

From: [Jane Baechle](#)
To: [City of Albuquerque Planning Department](#)
Subject: PR-2018-001843-RZ-2022-00059_Housing_Citywide
Date: Monday, January 16, 2023 4:31:50 PM
Attachments: [48 hr EPC.pdf](#)

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Please include the attached comments in those submitted to the EPC 48 hours prior to the meeting.

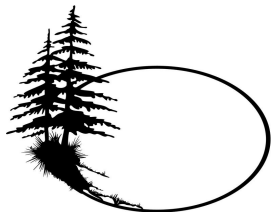
These represent my individual comments which I have submitted to our SFVNA Board following the publication of the agenda for the January EPC meeting and the City sponsored question and answer session re: the Housing Forward proposals.

I have not changed any of our prior SFVNA Board positions.

I appreciate confirmation that you have received these and will forward them to the Commissioners.

Thank you,

Jane Baechle



Santa Fe Village Neighborhood Association

5601 Bogart St. NW Albuquerque, NM 87120

SFVNA2014@gmail.com

January 16, 2023

To: Timothy MacEachen
Chair, EPC

From: Jane Baechle
SFVNA Board

Re: O-22-54

I have submitted the following additional comments regarding the amendments proposed in the 2022 Annual IDO review to be heard by the EPC on January 19, 2023 to the SFVNA Board. My intent is not to merely repeat prior written comments but to amplify those based both on my review of the Planning Staff report and on comments made by Planning Staff and City officials at the meeting of Tuesday, January 10, 2023, intended to provide answers to community questions regarding O-22-54. Neither of those propose solutions to the concerns we have put forward and, in fact, add to the evidence that our concerns and opposition are well founded.

PR-2018-001843-RZ-2022-00059_Housing_Citywide

I submit that it is not surprising that neighborhood associations opposed multiple provisions of this proposed legislation. Their members and leadership walk and drive their neighborhoods regularly and “strive to engage with community and land use planning, protect the environment, and promote the community welfare;”(NARO). Their written comments outline relevant omissions in the analysis of proposed changes, provide examples of potential and actual harms to many neighborhoods and propose conditions and alternatives which would provide for carefully planned and workable responses to the need for additional housing of multiple types and for increasing options for extended families and those trying to afford to enter the housing market. Neighborhood association comments absolutely do not reflect knee-jerk opposition to these proposed zoning law changes.

With respect to Sections 1 and 2, the Planning staff report continues to assert that permissively tripling the density of neighborhoods is entirely consistent with low density residential zoning and with ABC Comp Plan policies to protect, preserve and enhance existing neighborhoods. This despite actual photos of harmful impacts already existing in some neighborhoods in the city.

The staff report also asserts that the proposed changes will produce equitable burdens of increased housing throughout residential areas of the city. This despite the assertion in multiple Planning Department public meetings and in the meeting of January 10, 2023 that the City cannot override HOAs. Unless the City intends to enact legislation which permits it to prevent HOAs from writing and enforcing covenants, the City cannot claim to assure that all residential areas of the City will permissively allow second dwelling units and ADUs and share in the costs of additional housing density.

The staff report fails to address the adequacy of existing infrastructure to support additional housing units in residential areas, including water and sanitary sewage, the capacity of the electric grid to handle additional demands and even the availability of individual receptacles for mail. Like many newer residential neighborhoods, SFV has only congregate mail boxes.

The City of Albuquerque is currently unable to provide data on the number of existing ADUs. They acknowledge many may currently be structures erected without a permit of which the City has no record. The City is currently unable to assure that any additional dwelling units are used specifically for long term housing rather than as short term rentals. Potential legislation to address that concern remains to be adequately considered before presenting it to Council. There is no consideration of assuring that additional dwelling units are sought by individual property owners rather than commercial entities whose interest is maximizing rental income at the expense of neighborhood livability or safety.

We respectfully ask the EPC to oppose these provisions as currently written and, where supported, attach conditions which assure that any expansion of dwelling units in residential areas are subject to review by affected neighbors and neighborhood associations, required to conform to IDO standards and adequately supported by existing infrastructure.

With respect to Section 4, we appreciate the Planning Staff acknowledgement that the proposed additional height allowance represents significant potential harm to MPOS in their most recent analysis of this proposal. We again thank them for their clarification of the applicability of this proposal to residential structures only and efforts to align it more closely with Comp Plan policies regarding the direction of development in the City. The impact on MPOS is particularly true on Albuquerque's west side where profoundly culturally sensitive open space, including the Petroglyph National Monument, is in close proximity to property zoned for multi-family and mixed-use development. Similarly zoned property on the west side is also in close proximity to small scale neighborhoods and developments. The proposed buffer of 330' is insufficient to protect open space and culturally sensitive areas from the negative impact of additional building heights. It will also disproportionately harm low-density residential neighborhoods and small scale development on the NW mesa by fundamentally altering the scale of the built environment.

The Planning staff report provides no data to support the belief that increased building heights will incentivize multi-family housing construction. The original Staff report and comments made in the December 8, 2022 EPC meeting stated that increased building heights would have minimal impact on the construction of multi-family housing as taller heights would add construction

costs. The existing work force housing bonus allows increased building height to incentivize low-income housing. In the meeting of January 10, 2023, one participant asked why the private market was not currently providing multi-family housing if it was a good investment. The response, we “really don’t know.” In introductory remarks, Dr. Eric Griego Montoya reported that ABQ has a glut of commercial development. It seems reasonable to identify the factors that contribute to both of these findings prior to enacting a durable change in zoning which has the potential to negatively impact neighborhoods near mixed-use and multi-family developments and valuable open space.

We respectfully ask the EPC to oppose the proposed increased building heights. Any continued consideration of additional building heights should assure robust protection of sensitive and significant landscapes and low density neighborhoods and development and provide a reasonable expectation that they will provide additional affordable housing options.

With respect to Section 5, while it is true that higher density housing, along corridors and existing transit routes, may facilitate use of public transit, no evidence is provided that those who need low income housing will have access to work or necessary services without requiring the use of one or more personal vehicles. In all likelihood, they will be more vehicle dependent for those activities than the market rate tenant who works regular business hours in a single accessible location. It simply does not follow that removing parking will mean people can or will give up a personal vehicle particularly when it is their only viable option for transportation. While this approach may have worked well in some cities, the two cited by one commenter are already dense, urban areas and neither is comparable to Albuquerque. One need only look at ABQ’s westside to see the discrepancy between employment options accessible by public transit and housing supply.

We respectfully ask the EPC to oppose this proposed parking reduction. Absent data that demonstrates it will be workable for low income housing users, this provision effectively serves to increase development profits at the risk of disadvantaging low income tenants.

In summary comments made at the City led question and answer session of January 10, 2023, Dr. Eric Griego Montoya noted that the City reviews the IDO annually and, therefore, the IDO could be changed if proposed amendments were not working. At best, this is a profoundly superficial and naive view of the amount of time, thought and work that neighborhood associations and residents devote to reading, analyzing, considering, discussing and crafting positions and proposals to respond to proposed changes to the IDO. To conclude that it is adequate to dismiss concerns about the impact of proposed changes because they can be changed in a subsequent year is troubling to say the least. The City acknowledges they consulted with developers prior to proposing the Housing Forward Initiative. They did not consult with neighborhood associations and an email request sent on December 9, 2022 (after the initial EPC meeting at which these proposals were heard and continued to January 19, 2023) expressing willingness to attend a neighborhood association meeting does not represent genuine engagement with any neighborhood association on such a consequential proposal. At the January 10, 2023 meeting, one participant asked how the City had determined it was equitable to fundamentally change the definition of residential zoning and to enforce a change of that magnitude. I am grateful to

Michael Vos for at least acknowledging the question. Clearly, the City did not intend to engage with neighborhood associations despite assigning them the responsibility to engage with the City on behalf of their membership or to engage in “collaborative community planning.”

