

# CITY of ALBUQUERQUE TWENTY THIRD COUNCIL

COUNCIL BILL NO. R-19-147 ENACTMENT NO. \_\_\_\_\_

SPONSORED BY: Diane G. Gibson

1 RESOLUTION

2 ACCEPTING THE REPORT AND RECOMMENDATIONS FROM THE CENTER  
3 FOR COMMUNITY PROGRESS AND CREATING A VACANT, ABANDONED  
4 SUBSTANDARD PROPERTIES (VASP) WORKING GROUP AND MAKING AN  
5 APPROPRIATION.

6 WHEREAS, hundreds of vacant or abandoned houses across the City of  
7 Albuquerque impact their respective neighborhoods by lowering property  
8 values, disrupting the quality of life by attracting crime and illicit activities and  
9 presenting safety threats because of dilapidation; and

10 WHEREAS, while nuisance abatement and zoning enforcement is and will  
11 remain a key mechanism to address these properties, other methods of  
12 addressing these issues are available to reduce property crime and better  
13 leverage City resources and repurpose abandoned and vacant properties for  
14 the benefit of the community; and

15 WHEREAS, the City Council created the Vacant and Abandoned Houses  
16 Task Force in September 2017, to explore options and make recommendations  
17 for addressing vacant and abandoned houses within the City of Albuquerque;  
18 and

19 WHEREAS, the Vacant and Abandoned Houses Task Force recommended  
20 among other things, the establishment of a land bank for the acquisition and  
21 disposition of vacant and abandoned properties; and

22 WHEREAS, the City Council commissioned the Center for Community  
23 Progress to:

- 24 • Review available data from the City to better understand the types  
25 of problem properties that are causing the most harm to Albuquerque  
26 residents;

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- 1 • Research and identify the legal and policy tools and systems available
- 2 to address problem properties;
- 3 • Engage key individuals identified by City Council who are
- 4 knowledgeable and vested in identifying strategies and finding
- 5 solutions to vacancy and abandonment of properties;
- 6 • Draft a memorandum to City Council with Community Progress’s
- 7 observations and recommendations for creating a land bank in the City
- 8 of Albuquerque and other strategies for dealing with vacant and
- 9 abandoned properties; and

10 WHEREAS, the Center for Community Progress have completed their  
11 analysis and have provided their findings and recommendations to the City  
12 Council in a report titled, “*Analysis of Land Banking and other Tools to*  
13 *Address Vacant, Abandoned and Substandard Properties in Albuquerque,*  
14 *New Mexico;*” and

15 WHEREAS, one of the recommendations in the report is to create a Working  
16 Group focused on vacant, abandoned and substandard properties.

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

19 Section 1. The City Council accepts the report from the Center for  
20 Community Progress with their observations and recommendations.

21 Section 2. The City Council establishes a Vacant, Abandoned, Substandard  
22 Properties (VASP) Working Group tasked with making progress on the  
23 report’s recommendations and to determine the viability of establishing a land  
24 bank in Albuquerque, among other priorities.

25 Section 3. The VASP Working Group shall be made up of the following  
26 members:

27 A. One City staff member from each the City Council Services and  
28 Mayor’s Office;

29 B. One City staff member from the City Legal Department with  
30 knowledge in property foreclosures, nuisance abatement and zoning  
31 enforcement;

- 1 C. Two City staff members from the City Planning Department with
- 2 knowledge in nuisance abatement zoning enforcement and the collection of
- 3 data on vacant and abandoned properties;
- 4 D. One City staff member from the Real Property Department;
- 5 E. One City staff member from ADAPT;
- 6 F. One City staff member from the Office of Neighborhood Coordination
- 7 with knowledge of vacant and abandoned properties;
- 8 G. One member from the Metro Redevelopment Agency;
- 9 H. One member from the Family and Community Services, Community
- 10 Development Division;
- 11 I. One County staff member from the County Treasurer’s office;
- 12 J. One member from the Greater Albuquerque Association of Realtors;
- 13 K. One member from the Albuquerque Housing Authority;
- 14 Section 4. The VASP Working Group shall meet on a regular basis, but not
- 15 less than monthly, and shall provide quarterly progress reports and
- 16 recommendations to the Mayor and City Council pertaining to vacant,
- 17 abandoned and sub-standard properties. The first meeting of the VASP
- 18 Working Group shall convene no later than Monday, October 7, 2019.
- 19 Section 5. The tasks of the VASP Working Group will include but not be
- 20 limited to the following:
- 21 I. Set goals for the VASP Working Group and track action items;
- 22 II. Obtain data pertinent to vacant, abandoned and substandard
- 23 properties;
- 24 III. Monitor and support the code lien foreclosure initiative implemented
- 25 by the Planning Department;
- 26 IV. Determine where and how to “land bank” properties obtained
- 27 through the code lien foreclosure process and determine disposition
- 28 plans of such properties;
- 29 V. Monitor the collation, mapping and updates of data sets for all
- 30 vacant, abandoned and substandard properties in Albuquerque;
- 31 VI. Analyze how the City should identify the top 100 vacant, abandoned,
- 32 and substandard properties and how to move these properties into

1 outcome-driven categories, such as, foreclosure, land bank, ADAPT,  
2 etc. within a designated time frame;

3 VII. Determine and define if and what is the best use of a land bank in  
4 Albuquerque to remedy neighborhoods impacted by vacant and  
5 abandoned properties.

6 Section 6. The following appropriation is hereby made to the specific  
7 project as indicated for Fiscal Year 2020:

|                        |          |
|------------------------|----------|
| 8 GENERAL FUND – (110) | Increase |
| 9 Council Services     | 25,000   |

10 For administrative expenditures (including marketing, IT, equipment and  
11 fees) that may be incurred by the VASP Working Group in the pursuit of  
12 attaining the tasks set forth in this Resolution.

13 Section 7. The VASP Working Group is a fact finding and recommending  
14 body and not a final policy making body; accordingly, any meetings of the  
15 VASP Working Group are not subject to the New Mexico Open Meetings Act.

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