

1 STRUCTURAL SOUNDNESS

All structural components of the building shall be in sound condition and considered serviceable for the expected useful life of the rehabilitated building. Sagging or out of plumb floors, chimneys, fireplaces, partitions or stairs, and bulging of exterior walls shall be restored as near as practical to an acceptable level or plumb position; and supported or braced so as to prevent a recurrence of these conditions. Stair railings shall be rigid. Individual structural members in a seriously deteriorated condition shall be replaced. Loosely jointed structural members shall be restored to original rigidity.

2 EXTERIOR WALLS2-1 General

Foundations and exterior walls shall provide safe and adequate support for all loads upon them, and prevent the entrance of water or excessive moisture. Serious defects shall be repaired and cracks effectively sealed, or replaced.

2-2 Insulation

Where existing attic spaces do not have insulation, consideration shall be given to installing the proper amount to prevent excessive heat loss and to provide comfort for resident.

2-3 Basement and Foundation Walls

Basement and foundation walls shall prevent the entrance of water or moisture into a basement or crawl space area. Cracks in the walls shall be effectively sealed, and loose or defective mortar joints shall be replaced. Where necessary, the interior or exterior face of the walls shall be damp-proofed by bituminous coating and cement pargeetting.

2-4 PARTITIONS, COLUMNS AND POSTS

Partitions and other vertical supports which are to be continued in use shall be free of splits, excessive lean, buckling or other defects.

2-5 FLOOR CONSTRUCTION2-6 General

All floor construction shall provide safe and adequate support for all existing or probable loads and shall be reasonably free of objectionable vibration. A suitable surface for finish flooring shall exist or be provided.

- 2-7 Any deficiencies in proper grading or paving adjacent to the building shall be corrected to assure surface drainage away from basement walls.

3 PROTECTION FROM RODENTS, TERMITES OR OTHER INFESTATION

Each building and all exterior appurtenances on the site shall be effectively protected against rodents, termites or other vermin infestation.

3-1 Inspection and Correction

A careful inspection by qualified persons shall be made of each building and accessory structure on each property for evidence of actual or potential infestation or access channels. Existing buildings where found to have defects that will permit the entrance of rodents, termites or other vermin shall be corrected by appropriate preventive measures. Damaged or deteriorated structural members shall be replaced.

3-2 Termite and Decay Damage

The following are a number of suggested corrective and preventive measures against infestation and decay:

- a. Precautions or corrective actions recommended by bonded exterminators to be applied;
- b. Windows or other openings near grade to have snug-fitting screens;
- c. Exterior doors to fit tightly and be flashed at the sill;
- d. Openings for pipes or ducts through floors or walls to have tight fitting collars;
- e. Cracks and crevices in foundations and above ground walls to be effectively sealed by painting with mortor, and holes filled with materials appropriate to adjacent work;
- f. Provision of curtain wall below grade and supplementary to the foundations;
- g. Locating sidewalks, driveways or other impervious horizontal surfaces flush against the foundation.

4 Inspection for Decay and Deterioration

An inspection shall be made of both interior and exterior construction for evidence of rot, rust or decay damage or other hazards. Where structural damage to such materials is found to exist, correction shall be provided.

CHAPTER VII

EXTERIOR AND INTERIOR FINISHESOBJECTIVE

To assure that the building wall is finished in a manner that will; (a) prevent the entrance or penetration or moisture and weather, (b) protect from damage by decay, corrosion, insects and other destructive elements and (c) provide reasonable durability and economy of maintenance.

1 EXTERIOR FINISH1-1 Exterior Wall Covering

Repairs or replacement shall be made to defective exterior wall finish materials. Exterior walls shall be free of holes, cracks and broken or rotten finish materials.

1-2 Roof Covering

All roofs shall have a suitable, watertight and reasonably durable covering free of holes, cracks, excessively worn surfaces or other defects.

2 GUTTERS AND DOWNSPOUTS

Each dwelling shall have a controlled method of water disposal of water from roofs.

2-1 Repairs to existing roofs shall be complete and done in accordance with new construction standards.

3 FLASHING

To prevent the entrance of water, all critical joints in exterior roof and wall construction which are exposed or partially exposed shall be protected by 26 gauge galvanized or other suitable flashing material.

4 WINDOWS, DOORS AND OTHER OPENINGS

4-1 Existing windows and doors, including their hardware shall operate satisfactorily and give evidence of continuing acceptable service. Defective glass or locking mechanisms shall be replaced or corrected.

Screens shall be provided for all windows, doors and other openings used for ventilating purposes. Existing screens, and storm sash which are to be continued in use shall be in suitable condition to serve their intended purposes.

5 INTERIOR WALL AND CEILING FINISH

All interior walls and ceilings shall provide: (a) finished surface without noticeable irregularities or cracking; (b) a waterproof and hard surface in spaces subject to moisture; (c) a suitable base for painting or other decoration and (d) a reasonable durability and economy in maintenance.

6 FINISH FLOORS

Finish floors shall be appropriate to the use of the space; be in good condition, provide reasonable ease of maintenance, and an extended service life.

- 6-1 Habitable Rooms (other than Kitchen and Bathrooms). Finish floors in habitable rooms shall be wood flooring, a resilient tile, sheet material, or carpeting over a suitable underlayment. Earthen floors are prohibited.

Kitchen and Bathroom Floors. Floors in kitchens and bathrooms shall be a durable, waterproof, non-absorptive material, such as asphalt, vinyl-asbestos, vinyl-plastic, rubber or ceramic tiles, or linoleum. Wood finish flooring shall not be used for these rooms.

7 PAINTING AND DECORATION

Protective and decorative finish coating or surfacing shall provide (a) adequate resistance to weathering, (b) protection of finish surfaces from moisture or corrosion, (c) an attractive appearance, and (d) reasonable durability.

- 7-1 Where painted, wallpaper or other decorative surfaces are in good condition or show evidence that proper maintenance, has taken place and where the rehabilitation will not disturb that part of the building, painting and redecoration may not be required.

Appropriate cleaning of existing interior and exterior finish surfaces should be provided regardless of whether or not painting or other decoration work is done.

Plastered walls and ceilings shall be painted or papered. Other wall and ceiling materials shall have an appropriate finished surfaces. Kitchens and baths shall be painted or papered to provide a waterproof and washable finish surface.

8 ALTERATIONS AND REPAIRS

All alterations, repairs and other improvements shall be harmonious and consistent with existing materials to remain in an acceptable manner.

CHAPTER VII

MECHANICAL EQUIPMENTOBJECTIVE

To provide mechanical equipment for the building and its living units that will meet the needs of the intended occupants and be of a quality and condition which will assure: (a) safety of operation, (b) adequate capacity for its intended use, (c) protection from moisture, corrosion or other destructive elements, (d) reasonable quietness of operation, and (e) reasonable durability and economy of maintenance.

1 GENERAL

- 1-1 All mechanical equipment shall be installed so that maintenance and replacement can be performed without the removal of other equipment.
- 1-2 Existing mechanical equipment and systems shall be inspected for faulty operation, fire or other hazards. Needed replacement, or repair shall conform to code requirements.

2 MECHANICAL VENTILATION AND AIR CONDITIONING

Where mechanical ventilation is required in rooms or other spaces, the equipment or system shall operate satisfactorily if presently in place, or if new, shall be designed and installed according to good engineering practices.

3 HEATING

Heating facilities shall be provided for each living unit and other spaces that will (a) assure interior comfort, (b) be safe and convenient to operate, (c) be economical in performance, and (d) be quiet in operation and free from objectionable drafts.

4 PLUMBING4-1 General

The plumbing system and its appurtenances for each building shall provide satisfactory water supply, drainage, venting and operation of fixtures.

4-2 Existing Equipment

Existing water heating and storage equipment shall be in good serviceable condition, or otherwise replacement of the equipment shall be considered by the proper authority, and a temperature pressure release valve shall be installed.

4-3 Prohibited Locations

No water heater shall be installed in any room used or designed to be used for sleeping purposes. No gas or oil fired water heater shall be located in a bathroom, clothes closet, under any stairway, or in a confined space with access only to the above locations. Unless totally enclosed and provided with the required combustion air vents to the outside or hallway and readily accessible for replacement or repair.

4-4 Venting

All fuel burning water heaters shall be connected to a vent leading to the exterior.

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5 ELECTRICAL

5-1 General

All habitable rooms and other appropriate spaces requiring electrical service shall be provided with a system of wiring, wiring devices and equipment to safely supply electrical energy for proper illumination, appliances, resident security, and other electrical equipment.

5-2 Existing Wiring and Equipment

Existing wiring and electrical equipment where its continued service is contemplated shall not be a potential source of electrical hazard or ignition of combustible materials, and shall be so determined by the proper authority. Wherever these potential hazards are determined to be present, replacement of existing wiring and equipment shall be made. Existing facilities that are inadequate to meet anticipated demands shall be appropriately increased.

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NON-RESIDENTIAL MINIMUM
PROPERTY REHABILITATION STANDARDS

Albuquerque
NM A-1-1

ND-401-B
3/15/73

NON-RESIDENTIAL MINIMUM
PROPERTY REHABILITATION STANDARDS

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NON-RESIDENTIAL MINIMUM PROPERTY REHABILITATION STANDARDS

CHAPTER I

1 General

These Property Rehabilitation Standards shall apply to all existing non-residential properties within the boundaries of the Neighborhood Development Program Project Area. All proposals for property rehabilitation shall be subject to planning and design review and approval to the Urban Renewal Agency of Albuquerque prior to commencing construction. Building permits shall not be issued for any buildings or properties within the Neighborhood Development Program Project Area without prior approval of the Urban Renewal Agency of Albuquerque.

2 Local Codes and Regulations

These standards set forth basic objectives and provisions specifically related to the rehabilitation and conservation of existing properties and shall not be construed as relieving the property owner or his contractor of responsibility for compliance with the applicable uniform building, fire prevention, health, plumbing and electrical codes of the State of New Mexico and the City of Albuquerque, New Mexico or any other authority having jurisdiction.

Whenever a provision of these Property Rehabilitation Standards is found to be in conflict with provisions of any applicable State or City codes, ordinances or regulations, the provision which establishes the higher standard shall prevail.

3 Service and Facilities

All utilities shall be independent for each property without dependence upon other properties.

Each building shall contain provisions for each of the following:

- a. A continuing supply of safe potable water
- b. Sanitary facilities and a safe method of sewage disposal
- c. Heating facilities adequate for comfortable and healthful conditions
- d. Adequate supply of hot water in those structures required by applicable City Codes and Ordinances to provide water heating facilities
- e. Electricity for lighting and electrical equipment and
- f. Provisions for the removal of trash, rubbish and garbage and its sanitary storage pending removal.

4 Variation to Standards

A variation to mandatory provisions contained herein may be permitted by the Urban Renewal Agency for specific cases, only when the variation attains the stated objectives contained herein and when one or more of the following conditions justify the variation:

- a. Topography of the site is such that full compliance is impossible or impracticable;

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- b. Long established local practices and customs in the area indicate the variation is not unusual, and
- c. Design and planning of the specific property offers improved or compensating features providing equivalent desirability or utility.

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CHAPTER II

PLANNING AND SITE CONDITIONS

Objective

The individual site or premise shall be appropriate to the neighborhood in which it is located and shall not have characteristics which will induce or perpetuate neighborhood blight.

1 Use Restrictions

All properties shall be used in accordance with the Zoning Ordinance of the City of Albuquerque, New Mexico and the Redevelopment Regulations and Controls of the Urban Renewal Plan for the Area.

2 Open Areas

The open, unpaved areas of each property shall be graded to provide for the adequate drainage of all storm water and shall be free of hazards, nuisances or unsanitary conditions.

Open, unpaved areas shall be appropriately landscaped to provide an attractive appearance to enhance the character of the neighborhood.

All vegetation which overhangs a public area shall be appropriately trimmed to prevent the obstruction and views of pedestrian and vehicular movements.

3 Screening

- a. Nonresidential uses adjoining residential areas shall be appropriately separated by a landscaped area of at least ten (10) feet wide or a decorative architectural screen of at least six (6) feet high.
- b. Parking areas abutting public walkways or streets shall be appropriately separated by a landscaped area of at least three (3) feet wide or a decorative architectural screen of at least six (6) feet high.

4 Off-Street Parking

Requirements - Off street parking will not be less than one (1) parking space for each 250 square feet of building floor space.

5 Loading Areas

- a. All loading or unloading shall be accomplished on site for buildings containing one thousand (1000) square feet or more of gross floor area.
- b. Loading areas shall be paved with concrete, bituminous macadam or equivalent material and shall be properly drained.
- c. Screening elements shall be provided for loading and unloading areas abutting public walkways, streets or residential properties consistent with those requirements for screening of parking areas as specified in Chapter 1, Section 5 of these Property Rehabilitation Standards.

- d. Loading areas used or intended to be used between dusk and dawn be adequately lighted. Direct lighting shall be confined to the boundaries of the loading area.
- e. Loading and unloading areas shall be reasonable free of dirt, dust and other debris.

6 Storage

- a. The storage of all products or materials used in conjunction with the business located on the premises shall be enclosed or appropriately screened from public view.
- b. The storage of garbage, rubbish, trash, waste, debris, etc., shall be properly stored in an acceptable manner consistent with applicable City Codes and Ordinances so as not to create a health or fire hazard. No garbage, rubbish, trash, waste, debris, etc. shall be allowed to accumulate on the premises except in approved containers.
- c. In cases where the City does not provide collection service for garbage or rubbish, private arrangements must be made to have such waste matter disposed of at least twice weekly.

7 Walkways

- a. On-site walkways shall be in good repair and shall be kept free of ice, snow, mud, dirt, dust and other debris.

Note: Consideration should be given to controls that may be desirable for service stations, drive-ins, churches, and the multiplicity of non-residential uses that may be present.

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CHAPTER III

General Conditions

Objectives

The exterior of the premises and the condition of accessory structures shall be maintained so that the appearance of the premises and all buildings hereon shall reflect a level of maintenance in keeping with the standard of the neighborhood and such that the appearance of the premises and structures shall not constitute a blighting factor for adjoining property owners nor an element leading to the progressive deterioration and downgrading of the neighborhood with the accompanying diminution of property values.

1 Exterior of Structure

Standards for Materials and Products:

All materials and products used in the rehabilitation of non-residential structures shall provide appropriate structural strength, adequate resistance to weathering and moisture, reasonable durability and economy of maintenance.

2 Exterior Walls and Siding

Exterior walls and siding shall be structurally sound in good repair and free from defects.

All damaged or deteriorated exterior materials shall be repaired or replaced with materials to match existing provided they are of approved type and design.

Exterior walls shall be reasonably watertight and insect and rodent proof. ✓

All exposed surfaces susceptible to decay shall be cleaned and kept painted or otherwise provided with a protective coating sufficient to prevent deterioration.

The sagging or bulging of exterior walls shall be restored as near as practical to an acceptable level or plumb position and supported or braced so as to prevent the recurrence of these conditions. Individual structural members in deteriorated condition shall be replaced.

3 Doors and Windows

All exterior doors and windows shall be in sound working condition and shall be reasonably watertight and insect and rodent proof.