We respectfully ask the EPC to consider the totality of comments on these proposals and provide recommendations and conditions which preserve genuine public input, weigh the potential harms of each proposed amendment on established neighborhoods, sensitive lands and the City as a whole and assure that proposed amendments can reasonably be expected to be workable for years to come.

Thank you for your time and consideration.

From: [JULIE DREIKE](#)
To: [City of Albuquerque Planning Department](#)
Cc: [Sanchez, Louie E.](#); [MacEachen, Brandon](#); [Benton, Isaac](#); [Molina, Nathan A.](#); [Pena, Klarissa J.](#); [Hernandez, Rachael M.](#); [Bassan, Brook](#); [Emillio, Dawn Marie](#); [Lewis, Dan P.](#); [Alvarez, Giselle M.](#); [Davis, Pat](#); [Foran, Sean M.](#); [Fiebelkorn, Tammy](#); [Rummler, Laura W.](#); [Jones, Trudy](#); [Chavez, Aziza](#); [Grout, Renee](#); [Miller, Rachel R.](#)
Subject: IDO update regarding duplexes in R-1
Date: Monday, January 16, 2023 8:44:43 PM

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On Saturday the Embudo Canyon Neighborhood Association met for our annual meeting.

I placed in informal poll on a board to receive feedback on 4 of the items being considered.

I am sharing the results with you as the President of ECNA. Obviously this is NOT a scientific sample. It is the result of engaged neighbors who came to the meeting. Not all members there participated.

- 1) Increasing the height of front fences.--50% against, 25% no opinion, 25% in favor
- 2) Motel/Hotel conversions with lesser kitchens--62.5% against lesser kitchens, 37.5% in favor. (The questions was only about the kitchens)
- 3) Reducing parking requirements--50% against, 37.5% no opinion, 12.5% in favor
- 4) Elimination of R-1 single family housing with the change to allow ADUs and Duplexes in R-1. 67% against, 11% no opinion, 22% in favor.

Since most of our neighborhood is R-1, I think this is an important point to consider.

These are my personal comments:

As I have spoken with neighbors, MOST have not heard of this massive proposal. Most mention their chose this area to buy a home, one of their largest investments, because it is zoned single family. Some mentioned that they have renters on their street who also rent in the area because of it being a single family area.

As you send your decisions forward, I hope you will at a minimum caution that the change to single family zoning does not belong in an annual update to the IDO. This change has not been widely communicated to the public. Data and analysis has not been completed. This change should be slowed to allow the public to be informed and provide valuable input.

I look forward to the EPC meeting on Dec 19 and will share additional comments at that time. In particular the one evening meeting that was held regarding Housing Forward, giving neighbors a chance to listen and ask questions. These are people who do not work in the development or real estate business and can best attend meetings in the evening.

Respectfully,
Julie Dreike

From: [JULIE DREIKE](#)
To: [City of Albuquerque Planning Department](#)
Cc: [Sanchez, Louie E.](#); [MacEachen, Brandon](#); [Benton, Isaac](#); [Molina, Nathan A.](#); [Pena, Klarissa J.](#); [Hernandez, Rachael M.](#); [Bassan, Brook](#); [Emillio, Dawn Marie](#); [Lewis, Dan P.](#); [Alvarez, Giselle M.](#); [Davis, Pat](#); [Foran, Sean M.](#); [Fiebelkorn, Tammy](#); [Rummler, Laura W.](#); [Jones, Trudy](#); [Chavez, Aziza](#); [Grout, Renee](#); [Miller, Rachel R.](#)
Subject: 48 hour comments to the EPC
Date: Monday, January 16, 2023 9:10:23 PM
Attachments: [Duplex.pdf](#)

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Attached letter for the record.

Respectfully,

Julie Dreike

January 16, 2023

Via email: abctoz@cabq.gov
EPC Chair Timothy MacEachen
cc City Council

RE: O-22-54 SECTION 1. AMEND THE INTEGRATED DEVELOPMENT ORDINANCE TO ALLOW TWO-FAMILY DWELLINGS PERMISSIVELY IN THE R-1 ZONE DISTRICT CITYWIDE,.

Chairman MacEachen,

I have submitted comments previously on several of the issues before the EPC in their review of the IDO updates. I have submitted comments as part of Embudo Canyon NA and the Inter Coalition Council. Today I send you comments from me personally. (you will see similarities in the letters)

Much as I have said before related my opposition to the ADUs in R-1 single family zoning, I also oppose duplexes in R-1 single family zoning. The foundation of my consider is that every person, individual, family or group purchased a home in single family housing for a reason. There is an implied contract with the city for zoning. This is one of the largest investments people make. ADUs and duplexes will change that investment without any control by the owner.

I oppose the inclusion of O-22-54 in the IDO Annual Update 2022. The six substantive changes proposed in this Ordinance do not belong in the annual IDO text amendment process. This letter addresses our opposition to Section 1 specifically.

The Mayor has said we need to use every tool in the toolbox—I do not disagree—but we need to be using the right tools for the job. Major changes to zone districts could be rife with unintended consequences. The evidence of a housing shortage has been developing for years, yet the city is attempting to address the housing shortage in crisis mode. O-22-54 was sent to City Council on October 31, 2022 and introduced on November 7, 2022 shortly before the busy holiday season. If the City leadership believes there is a housing crisis needing community involvement to solve, then the question must be asked where is the comprehensive outreach plan to receive input, rather than telling the citizens what the plan is?

I support expanded housing based upon research, analysis, and public input. According to Census data, New Mexico's population has decreased by 3,333 from July 2021 to July 2022. Information on the Housing Forward ABQ website contains conflicting information on counts of homelessness with prior information released by the city. Some data is based upon a very small survey. The range of housing need from 13,000-30,000 is a concern; the number used by the administration has varied. I know of no other organization that could plan for millions of dollars of expenditures based upon a variance of this amount. Most recently at an evening zoom meeting on Housing Forward, yet another set of numbers were sited along with a comment that the numbers vary. Additionally, at that evening zoom meeting the administration sited consulting with "industry" regarding their approach. No reference was made to working with neighborhoods.

The Housing Forward plan refers to potential short term rental impact on rental property, yet data and analysis is missing. The ordinance addressing short term rental has been in effect for over a year, and enforcement is lacking. A quick review of advertised short term rentals shows a lack of required registration data.

From the Staff Report (page 24 of 301): *"...multi-family dwellings bordering single-family neighborhoods are often objectionable to residents"*

There is an implication that rental properties are objectionable to residents in R-1. I am not aware of objections to the many single-family homes rented in R-1. There are single-family homes rented throughout R-1. I am confident that there are rentals in my neighborhood, but could not tell you any home that may be rented—nor would that make a difference to me with those neighbors.

