

Goal: SUSTAINABLE COMMUNITY DEVELOPMENT

Desired Community Condition(s)

Program Strategy: CODE ENFORCEMENT

49504

To protect the public - individuals and property - against public nuisances, health hazards, incompatible development, and ensure that all citizens have decent, safe, sanitary housing.

Department: PLANNING

Service Activities

Code Compliance

Zoning Hearing Examiner

Strategy Purpose and Description

The purpose is to proactively and in response to community concerns enforce adopted city zoning, building and other land use related codes and regulations. Also actively respond to neighborhood and APD concerns about housing conditions and enforce the weed and anti-litter ordinance and the water conservation landscaping code.

Changes and Key Initiatives

Zoning Code and Housing Code have been reorganized into the Service Activity "Code Compliance" Division. Cross Train all inspectors (Zoning and Housing) to respond to all land use code issues. Begin pro-active code team "canvasses" in problem areas city wide.

Input Measure (\$000's)

2001	110	110 GENERAL FUND	1,643
2002	110	110 GENERAL FUND	1,643
2003	110	110 GENERAL FUND	1,756
2004	110	110 GENERAL FUND	1,963
2005	110	110 GENERAL FUND	2,567
2006	110	110 GENERAL FUND	1,214

Strategy Outcome	Measure	Year	Project	Mid Year	Actual	Notes
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Ensure that all dwellings in Albuquerque are decent, safe and sanitary	% of city wide dwelling units that meet or are above standard.	2001			90%	
		2002	90%		90%	
		2003	90%		90%	
		2004	90%		90%	
		2005	90%	90%	92%	

2006 90%

Strategy Outcome	Measure	Year	Project	Mid Year	Actual	Notes	
Ensure that properties and individuals are protected against nuisances, health hazards and areas of incompatible development	<i>% of city wide properties that are not nuisance.</i>	2001			90%		
		2002	90%		90%		
		2003	90%			90%	
		2004	90%			90%	
		2005	90%		90%	92%	
		2006	90%				

Goal: SUSTAINABLE COMMUNITY DEVELOPMENT
Parent Program Strategy: CODE ENFORCEMENT
Department: PLANNING

Service Activity: Code Compliance 4916000

Service Activity Purpose and Description

This service activity actively coordinates compliance with the Comprehensive City Zoning Code, Weed and Anti-Litter, Water Conservation, Landscaping and other land use related ordinances. This service activity also enforces the Uniform Housing Code to ensure the dwellings (single family, multi-family, hotels, motels, etc.) in Albuquerque are decent, safe and sanitary. Enforcement of these ordinances is both proactive and complaint generated, and may include court directives. Customers include individual residents, neighborhoods, businesses, the development community, and public agencies. This program will continue to be a major part of the Nuisance Abatement Task Force in addressing nuisance property in the community. It will continue to support the APD Code Team and street patrol officers in addressing crime ridden and deteriorating property/housing conditions.

Changes and Key Initiatives

The Zoning Code Enforcement and Housing Code Enforcement programs have been merged into the "Code Compliance" program. The newly formed code teams will be responsible for conducting "proactive" community sweeps targeting both zoning, housing, and weed/litter issues.

Input Measure (\$000's)

2002	110	110 GENERAL FUND	491
2003	110	110 GENERAL FUND	579
2004	110	110 GENERAL FUND	694
2005	110	110 GENERAL FUND	965
2006	110	110 GENERAL FUND	986

Strategic Accomplishments

FY05: Proactively conducted over 26,700 inspections for weed, litter and inoperative vehicles.

FY05: Boarded-up and condemned over 129 dilapidated structures city wide.

Output Measures	Year	Projected	Mid-Year	Actual	Notes
Inspections (proactive and complaint generated)	2001			8,280	
	2002	6930		8675	
Inspections (proactive and complaint generated)	2003	7000		8164	
	2004	4500	3904	5,235	
	2005	8500		7,455	
Inspections/investigations (proactive and complaint generated)	2006	40,000			Merge of Housing and Zoning Code Programs.

Output Measures	Year	Projected	Mid-Year	Actual	Notes
Inspections requested from outside agencies	2001			675	
	2002	1560		2070	
Inspections requested from outside agencies	2003	1800		812	

2004	720	310	620
2005	1000	360	810
2006	600		

Output Measures	Year	Projected	Mid-Year	Actual	Notes
Reinspections	2001			9,150	
	2002	7100		9100	
Reinspections					
Reinspections	2003	8500		6164	
	2004	10780	4174	12,110	
	2005	12,000		29,822	
	2006	60,000			Merge of Housing and Zoning Code Programs

Output Measures	Year	Projected	Mid-Year	Actual	Notes
Address Verifications	2001	16,000		16,184	
	2002	16,000		19,693	
	2003	16,000		25,562	
	2004	16,000	12,901	15,902	
	2005	20,000	10,000	26,389	
	2006	18,000			