The hardware for all doors and windows shall be in good repair and in sound working condition.

All cracked or broken glass shall be replaced.

All glass exposed to public view shall be kept clean. No storage of materials, stock, or inventory shall be permitted in window display areas or other areas ordinarily exposed to public view unless areas are first screened from the public view by drapes, venetian blinds, or other permanent rendering of the windows opaque to public view.

4 Flashing and Roofing

All flashing and counterflashing shall be properly installed and shall be watertight.

All roofing shall be in reasonably good repair and shall be watertight.

The sagging or buckling of a roof shall be restored as near as practical to an acceptable level or plumb position and supported or braced so as to prevent the recurrence of these conditions. Individual structural members in a deteriorated condition shall be placed.

All damaged or deteriorated materials shall be repaired or replaced with materials to match existing, or similar in color or pattern.

Repairs and replacement of roofs in excess of twenty-five (25) percent of the total surface area shall conform to requirements for new roofing as set forth in the City Uniform Building and Fire Prevention Codes.

Roofs shall have sufficient slope and shall be so designated to convey therefrom all storm water to a system of gutters and downspouts in a satisfactory manner.

5 Gutters and Downspouts

All gutters and downspouts shall be properly installed to insure adequate drainage and shall be watertight and protected against rust and deterioration.

Gutters and downspouts shall be in good repair and shall be adequate for their intended purpose.

Downspouts shall be so arranged that they will not dispel stormwater onto or adjacent to any public walkway.

6 Store Fronts

All store fronts shall be clean, in good repair and free of unsightly or hazardous conditions. Any alterations shall be architecturally consistent with the area.

7 Awnings, Canopies, Marquees, Etc.

All awnings, canopies, marquees and similar items and their accompanying structural members shall be in good repair and shall not constitute a blighting influence or safety hazard.

All awnings, canopies, marquees and similar items shall be protected against the elements by periodic application of a weather-coating material or other protective treatment.

8 Cornices, Belt Courses, Etc.

All entablatures, belt courses, trim, wall facings and similar decorative features shall be in good repair and properly anchored.

9 Exterior Equipment and Facilities

Every provided facility, piece of equipment, chimneys, cooling towers, smoke stack, and similar appurtenance shall be structurally safe and in good repair with periodic weather resistance treatment.

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All roof top equipment shall be appropriately screened from public view, utilizing materials and colors which are harmonious with the building exterior.

10 Signs

All allowable permanent signs exposed to public view shall be in good repair, shall be free of unsightly and hazardous conditions and shall be firmly anchored to the structure.

All signs showing excessive weathering or fading shall be repaired to good condition or shall be removed. Signs of nonconforming use, along with their supporting members, shall be removed.

A fabricated major identification sign of noncombustible material may be permitted on the front of a structure facing a public street, provided that the sign does not exceed 100 square feet in area or ten (10%) percent of the total first floor wall area facing the public street, whichever is less. The sign shall be placed parallel with the front of the building, no part of which shall protrude more than eighteen (18) inches from the wall to which it is attached.

Major identification signs shall be placed on not more than two (2) elevations of a building facing a public street.

One (1) secondary sign, not exceeding ten (10) square feet in area, shall be permitted at a rear or side entrance and shall comply with other applicable provisions of this Section.

Signs shall be restricted to identification of the name, type of business or operation and products of the person or establishment occupying the premises.

The following signs are prohibited:

- a. Pole Signs.
- b. Signs located on a building roof or projecting above the roof line of the building.
- c. Signs painted on any wall of a building.
- d. Signs using bare bulb type lighting.
- e. Illuminated signs and intermittent lighting or flashing effects.
- f. Rotating or revolving Signs.
- g. Billboards or banners of any type.

11 Upper Floor Removal

Where the upper floors of multi-story buildings are infeasible of rehabilitation they shall be removed.

12 Mechanical Cooling

Where the usage of a non-residential structure requires mechanical summer cooling, this equipment shall be installed.

Installation or alterations of mechanical summer cooling shall be regulated under the provisions of the Uniform Building Code of Albuquerque.

CHAPTER IV

Structural and Fire Safety Requirements

Objectives

To assure that nonresidential buildings are structurally safe and sound and do not constitute a fire hazard.

1 Structural Requirements

All structural elements and foundations of buildings permitted to remain in the project area shall be certified to be structurally sound and capable of being rehabilitated to project standards by a registered architect or engineer, if there is evidence of settlement or other structural problems.

Standards for: Materials and Products shall conform to the requirements as specified in Chapter III, Section I of these Property Rehabilitation Standards.

2 Foundations and Footings

Every foundation and footing shall be properly constructed of masonry, concrete and/or steel materials or an equivalent material and shall be capable of supporting required loads and preventing the entrance of moisture, rodents, insects and vermin.

Any structure showing signs of undue settlement shall require a soil test and written report from a licensed engineer before any improvements to the structure are undertaken.

3 Structural Framing

Framing for walls, floors, ceilings and roofs shall be capable of supporting required loads and shall be in good repair.

The sagging or bulging of floors, walls, ceilings, partitions or stairs shall be properly restored to an acceptable level or plumb position and supported or braced to prevent the recurrence of these conditions.

Individual structural members that are deteriorated shall be replaced with approved quality material.

4 Stairs

Every inside and outside stair and each appurtenance thereto shall be properly constructed for safe use and shall be capable of supporting the load that normal use may require.

Every flight of stairs which is more than two (2) risers high shall have hand rails not less than two (2) feet six (6) inches high, measured vertically from the nose of the treads to the top of the rail.

Every stairway shall be free of obstructions.

5 Interior Design

All interior floors, walls, ceilings and woodwork shall be finished in accordance with customary practice for the type of materials shall be properly repaired or replaced.

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Standards for Materials and Products shall conform to the requirements as specified in Chapter III, Section 1 of these Property Rehabilitation Standards.

6

Fire Safety

General:

Fire safety standards pertaining to the overall structure and use of materials and fire protection equipment shall comply with the requirements of applicable City Codes and Ordinances.

Partitions:

- a. All partitions within structures shall qualify for at least three-quarter (3/4) hour fire resistant rating.

Means of Egress:

- a. Each floor shall have at least two (2) safe and unobstructed means of egress located as far apart from each other as feasible.
- b. At least one means of egress from each floor shall lead directly to safe and open space at ground level.
- c. There shall be no point in the building more than one hundred (100) feet from an exit or stairway leading to an exit.

Vertical Openings:

- a. Stairways, elevator shafts and other vertical openings above the second floor shall be enclosed with a retardant material having at least a one (1) hour fire resistant rating.

Heating Unit:

- a. The basic heating unit shall be properly installed according to the manufacturer's instructions and applicable City Codes and Ordinances and shall be enclosed by walls and ceilings have at least a two (2) hour fire resistant rating.

CHAPTER V

Light and Ventilation

Objective

To provide a healthful environment and an acceptable degree of comfort by having sufficient quantities of light and ventilation.

1 Natural and Artificial Light

Artificial light shall be provided and so distributed as to assure healthful and sanitary conditions in all rooms and spaces. No portion of any building used occasionally or incidentally by employees or occupants shall be supplied with less than three (3) foot candles of light.

A minimum of five (5) foot candles of natural and/or artificial light shall be required at all times, measured in the darkest portion for stairways and hallways.

Every toilet or water closet compartment shall be provided with permanently installed artificial light fixtures which are controlled by wall switches.

2. Ventilation

Natural or artificial means of ventilation shall be provided to insure a comfortable and healthful atmosphere throughout the structure in conformance with applicable City Codes and Ordinances.

In all cases where fumes, gases, dust or mist are present or produced, local exhaust ventilation shall be provided to adequately remove these conditions.

Every window, door, or other opening to the structure used or intended to be used for ventilation shall be properly protected against the entrance of rodents, insects or other vermin.

Every toilet or water closet compartment shall be supplied with adequate natural or artificial ventilation.

CHAPTER VI

MECHANICAL AND ELECTRICAL EQUIPMENT

Objectives

To provide mechanical equipment and electrical systems for the structure that will be of a quality and condition which will assure safety, adequate capacity, protection from the elements and reasonable durability.

1 Mechanical Equipment

All mechanical equipment shall be properly installed in accordance with the manufacturer's instructions and applicable City Codes and Ordinances.

2 Toilet Facilities

Every nonresidential building regularly occupied or intended to be occupied by persons shall be provided with toilet and lavatory facilities.

Separate toilet and lavatory facilities shall be provided for each sex, except in such buildings occupied by six (6) or less persons of both sexes taken together and where said facilities are not used by the public.

All toilet and lavatory facilities and compartments shall be reasonably smooth and easily cleanable and shall be reasonably impervious to water.

All plumbing fixtures, water lines and waste lines shall be properly installed in accordance with applicable State of New Mexico and City of Albuquerque Codes and Ordinances.

3 Heating Facilities

Every nonresidential building occupied by persons shall have heating facilities which are properly installed and are capable of safely and adequately maintaining a temperature of at least seventy (70) degrees Fahrenheit in all rooms and spaces occupied by such persons under ordinary minimum winter conditions.

All gas burning heaters and equipment shall be properly installed and vented to the outside atmosphere in conformance with applicable State of New Mexico and City of Albuquerque Codes and Ordinances.

4 Electrical Systems

All electrical equipment and facilities shall be properly installed in accordance with the manufacturer's instructions and in compliance with the State of New Mexico electrical code.

Sufficient electrical circuits shall be provided to prevent overloading.

All electrical circuits shall be properly fused in accordance with the State of New Mexico Electrical Code.

Electrical outlets shall be approved type and shall be properly installed for the appropriate use and location of appliances and other equipment in accordance with the State of New Mexico Electrical Code.

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All conductors, wiring, fixtures and outlets shall be installed in a safe manner in compliance with the State of New Mexico Electrical Code.

All nonresidential structures shall have a minimum of sixty (60) ampere three-wire electric service entrance. At least two (2) two-wire branch circuits shall be provided.

In alterations to existing wiring of a method not approved for new work, if the total number of additional consuming outlets shall exceed twenty-five (25) percent of the total number of existing outlets, the electrical system must conform to the requirements for new construction.

All nonresidential buildings shall have a minimum of one hundred (100) ampere, three-wire electrical service entrance. The fuse cabinet or circuit breaker cabinet shall provide for a minimum of six (6) two-wire branch circuits.

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ND - 507

PROJECT RELOCATION PLAN

Albuquerque
N.M. A-1-1

ND-507

GENERAL RELOCATION PLAN
Neighborhood Development Program
New Mexico A-1-1

The Albuquerque Urban Development Agency, as the Central Relocation Agency will assume responsibility for carrying out relocation activities in the locality under the requirements of Public Law 91-646 of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970. All families, individuals and businesses within the NDP Area and displaced as a result of public action will be eligible for relocation assistance as described in this report. Relocation activities will be scheduled so that the demands for facilities do not at any time exceed the supply and demand for Standard Housing Units available in the City. All relocation activities will be coordinated with the other agencies to provide help in all relocation cases.

A. Relocation Standards

Physical Standards: Requirements to be used in selecting relocation housing will be based on the Housing Code of the City of Albuquerque. These standards will be applicable to all dwelling units considered for relocation purposes. A dwelling unit is defined as any room or group of rooms located within a building and forming a single habitable unit with facilities which are used for living, sleeping, cooking and eating.

- a. Housing Units. A housekeeping unit is defined as any room or groups of rooms, forming a single habitable unit used for living and sleeping, cooking and eating.
 - 1. Each dwelling unit shall provide within a separate room or rooms, a flush toilet, wash bowl and bathtub or shower in good working order and shall be for the exclusive use of the family or individual occupant.
 - 2. Each dwelling unit shall contain a kitchen sink in proper working order and shall be for the exclusive use of the family or individual occupant.

3. Facilities described above must be properly connected to both hot and cold water sources.
4. Cooking facilities in each dwelling unit shall be for the exclusive use of the family occupying that unit.
5. Each unit shall be provided with a heating system capable of heating safely all rooms in the unit to a temperature of 70°.
6. Each habitable room shall have at least one window or skylight with direct access to the outdoors. Window area must equal at least ten (10%) percent of the floor area.
7. For ventilation purposes, each habitable room shall have at least one window or skylight which can easily be opened, or such other device as will adequately ventilate the room.
8. Bathrooms must comply with the above ventilation requirements.
9. There shall be adequate provision for electric lighting throughout the unit, and every habitable room shall contain at least two (2) separate floor or wall-type electrical outlets, or one such outlet and one supplied ceiling type electric light fixture.
10. There shall be adequate provision for disposal and/or storage of garbage or rubbish.
11. Yards must be properly drained and free of rubbish and garbage.
12. Every door opening directly from a dwelling unit to outdoor space shall have a screen with a closing device; and every window or other device with openings to outdoor space, used or intended to be used for ventilation, shall be supplied with screens.
13. Each habitable room shall have a ceiling height of not less than seven feet, six inches (7'6") in at least fifty (50%) percent of its required area.

b. Structural Standards for Housekeeping Units.

1. Each dwelling unit must have at least one safe and unobstructed means of egress. Units above the first floor in multiple dwelling units must have such means of egress.
2. Foundations, floors, walls, ceilings and roofs shall be weather-tight and rodent-proof and kept in sound working condition and good repair.
3. Foundation elements shall adequately support the building at all points.

c. Occupancy Standards for Housekeeping Units.

1. Dwelling units shall contain at least 150 square feet of floor space for the first occupant and 100 square feet of floor space for each additional occupant. Floor space shall include habitable rooms used for living, sleeping, cooking and eating purposes. Excluding bathrooms, water-closed compartments, laundries, pantries, foyers, communicating corridor, closets, storage spaces, or rooms designed for specified uses where daylight is not desirable.
2. Every room used for sleeping purposes shall have not less than eighty square feet (80 sq. ft.) of superficial floor area. Where more than two persons occupy a room used for sleeping purposes, the required superficial floor area shall be increased at the rate of fifty square feet (50 sq. ft.) for each occupant in excess of one. In addition to the square footage required, not more than two children over six years of age and of the same sex, shall share the same bedroom. The desired number of bedrooms is as follows: one or two persons, one bedroom; three or four persons, two bedrooms; five or six persons, three bedrooms; seven or eight persons, four bedroom; nine or more persons, five bedrooms, etc. It must be realized, however, that family composition is the deciding factor.

- 3. Each dwelling unit shall provide with a separate room or rooms, a flush toilet, wash bowl, and bathtub or shower in good working order and shall be for the exclusive use of the family or individual occupant.
- 4. Each dwelling unit shall contain a kitchen sink in proper working order and shall be for the exclusive use of the family or individual occupant.
- 5. Facilities described above must be properly connected to both hot and cold water sources.
- 6. Cooking facilities in each dwelling unit shall be for the exclusive use of the family occupying that unit.
- 7. In every dwelling unit of two or more habitable rooms, every room occupied for sleeping purposes by one occupant shall contain at least 80 square feet of floor space; every such room occupied by more than one person shall contain at least 50 square feet for each occupant thereof. The criteria for bedroom requirements for families of various sizes are as follows:

<u>NUMBER IN FAMILY</u>		<u>NUMBER OF BEDROOMS</u>
Minimum	Maximum	
1	1	0
1	2	1
3	4	2
5	6	3
7	8	4
9 & over		5

- d. Non-Housekeeping Unit. A non-housekeeping unit is defined as any room or groups of rooms, forming a single habitable unit used for living and sleeping, but not for cooking or eating.
- e. Sanitary, heating and lighting facilities for non-housekeeping (Rooming) Units.