From the staff report (page 26 of 301) *“While some public comments have expressed opposition to allowing additional rental opportunities in existing single-family neighborhoods, zoning is an ineffective tool to regulate ownership.”*

I agree that zoning is not a tool to regulate ownership. Zoning is a tool used to design and develop a community. Homes bought in R-1; single-family homes have an implied contact with the city zoning. In many cases, the largest investment in an individual’s life.

Within the O-22-54 Whereas Statements: *“WHEREAS, there are 135,894 properties zoned R-1, which accounts for 68 percent of all zoned properties in the city;”*

There is no analysis of areas of R-1 where covenants exist to prohibit duplexes, nor analysis of how many rental homes currently exist in R-1. In the most recent staff report, I believe there is a difference percentage cited. A change in data without an explanation, giving doubt to the foundation of the data and analysis.

Based upon my review of O-22-54 I ask that you consider the following when you send recommendations forward:

The city Mayor and applicable departments certify that they are fully staffed to

- Provide information and education on the permit and building requirements to convert a single home to a duplex.
- Provide information and education on the permit and building requirements to build a duplex.
- Certify that building inspections, complaints and violations are current based upon a standard of X days. Complaints are resolved by requiring compliance and do not result in approval of a variance. Variances do affect the character of a neighborhood.
- Each unit have its own metering for water and power.
- Meet all of the fire code requirements for a two-unit building.
- Meet all of the heating, cooling and ventilation requirements for a two-unit building.
- Meet all of the noise requirements for a two-unit building.

I oppose allowing an Ancillary Dwelling Unit with a duplex in an R-1 area. This would triple the occupancy on a lot and believe this does affect the character of a neighborhood. With the additional parking requirements, any green space on the lot would likely be eliminated. The unintended consequences could include increased run off, hard surface heating, increased street parking and other reactions that the city is trying to combat with other efforts. Public policy should not work against another public policy.

I sincerely hope that neighborhood level comments have some weight in the discussions.

Respectfully,

Julie Dreike
13917 Indian School Rd NE
87112

From: [Laurie Frappier](#)
To: [City of Albuquerque Planning Department](#)
Cc: [Miriam Hicks](#)
Subject: Comments to ECP regarding 2022 IDO changes
Date: Wednesday, January 11, 2023 10:28:27 AM
Attachments: [GAHP comments to EPC on 2022 IDO.pdf](#)

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Please find attached comments from the Greater Albuquerque Housing Partnership regarding the 2022 IDO changes and the Housing Forward Plan. Thank you for consideration of our comments and suggestions.

Laurie Frappier | Director of Community Relations



Greater Albuquerque Housing Partnership

Building a Better Albuquerque

320 Gold Avenue SW, Suite 918, Albuquerque, NM 87102

O: 505.244.1614 | D: 505.705.3706 | [https://ddec1-0-en-ctp.trendmicro.com:443/wis/clicktime/v1/query?](https://ddec1-0-en-ctp.trendmicro.com:443/wis/clicktime/v1/query?url=www.abqgahp.org&umid=a7a701ca-4808-4aa7-97aa-ff359d218898&auth=307405480ca3e49a8b1deb4e49ca5cd244e7e096-986df81af9d028bfc617a99d833916249f2c7b34)

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ff359d218898&auth=307405480ca3e49a8b1deb4e49ca5cd244e7e096-

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GREATER ALBUQUERQUE HOUSING PARTNERSHIP

January 11, 2023

To: Planning Department, City of Albuquerque

From: Greater Albuquerque Housing Partnership

Re: 2022 IDO – Comments to EPC prior to January 19, 2023 hearing

The Greater Albuquerque Housing Partnership (GAHP) supports the City's efforts to increase housing stock in response to the growing housing crisis. We applaud the monies being earmarked for affordable housing development and we support many of the proposed IDO changes to address this need.

GAHP's is a nonprofit developer with 30 years of experience specializing in affordable multifamily apartment communities. We pride ourselves in meeting the needs of people with low incomes by providing housing that is not just high quality but exceptional quality. GAHP encourages approval of some of the zone changes needed as part of the Housing Forward initiative while adapting others. Encouraging and removing barriers is an important step to increasing the housing supply

01 Allow two-family dwellings permissively in the R-1 Zone District Citywide.

GAHP supports allowing two-family dwelling units in R-1 zones. An increase of townhomes and duplexes are needed to bring the cost of home ownership down and get people with limited income back into the housing market.

02 Allow detached ADUs with kitchens permissively in the R-1 Zone District, citywide.

GAHP supports ADUs in the R-1 and R-A Zoning. This will increase multigenerational housing, a housing type important to the cultural richness of Albuquerque. A potential increase in traffic is not expected and should not be considered a significant reason to prohibit ADUs.

03 Exempt all conversions from non-residential development to multi-family dwellings from the definition of kitchen.

GAHP partially supports this exemption. We recognize this as a way to open up development opportunities not funded through DFCS. However, we believe that the development of any housing needs to meet basic livability standards for safety and decency. It is this language that we feel is missing from the IDO regarding conversions from non-residential to residential use.

Basic standards for housing quality are already well documented in HUD CFR §982.401. These Housing Quality Standards (HQS) were developed to help low-income families purchase or lease decent, safe, and sanitary housing units. The program ensures minimum housing quality standards are met in units that participate in HUD voucher programs. While we understand that these are not necessarily units developed for the Housing Choice Voucher (HCV) program, we feel that the HQS standards provide a minimum standard of quality for any home. The City already requires these standards to be met in its housing programs. In addition, if these units ARE made available to people with low incomes, accepting HCVs or other housing vouchers (Housing First, HUD VASH), is critical to addressing affordability for people with low and very low incomes. GAHP proposes that language be included referencing these basic minimum standards in the §982.401 Housing quality standards (HQS).

We do support the easing of full kitchens for hotel conversions to provide transitional housing – temporary supportive housing – to address the housing crisis and provide more immediate shelter for the unhoused.

04 Eliminate building height maximums for multi-family residential development and mixed-use development

We support the staff recommendations for citywide (12ft) and UC-MS-PT-MT (24ft) increases to maximum heights on multifamily housing and mixed-use development. We agree the height should not be unlimited.

**05 Exempt affordable housing from off-street parking requirements AND
06 Add a parking reduction for multi-family dwellings in mixed-use zone districts**

We do not support an exemption or significant parking reduction for multi-family dwellings that are not within a walkable distance from public transportation or where shopping, and services are easily available and accessible. We recommend an additional 10% reduction from existing off street parking reductions for affordable housing within a walkable distance from public transportation.

From: [Rene' Horvath](#)
To: [City of Albuquerque Planning Department](#)
Cc: [Lehner, Catalina L.](#); [Jones, Megan D.](#)
Subject: Comments for the EPC Jan. 19th hearing
Date: Tuesday, January 17, 2023 12:25:06 AM
Attachments: [Comment for the Jan. 19th EPC hearing.pdf](#)

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Dear Catalina and Megan,

I am resending the letter I sent in on Jan.9th. This time it has a photo at the end, to show how impactful allowing Apartments right behind someone's home looks like. This is what is allowed currently which is very impactful. It ruins the quality of life for the neighborhood. The Housing Forward elimination of height limits will make it worse. More needs to be done to keep this from happening to adjacent neighbors. Please let me know you received my letter.