Output Measures	Year	Projected	Mid-Year	Actual	Notes
Business Registrations	2001	6,000		5,971	
	2002	6,000		6,831	
	2003	6,000		6,501	
	2004	6,000	3,234	6,683	
	2005	6,500	2,500	7,495	
	2006	6,500			

Output Measures	Year	Projected	Mid-Year	Actual	Notes
Plans Review	2001	9,900		9,953	
	2002	9,900		10,220	
	2003	9,900		11,492	
	2004	9,900	5,575	11,803	
	2005	10,000	4,000	9,370	
	2006	8,000			

Output Measures	Year	Projected	Mid-Year	Actual	Notes
Proactive community code "sweeps."	2006	20			

Quality Measures	Year	Projected	Mid-Year	Actual	Notes
% of Housing Code telephone inquiries returned within 24 hours.	2001			95%	
% of Housing Code telephone inquiries returned within 24 hours.	2002	95%		95%	
	2003	99%		85%	
	2004	99%		98%	
	2005	90%	90%	98%	
% of telephone inquiries returned within 24 hours.	2006	95%			

Quality Measures	Year	Projected	Mid-Year	Actual	Notes
% of substandard properties brought into compliance voluntarily or by court directives	2001			80%	
% of substandard properties brought into compliance voluntarily or by court directives	2002	90%		90%	
	2003	90%		95%	
	2004	90%		99%	
	2005	95%	95%	99%	
	2006	95%			

Quality Measures	Year	Projected	Mid-Year	Actual	Notes
Percentage of City residents that agree that their neighborhood is clean and well maintained.	2006	75%			Citizens Perception of Community Conditions Survey. 2003-mean=4.0

Quality Measures	Year	Projected	Mid-Year	Actual	Notes
Respond to code violation complaints within 24 hours.	2006	1 day average			

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Parent Program Strategy: CODE ENFORCEMENT
Department: PLANNING

Service Activity: Zoning Hearing Examiner 4917000

Service Activity Purpose and Description

As required by ordinance, conduct public hearings pursuant to requests for special exceptions to the Zoning Ordinance. Primary customers are developers of residential and commercial properties as well as individual home owners seeking to improve their property. It is anticipated that public hearings on special exceptions will increase.

Changes and Key Initiatives

As a result of the expiration of the amortization period of 40 years regarding nonconforming provisions of the Zoning Ordinance, it is projected that there will be several thousand cases that will require a public hearing. The Zoning Hearing Examiner may be required to handle the non-conforming use cases which ultimately could total 5,000 to 7,000 cases.

Input Measure (\$000's)

2002	110	110 GENERAL FUND	188
2003	110	110 GENERAL FUND	209
2004	110	110 GENERAL FUND	214
2005	110	110 GENERAL FUND	209
2006	110	110 GENERAL FUND	228

Strategic Accomplishments

FY05: Began planning for establishing Office of Adjudication to consolidate all hearing officers city wide into one office.

Output Measures	Year	Projected	Mid-Year	Actual	Notes
Conditional use cases	2001			235	
	2002	329		262	
Conditional use cases					
Conditional use cases	2003	362		243	
	2004	362	129	309	
	2005	362	100	235	
Conditional use cases	2006	360			

Output Measures	Year	Projected	Mid-Year	Actual	Notes
Non-conforming use cases	2001			1	
	2002	500		1	
Non-conforming use cases					
Non-conforming use cases	2003	500		1	
	2004	500	0	1	
	2005	500	0	1	
Non-conforming use cases	2006	1			

Output Measures	Year	Projected	Mid-Year	Actual	Notes
Other special exception cases	2001			0	

Other special exception cases	2002	4		0
	2003	4		0
	2004	4	0	0
	2005	4	0	0
Variance cases	2006	300		

Output Measures	Year	Projected	Mid-Year	Actual	Notes
Variance cases	2001			236	
Variance cases	2002	308		192	
Variance cases	2003	339		196	
	2004	339	80	270	
	2005	339	50	329	

Quality Measures	Year	Projected	Mid-Year	Actual	Notes
% of ZHE cases in which a decision is issued within 15 days of the hearing	2001			100%	
% of ZHE cases in which a decision is issued within 15 days of the hearing	2002	100%		100%	
	2003	100%		100%	
	2004	100%		100%	
	2005	100%	100%	100%	
% of ZHE cases in which a decision is issued within 15 days of the hearing	2006	100%			

Quality Measures	Year	Projected	Mid-Year	Actual	Notes
ZHE decisions appealed to City Council	2001			6%	
ZHE decisions appealed to City Council	2002	6%		13%	
ZHE decisions appealed to Board of Appeals	2003	6%		6%	
	2004	6%		6%	
	2005	6%	6%	3%	
ZHE cases appealed to Board of Appeals	2006	6%			