1. There must be at least one flush toilet, one wash basin, and one bathtub or shower for each eight (8) persons occupying rooming units, provided that:
 - (1) The room or rooms housing such facilities are accessible from a common hall or passageway, and
 - (2) Facilities described must be properly connected to both hot and cold water sources, and
 - (3) The room or rooms housing such facilities are on the same floor as the units served.
 2. Each non-housekeeping unit will be provided with enough heat to safely heat the unit to a temperature of 70°.
 3. Each non-housekeeping unit shall contain at least eighty (80) square feet of floor space for one occupant, and at least fifty (50) square feet for each occupant if occupied by more than one occupant.
 4. Each non-housekeeping unit shall have at least one window or skylight with direct access to the outdoors. Window area must equal at least ten (10%) percent of floor area.
 5. There shall be adequate provision for electric lighting in the non-housekeeping unit, and every unit shall contain at least (2) separate floor or walltype electrical outlets, or one such outlet and one supplied ceiling type electric fixture.
 6. Public halls and stairways shall be adequately lighted.
 7. There shall be adequate provision for disposal and/or storage of garbage and rubbish.
- f. Structural Conditions for Non-Housekeeping Units.
1. Each dwelling unit must have at least one safe and unobstructed means of egress. Units above the first floor in multiple dwelling units must have two such means of egress.

2. Foundations, floors, walls, ceilings and roofs shall be weather-tight and rodent-proof and kept in sound working condition and good repair.
3. Foundation elements shall adequately support the building at all points.
4. All stairs and porches shall be in good condition.
- g. Occupancy Standards for Non-Housekeeping Units.
 1. Dwelling units shall contain at least 150 square feet of floor space for the first occupant and 100 square feet of floor space for each additional occupant. Floor space shall include habitable rooms used for living, sleeping, cooking and eating purposes. Excluding bathrooms, water-closet compartments, laundries, pantries, foyers, communicating corridor, closets, storage spaces, or rooms designed for specified uses where daylight is not desirable.
 2. Every room used for sleeping purposes shall have not less than eighty square feet (80 sq. ft.) of superficial floor area. Where more than two persons occupy a room used for sleeping purposes, the required superficial floor area shall be increased at the rate of fifty square feet (50 sq. ft.) for each occupant in excess of one. In addition to the square footage required, not more than two children over six years of age and of the same sex, shall share the same bedroom. The desired number of bedrooms is as follows: One or two persons, one bedroom; three or four persons, two bedrooms; five or six persons, three bedrooms; seven or eight persons, four bedrooms; nine or more persons, five bedrooms; nine or more persons, five bedrooms, etc. It must be realized, however, that family composition is the deciding factor.

B. Assistance to be Provided to Families

All families in the Project will be informed and advised of available relocation payments as outlined in the Relocation Handbook

Chapter 6, Section 3, Pages 4 and 5. The extent of need for each family and individual will be determined by conducting a personal interview with each potential displacee.

The LPA carries an up-dated list of current rental and sales housing and commercial property available in locality. The listings are available with the cooperation of realty companies, brokers and outside sources. Every listing will be made available to persons scheduled for displacement.

Before anyone is displaced, available housing will be available for displacees. The LPA will in no way displace anyone until adequate replacement housing and commercial properties are made available. Through the cooperation of FHA, VA and the SBA offices, available programs will be offered to displacees.

The LPA presently has a competent relocation staff to provide adequate advisory services to displacees. The LPA presently has three relocation counselors and a social service counselor under the supervision of an experienced relocation officer. The staff is experienced in counseling, in the field of financing, and has communication contact with employment services, training program, Department of Health and Social Services, including agencies who provide rental assistance to the needy.

At such time that a person is taken into the workload, a relocation counselor will be assigned to the case. One of the duties of the counselor will be to assist each eligible person in completing all required applications and forms for eligible benefits. All displacees will be informed of the eviction policy as adopted by the LPA. This will be done by personal interview and followed up in writing by the "Informational Statement" which shall be delivered to all displacees.

It will be the responsibility of the LPA to inspect all relocation housing to assure adequate standards. The inspection will be followed up by the local code enforcement inspectors.

All persons displaced by the LPA shall be processed equally without regard to race, color, religion, natural origin, sex or source of income and as required by local and national acts.

The LPA will assure that all house listings are within the requirements of Title VIII of the Civil Rights ACT of 1968. The City of Albuquerque also has a local fair housing practice ordinance which will be complied with.

C. Assistance to Business Concerns and Non-Profit Organizations.

Two business firms are scheduled for displacement from the A-1-1 Project during this action year. There are no non-profit organizations scheduled for acquisition during the Fourth Action Year. See attached "Information Statement on Relocation for Businesses and Industries 1972."

D. Grievance Procedure

The grievance procedure set up by the Urban Development Agency of Albuquerque will be followed in cases where grievances are filed by residents. Refer to the attached grievance procedure, Exhibit III.

E. Residents Involvement in Planning

Public meetings were held at which time residents had an opportunity to have an input towards the Project. See Citizens Participation Report relative to support of the Fourth Year NDP Program.

F. Competition Demands

The LPA present has three (3) projects in addition to A-1-1 carrying out displacement. The three are identified as follows:

N.M.	R-10	26 Individuals
NDP	A-1-2	32 Families
CDA	G-7	37 Families

The NDP A-1-1 has an anticipated Fourth-Year workload of families. The funds needed to complete this workload were determined as follows:

Families and Individuals, 42 (Owner-Occupants)	\$ 504,000
Families and Individuals, 114 (Tenants & Certain Others)	456,000
Businesses, 13	<u>130,000</u>
	\$ 1,090,000

There has been no change to the original project boundary for the NDP A-1-1 area.

NDP A-1-2 will have an approximate workload of 32 families.

N.M. R-10 has a remaining authorized workload of 26 individuals.

CDA G-7 presently has a workload of 37 families.

Inasmuch as the LPA is the central relocation agency, all relocation activities will be coordinated to assure distribution of resources. Reference is made to appropriate appendixes herewith submitted.

PROJECT RELOCATION PLAN
Neighborhood Development Program
A-1-1

A 100% survey was conducted by the Agency's Relocation Staff to determine the anticipated displacement of families and individuals for the Fourth Action Year inside and outside of the Neighborhood Development Program Area. Any exceptions to this estimate will be made only with Prior HUD Concurrence. The survey conducted by the Agency indicates that the families and individuals to be displaced during the Fourth Action Year will require subsidized housing.

A. Characteristics of Families and Individuals Being Displaced Fourth Year

	Families & Individuals	Non Minority	Negro	Other Minority Spanish	Total
Families (Owners)		0	3	33	36
Families (Tenants)		3	12	60	75
Individuals (Owners)		0	0	7	7
Individuals (Tenants)		1	3	31	35
Individuals (Handicapped)		0	0	0	0
TOTAL					

Family and individual tenants will be located into existing Turnkey III Housing units and existing 235 HUD assisted units.

All of the family-owners will be relocated into private standard sales units with sales costs as per the approved Schedule of Average Prices of Comparable Sales Housing in Locality. Units by bedroom count will be as follows: two-bedroom; three-bedrooms; four-bedrooms.

In order to assure the above described relocation requirements could be met within all HUD Relocation Guidelines, a survey of local housing resources was made and attached to this report. A summary of this survey is also shown by Appendix IV of this Relocation Report.

It is anticipated that with the rental assistance payment or the Replacement Housing Payment for Tenants and Certain Others and the annual income of the proposed displacees, all families and individuals to be displaced will be in compliance with all Relocation (HUD) Guidelines.

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It is anticipated that with the rental assistance payment of the Replacement Housing Payment for Tenants and Certain Others and the annual income of the proposed displacees, all families and individuals to be displaced will be in compliance with all Relocation (HUD) Guidelines.

For tenant (owners) with the acquisition payment for their property to be acquired by the Agency and the Replacement Housing Payment for those who meet the eligibility requirements, it is anticipated that all family and individual owner (occupants) can be relocated within all Relocation (HUD) Guidelines.

2. TABULAR DESCRIPTION OF AVAILABLE AND COMMITTED HOUSING RESOURCES

ALBUQUERQUE URBAN DEVELOPMENT AGENCY

RESOURCES FOR HOUSING RELOCATION

Third Year NDP A-1-1

A. FHA 236 Subsidy Units and 221d3 Units

1. Sun Plaza Apartments - 152 Units (236)

Sproul Construction Corp. - Builder
Suite 180, National Building
Phone 842-1902

80-90% Complete

<u>Units</u>	<u>Bedrooms</u>
44	1
92	2
16	3

2. Cox's Estates - 140 Units (221d3)

Douglas Construction Company - Builder
3435 Princeton Dr., N.E.
Phone 345-3576

Completed

<u>Units</u>	<u>Bedrooms</u>
22	1
64	2
43	3
14	4

3. Lafayette Square - 1-8 Units (236)

Melinick-Shriro Company, Inc. - Builder
2601 North Carroll, Dallas, Texas
Albuquerque Phone 345-3671

Completed

<u>Units</u>	<u>Bedrooms</u>
24	1
100	2
48	3
16	4

4. Vista Orienta Apartments

Chelwood Investment Group, Ltd. - Builder
2051 Wyoming, Albuquerque

Construction not started as of Feb 1973

<u>Units</u>	<u>Bedrooms</u>
24	1
44	2
24	3
4	4

434

5. Warren Park Apartments - 100 Units (236)

Warren Properties - Builder
1005 Louisiana, N.E., Albuquerque, New Mexico

30% Complete

<u>Units</u>	<u>Bedrooms</u>
26	1
48	2
18	3
8	4

6. Plaza Durado Apartments (FHA 236)

Plaza Construction Company - Builder
Tulsa, Oklahoma

25% Complete

<u>Units</u>	<u>Bedrooms</u>
36	1
80	2
36	3

7. Sandia Vista Apartments

Plaza Construction Company - Builder
Tulsa, Oklahoma

Started Construction December 29, 1972

<u>Units</u>	<u>Bedrooms</u>
24	1
66	2
40	3

SUMMARY TABLE OF PROJECTS 1 THROUGH 7

<u>Projects as Numbered</u>	<u>Bedroom Distribution</u>				
	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>TOTAL</u>
1	44	92	16		152
2	22	64	43	14	140
3	24	100	48	16	188
4	24	44	24	4	96
5	26	48	18	8	100
6	36	80	36		152
7	24	66	40		138
TOTALS	200	494	225	42	

B. Turnkey Public Housing Units

1. Albuquerque's Department of Housing and Development

a. Project # 1-2 - 99 Units (Turnkey III)

<u>Units</u>	<u>Bedrooms</u>
0	1
36	2
35	3
23	4
5	5

435

b. Project # 1-3 - 50 Units (Turnkey III)

<u>Units</u>	<u>Bedrooms</u>
0	1
16	2
18	3
12	4
4	5

c. Project # 1-4 - 100 Units (Turnkey I)

<u>Units</u>	<u>Bedrooms</u>
29	0
19	1
18	2
18	3
12	4
4	5

d. Project # 1-6 - 50 Units (Turnkey I)

<u>Units</u>	<u>Bedrooms</u>
13	1
12	2
15	3
8	4
2	5

e. Project # 1-7 - 18 Units (Turnkey III)

<u>Units</u>	<u>Bedrooms</u>
0	1
9	2
5	3
3	4
1	5

Project Pending

f. Project # 1-8 - 50 Units (Turnkey III)

<u>Units</u>	<u>Bedrooms</u>
13	1
12	2
15	3
8	4
2	5

g. Project # 1-9 - 20 Units (Self-help Turnkey III)

<u>Units</u>	<u>Bedrooms</u>
0	1
10	2
10	3
5	4
5	5

436

h. Project # 1-13 - 300 Units (Turnkey III)

<u>Units</u>	<u>Bedrooms</u>
80	1
80	2
90	3
45	4
5	5

i. Project # 1-10 - 200 Units (Turnkey III)

<u>Units</u>	<u>Bedrooms</u>
44	1
56	2
60	3
20	4
10	5
24	Elderly Units

SUMMARY TABLE OF PUBLIC HOUSING PROJECTS

Projects As Numbered	Bedroom Distribution				
	1	2	3	4	5
1-1	25	24	30	17	4
Subtotal (Leased)	25	24	30	17	4
1-2	0	36	35	23	5
1-3	0	16	18	12	4
1-7	0	9	5	3	1
1-8	13	12	15	7	2
1-10	44	56	60	20	10
1-13	80	80	90	45	5
Subtotal (Turnkey III)	137	209	223	110	27
1-4*	19	18	18	12	4
1-6	13	12	15	8	2
Subtotal (Turnkey I)	32	30	33	20	6
1-9	0	10	10	5	5
Subtotal (Self-Help)	0	10	10	5	5
Totals	194	273	296	152	42

* Project NM 1-4 also has 29 efficiencies

C. Private Standard Sales Housing

Multiple Listing Report Summary ^{1/}
April 21, 1972
Private Standard for Sale Home ^{2/}

Area of City	Bedroom Distribution					Total
	1	2	3	4	5	
N.W.	0	13	47	8	4	72
S.W.	0	1	4	2	3	10
S.E.	0	4	14	7	1	26
N.E.	0	6	38	22	2	68
TOTALS	0	24	103	39	10	176

Average Price N.E. = \$21,904.
Average Price S.W. = 17,800.
Average Price S.E. = 20,225.
Average Price N.W. = 18,000.

- ^{1/} Source - The Albuquerque Tribune, April 21, 1972 and Albuquerque Multiple Listing Service
^{2/} Only those units within the income range of the displacees were tabulated and shown as available resources.

3. TEMPORARY RELOCATION

Temporary relocation will be minimized as to the extent and duration and will be utilized only in cases of families or individuals wishing to relocate into standard units. Temporary relocation will not diminish the obligation of the Agency with respect to permanent relocation. Relocation standards for both temporary relocation and permanent relocation will be uniform. HUD concurrence will be obtained prior to any temporary relocation.

4. BUSINESS RELOCATION

Two business firms are to be displaced during the Fourth Action Year of the Neighborhood Development Program, while no non-profit organizations will be displaced.

5. ESTIMATED COST OF RELOCATION PAYMENTS

This cost estimate is reflected in Appendix VII, included and made part of this Plan.

6. AGENCY ADMINISTERING RELOCATION

The Albuquerque Urban Development Agency has been designated as the Central Relocation Agency. All relocation is carried out by the Central Relocation Agency Staff.

7. RELOCATION PAYMENT SCHEDULE

Relocation payment schedules used by the Albuquerque Urban Development Agency are:

- A. The Schedule of Average Price of Comparable Sales Housing and Schedule of Average Sales Prices for Standard Housing in Locality. See attached Appendix 10.
- B. The Schedule of Average Prices of Comparable Rental Housing. See attached Appendix 14.