Thank you,
Rene' Horvath

Date: January 8, 2023

To: Timothy MacEachen Chair, EPC

From: Rene' Horvath, Land Use director for TRNA and WSCONA

Re: O-22-54 Housing Forward Citywide Amendments 2022 IDO Annual Review

Dear Mr. MacEachen and fellow Commissioners,

The Housing Forward amendments are significant zone changes to the City which can adversely impact the quality of life for Albuquerque community. Most of the community is not aware of these proposed zone changes. Introducing these amendments just before the holidays with the expectation that this gives adequate time for public review and provide input before the EPC hearings is absurd. This is an abuse of the public process. This is not the correct way to deal with zoning. Zoning is suppose to set standards to protect and maintain the quality of life for its citizens, who relied on the zoning rules when they invested in their homes and businesses. Zoning should not be changed so easily. Zone changes are to be carefully evaluated to prevent negative impacts. They should not be used for economic gain for a select few.

It appears that the a City has sat down with the Industry to come up with the proposed zone changes.-They justify it by declaring a housing emergency, and that we need affordable housing options to solve the homeless problem. They say that the IDO is outdated and a barrier to solving these problems. But there has been no studies, no analysis, no guarantee that the proposed zone changes will solve these issues.

The IDO had already up-zoned the zoning in 2017, by increasing the density and building heights. Numerous apartments have been built or are being constructed as a result. These taller apartments have angered the community, by towering over homes, blocking views and sunlight, invading their privacy. Removing the height limits will make things worse. Please do not approve.

The lack of parking has also been issue for many existing apartments, creating conflicts for the managers, the tenants, and their guests. Apartments should not have to rely on residential streets, or shopping centers for parking areas, as this negatively impacts the whole community. Council already reduced parking requirements last year. The proposed Parking reduction is not necessary and will make things worse. Please do not approve.

Hotel/ Office conversions are becoming a trend in the US, and it appears they include full kitchens. Albuquerque does not need to provide incentives to do conversions with scaled back kitchens, especially if other cities require full kitchens. Albuquerque should require full kitchens too.

Duplexes: This is a significant change to the R-1 zone, with no discussion and will create conflicts. Do not approve. Please maintain the current IDO language.

Casitas/ADUs: This should not be a permissive use. Casitas would need a large lot, is one story, does not block neighbor's views or sunlight, and has enough space to park on the lot and not in the street, it does not impact the neighbors or change the character of the community and is supported by the neighbors and the community. This needs more discussion, and is not ready to be approved.

These amendments are zone changes that will change the character of Albuquerque and negatively impact sensitive areas. The West Side has a lot of sensitive open space areas that need sensitive development. The West Side also has spectacular views which is a community asset.

Coors is considered a view corridor. The volcano mesa area with its views is considered sacred to the pueblo Indians. Much of the West Side is an "Area of change". These zoning amendments will affect these areas negatively if approved. Overall, some of the amendments need adjustment, some should not be approved at all.

Thank you,
Rene' Horvath
Land Use director
For the West side Coalition and Taylor Ranch NA

P.S. The Housing Forward zone change amendments do not meet the following Comprehensive Plan polices nor the State statute. See below:

I) The ABC-Z Comp Plan goals and policies are to guide development to fit with the surrounding area:

ABC-Z Comp Plan: Pg. 5-23 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: Pg. 5-23 (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.***

**II) 2019 New Mexico Statutes
Chapter 3 - Municipalities
Article 21 - Zoning Regulations
Section 3-21-5 - Zoning; conformance to comprehensive plan.**

Universal Citation: NM Stat § 3-21-5 (2019)

A. The regulations and restrictions of the county or municipal zoning authority are to be in accordance with a comprehensive plan and be designed to:

- (1) lessen congestion in the streets and public ways;
- (2) secure safety from fire, flood waters, panic and other dangers;
- (3) promote health and the general welfare;
- (4) provide adequate light and air;
- (5) prevent the overcrowding of land;
- (6) avoid undue concentration of population;
- (7) facilitate adequate provision for transportation, water, sewerage, schools, parks and other public requirements; and
- (8) control and abate the unsightly use of buildings or land.

B. The zoning authority in adopting regulations and restrictions shall give reasonable consideration, among other things, to the character of the district and its peculiar suitability for particular uses, and to conserving the value of buildings and land and encouraging the most appropriate use of land throughout its jurisdiction.

A Westside apartment complex towers over single family homes:

Currently the IDO allows 3 to 4 story apartments in the MXL and MXM zones. The photo below demonstrates what a 4 story building looks like adjacent to single family homes. The apartment buildings are 114 ft. away from the houses. The Housing Forward proposes to remove building height limits and reduce parking for apartments by 75%. This would make the situation living next to apartments worse for adjacent neighbors.

- A friend sent me a picture of this Westside neighborhood below. These recently built apartments now block homeowners view at the edge of the City to the West. He said homeowners don't even want to use their backyards anymore due to the feeling of being watched from the looming apartments.



From: [Rene' Horvath](#)
To: [City of Albuquerque Planning Department](#)
Cc: [Lehner, Catalina L.](#); [Jones, Megan D.](#)
Subject: Comments for the EPC Jan. 19th hearing
Date: Tuesday, January 17, 2023 12:25:06 AM
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Rene' Horvath

Date: January 8, 2023

To: Timothy MacEachen Chair, EPC

From: Rene' Horvath, Land Use director for TRNA and WSCONA

Re: O-22-54 Housing Forward Citywide Amendments 2022 IDO Annual Review

Dear Mr. MacEachen and fellow Commissioners,

The Housing Forward amendments are significant zone changes to the City which can adversely impact the quality of life for Albuquerque community. Most of the community is not aware of these proposed zone changes. Introducing these amendments just before the holidays with the expectation that this gives adequate time for public review and provide input before the EPC hearings is absurd. This is an abuse of the public process. This is not the correct way to deal with zoning. Zoning is suppose to set standards to protect and maintain the quality of life for its citizens, who relied on the zoning rules when they invested in their homes and businesses. Zoning should not be changed so easily. Zone changes are to be carefully evaluated to prevent negative impacts. They should not be used for economic gain for a select few.

It appears that the a City has sat down with the Industry to come up with the proposed zone changes.-They justify it by declaring a housing emergency, and that we need affordable housing options to solve the homeless problem. They say that the IDO is outdated and a barrier to solving these problems. But there has been no studies, no analysis, no guarantee that the proposed zone changes will solve these issues.

The IDO had already up-zoned the zoning in 2017, by increasing the density and building heights. Numerous apartments have been built or are being constructed as a result. These taller apartments have angered the community, by towering over homes, blocking views and sunlight, invading their privacy. Removing the height limits will make things worse. Please do not approve.

The lack of parking has also been issue for many existing apartments, creating conflicts for the managers, the tenants, and their guests. Apartments should not have to rely on residential streets, or shopping centers for parking areas, as this negatively impacts the whole community. Council already reduced parking requirements last year. The proposed Parking reduction is not necessary and will make things worse. Please do not approve.

Hotel/ Office conversions are becoming a trend in the US, and it appears they include full kitchens. Albuquerque does not need to provide incentives to do conversions with scaled back kitchens, especially if other cities require full kitchens. Albuquerque should require full kitchens too.