The above schedules have been adopted and approved by governing board action of the Albuquerque Urban Development Agency and have been submitted and approved by HUD for the Neighborhood Development Program, New Mexico A-1-1.

8. REFERRAL TO SOCIAL AGENCIES

The LPA has contacted the following Social Service Agencies in Bernalillo County and the City of Albuquerque to avail themselves in assisting displacees in the event their aid is required.

- a. Albuquerque-Bernalillo County Economic Opportunity Board
- b. Albuquerque Public Schools
- c. Albuquerque Training Center for the Visually Handicapped
- d. American Red Cross
- e. Bernalillo County Health Department
- f. Better Business Bureau of New Mexico, Inc.
- g. CASA (Coordinated Action for Senior Adults)
- h. Community Council of Albuquerque, Inc.
- i. Environmental Health Department, City of Albuquerque
- j. Good Shepherd Refuge
- k. Goodwill Industries of New Mexico
- l. Home Improvement Project
- m. Legal Aid Society of Albuquerque
- n. T-VI (Technical-Vocational Institute)
- o. Veterans' Administration Regional Office
- p. Welfare Department
- q. Local Public Housing Tenant Association

When aid is required and rendered by any of the above listed agencies, the LPA receives a written report from the respective agency describing the nature, extent and outcome of the assistance.

9. RELOCATION ACTIVITIES THIRD YEAR NEIGHBORHOOD DEVELOPMENT PROGRAM, NEW MEXICO A-1-1

Relocation activities for the Third Action Year of the Neighborhood Development Program, New Mexico A-1-1, consisted of families. All of these families have been relocated.

Social Services provided to all displacee's within the Albuquerque Urban Development, Neighborhood Development Program Project New Mexico A-1-1 consisted of the following:

- a. Socio-economic surveys to determine the needs of the displacee's on a case to case basis.
- b. Referrals to standard sales and rental housing provided by listings maintained by the Central Relocation Agency.
- c. Referrals to Real Estate Agency's for Standard Sales Housing in the locality.
- d. Any assistance the displacees may require in the purchase or rental of a replacement dwelling was provided to all displacees of the Central Relocation Agency.

All owners that were displaced by the Agency were put into Standard Replacement Housing. With the acquisition payment and the replacement housing payment all of the owners were able to meet all relocation requirements under the guidelines.

The tenant-occupants that were displaced by the agency were placed into Standard Replacement Housing or leased housing also meeting the 20% and 25% criteria for rentals.

HOUSING REQUIREMENTS OF DISPLACED FAMILIES AND INDIVIDUALS		LOCALITY
DISPLACEMENT PERIOD: _____ months	From _____ to _____ (month/year) (month/year)	Albuquerque, New Mexico
		Local Agency
		Urb. Dev. Agency of Albuq
		PROJECT NAME AND NUMBER
		NM A-1

A. NUMBER OF FAMILIES AND INDIVIDUALS TO BE DISPLACED

	White, Majority		Negro/ Black		American Indian		Spanish- American		Oriental		Other Minority		Total	
	Owner	Tenant	Owner	Tenant	Owner	Tenant	Owner	Tenant	Owner	Tenant	Owner	Tenant	Owner	Tenant
Families														
Elderly	1		1		1		16	5					18	6
Other	4	5	1	7			15	50					20	62
Individuals														
Elderly							3	5					3	5
Handicapped														
Other		3		4			2	16					2	23

B. HOUSING REQUIREMENTS OF FAMILIES AND INDIVIDUALS TO BE DISPLACED

Submit separate table for each Group classification identified in Block A. Check applicable box for group classification covered in each table. Show size and bedroom requirements, by income, of individuals and families to be displaced.

☐ American Indian ☐ Negro/Black ☐ Oriental ☒ Spanish-American ☐ White, Nonminority ☐ Other

Annual Income	Individuals		Families																
			By Family Size (No. of persons)							By Bedrooms Required									
	House-keeping	Housekeeping 0-ER	1-ER	2	3	4	5	6	7	8	9 or more	Total	0	1	2	3	4	5 or more	Total
Under \$1000																			
\$ 1000 - 1999			6	12		1						19		16	3				19
2000 - 2999			9	15	9	6	2	1	1			43		21	12	6	4		43
3000 - 3999			2	6	4	2	1	1	1			17		8	5	3	1		17
4000 - 4999			4	21		2	1	1				10		5	2	3			10
5000 - 5999			2									4		4					4
6000 - 6999			1	2								5		3	2	1			5
7000 - 7999			2	2								5		4					5
8000 - 9999				1		1						4		1	1	1	1		4
10000 - 14999				2								4							
15000 - 24999																			
25000 & Over																			
Totals		26	47	17	9	6	8	2				122		66	25	15	6		132

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c. FAMILIES AND INDIVIDUALS APPARENTLY ELIGIBLE FOR SUBSIDIZED HOUSING
Complete the following table to show number of families and individuals apparently eligible for low-rent public housing.
Complete similar tables for each other subsidized program, e.g., Section 235 and Section 236.

Annual Income	Individuals			Families																
	house-keeping	Housekeeping 0-ER	Housekeeping 1-ER	By Family Size (No. of persons)								By Bedrooms Required								
				2	3	4	5	6	7	8	9 or more	Total	0	1	2	3	4	5 or more	Total	
Under \$1000																				
\$ 1000 - 1999			8	3	4	2	1	1				19		10	4	4	1		19	
2000 - 2999			12	29	3	6	2	1	1			54		33	4	13	4		54	
3000 - 3999			1		7	4	4	4	1			21		1	10	6	4		21	
4000 - 4999												3			2	1			3	
5000 - 5999					1	1	1	1				1							1	
6000 - 6999									1			1					1		1	
7000 - 7999																				
8000 - 9999																				
10000 & Over																				
Totals			21	32	16	13	7	8	2			99		44	21	24	10		100	

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HOUSING REQUIREMENTS OF DISPLACED FAMILIES AND INDIVIDUALS

DISPLACEMENT PERIOD: _____ months
From _____ to _____
(month/year) (month/year)

LOCALITY
LOCAL AGENCY
PROJECT NAME AND NUMBER

A. NUMBER OF FAMILIES AND INDIVIDUALS TO BE DISPLACED

	White, Nonminority		Negro/Black		American Indian		Spanish-American		Oriental		Other Minority		Total
	Owner	Tenant	Owner	Tenant	Owner	Tenant	Owner	Tenant	Owner	Tenant	Owner	Tenant	
Families													
Elderly													
Other													
Individuals													
Elderly													
Handicapped													
Other													

B. HOUSING REQUIREMENTS OF FAMILIES AND INDIVIDUALS TO BE DISPLACED

Submit separate table for each group classification identified in Block A. Check applicable box for group classification covered in each table. Show size and bedroom requirements, by income, of individuals and families to be displaced.
☐ American Indian ☐ Negro/Black ☐ Oriental ☐ Spanish-American ☒ White, Nonminority ☐ Other _____

Annual Income	Individuals			Families																
	House-keeping	Housekeeping 0-2R	1-4R	By Family Size (No. of persons)									By Persons Required							
				2	3	4	5	6	7	8	9 or more	Total	0	1	2	3	4	5 or more	Total	
Under \$1000																				
\$ 1000 - 1999			1	1									2		2					2
2000 - 2999			2	1									3		2	1				3
3000 - 3999			1			1							5		3	1	1			5
4000 - 4999				2	1															
5000 - 5999						1							1				1			1
6000 - 6999															1					1
7000 - 7999											1									
8000 - 9999																		1		
10000 - 14999																				
15000 - 24999																				
25000 & Over																				
Total			4	5	1	1	1	1	1			13		8	2	2	1			13

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HOUSING REQUIREMENTS OF DISPLACED FAMILIES AND INDIVIDUALS

DISPLACEMENT PERIOD: _____ months
From _____ to _____
(month/year) (month/year)

LOCALITY
LOCAL AGENCY
PROJECT NAME AND NUMBER

A. NUMBER OF FAMILIES AND INDIVIDUALS TO BE DISPLACED

	White, Nonminority		Negro/Black		American Indian		Spanish-American		Oriental		Other Minority		Total
	Owner	Tenant	Owner	Tenant	Owner	Tenant	Owner	Tenant	Owner	Tenant	Owner	Tenant	
Families													
Elderly													
Other													
Individuals													
Elderly													
Handicapped													
Other													

B. HOUSING REQUIREMENTS OF FAMILIES AND INDIVIDUALS TO BE DISPLACED

Submit separate table for each group classification identified in Block A. Check applicable box for group classification covered in each table. Show size and bedroom requirements, by income, of individuals and families to be displaced.
☐ American Indian ☒ Negro/Black ☐ Oriental ☐ Spanish-American ☐ White, Nonminority ☐ Other _____

Annual Income	Individuals			Families															
	Household-keeping	Housekeeper 0-DM	1-BR	By Family Size (No. of persons)								By Bedrooms Required							
Under \$1000				2	3	4	5	6	7	8	9 or more	Total	0	1	2	3	4	5 or more	Total
\$ 1000 - 1299			3	1								4		4					4
2000 - 2999			1	1		1						3		2		1			3
3000 - 3999					1	3		1				5			3	1	1		5
4000 - 4999													1						1
5000 - 5999			1											1					
6000 - 6999																			
7000 - 7999																			
8000 - 9999																			
10000 - 14999																			
15000 - 24999																			
25000 & Over																			
Totals			5	2	1	4		1				13		7	3	2	1		13

APPENDIX 2. GUIDELINES: HOUSING REQUIREMENTS OF DISPLACED FAMILIES AND INDIVIDUALS

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(form continued on next page)

HOUSING REQUIREMENTS OF DISPLACED FAMILIES AND INDIVIDUALS			DISPLACEMENT PERIOD: _____ months From _____ to _____ (month/year) (month/year)		LOCALITY LOCAL AGENCY PROJECT NAME AND NUMBER									
A. NUMBER OF FAMILIES AND INDIVIDUALS TO BE DISPLACED														
Families Elderly Other	White, Normality	Negro/ Black	American Indian	Spanish- American	Oriental	Other Minority								
	Owner	Tenant	Owner	Tenant	Owner	Tenant								
Individuals Elderly Handicapped Other														
B. HOUSING REQUIREMENTS OF FAMILIES AND INDIVIDUALS TO BE DISPLACED Submit separate table for each group classification identified in Block A. Check applicable box for group classification covered in each table. Show size and bedroom requirements, by income, of individuals and families to be displaced. ☒ American Indian ☐ Negro/Black ☐ Oriental ☐ Spanish-American ☐ White, Normality ☐ Other _____														
Annual Income	Individuals		Families											
	House- keeping	Household 0-2R 1-BR	By Family Size (No. of persons)			By Bedrooms Required								
			2	3	4	5 or more	Total	0	1	2	3	4	5 or more	Total
Under \$1900			1					1						1
\$1900 - 1999														
2000 - 2999														
3000 - 3999														
4000 - 4999														
5000 - 5999														
6000 - 6999														
7000 - 7999														
8000 - 9999														
10000 - 14999														
15000 - 24999														
25000 & over														
Totals			1					1		1				1

APPENDIX 4. GUIDEFORM: HOUSING RESOURCES TO BE AVAILABLE PRIOR TO DISPLACEMENT OF FAMILIES AND INDIVIDUALS

HOUSING RESOURCES TO BE AVAILABLE PRIOR TO DISPLACEMENT OF FAMILIES AND INDIVIDUALS		DISPLACEMENT PERIOD: _____ months		LOCALITY												
		From _____ to _____ (month/year) (month/year)	LOCAL AGENCY													
				PROJECT NAME AND NUMBER												
A. HOUSEKEEPING UNITS																
Type	0 Bedroom			1 Bedroom		2 Bedroom		3 Bedroom 1/								
	Number Needed	Total	Available Existing New	Number Needed	Total	Available Existing New	Number Needed	Total	Available Existing New							
FOR-INCOME																
Rental																
Public Housing	6	152	87	65	18	194	170	124	13	273	137	136	5	223	133	90
HUD-assisted																
Other-assisted																
Rent Supplement																
HUD-assisted																
Local-assisted																
Private Rental																
Nonassisted																
Sales					9				4	24	24	--	1	103	103	--
HUD-assisted																
Other-assisted																
Nonassisted																
MODERATE-INCOME																
Rental					5	194	170	124	5	273	137	136	4	223	133	90
HUD-assisted																
Other-assisted																
Nonassisted																
Sales																
HUD-assisted																
Nonassisted																
ABOVE MODERATE-INCOME																
Rental (nonassisted)																
Sales (nonassisted)																

1/ For larger units (4 Bedroom, 5 Bedroom, etc.), use additional pages and adjust column headings as applicable.
[Form continued on next page]

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CHAPTER 3 APPENDIX 5

APPENDIX 5. GUIDEFORM: COMMITMENTS FOR LOW- AND MODERATE-INCOME REPLACEMENT HOUSING

COMMITMENTS FOR LOW- AND MODERATE-INCOME REPLACEMENT HOUSING		DISPLACEMENT PERIOD: _____ months		LOCALITY								
		From _____ to _____ (month/year) (month/year)		LOCAL AGENCY								
				PROJECT NAME AND NUMBER								
Sponsor, Program, and Location	Fund Commitment	Date of		Type	In each column, enter number of units							
		Start of Constr. or Rehab.	Completion		Number of Bedrooms							
					0	1	2	3	4	5 ^{1/}		
Sun Plaza Apts. FHA 236			Comple- ted	Low-Income Rentals		44	92	16				
				Sales								
				Moderate-Income Rentals								
				Sales								
Cox's Estates FHA 221d3			Comple- ted	Low-Income Rentals		22	64	43	14			
				Sales								
				Moderate-Income Rentals								
				Sales								
Lafayette Square FHA 236			Comple- ted	Low-Income Rentals		24	100	46	16			
				Sales								
				Moderate-Income Rentals								
				Sales								
Vista Orienta Apts. FHA 236		Fall 73	--	Low-Income Rentals		24	44	24	4			
				Sales								
				Moderate-Income Rentals								
				Sales								
Warren Park Apts. FHA 236		Nov. 72	Summer 73	Low-Income Rentals	26	48	18	8				
				Sales								
				Moderate-Income Rentals								
				Sales								

Use additional sheets as necessary.
 1/ In this column, enter number of units containing 5 or more bedrooms.

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RELOCATION HANDBOOK

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CHAPTER 3 APPENDIX 5

APPENDIX 5. GUIDEFORM: COMMITMENTS FOR LOW- AND MODERATE-INCOME REPLACEMENT HOUSING

COMMITMENTS FOR LOW- AND MODERATE-INCOME REPLACEMENT HOUSING		DISPLACEMENT PERIOD: _____ months		LOCALITY						
		From _____ (month/year)	to _____ (month/year)	LOCAL AGENCY						
				PROJECT NAME AND NUMBER						
Sponsor, Program, and Location	Fund Commitment	Date of		Type	In each column, enter number of units.					
		Start of Constr. or Rehab.	Completion		Number of Bedrooms					
					0	1	2	3	4	5 1/2
Turnkey III Project # 1-7			Comple- ted	Low-Income Rentals	0	9	5	3	1	
				Sales						
				Moderate-Income Rentals						
				Sales						
Turnkey III Project # 1-8			Comple- ted	Low-Income Rentals	13	12	15	8	2	
				Sales						
				Moderate-Income Rentals						
				Sales						
Turnkey III (Self-Help) Project # 1-9			Comple- ted	Low-Income Rentals	1	10	10	5	5	
				Sales						
				Moderate-Income Rentals						
				Sales						
Turnkey III Project 1-10		Jan 73	Fall 73	Low-Income Rentals		80	80	90	45	5
				Sales						
				Moderate-Income Rentals						
				Sales						
Turnkey III Project 1-13		Jan 73	Fall 73	Low-Income Rentals		44	56	60	20	34
				Sales						
				Moderate-Income Rentals						
				Sales						

Use additional sheets as necessary.
1/ In this column, enter number of units containing 5 or more bedrooms.

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RELOCATION HANDBOOK

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CHAPTER 3 APPENDIX 5

APPENDIX 5. GUIDEFORM: COMMITMENTS FOR LOW- AND MODERATE-INCOME REPLACEMENT HOUSING

COMMITMENTS FOR LOW- AND MODERATE-INCOME REPLACEMENT HOUSING		DISPLACEMENT PERIOD: _____ months		LOCALITY						
		From _____ (month/year)	to _____ (month/year)	LOCAL AGENCY						
				PROJECT NAME AND NUMBER						
Sponsor, Program, and Location	Fund Commitment	Date of		Type	In each column, enter number of units					
		Start of Constr. or Rehab.	Completion		Number of Bedrooms					
					0	1	2	3	4	5 ^{1/}
Turnkey III Project # 1-2			Comple- ted	Low-Income Rentals		36	35	23	5	
				Sales						
				Moderate-Income Rentals						
				Sales						
Turnkey III Project # 1-3			Comple- ted	Low-Income Rentals		16	18	12	4	
				Sales						
				Moderate-Income Rentals						
				Sales						
Turnkey I Project # 1-4			Comple- ted	Low-Income Rentals	29	19	18	18	12	4
				Sales						
				Moderate-Income Rentals						
				Sales						
Turnkey I Project # 1-4			Comple- ted	Low-Income Rentals	29	19	18	18	12	4
				Sales						
				Moderate-Income Rentals						
				Sales						
Turnkey I Project # 1-6			Comple- ted	Low-Income Rentals	13	12	15	8	2	
				Sales						
				Moderate-Income Rentals						
				Sales						

Use additional sheets as necessary.
^{1/} In this column, enter number of units containing 5 or more bedrooms.

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RELOCATION HANDBOOK

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CHAPTER 3 APPENDIX 5

APPENDIX 5. GUIDEFORM: COMMITMENTS FOR LOW- AND MODERATE-INCOME REPLACEMENT HOUSING

COMMITMENTS FOR LOW- AND MODERATE-INCOME REPLACEMENT HOUSING		DISPLACEMENT PERIOD: _____ months		LOCALITY							
		From _____ (month/year)	to _____ (month/year)	LOCAL AGENCY							
				PROJECT NAME AND NUMBER							
Sponsor, Program, and Location	Date of			Type	In each column, enter number of units.						
	Fund Commitment	Start of Constr. or Rehab.	Completion		Number of Bedrooms						
					0	1	2	3	4	5	6
Sandia Vista FHA 236		Dec. 72	Summer 73	Low-Income Rentals	0	24	66	40			
				Sales							
				Moderate-Income Rentals							
				Sales							
Plaza Durado FHA 236		Fall 72	Summer 73	Low-Income Rentals		26	48	18	8		
				Sales							
				Moderate-Income Rentals							
				Sales							
				Low-Income Rentals							
				Sales							
				Moderate-Income Rentals							
				Sales							
				Low-Income Rentals							
				Sales							
				Moderate-Income Rentals							
				Sales							
				Low-Income Rentals							
				Sales							
				Moderate-Income Rentals							
				Sales							

Additional sheets as necessary.
In this column, enter number of units containing 5 or more bedrooms.

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EXISTING REAL ESTATE ACQUISITION ESTIMATE

NUMBER	PARCEL	OWNER	SIZE	SQUARE FEET
1.	1-1B	S.W. Construction	60 X 240	14,400
2.	1-2	City	75 X 142 47 X 75	14,175
3.	1-3	City	48 X 75	3,600
4.	1-4	City	47 X 75	3,525
5.	1-5	S.W. Doolittle	45 X 75	3,375
6.	1-6	City	25 X 142 47 X 75	7,175
7.	1-7	G.J. Gutierrez	32 X 142	4,544
8.	1-8	F. Padilla	48 X 75	3,600
9.	1-9	City	46 X 142	6,532
10.	1-10	City	47 X 75	3,525
11.	1-11	L. Martinez	47 X 75	3,525
12.	1-12	F. Gomez	48 X 75	3,600
13.	1-13	City	116 X 90	10,400
14.	1-14	City	40 X 80	3,840
15.	1-15	F. Montano	60 X 160	9,600
16.	1-16	S. Cavanaugh	32 X 145	4,640
17.	1-17	S. Cavanaugh	55 X 137	7,535
18.	1-18	A. Lebeck	45 X 220	9,900
19.	1-20	A. Lebeck	85 X 120 45 X 135 70 X 60	20,475
20.	1-21	City	50 X 35	1,750
21.	1-22	N. Baca	50 X 50	2,500
22.	1-23	N. Baca	50 X 35	1,750
23.	1-24	S. Davila	50 X 35	1,750
24.	1-25	A. DeMartinez W.J. Henratty	60 X 50	3,000
25.	2-1	City	50 X 142	7,100
26.	2-2	A. Gonzales	25 X 142	3,550
27.	2-3	City	25 X 142	3,550
28.	2-4	M. Moreno	40 X 142	5,680
29.	2-5	City	40 X 142	5,680
30.	2-6	City	55 X 142	7,810

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NUMBER	PARCEL	OWNER	SIZE	SQUARE FEET
31.	2-9	City	25 X 65	1,625
32.	2-10	City	65 X 142	9,230
33.	2-11	City	55 X 142	7,810
34.	2-12	City	32 X 142	4,544
35.	2-13	City	50 X 142	7,100
36.	2-14	F. Archuleta	50 X 142	7,100
37.	3-1	N. Larribas	120 X 50	6,000
38.	3-2	N. Whitehead	120 X 35	4,200
39.	3-3	R. Larribas	120 X 35	4,200
40.	9-1	City	30 X 75 165 X 142	25,680
41.	9-3	City	65 X 100	6,500
42.	9-4	M. Sanchez	45 X 65	2,925
43.	9-5	C. Lebya	50 X 142	7,100
44.	9-6	C. Lebya	65 X 142	9,230
45.	9-7	City	115 X 130	14,950
46.	10-1	E. Aragon	40 X 80	3,200
47.	10-2	S. Sanchez	65 X 70	4,550
48.	10-4	G.M. Gonzales	50 X 70	3,500
49.	10-5	R. Gonzales	50 X 70	3,500
50.	10-13	C. Trujillo	50 X 142	7,100
51.	10-14	D. Roybal	35 X 142	4,970
52.	10-15	M. Martinez	35 X 142	4,970
53.	10-16	E.R. Maestas	25 X 142	3,550
54.	10-17	A. Ortega	50 X 142	7,100
55.	10-18A	MRGCD	30 X 200	6,000
56.	10-18B	S. Carrillo	70 X 70 110 X 70	12,600
57.	11-10	M. Valdez	75 X 50	3,700
58.	11-4	E. Ramirez	142 X 84.5	12,000
59.	11-7	J. Montoya	142 X 75	10,650
60.	11-10	M. Valdez	75 X 50	3,750
61.	11-14	Rafael Gallegos	35 X 250	8,750
62.	18	S. Sanchez	30 X 100	3,000

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NUMBER	PARCEL	OWNER	SIZE	SQUARE FEET
63.	11-19	D. Donaquidi	116 X 25	2,900
64.	11-21	D. Donaquidi	160 X 25	4,000
65.	12-1	Salvation Army	200 X 142	28,400
66.	12-3	City	175 X 142	
		Less	50 X 35	
			40 X 40	35,700
67.	12-7	F. Simms	50 X 142	7,100
68.	18-1	City	100 X 142	14,200
69.	18-10	V. Foy	100 X 142	14,200
70.	19-2	A. Cuellar	25 X 125	3,125
71.	19-3	D. Romero	50 X 125	6,250
72.	19-5	P. Jenson	142 X 158	22,436
73.	19-6	F. Garcia	305 X 140	42,700
74.	19-7	L. Perea	142 X 25	3,570

PROPOSED REAL ESTATE ACQUISITION ESTIMATE

NUMBER	PARCEL	OWNER	SIZE	SQUARE FEET
1.	1-19	City	50 X 110	5,500
2.	2-7	P. Larribas	95 X 65	6,175
3.	2-8	J. Montoya	65 X 25	1,625
4.	2-15	R. Martinez	50 X 142	7,100
5.	3-4	N. Larribas	50 X 142	7,100
6.	3-5	M. Sanchez	50 X 142	7,100
7.	3-6	N. Larribas	35 X 142	4,970
8.	9-2	M. Sanchez	65 X 142	9,230
9.	9-8	C. Burges	30 X 75	2,250
10.	9-9	L. Griego	62 X 75	4,650
11.	9-10	M. Sanchez	50 X 75	3,750
12.	10-1	E. Aragon	40 X 80	3,200
13.	10-6	M. Danber	50 X 142	7,100
14.	10-7	N. Muller	65 X 142	9,230
15.	10-8	E. Zubia	35 X 142	4,970
16.	10-9	F. Garcia	75 X 142	10,650
17.	10-11	C. Trujillo	60 X 71	4,260
18.	10-12	C. Trujillo	55 X 71	3,905
19.	11-1	W. Carpenter	25 X 142	3,550
20.	11-2	T. Salazar	30 X 142	4,260
21.	11-3	J. Garcia	50 X 142	7,100
22.	11-5	M. Sanchez	142 X 120	17,040
23.	11-6	M. Sanchez	142 X 135	19,170
24.	11-8	A. Montoya	142 X 50	7,100
25.	11-9	J. Martinez	71 X 65	4,615
26.	11-12	R. Gonzales	60 X 142	8,520
27.	11-13	M. Sanchez	$\frac{46.04 \times 86.05}{2}$	1,980
28.	11-15	R. Gallegos	198 X 30	5,940
29.	11-16	H. Padilla	$\frac{96 \times 25, 96 \times 50}{2}$	4,800
30.	11-17	F. Ruiz	90 X 50	4,500

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NUMBER	PARCEL	OWNER	SIZE	SQUARE FEET
31.	11-20	F. McCutchen	50 X 140	7,100
32.	11-22	L. Espinosa	20 X 142	2,840
33.	11-23	J. Estrada	50 X 142	7,100
34.	11-24	D. Perez	25 X 142	3,550
35.	11-25	S. Forms	50 X 142	7,100
36.	11-26	S. Cahvez	25 X 142	3,550
37.	11-27	M. Tafoya	35 X 142	4,970
38.	11-28	I. Miranda	71 X 65	4,615
39.	12-5	P. Sanchez	50 X 35	1,750
40.	12-6	P. Sanchez	40 X 40	1,600
41.	18-2	R. Miranda	25 X 142	3,550
42.	18-3	Z. Thomas	25 X 142	3,550
43.	18-4	J. Greer	50 X 142	7,100
44.	18-5	O. Hensen	110 X 110	12,100
45.	18-6	H. Kern	110 X 32	3,200
46.	18-7	E. Moreli	70 X 40	2,800
47.	18-8	M. Grande	50 X 142 72 X 38	9,836
48.	18-9	A. Brault	100 X 142	14,200
49.	19-1	F. ARchuleta	25 X 125	3,125
50.	19-4	M. Sanchez	50 X 160 50 X 125	14,250
51.	20-1	F. Tafoya	65 X 142	9,230
52.	20-2	S. Sanchez	25 X 142	3,550
53.	20-3	A. Moya	45 X 142	6,390
54.	20-4	R. Gabaldon	60 X 142	8,520
55.	20-5	I. Perea	25 X 142	3,550
56.	20-6	M. Jordan	125 X 110	13,750
57.	20-7	T. Montoya	40 X 105	4,200
58.	20-8	T. Montoya	40 X 105	4,200
59.	20-9	S. Sanchez	25 X 120	3,000
60.	20-10	L. Metoyer	25 X 120	3,000
61.	20-11	M. Sanchez	45 X 120	5,400
62.	20-12	Rutledge Co.	55 X 142	7,810

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NUMBER	PARCEL	OWNER	SIZE	SQUARE FEET
63.	20-13	S. Montoya	50 X 142	7,100
64.	21-1	R. Baca	40 X 142	5,680
65.	21-2	S. Sanchez	50 X 142	7,100
66.	21-3	J. Chavez	50 X 142	7,100
67.	21-4	R. Gabaldon	50 X 142	7,100
68.	21-5	Rutledge Co.	50 X 142	7,100
69.	21-6	Rutledge Co.	50 X 142	7,100