Duplexes: This is a significant change to the R-1 zone, with no discussion and will create conflicts. Do not approve. Please maintain the current IDO language.

Casitas/ADUs: This should not be a permissive use. Casitas would need a large lot, is one story, does not block neighbor's views or sunlight, and has enough space to park on the lot and not in the street, it does not impact the neighbors or change the character of the community and is supported by the neighbors and the community. This needs more discussion, and is not ready to be approved.

These amendments are zone changes that will change the character of Albuquerque and negatively impact sensitive areas. The West Side has a lot of sensitive open space areas that need sensitive development. The West Side also has spectacular views which is a community asset.

Coors is considered a view corridor. The volcano mesa area with its views is considered sacred to the pueblo Indians. Much of the West Side is an "Area of change". These zoning amendments will affect these areas negatively if approved. Overall, some of the amendments need adjustment, some should not be approved at all.

Thank you,
Rene' Horvath
Land Use director
For the West side Coalition and Taylor Ranch NA

P.S. The Housing Forward zone change amendments do not meet the following Comprehensive Plan polices nor the State statute. See below:

I) The ABC-Z Comp Plan goals and policies are to guide development to fit with the surrounding area:

ABC-Z Comp Plan: Pg. 5-23 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: Pg. 5-23 (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.*

**II) 2019 New Mexico Statutes
Chapter 3 - Municipalities
Article 21 - Zoning Regulations
Section 3-21-5 - Zoning; conformance to comprehensive plan.**

Universal Citation: NM Stat § 3-21-5 (2019)

A. The regulations and restrictions of the county or municipal zoning authority are to be in accordance with a comprehensive plan and be designed to:

- (1) lessen congestion in the streets and public ways;
- (2) secure safety from fire, flood waters, panic and other dangers;
- (3) promote health and the general welfare;
- (4) provide adequate light and air;
- (5) prevent the overcrowding of land;
- (6) avoid undue concentration of population;
- (7) facilitate adequate provision for transportation, water, sewerage, schools, parks and other public requirements; and
- (8) control and abate the unsightly use of buildings or land.

B. The zoning authority in adopting regulations and restrictions shall give reasonable consideration, among other things, to the character of the district and its peculiar suitability for particular uses, and to conserving the value of buildings and land and encouraging the most appropriate use of land throughout its jurisdiction.

A Westside apartment complex towers over single family homes:

Currently the IDO allows 3 to 4 story apartments in the MXL and MXM zones. The photo below demonstrates what a 4 story building looks like adjacent to single family homes. The apartment buildings are 114 ft. away from the houses. The Housing Forward proposes to remove building height limits and reduce parking for apartments by 75%. This would make the situation living next to apartments worse for adjacent neighbors.

- A friend sent me a picture of this Westside neighborhood below. These recently built apartments now block homeowners view at the edge of the City to the West. He said homeowners don't even want to use their backyards anymore due to the feeling of being watched from the looming apartments.



From: [Peggy Neff](#)
To: [City of Albuquerque Planning Department](#)
Cc: [P. Davis Willson](#); [Rene" Horvath](#); [Michael Brasher](#); [Elizabeth Kay Haley](#); [JULIE DREIKE](#); [Loretta Naranjo Lopez](#); [KAREN BAEHR](#); [Valere McFarland](#); [peter belletto](#); [Peter Kalitsis](#); [Donald H. Couchman](#); [Debbie Slana](#); [Sue Flint](#); [John Ingram](#); [Swent999](#); [Peggy Norton](#); [Dan Regan](#); [Tyler Richter](#); [=David Wood CPA=](#); [Summit Park Neighborhood Association](#); [University Heights Neighborhood Association](#); [Ruhika Caughfield](#); [WILLA PILAR](#); [Rummler, Laura W.](#); [Jacques Chouinard](#); [Heather Sandoval](#); [pdinelli aol](#)
Subject: Public Comment for EPC Agenda Items 1-19-23
Date: Tuesday, January 17, 2023 6:06:27 AM
Attachments: [EPC Public Comments - Peggy Neff O-22-59 and O-22-54 1-17-23.pdf](#)

[EXTERNAL] Do not click on links or open attachments unless you were expecting the email, recognize the sender, and know the content is safe. Forward to phishing@cabq.gov and delete if an email causes any concern.

To Whom It May Concern,

Please can you forward my attached comments to the EPC commissioners and acknowledge receipt of this email.

Thank you,

Peggy Neff

Peggy Neff Other Path LLC 505-977-8903

Peggy Neff
3025 Marble Ave. NE
Albuquerque, NM 87106

Timothy MacEachen
CABQ EPC, Chair

January 17, 2023

REF: Public Comments to Project #2018-001843 CASE RZ-22022-006059 (O-22-57) and Project #2018-001843 RZ-CASE 2022-0054 (O-22-54)

We must find new ways.

This is the fourth year that I am again compelled to write to you about the unsustainable nature of the Integrated Development Ordinances' Annual Update/Text Amendments. I am presenting this same argument against both O-22-57 and O-22-54 and asking again, that the EPC seriously consider the consequences of continuing to endorse this crumbling process, think SOS.

THE BROKEN PROCESS

The original intent as presented to the public in 2016-2017 of the IDO's Annual Update/Text Amendment process (Annual Update) was that this process was to cover textual and technical issues that were not fully attended to through the sector plan incorporation, the zone code ordinance amalgamation, and the on-going adjustments to align with standing law, systems, codes, regulations, policies, protocols and plans such as the Bernalillo Comprehensive Plan, New Mexico State Statute, and Federal guidelines and law.

The job of creating the IDO was so big that we needed to review on an annual basis, relevant, significant yet minor changes that were in line with good housekeeping and forward thinking. However, substantive city-wide amendments were to be addressed on a cycle of 5 years with forums held at all community planning areas meetings. This is documented in the original training sessions of the IDO. At that time, I raised both oral and written questions regarding this process.

To continue to hear and validate substantive changes to our zone code through this Annual Update is Bad Governance. That is, these decisions you are making are in violation of acceptable norms (see many of the comments from the public quoting references to State Statutes and Bern. Comp Plan policies). The fact that the Annual Update continues to place economic growth above community planning is unacceptable. We still do not see R-1980-270, which placed the responsibility for planners to consider communities before economic gains, as being fully incorporated into the process as it exists.

Additionally, the process is not equitable, the majority of the of the changes over the last years and many of those proposed this year benefit large investors, the development community and realty industry members and present as 'takings' from current property owners.

Furthermore, the basic democratic tenant of notifications, making sure that those affected by changes of the law understand the changes, has not been met. While there are comments from a dozen or so Neighborhood Associations, amounting to maybe 100 persons, they are not presented to you in a

comprehensive manner nor can the public review them in this fashion. I agree with many of the statements put to you that the Annual Update process is confusing, presents as arbitrary and capricious, and continues to set a precedent where we see persons in power taking great advantage of the process.

We have witnessed the passing of the IDO amendments, over the last several years, where over 95% were drafted by private firms, individual planners, members of the public from construction, realty and investment sectors, and Council Members. Very few amendments came from the public, even though we submitted many. We now see that the established means are being used by the Mayor to expedite wide sweeping changes to our zone code without public consent.

Allowing this Annual Update, without representational rules in place, we are fortifying the roots of oligarchy here in Albuquerque. The problem is that we are growing distrust in democratic processes and further estranging the public from processes which they are supposed to own.