PROJECTED RELOCATION WORKLOAD AND COST
A-1-1 N.D.P. MARTINEZTOWN PROJECT 3rd YEAR

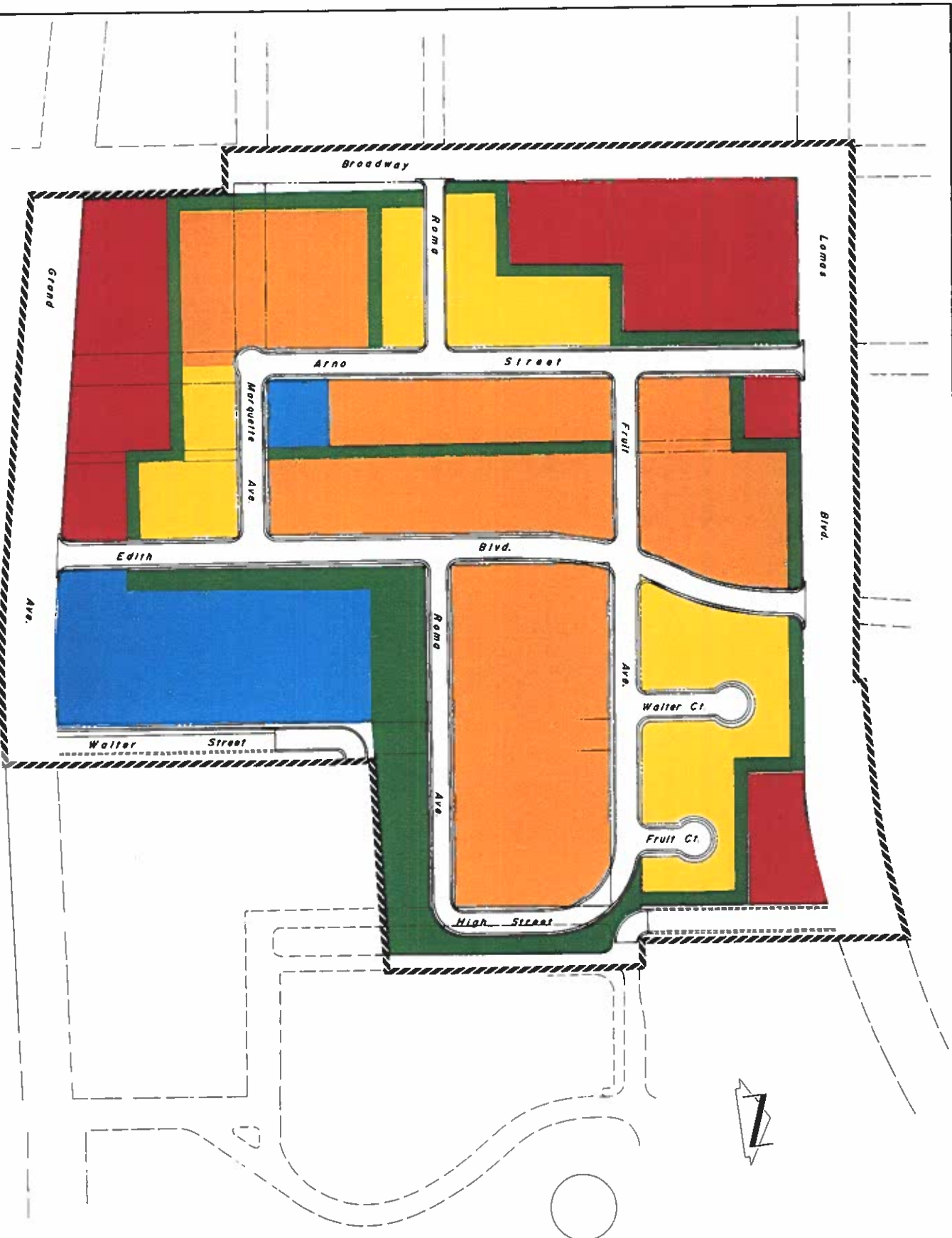
PARCEL NO.	ADDRESS	OWNER-OCCUPANT	T.A.C.O.
1-5	609 Fruit		M. Gurule L. Taylor
1-8	601 Fruit	T. Padilla	
1-11	517 Fruit		J. Robles
1-12	515 Fruit		Sisters of St. Joseph's (Maria, Rosita, Marcella)
1-15	706 Edith	F. Montano	
1-23	711 Walter		G. Roybal
1-24	709 Walter	S. Davilla	
2-7	623 Roma	P. Larribas	
2-14	612 Walter		D. Chavez
2-15	601½ Edith	R. Martinez	
3-4	516 Walter		I. Mena
3-6	616 Roma	N. Larribas	
9-2	601 Edith		P. Serino
9-4	602 Edith		R. Fuentes
9-5	606 Edith		A. Martinez
9-6	610 Edith	C. Leyva	F. Douglas G. Leyva J. Seaver L. Warner
9-8	508 Fruit		T. Fusco
9-9	512 Fruit	C. Burgess	
10-1	715 Edith	L. Griego	B. Griego
10-2	713 Edith		J. Aragon
10-5	425 Fruit		C. Sena
10-6	702 Arno	R. Gonzales	B. Boesigner
10-7	704 Arno	M. Dauber	B. Dauber
10-8	706 Arno	N. Muller	E. Godines
10-9	708 Arno	E. Zubia	
			A. Speakman T. Archuleta F. Martinez

PARCEL NO.	ADDRESS	OWNER-OCCUPANT	T.A.C.O.
10-11,12	401 Lomas	C. Trujillo	
10-18B	703 Edith	R. Carrillo	
	701 Edith		R. Ramon G. Abeyta J. Ramon
11-1	426 Fruit		M. Lucero F. Gonzales
11-2	619 Edith	T. Salazar	
11-3	617 Edith	N. Garcia	
11-5	601 Edith	M. Sanchez	R. Martinez
11-6	601 Edith	B. Martinez	
11-8	509 Edith	A. Montoya	
11-9	501 Edith	J. Martinez	A.R. Roman F. Martinez R. Martinez M. Martinez A. Martinez M. Martinez L. Martinez
11-10	411 Marquette		B. Sedillo
11-12	506 Arno	R. Gonzales	
11-14	414 Roma	R. Gallegos	H. Martinez
11-16	522 Arno	H. Padilla	D. Sedillo
11-17	524 Arno		M. Candelaria
11-22	608 Arno	L. Espinosa	
11-23	601 Arno	J. Estrada	
11-24	616 Arno	D. Perez	
11-26	622 Arno	S. Chavez	B. Chavez
11-27	629 Arno	A. Tafoya	
11-28	413½ Marquette	I. Miranda	T. Bendick P. Ruiz M. Cruz C. Moya P. Pohl
12-7	424 Arno		M. Yocum J. Martin
18-2	415 Arno		G. Chavez M. Chavez
18-3	413 Arno		V. Brooks

PARCEL NO.	ADDRESS	OWNER-OCCUPANT	T.A.C.O.
18-4	409 Arno	J. Mason	
	411 Arno	J. Greer	
18-5	401 Arno	O. Hensen	
1806	317 Grand	P. Kern	
18-7	311 Grand	E. Morellie	
18-8	412 Broadway		A. Ferrara R. Lopez G. Lopez
18-9	414 Broadway		W. Thompson P. Candelari
19-1	523 Arno	F. Archuleta	
19-3	520 Arno	D. Romero	
19-4	306 Roma		L. Delgado L. Padilla
19-6	508 Broadway		M. Martinez M. Real N. Herrera M. Avilla J. Serino S. Madrid J. Carabajal C. Montoya
20-1	312 Fruit		C. Valasquez J. Vargas J. Cordova J. Garcia R. Anaya
20-2	619 Arno		M. Gutierrez
20-3	617 Arno	A. Moya	
20-4	615 Arno		D. Kerr
20-5	609 Arno		E. Garcia
20-6	603 Arno		R. Caldwell J. Fuzelle G. Baca S. Jackson B. Houston M. O'Hare
20-7	305 Roma	T. Montoya	
20-9	600 Broadway		J. Ramirez
20-10	602 Broadway		A. Smith
20-11	604 Broadway		M. Sanchez
20-13	610 Broadway 612½ Broadway		M. Delgado F. Vaquero

PARCEL NO.	ADDRESS	OWNER-OCCUPANT	T.A.C.O.
21-1	721 Arno	R. Baca	
21-2	719 Arno	S. Sanchez	R. Gonzales J. Domignes
21-3	707 Arno	J. Chavez	R. Samiden C. Zamora
21-4	705 Arno	R. Gabaldon	F. Lucero
21-6	315 Fruit		I. Lucero

Total Owner-Occupants 41
 Total T.A.C.O. 138
 Workload 138 Grand Total \$1,090,000



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LEGEND

- MULTI-FAMILY
- SINGLE FAMILY
- COMMERCIAL
- PUBLIC
- PARKS & BUFFERS
- PROJECT BOUNDARY

U.R.P.-2	
N D P A-1-1 AREA	
REVISED LAND USE	
'72-'73	
PROJECT NO. 4-1-1 NEIGHBORHOOD DEVELOPMENT PROGRAM URBAN DEVELOPMENT AGENCY OF ALBUQUERQUE ALBUQUERQUE, NEW MEXICO BENEDICTO COUNTY DATE: JAN 73 JOB NO. 100 SCALE: 1" = 100' DRAWN BY: [blank] CHECKED BY: [blank] SHEET NO. 18 OF 18	
Scanlon & Associates, Inc. City and County Engineers	

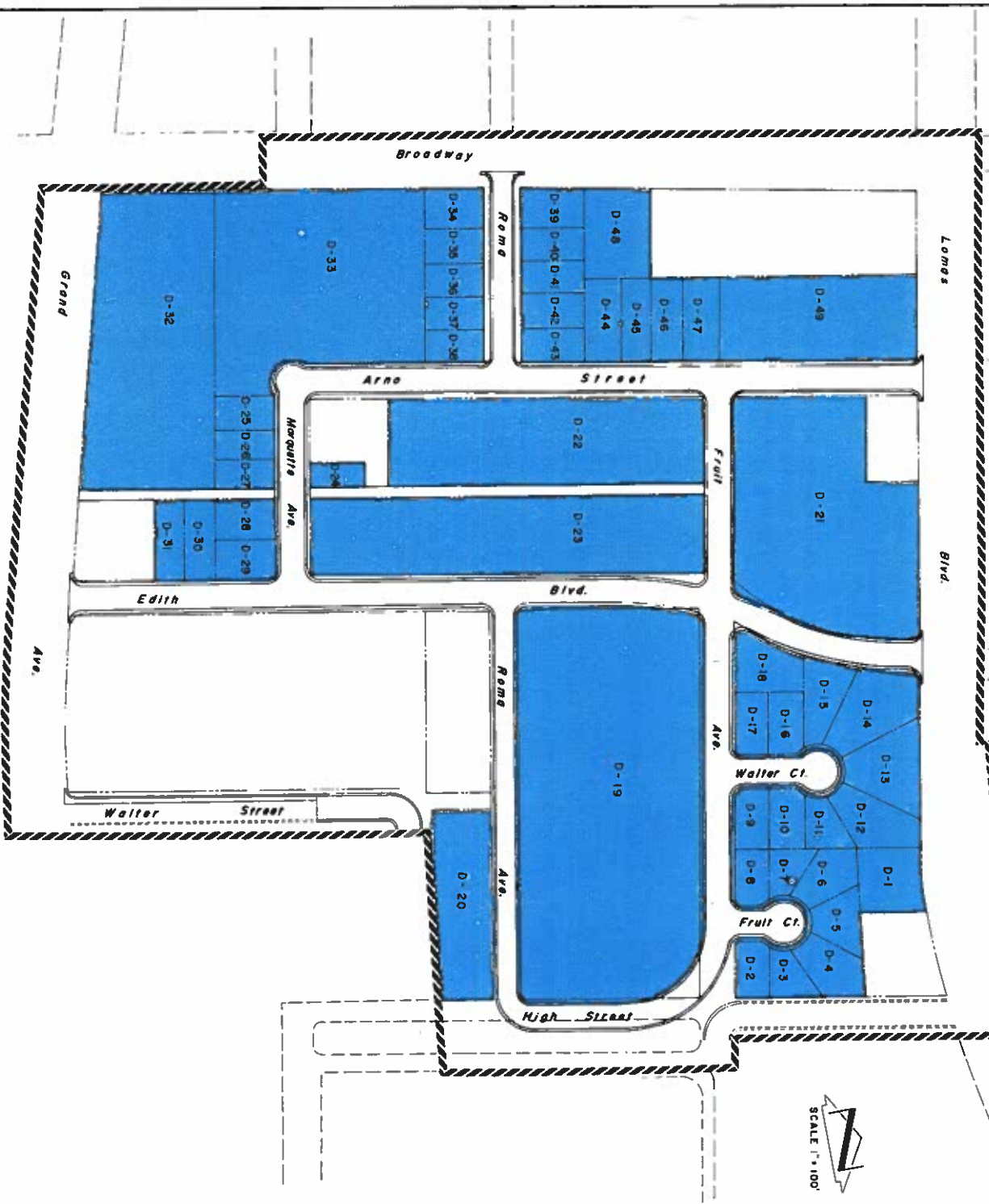
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- LEGEND**
- ACQUISITION PARCELS APPROVED
 - STREETS & ALLEYS TO BE VACATED
 - PROPOSED ACQUISITION PARCELS
 - PROJECT BOUNDARY

URP-3	
N D P A-I-I AREA	
REVISED ACQUISITION PARCELS '72-'73	
PROJECT NO. 1111	
NEIGHBORHOOD DEVELOPMENT	PROGRAM
URBAN DEVELOPMENT	AGENCY OF ALBUQUERQUE
ALBUQUERQUE	BRANIFF COUNTY
DATE 6-15-73	JOB NO. 72-53
SCALE 1"=40'	DRAWN BY O.M.
NO SCALE	CHECK BY
SHEET 01 OF 01	
Scrafton & associates, inc.	
albuquerque consulting Engineers Santa Fe	

463



LEGEND
DISPOSITION PARCELS '72-'73

U.R.P.-4	
N.D.P. A-1-1 AREA	
REVISED DISPOSITION	
PARCELS '72-'73	
PROJECT NO. 12-1-1-1	
NEIGHBORHOOD DEVELOPMENT PROGRAM	
URBAN DEVELOPMENT AGENCY OF ALBUQUERQUE	
DATE	12-24
BY	1-100
CHK'D	
APP'D	
SHEET OF	
Scammon & associates, inc.	
Engineers - Planners	
Albuquerque, New Mexico	



464

LEGEND

- STANDARD
- CLEARANCE
- PROJECT BOUNDARY

STRUCTURAL CONDITIONS MAP			
PROJECT NO. 44-1-1			
NEIGHBORHOOD DEVELOPMENT PROGRAM		URBAN DEVELOPMENT AGENCY OF ALBUQUERQUE	
OBITUARY		REMOVAL COUNTY	
DATE	JOB NO.	SCALE	DRAWN BY
1/20/54	1000	1" = 100'	J. H. HARRIS
Scribble & associates, inc.		Engineers Santa Fe	



CRP 470 Case Study: Santa Barbara Martineztown

Nick Allen, Shannon Buck, Marina Hernandez, Aaron Hill, Leona Morgan, Paul Smagacz, and Theo Standridge

Community Plan for NW Corner of Lomas & Broadway

Community Work: Visioning, Goal Setting

“SMART” Goals, work within existing timelines

Fundraising

Work with Planners, Designers, Architects

Work with Contractors

Ground Breaking, Celebrate!

Evaluation



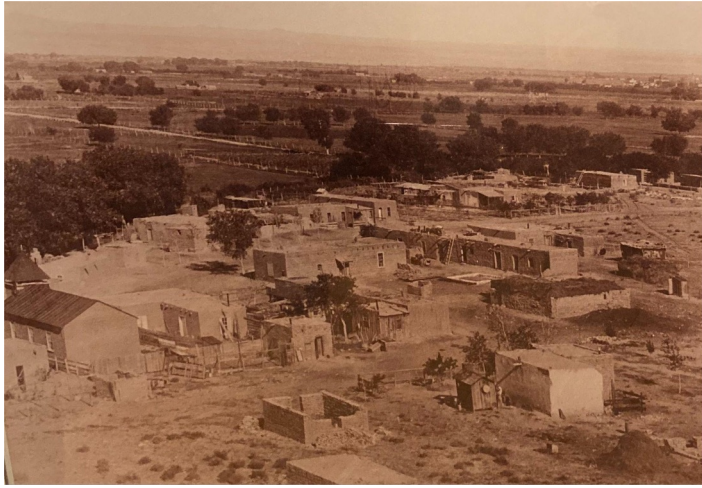
Community Vision



“Martineztown/Santa Barbara shall remain a low-density residential neighborhood that is family and child-friendly. Commercial activity in an established and vital part of the community whose operation shall not diminish the quality of life for area residents. Preservation of the community’s historic architectural character should be maintained through preservation of historic buildings and development of new affordable infill housing or redevelopment designed to fit that character. Its streets shall be narrow, pleasant, walkable and safe for pedestrians with good multi-modal circulation.

There will be some preservation of open space, opportunities for multi-generational recreation and a local restaurant and market for residents to walk to. Stormwater drainage will be sufficient, and there will be adequate parking and paved streets.”

Santa Barbara Martineztown: History

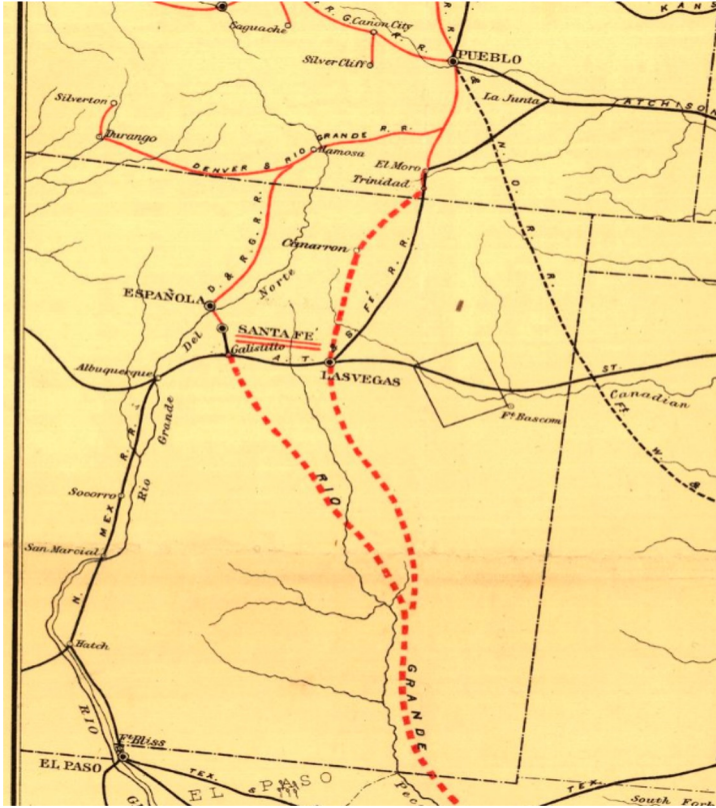


The founding and culture of the neighborhood

Santa Barbara Martineztown, one of Albuquerque's most historic neighborhoods, was founded over 150 years ago by the head of the Martín family, José Rafael Martín, who moved east to the neighborhood from what is today Old Town Albuquerque. In the following years, all 7 of Martín's children moved to the area with their wives and children—of whom there were many. Among the families who were a part of the founding of Martineztown were los Sandoval, los Gurulés, las Apodacas, los Duranes, los Sedillos, los Pereas, and los Bacas. Even today, descendants of these founding families still live in the community their ancestors established. Since its founding, Santa Barbara Martineztown has continued to exist as one of the most historically and culturally significant chicano communities in the city of Albuquerque (Un Breve Historia de Martineztown).



Santa Barbara Martineztown: History



The introduction of the railroad and land use over the years

Prior to the arrival of the railroad in Albuquerque in the 1880s, Santa Barbara Martineztown was primarily a farming community. Around the time of the founding of the neighborhood, the geography of the southern edge of Santa Barbara Martineztown was defined by swamps and estuaries, due to the meandering course of the Rio Grande river at the time. The geographic location of the neighborhood was advantageous for business, as it was situated close to the intersection of El Camino Real (now Edith blvd.) and Camino de Carnuel (now Mountain rd.). The introduction of the railroad to the city around 1880 lead business in the city to become more centrally located around downtown, however, Martineztown residents remained united in keeping their community alive, establishing their own shops, dance salons, and other types of businesses around the intersection of Mountain road and Edith boulevard (Un Breve Historia de Martineztown).

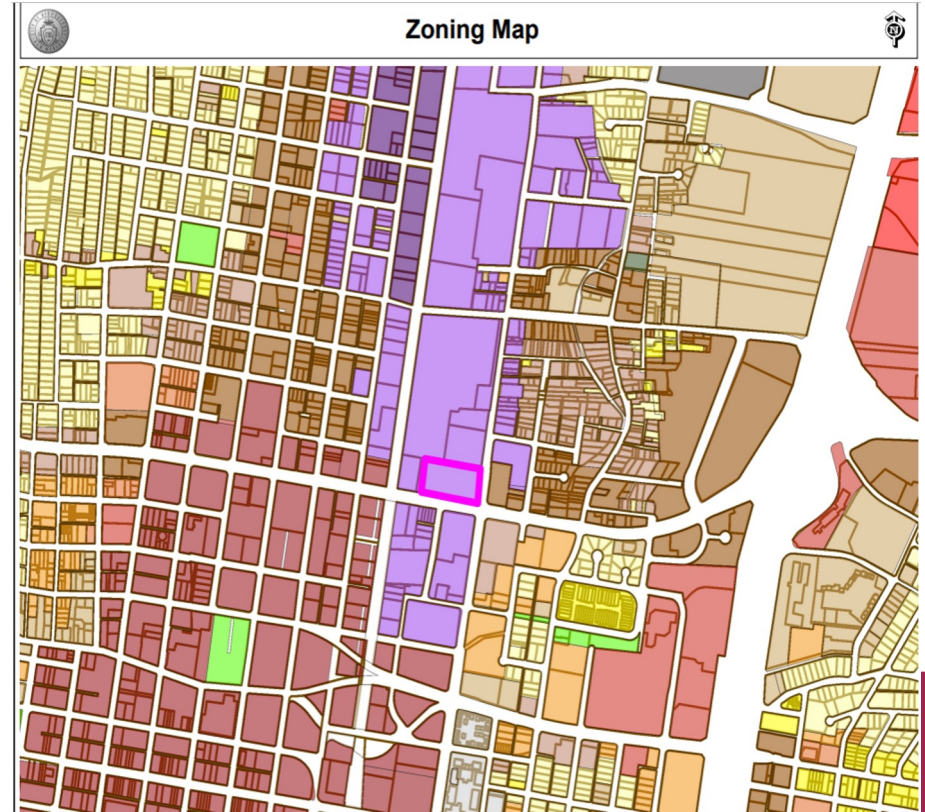
The Property



- Address: 229 Broadway Blvd NE Albuquerque, NM 87102
- UPC: 101405840113842925
- Owners: City of Albuquerque and AMAFCA
- Size: 2.77 Acres
- Tax Property Class: Vacant (Without Agricultural Tax Value)

Zoning

- **NR-LM (Non-Residential - Light Manufacturing)**
 - "The purpose of the NR-LM zone district is to accommodate moderate-intensity commercial, light assembly, fabrication, and light manufacturing uses, while buffering adjacent lower-intensity, Residential and Mixed-use zone districts from the traffic, noise, and other impacts of those uses." - CABQ IDO
 - Allows a wide variety of civic, manufacturing, retail, and office uses
 - This includes farmers markets, which is CV (Conditional Vacant)
 - **No residential uses.**
- **CPO-7 (Martineztown/Santa Barbara Character Protection Overlay)**
 - A Design Overlay meant to protect neighborhood character through design standards.
 - Important standards:
 - 10' minimum setbacks
 - Minimum usable open space standards for multi-family housing
 - Efficiency or 1 bedroom: 300 square feet per unit.
 - Two (2) bedrooms: 350 square feet per unit.
 - Three (3) or more bedrooms: 400 square feet per unit.
 - 26' height maximum



The Conditional Use Process



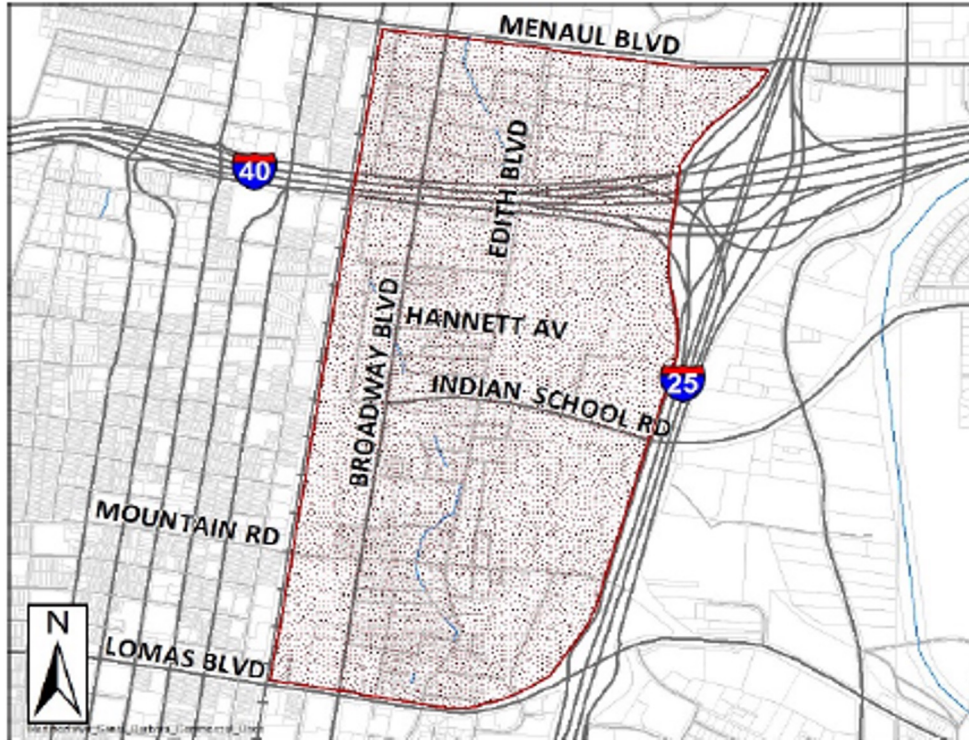
- In the current zoning, farmer's markets are a conditional use.
- The Conditional Use Process
 - Approx. 60 days
 - This will require:
 - A Neighborhood Association pre-meeting
 - Public notice via mail, posted sign, email, newspaper publication, and web publication, Pre-application review with city staff
 - This is approved by the Zoning Enforcement Officer at a public meeting.
 - For approval, you must prove:
 - It will not create significant adverse impacts on adjacent properties, the surrounding neighborhood, or the larger community.
 - It will not negatively impact pedestrian or transit connectivity without appropriate mitigation.
 - It is consistent with the adopted ABC Comp Plan, as amended.

The Zone Change Process



- Recommended Zones
 - MX-H (Mixed Use - High Intensity) or MX-M (Mixed Use - Moderate Intensity)
 - Allow farmers markets Permissively
 - Allow Townhouses, Live-Work, and Multifamily residential permissively.
 - Primarily differentiated by building height and setback standards
- Zone Map Amendment - EPC
 - 60-120 days (Depending on complexity and neighborhood support)
 - As this is less than 10 acres, it would require:
 - A Neighborhood Association pre-meeting
 - Public notice via mail, posted sign, email, newspaper publication, and web publication, Pre-application review with city staff
 - This is approved by the Environmental Planning Commission at a public hearing
 - As this is in an Area of Consistency, you must prove:
 - There was typographical or clerical error when the existing zone district was applied to the property.
 - There has been a significant change in neighborhood or community conditions affecting the site.
 - A different zone district is more advantageous to the community as articulated by the ABC Comp Plan,

Arial Facts



Given the area's demographics, there are market based opportunities to develop vacant infill sites, or redevelop functionally obsolescent buildings into new retail or mixed-use projects along Broadway Boulevard, which has the best vehicular access to the surrounding communities.

Economic Development Plan

Martineztown is a small neighborhood in central Albuquerque, with three major commercial north-south corridors - Broadway Boulevard, 2nd Street, and 4th Street.

There is a very limited amount of retail in the study area, mostly convenience retail along Lomas Boulevard and Menaul Boulevard.

Land Use and Zoning Goals and Objectives

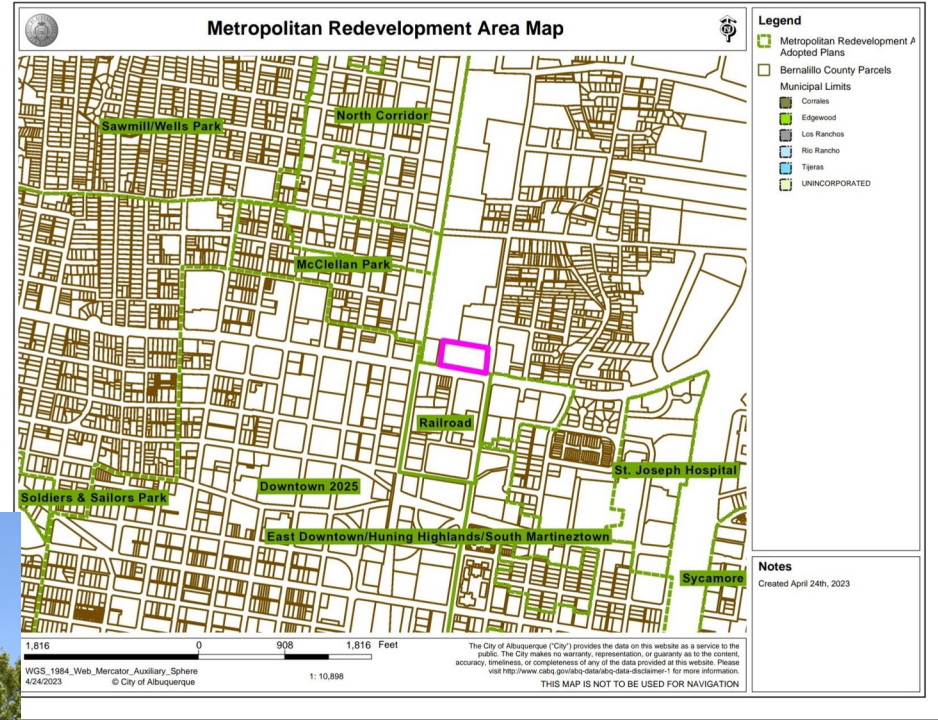
- Increase housing opportunities in the Plan area.

Change zoning in appropriate lots to increase single family residence zoning.

- Commemorate the historic and cultural character of the Plan area.
Preserve historic architectural character.
Place monument identification signs at key entrances to the neighborhood.
- Encourage mixed uses along Lomas Boulevard (from Broadway west to the Plan boundary) and along Broadway Boulevard.

Existing Albuquerque Redevelopment Plans

The City of Albuquerque has several existing redevelopment plans set in place within a 2 mile radius.