The process is broken. Please see your responsibility in this cyclical disorder and require the Planning Department to develop a separate system for addressing substantive amendments versus Technical/Textual Updates.

PREVIOUS REQUEST FOR DATA AND FULL DISCLOSURE STILL A MEANS TO APPROACH A BETTER PROCESS

Last year community members were effective in petitioning for changes to this broken process that resulted in a better numbering system for review of ordinances, but we failed miserably on getting the Planning Department (including this commission) and the City Council to recognize and insist on more fundamental changes in order to provide a better, elementary, understanding of the various requested, substantive, changes within the amendments of the Annual Update.

Through the Inner Coalition Council, we asked the Planning Department, the EPC, LUPZ, and Council to provide the supporting information for each substantive amendment. We provided a simple matrix with 3 metrics to determine if an amendment was substantive: is this a public safety issue, is there significant public opposition, is a change of three or more items in one section of the IDO.

I continue to believe that, in upcoming court cases appealing various amendments, it may be deemed a due process violation, that the Planning Department, the EPC, and City Councilors continue to deny Albuquerque property owners the following pieces of information for zone code changes:

1. Data that shows the justification of the need for each substantive amendment
2. A complete explanation of how the change benefits the public
3. Examples of the proposed change, with maps of where the change will apply
4. A summary statement of the expected impact
5. A summary of possible unintended consequences
6. Verification that affected City Departments support/oppose for each amendment
7. Responses to all questions raised by community members
8. A summary of public comments

To provide this amount of detail is not beyond the role and responsibility of the Planning Department. One can see how imperative that this type of process be applied to the Mayor's Housing Ordinance. I personally feel a wave of ignorance looking through the proposal and the comments.

CURRENT QUESTIONS UNANSWERED AND DATA DOES NOT SUPPLY ENOUGH INFORMATION FOR APPROVAL

The following questions have not been answered in regard to the 49 amendments in the Annual Update.

Ref	Change / Discussion	Questions
2 & 3	NR-BP - Deviations, Variances, Waivers	<p>? Does this reduce the ability for community to be engaged in the discussion of the Deviation, Variance, or Waiver?</p> <p>? How can we provide for oversight and build protections for Public Health issues that are a part of the unintended consequences?</p>
4 & 5	Dwelling, Townhouse	<p>? Need to know where and how many are impacted and how they are to be notified of this change - in addition to the notifications for annual amendments or we run the risk of appeals based on 'taking'?</p>
10	Encroachment	<p>? Isn't this a public safety issue as we are seeing balconies in the fire easements?</p> <p>? Shouldn't we also remove bay windows? If an owner wants a bay window, they should reduce their footprint, not encroach into easements? Perhaps burglar bars and balustrades? Are these features maybe?</p> <p>? Don't we need a definition of 'feature' to avoid confusion and unintended consequences or a better way to phrase - these are allowed and these are not based on the concept of encroachment?</p>

Ref	Change / Discussion	Questions
11 & 47	Sensitive Lands / Mature Trees	<p>? Doesn't this need to be both a and b - not one or the other?</p> <p>? Using Coronado Park as an example, could end up with zero trees in the event the parcel changes ownership?</p> <p>? Shouldn't the measurement of average breast height be included here?</p>
13 & 15	Off Street Parking Maximums	<p>Full disclosure on where this is coming from is necessary,</p> <p>Serious community concerns on this one</p>
16, 17, 18 & 45	Electrical Vehicle Parking	<p>This fits into a 'substantive' amendment and would be better served with a fuller discussion and understanding that would come with a better set of data as to examples and unintended effects of the needs i.e. 240 v/s 210</p>
20, 21, 22, 23, 24, & 25	Edge Landscape Buffers	<p>Explanation of Source, Examples, Maps and Unintended Consequences need to be supplied by planning (this is spot zoning as per a current issue at Alameda and Louisiana)</p>
26, 27 & 28	Walls & Fences	<p>? Why is this coming before the public again when we voted this down just last year? Is there a way to amend the amendment process so that decisions taken against amendments can be held over for a period of time?</p> <p>? We need data, does the argument that planning staff are overworked serve as a justifiable reason to rewrite law?</p> <p>? Shouldn't the director of planning recuse himself from drafting amendments to the law for which he is supposed to provide oversight?</p> <p>? Isn't this in direct conflict with BernCo design ordinance guidelines?</p> <p>- See multiple public comments</p>

Ref	Change / Discussion	Questions
30	Community Planning Area Assessments	<p>? Isn't this being in opposition to the public's stated position that citywide amendments need to be discussed at all CPA meetings or Due Process is not served?</p> <p>? Shouldn't we be encouraging participation and transparency by creating more opportunity for CPA's to meet on more condensed cycle? This appears to be in opposition to principles that strengthen democracy.</p> <p>? If this is a budget concern, we are not responding correctly. We need and we have said that public engagement is a high priority. This is shameful.</p>
34	Appeals - Remand Hearings	<p>? Doesn't this appear to be a taking? Wouldn't we do better to codify the past practice where concerned public/businesses could sign up to be informed regarding a LUHO decision?</p> <p>? Don't we also need to be informed regarding the place?</p> <p>? Doesn't a remand to the LUHO prompt a recommendation to the City Council? Isn't this adding another layer of appeals/administration?</p> <p>? Don't we need a review here of how Due Process is truncated? Needs a summary of unintended consequences.</p> <p>? Perhaps we need to find out where this is coming from?</p>
36	Minor Amendments - Circulation	<p>? It seems that many changes to the circulation patterns at a site are dependent on volume changes. Would removing this clause reduce the need for traffic assessments and impacts where</p> <p>? Doesn't this seem to be effectively reducing traffic safety, making it a public safety amendment - there by necessitating a full disclosure of the source of this amendment, mapping where this can be applied: i.e. current plans for more sq ft building pads in current shopping centers?</p>

Ref	Change / Discussion	Questions
37, 38, & 39	Site Plan - Admin:	<p>? This is going to come back to be heard in the courts because Planning is not providing for public notifications and more information and a better process for discussions and a venue for individuals to be involved in site plans that affect their property values.</p>
42	Zoning Map Amendment - Council	<p>? Doesn't this need to be business days - especially over holidays!? Yet another taking.</p>
48	Clerical Changes	<p>? Isn't this what the annual update process was supposed to be?</p> <p>list necessary</p> <p>? Where is the oversight for this process? Isn't its bad form (Not best practices) to have this task in same dept that is crafting the changes? One example is when the IDO in the 2020 update process was changed by a council staff and no one had a record who had changed them.</p>
49	Editorial Changes	<p>? Isn't this what the annual update process was supposed to be?</p> <p>? Where is the oversight for this process? Isn't its bad form (Not best practices) to have this task in same dept that is crafting the changes?</p> <p>? With so many changes coming with the remove of the DRB, doesn't it serve Due Process if these are logged somewhere and have some scrap of public oversight?</p>

In regard to the Mayor's Housing Initiative, I can only say with .02% population growth rate and with major community concerns and with the poor dissemination of information to the public, we can take more than 2 months to address this substantive change.

Where are the caps on speculative housing contracts, where are the targeted incentives for builds in Metropolitan Redevelopment Areas, where are the public surveys – where are the Neighborhood Association Meetings?

IN SUMMARY

One cannot expect that those in positions of power and influence will see the EPC's continued acquiescence to participate in this broken process as a green light to go ahead with more substantive changes to our property rights. The fact that the EPC will not address the brokenness of the process, makes the EPC complicit in the 'taking' that this process embraces and is obviously expanding.

While I agree completely with comments made by Michael Brasher, Rene Horvath, Julie Dreike, Evelyn Feltenez, Patti Willson, Kristi Houde, Debbie Conger, Meredith Paxton, Juanita Luddike, Brenda Martinez, Irene Libretto, Michael Leah, Michael Voorhies, Julie Kutz, Tammy Fiebelkorn and the anonymous constituent, Judy Young, Dan Regan, Julie Radoslovich, and Richard Schaefer, I am appalled that the EPC considers this sufficient public comment to advise the commission on these serious issues.

All three of the Neighborhood Associations that I belong to have not formed group consensus on either of these ordinances, how can there be representation when notification and understanding are missing. The IDO is, to many of us who continue to find time in the early morning hours to weigh in, a shameless, flagrant, brazen scheme to benefit the few while feigning to benefit our community.

Again, I ask that the EPC to host an open, public discussion regarding the need, effects, and consequences of the broken IDO Amendment Process. Again, I ask that the EPC require the Planning Department to establish a separate and distinct process that engages the Albuquerque community in substantive changes to our property rights and our zone codes. Godspeed.

Disappointed, again,

Peggy Neff

From: [Carol](#)
To: [City of Albuquerque Planning Department](#)
Subject: January 19,2023 EPC Hearing
Date: Wednesday, January 11, 2023 11:46:39 AM

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

January 11, 2023



To: Environmental Planning Commission
From : Carol Skiba
2019 Somervell St. NE

Re: City Council Bill No. O-22-54
Proposing Citywide Text Amendments
To The IDO To Allow Accessory Dwelling Units
In All R-1 Zones

As a 28 year resident at my current address, I oppose the text amendments as drafted. My reasons are as follows:

1. More thought should be given to the scope and application of these amendments.

These amendments should not apply to all neighborhoods and they are certainly not appropriate or necessary for our neighborhood. This neighborhood has contributed sufficiently to the need for more density. A half block from our home, there are three large apartment buildings. They have 780 units total. To the west of these apartment buildings is a body shop and a shopping center with a Walmart as its anchor store. Please see the included photo above.

We simply are not an appropriate neighborhood for additional dwellings and this neighborhood should maintain its current R-1 zoning status and be exempt from this citywide mandate. There should be more thought and analysis as to which areas of the city are better suited for these additional dwellings versus those that already support significant housing opportunities.

2. The City does not have sufficient resources to ensure that Accessory Dwelling Units are constructed and permitted according to code and the specifications set forth in the text amendments.

In the Cover Analysis appended to the October 28, 2022 Inter-Office Memorandum to City Council President, Isaac Benton from Mayor Keller, it says "There is no cost to the City associated with this legislation". I think that can be interpreted to mean that the City does not intend to make sure there is enough staff to ensure that these dwellings are properly permitted and constructed. I see nothing that explains how the City will oversee these projects with the necessary staffing.

Thank you for your time and consideration.

Carol Skiba
505-275-9009
jaccarol@comcast.net

From: [SRMNA](#)
To: [City of Albuquerque Planning Department](#)
Subject: EPC: IDO Annual Update and O-22-54
Date: Thursday, January 12, 2023 10:55:00 AM
Attachments: [EPC letter.pdf](#)

[EXTERNAL] Do not click on links or open attachments unless you were expecting the email, recognize the sender, and know the content is safe. Forward to phishing@cabq.gov and delete if an email causes any concern. Please find attached comments from the SRMNA Board of Directors to Chair MacEachen and the EPC for the hearing on January 19, 2023, on the IDO Update. Please acknowledge receipt and inclusion in the staff report for the hearing.

Thank you,

--

S. R. Marmon Neighborhood Association
Albuquerque, New Mexico
srmna.org
505.304.8167



S. R. Marmon Neighborhood Association
P. O. Box 7434
Albuquerque, New Mexico 87194

www.srmna.org

January 11, 2023

Timothy MacEachen, Chair
Environmental Planning Commissioners
c/o Planning Department
600 2nd Street NW, 3rd Floor
Albuquerque, New Mexico 87102

Re: IDO update and O-22-54

Dear Chairman MacEachen and Commissioners:

The S. R. Marmon Neighborhood Association (SRMNA) Board of Directors opposes elements of O-22-54, the Housing Forward Initiative (HFI), and elements of the proposed text amendments to the Integrated Development Ordinance (IDO).

The proposed changes to R-1 zones that permissively allow increased density fail to consider parking effects on residential streets. The exemption of affordable housing from off-street parking requirements and huge reductions in the parking requirement in multi-family dwellings in mixed-use zones exacerbate the problem for neighborhoods. The dismissive position, "They can take the bus," is oblivious to the lack of adequate public transportation on the West Side. We recently learned of the proposed suspension of the 790 route and proposed reduction in service of the 155 on the West Side, with commuter services already suspended. Which bus are residents of all of this theoretical housing going to take? Please deny these proposals.

Who is going to enforce occupancy limits in converted units? The plan to provide housing with reduced kitchens or without a kitchen likely will amplify the convenience factor of processed foods to the detriment of childhood health. The elimination of maximum building heights for multi-family residential and mixed-use zones is a ridiculous notion. It invites legal challenge and demonstrates immaturity.

There is a general sloppiness in the preparation of O-22-54, with inconsistencies in "may" and "can" use and in demarcations of newly proposed material. There is further sloppiness in the proposed text amendments: incomplete subsection identifiers and references to an apparently nonexistent subsection. Further, explanations may state the obvious change but omit the justification for the change or give a hypothetical justification.

The repeated return of a proposed increase in allowed wall heights in low-density residential neighborhoods raises the suspicion of an individual within the City of Albuquerque administration wanting to put up a non-compliant wall on his or her property and thinking it is fine to change the rules for the entire city to accommodate him or her. Please don't reward this thinking.

Finally, all of the amendments directed to further intensification of housing development ignore the numbers that show a stable or decreasing unhoused population in the city, minimal population growth in the city, a decreasing state population, and rental pricing policies by the private sector that optimize profit over occupancy.

Sincerely,
(electronically approved)
The SRMNA Board of Directors

info@srmna.org

505.304.8167

From: [P. Davis Willson](#)
To: [City of Albuquerque Planning Department](#)
Subject: 48 hour material, Case #: RZ-2022-00059
Date: Monday, January 16, 2023 8:34:20 AM
Attachments: [LTR Agenda1.pdf](#)
[ATT00001.htm](#)
[ATT00002.htm](#)

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Please include this letter in the 48 hour material for the Citywide Housing Forward (O-22-54) amendments. And please note that review of the Staff Reports was complicated by the fact that some of the public comment seemed to be in the wrong report (i.e., comments regarding O-22-54 in the Citywide IDO report, and vice versa...along with the link to the O-22-54 legislation that did not include line numbers—making review of Staff Conditions for Recommendations especially difficult).