City of Albuquerque and Non-Profit/Developer Relations | Nick Allen

Sawmill Community Land Trust

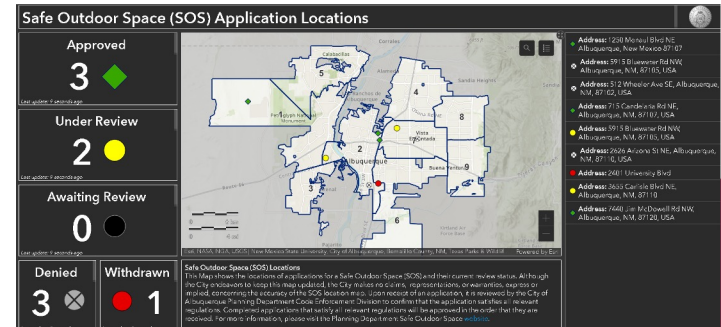
The Sawmill Community Land Trust (CLT) developed because of community driven redevelopment initiatives. In 1996, the Sawmill-Wells neighborhood was a blighted area, contaminated by pollution. The community land trust was created initially to repair the housing in the area and find new uses for vacant plots. The goal of the land trust expanded beyond revitalization, aiming to create new jobs, increase affordable housing for the majority Hispanic area, and enhance the quality of life for those who are low-income. The Sawmill CLT received a brownfield site from the City of Albuquerque in conjunction with grants to be used for clean up and affordable housing development. In its development stage, the Sawmill CLT received around \$200,000 annually from the city to be used for the planning stages of affordable housing. The result of this work is the Arbolera de Vida neighborhood and since 2007 the organization has been approved to expand into other blighted neighborhoods.



City of Albuquerque and Non-Profit/Developer Relations | Nick Allen

Dawn Legacy Point Controversy

In 2022, the City of Albuquerque approved the non-profit Dawn Legacy Point to operate an outdoor safe space on the Southwest corner of Menaul Boulevard and I-25. The safe space would serve homeless populations and provide them a consistent space to reside. After backlash from entities that did not like the idea or thing the location was good, Dawn Legacy Point planned to revitalize their goal. Before they could reattempt, the State of New Mexico traded a 4 acre property it owned in the city for the the 12 acre property. The state plans to develop a public safety facility that will serve as a law enforcement training location. Dawn Legacy Point was to receive funding from the city to build the facilities and hire a community manager.



Public and Private Partnership

Case Studies | Nick Allen

Albuquerque: The Highlands

Ronald McDonald House, Marriott Hotel, and
Presbyterian Health



Down Central Avenue near the one ramp to 1-25 sits the SpringHill Suites and Presbyterian Hospital, connected by a giant skybridge. This bridge is a symbol of an important public-private partnership in the city of Albuquerque. The bridge connects the hospital to the third floor which is dedicated to the Ronald McDonald House. The floor contains 20 family suites with amenities like a laundry room, a kitchen, a library, and several tech nooks. Ronald McDonald house is free to any family that has a child receiving hospital treatment at any area hospitals. The project and the Highlands area is being developed by Maestas Development Group and Titan Development.

Public and Private Partnership Cases Studies| Nick Allen

Albuquerque: Kirtland Air Force Base and Juan Tabo Hills

Sandia Science and Technology Park



The Sandia Science and Technology Park is a campus that is comprised of companies, engineers, and researchers developing advanced technology. Their campus is known for high-tech fiber optic communications. The park is located in the Southeast of Albuquerque near Kirtland Air Force Base and Sandia Labs. Sandia Science and Technology Park's proximity to these facilities enables collaboration to develop new technological products. Some partners include Albuquerque Public Schools, the City of Albuquerque, the State of New Mexico, PNM, and the U.S. Department of Energy. Companies housed at the park include: Center for Global Security and Cooperation, Cooperative Educational Services, Mazda Computing, Sigma Advanced Technologies, and Xertrix Technologies.

Public and Private Partnership Case Studies| Nick Allen

Southeast New Mexico:
Carlsbad, Hobbs, and Artesia
ExxonMobil, the state of New Mexico, and
Plateau Telecommunications



This project started by the New Mexico Department of Information Technology aims to expand broadband infrastructure in Southeastern cities like Carlsbad, Hobbs, Artesia, and Roswell. The state, ExxonMobil, and Plateau Telecommunications will create a \$5 million fiber network. The hope was to create more connectivity between businesses, schools, and individuals in the region. ExxonMobil also benefits from this project because they are able to create more efficient operations in monitoring field data. As of August 2020, the project has been completed.

Public and Private Partnership Case Studies| Nick Allen

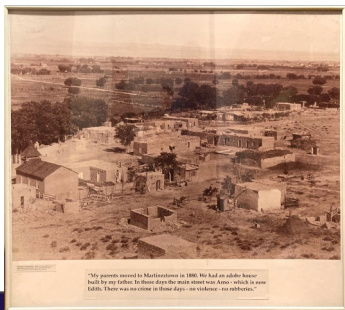
San Juan, Puerto Rico

LUMA Energy, Canadian Utilities Limited, and
Quanta Services



LUMA Energy was chosen to transform and take over Puerto Rico's electricity system. LUMA is comprised of several Canadian and American companies that helped distinguish the company from other utility services competing for that responsibility. This collaboration was born out of the need to bring better electric infrastructure to the people of Puerto Rico. A unique initiative of LUMA is to build a high-quality campus that will train utility workers and bring more jobs to local Puerto Ricans in the future. Within the last year, there have been protests on the island demanding LUMA's contract be cancelled due to their hiked rates and questionable ability to maintain the fragile electric system.

Strategic Planning



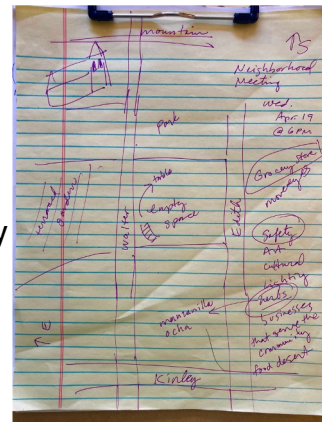
Community History, Vision



Admin processes, ie: Zone Change

Capital Outlay from Legislature

Lots of meetings with the community group!



Ongoing Community Work

Architects & Planners as Facilitators

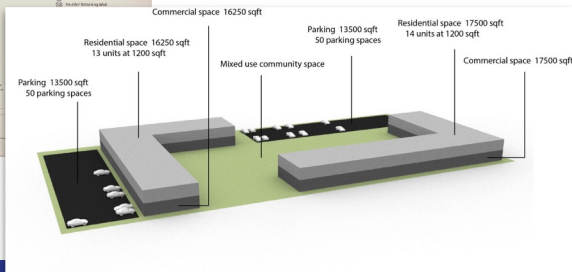
Community as Planners & Designers

Funding Ideas

- Become a Mainstreet
- Capital Outlay NM Legislature
- LEDA

Construction

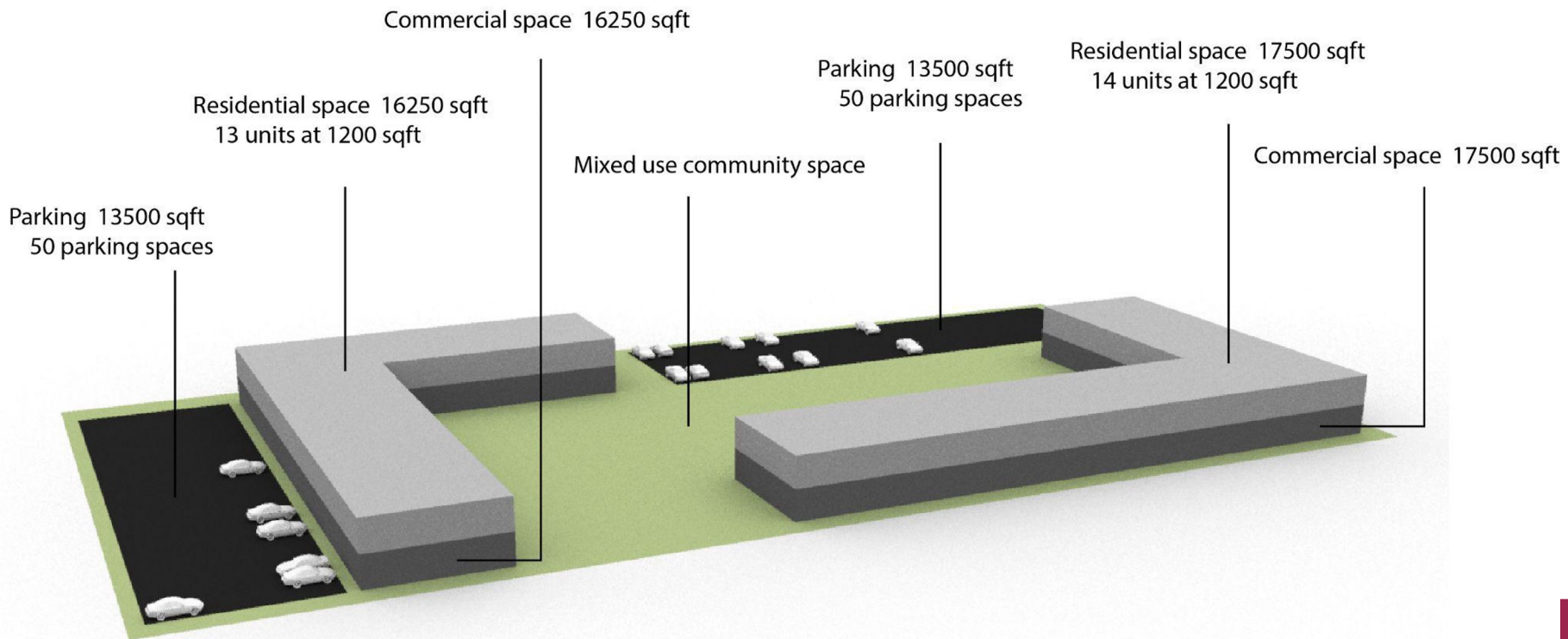
Evaluation



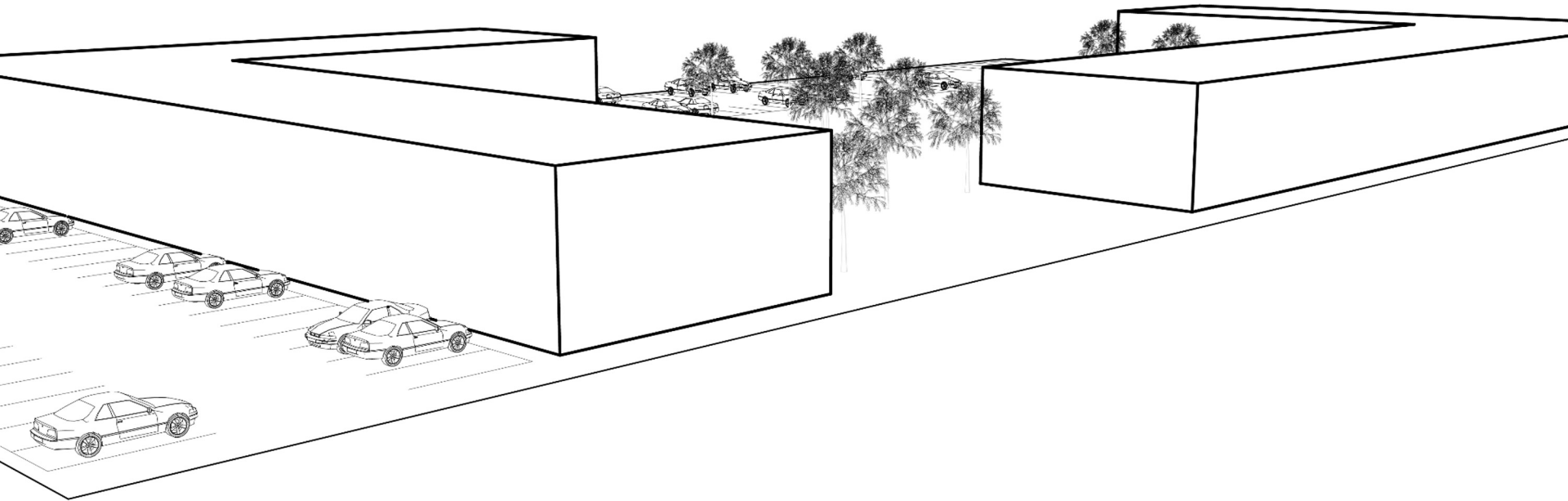
Site Plan



- 1) Mixed use commercial and residential.
- 2) Mixed use commercial and residential.
- 3) Parking.
- 4) Parking.
- 5) Community space.



Southwest Site Perspective



Northeast Site Perspective



Strategic Planning for 18-24 months

Consider timeline of State Legislature and City Council for planning purposes.

Community wants

- Green space
- Affordable housing units
- Open space for farmers market
- Mixed-use
- Retail options (ground level?)



Financial Redevelopment Tools

Short-Term



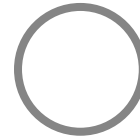
State Capital Outlay, Junior Bill Funding

Direct funding for infrastructure or services, channeled through the city or county government.



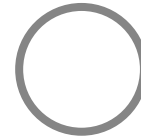
LIHTC Program

A method to fund the cost of development through through selling tax credits for developing affordable housing.



FMPP and LFPP Grants

Programs that can be used to improve capacity, develop human capital, and acquire planning and implementation funding



Main Street Organizing

A method to acquire long-term funding for significant future projects.



Short Term Funding Mechanisms



State Capital Outlay

- Covers Infrastructure/capital costs (ex., construction, hiring architects, buying equipment)
- Most direct source of funding
- Set aside by legislators for projects within their districts
- Sent to local governments, who then distribute them to nonprofits
- Vital for fund matching
- Example: in 2023, \$27.1 million was set aside for the City of Albuquerque to fund YES Housing for “to plan, design and construct affordable housing units, including live-work and commercial spaces, in the area of 4th street NW and Fitzgerald road NW in Albuquerque in Bernalillo county.”

The LIHTC Program

- Low-Income Housing Tax Credits, which can be sold to fund the initial the cost of development
- These can be collected annually for 10 years, at a rate of between 4%-9%
- Operated by the New Mexico Mortgage Finance Authority
- To qualify, for 30 years apartments must be available:
 - 20% of the units for households earning no more than 50% of AMI
 - 40% of the units for households earning no more than 60% AMI
 - The project can serve households up to 80% AMI as long as at least 40% of the total units are rent and income restricted and the average income limit for all tax credit units in the project is at or below 60 percent AMI.



Long Term Funding Mechanisms



FMPP/LFPP Grants

- Farmer's Market/Local Food Promotion Program Grants
- Provide 4 types of grants:
 - Capacity Building Grants
 - Community Development, Training, and Technical Assistance Grants
 - Planning Grants
 - Implementation Grants
- Requires a 25% funding match
- Examples:
 - \$152,000 grant to the Retaaza Mobile Market's capacity building project to establish a mobile food market in a food desert in rural south Georgia
 - \$160,000 grant to the Greater Lafayette Farmers Market to teach vendors local marketing strategies

Main Street Organizing

- Necessitates and enables an increase in scope and scale, and long-term organizational commitment.
- Requires close cooperation with the City of Albuquerque.
- Provides access to training, technical support, and exclusive capital outlay sources
- Examples:
 - South Valley Main Street: La Familia Market and Dolores Huerta Park revitalization; Bridge Boulevard Redevelopment.
 - Zuni Pueblo Main Street: Hosts a variety of events and festivals, including the Zuni Pueblo Festival Art Market

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