While the letter notes my neighborhood associations, this submission is from me personally—as a resident of the southeast heights for over 50 years and a practicing architect for 35 years. Similar letters from my neighborhood association, the District 6 Coalition and the Inter-Coalition Council would have also been included; but lack of time for approval from each organization precluded that.

Respectfully,

Patricia Willson

January 15, 2023

Via email: abcto@cabq.gov
EPC Chair Timothy MacEachen

Re: Agenda Number: 1
Project #: PR-2018-001843
Case #: RZ-2022-00059
Hearing Date: January 19, 2023
48 Hour Rule Submission

Chairman MacEachen,

It is Sunday night, I am skimming through the 163-page Staff Report with 36 hours to go before the 48 hour rule submission deadline. While I appreciate Staff's conditions for recommendation of approval, the legislation downloaded from Legistar does not show line numbers—and I am absolutely lost trying to locate the modifications and conditions listed.

I guess the bigger picture is this: as it appears that this legislation is headed for eventual approval, why is the City issuing a Request for Proposals (2023 Affordable Home Ownership Development Project – Scattered Sites (RFP-2023-390-FCS-RG) to award up to **seven (7)** vacant parcels of land **“towards the new construction of single-family, ownership housing”?**

With the size and zoning of these parcels, they should be able to accommodate up to **seventeen (17)** housing units—incorporating duplexes with ADUs where appropriate. Let's put our Housing Forward money where our mouth is!

There are valid concepts in O-22-54, but as I have said—way too many times now—these types of major, substantive changes to the zoning code do not belong in the IDO annual text amendment process. And while my signature notes my neighborhood affiliations, this letter is from me personally; as a resident of the southeast heights for over 50 years and a practicing architect for 35 years.

Respectfully,



Patricia Willson
Victory Hills NA President, District 6 Coalition Treasurer, Inter-Coalition Council Representative



**REQUEST FOR PROPOSALS
LEGAL NOTICE**

CITY OF ALBUQUERQUE

The Department of Family and Community Services invites Proposals for an

**2023 AFFORDABLE HOME OWNERSHIP DEVELOPMENT PROJECT - SCATTERED
SITES (RFP-2023-350-FCS-RG)**

The City of Albuquerque's Department of Family and Community Services (DFCS) is inviting non-profit developers to submit proposals for the development of Affordable Ownership Housing in Albuquerque.

I. LOCATION:

Based on the available Real Property resources, the development of such an Affordable Housing project must be located within the Albuquerque city limits and conform to areas and criteria stipulated in the City's 2018-2022 Consolidated Plan and 2022 Annual Action Plan submitted to the U.S. Department of Housing and Urban Development (HUD).

The City of Albuquerque desires to provide the City-owned Real Property towards the new construction of single-family, ownership housing for persons at or below 80% of the Area Median Income (AMI). The parcels of Real Property are located in the southwest quadrant of Albuquerque and are listed in the Scopes of Services, below.

II. DEVELOPMENT:

DFCS will award up to seven (7) vacant parcels of land with a total combined value of approximately \$354,990, towards the new construction single-family, homeownership housing development. Proposed affordable housing development projects need to demonstrate the capacity to obtain additional project financing from available sources such as HUD grants, bank loans, etc. The development should incorporate a high level of Design Creativity and Sensitivity to the social and physical context of the surrounding community.

III. ELIGIBLE RESPONSE ENTITIES

Nonprofit organizations or governmental entities, along with their development team, such as for-profit corporations, limited liability companies, and partnerships which have demonstrated capability in providing the services for which they are applying are eligible to respond as Applicants to this RFP. Lead applicant organizations must be duly registered and in good standing with the State of New Mexico Public Regulation Commission, and must either be a governmental entity or have not-for-profit status under 501(c)(3) or equivalent non-profit status provided under the U.S. Internal Revenue Service Code. In addition, non-profits must submit documentation to be certified by DFCS as a Community Housing Development Organization (CHDO) or an Affordable Housing Development Organization (AHDO), as part of project application (Appendix D).

IV. SCOPE OF SERVICES:

At minimum, the selected 2023 AFFORDABLE OWNERSHIP HOUSING DEVELOPMENT PROJECT shall:

Develop homeownership units for households at or below 80% AMI on vacant lots that are currently owned by the City of Albuquerque Department of Family and Community Services.

DFCS will award up to seven (7) vacant parcels of land with a total combined appraised value of approximately \$354,990. The parcels are located at:

- 1221 3rd Street SW, Albuquerque, NM 87102 (containing 3,175 square feet)
- 1204 4th Street SW, Albuquerque, NM 87102 (containing 7,100 square feet)
- 1224 Airway Road SW, Albuquerque, NM 87105 (containing 36,758 square feet)
- Lot 19 Atlantic & Santa Fe Subdivision SW, Albuquerque, NM 87102 (containing 2,790 square feet)
- Lot 20 Atlantic & Santa Fe Subdivision SW, Albuquerque, NM 87102 (containing 2,232 square feet)
- Lot 21 Atlantic & Santa Fe Subdivision SW, Albuquerque, NM 87102 (containing 2,232 square feet)
- Lot 22 Atlantic & Santa Fe Subdivision SW, Albuquerque, NM 87102 (containing 3,028 square feet)

R-HL
MX-L
RI-B

typo

The selected Offeror will comply with all applicable statutory and/or regulatory requirements, including but not limited to:

- Administrative Requirements for Contracts Awarded Under the City of Albuquerque DFCS
- Social Services Contracts Procurement Rules and Regulations
- Integrated Development Ordinance (IDO) and the drainage requirements for developing an Affordability Evaluation of new or other relevant project; and

who need special assistance to participate in this hearing should contact Taylor McKnight, Planning and Development Services Department, (505) 314-0334 (voice) or (505) 768-4088 (TDD).

For any questions regarding the above request, please contact Catherine VerEecke at (505) 314-0387. Correspondence may be emailed to cvereecke@bermo.gov or mailed to 415 Silver Ave. SW, 2nd Floor, Albuquerque, NM 87102. All correspondence and documents covering matters before the Commission must be submitted by 12:00 noon, eight (8) calendar days prior to the public hearing on that matter. The Commission may vote to waive this requirement if they determine that the material is necessary to make an informed decision on the matter.

Journal: January 15, 2023

**NOTICE TO BIDDERS
RFP #: 81-23-02**

The Moriarty-Edgewood School District is seeking the submission of sealed Bids at the Business Office, Moriarty-Edgewood School District, PO Box 2000, 2422 E Hwy 333, Moriarty, New Mexico 87035 for the following Service:

Facility Master Planning Services for Moriarty-Edgewood School District

Proposals for services will be accepted until 2:00 p.m. on January 26, 2023. A copy of the proposal and instructions may be obtained by contacting:

Antoinette Young, Director of Finance
Phone (505) 832-5827,
Fax (505) 832-4472
Email: antoinette.young@mesd.us

The Moriarty-Edgewood School District reserves the right to reject any or all proposals and to waive formalities.

Moriarty-Edgewood School District

Journal: January 15, 2023

PUBLIC NOTICE REQUEST FOR PROPOSAL LEGAL NOTICE

The State of New Mexico is seeking office space for approximately 2,854 leasable square feet for the Taxation and Revenue Department, Motor Vehicle Division within the city limits of Ruidoso, NM. This is official notice that the State of New Mexico intends to release a Request for Proposal (RFP) on or about January 15, 2023.

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