

OC-20-7

**CITY OF ALBUQUERQUE
CITY COUNCIL**

INTEROFFICE MEMORANDUM

TO: Tim Keller, Mayor and City Councilors
FROM: Diane Gibson, City Councilor, District 7
**SUBJECT: Vacant, Abandoned, Substandard Properties (VASP) Working Group
Quarterly Progress Report**
DATE: April 30, 2020

Pursuant to R-19-147, passed in Council on May 20, 2019 and signed by the Mayor on May 24, 2019, the VASP Working Group was established. The VASP Working Group was tasked with meeting on a regular basis, but not less than monthly; and to provide a quarterly progress report and recommendations to the Mayor and City Council pertaining to vacant, abandoned and sub-standard properties.

The VASP Working Group has been meeting on a regular basis since October 2019. Attached is the second progress report covering the months of February – April, 2020.

VASP QUARTERLY REPORT
February – April 2020

In May of 2019, City Council passed a resolution creating a Vacant, Abandoned, Substandard Properties (VASP) Working Group, tasked with making progress on recommendations made in a report by the Center for Community Progress to identify potential solutions for vacant, abandoned, and substandard residential properties, including the option of establishing a land bank in Albuquerque. As required by R-19-147, VASP membership is representative of City Council and the Administration, to include the following departments:

- City Legal Department
- City Planning Department
- Real Property Division
- ADAPT
- Office of Neighborhood Coordination
- Metro Redevelopment Agency
- Family and Community Services, Community Development Division
- County Treasurer's Office
- Greater Albuquerque Association of Realtors
- Albuquerque Housing Authority

The VASP Working Group is required to meet on a regular basis, no less than monthly, and is obligated to provide a quarterly progress report and recommendations to the Mayor and City Council pertaining to vacant, abandoned, and sub-standard properties.

The VASP Working Group began meeting in October of 2019. This is the second quarterly report.

The group continues to engage in robust conversations, sharing information on processes and sharing data pertaining to residential vacant, abandoned, and sub-standard properties and the impact these properties have on the community. Additionally, VASP has begun drafting brochures and informational hand-outs for Albuquerque residents, which includes FAQs pertaining to vacant, abandoned, and substandard properties. It is anticipated that the final brochures and hand-outs will be presented in the next quarterly report.

VASP was tasked with identifying the top 100 vacant and substandard residential nuisance properties that most severely affect surrounding communities. VASP took on this complex task by working with key datasets which the group narrowed down to create a rubric which is used to identify such properties. A variety of data points were considered, such as, number of APD/AFR calls for service, liens placed for securing and cleaning properties, tax liens, number of code violations, and others.

The following are the data points that the group agreed upon as the key elements to be used in identifying the top 100 problem properties:

1. Oldest case file date (initial enforcement file for the property as listed in the case tracking system)
2. Number of investigations (total number of inspections of the property)
3. Number of relevant case files (total number of code violations on the property)

4. Number of substandard violations (number of existing code violations on the property)
5. Number of months substandard (total number of months property has been in violation)
6. APD points (extracted from APD service calls for property)
7. Number of years tax delinquent (extracted from Bernalillo County database)
8. Total amount of tax delinquency (same as above)

A preliminary list of top 100 problem properties identified by using the 8 key elements listed above is attached to this report. This information will be used to develop recommendations for actions that may be taken to transform blighted, vacant, and other problem properties back into productive use to support neighborhood vitality without having to demolish existing structures.

Finally, a sample violation notice used by the Code Enforcement Division is attached to this report. VASP members recommended language be added to these notices directing recipients to call 768-HELP, a manned telephone line, to determine if they are qualified for certain types of assistance through a number of programs, such as, Eviction Prevention, Legal Aid, and others.

VASP Top 100 Vacant, Abandoned, and Substandard Residential Properties

Property Address	Oldest Case File Date	Num. of Months Substandard	Num. of Investigations	Num. of Relevant Case Files	Num. of Substandard Violations	APD Points from ADAPT	Num. of Years Tax Delinquent	Total Dollar Amount of Tax Delinquency
225 VIRGINIA ST NE	8/12/2013	79.07	43	2	13	0	6	\$8,489
3711 LOMBARDY RD NW	2/19/2016	48.79	52	1	2	3	0	\$0
600 MESILLA ST SE	7/22/2013	79.76	43	1	8	2	0	\$0
2100 HIGH ST SE	6/20/2017	32.78	167	4	21	0	0	\$0
400 MESILLA ST SE	12/12/2016	39.02	52	1	5	6	0	\$0
3416 ROSS AV SE	12/17/2012	86.89	45	1	7	0	0	\$0
10213 MENAUL BLVD NE	11/16/2015	51.91	44	1	8	1	0	\$0
9817 MARY ELLEN PL NE	6/8/2015	57.21	54	1	4	0	0	\$0
404 MESILLA ST SE	12/12/2016	39.02	48	1	6	1	0	\$0
536 CARDENAS DR SE	5/3/2017	34.36	79	1	7	2	0	\$0
1717 EDITH BLVD SE	6/19/2013	80.84	39	1	7	0	0	\$0
1117 PINNACLE VIEW DR NE	11/29/2016	39.45	41	1	5	2	0	\$0
410 ESPANOLA ST NE	1/28/2015	61.51	35	1	6	17	0	\$0
3008 3RD ST NW	10/19/2016	40.80	47	1	9	0	0	\$0
704 DON CIPRIANO CT NE	5/10/2010	118.19	33	1	1	0	4	\$6,039
4113 PONDEROSA AV NE	1/20/2017	37.74	53	1	12	0	0	\$0
1004 COMMERCIAL ST SE	2/28/2017	36.46	36	2	10	0	0	\$0
1400 SAN JOSE AV SE	5/10/2017	34.13	48	1	6	2	0	\$0
5404 ALVARADO PL NE	2/14/2017	36.92	52	1	8	0	0	\$0
326 PROSPECT AV NE	12/28/2016	38.50	43	1	8	0	0	\$0
1804 HIGH ST SE	6/27/2013	80.58	32	1	6	2	0	\$0
336 CHARLESTON ST NE	2/7/2017	37.15	38	1	8	8	0	\$0
2522 WYOMING BLVD NE	2/12/2016	49.02	38	1	6	0	0	\$0
1903 WALTER ST SE	6/22/2012	92.75	34	1	8	0	0	\$0
1808 COLUMBIA DR SE	5/9/2017	34.16	43	1	10	2	0	\$0
1104 FLORIDA ST SE	1/13/2015	62.01	35	1	3	0	0	\$0
7500 KRISTA DR NE	1/26/2017	37.55	43	1	1	0	0	\$0
318 MESILLA ST NE	5/4/2017	34.32	40	1	7	0	5	\$8,089
2436 DORA AV NW	1/25/2017	37.58	42	1	7	0	0	\$0
327 DALLAS ST SE	4/14/2017	34.98	39	1	7	4	0	\$0
4612 NORMA DR NE	1/20/2017	37.74	41	1	3	0	0	\$0
247 ESPANOLA ST NE	9/1/2017	30.38	48	1	6	10	0	\$0
146 WISCONSIN ST NE	12/22/2016	38.70	34	1	2	11	0	\$0
1021 VIRGINIA ST NE	8/7/2012	91.23	30	1	5	0	7	\$12,574
1424 SILVER AV SE	10/4/2017	29.29	58	1	5	1	0	\$0
200 UTAH ST NE	11/21/2017	27.72	54	1	7	12	0	\$0

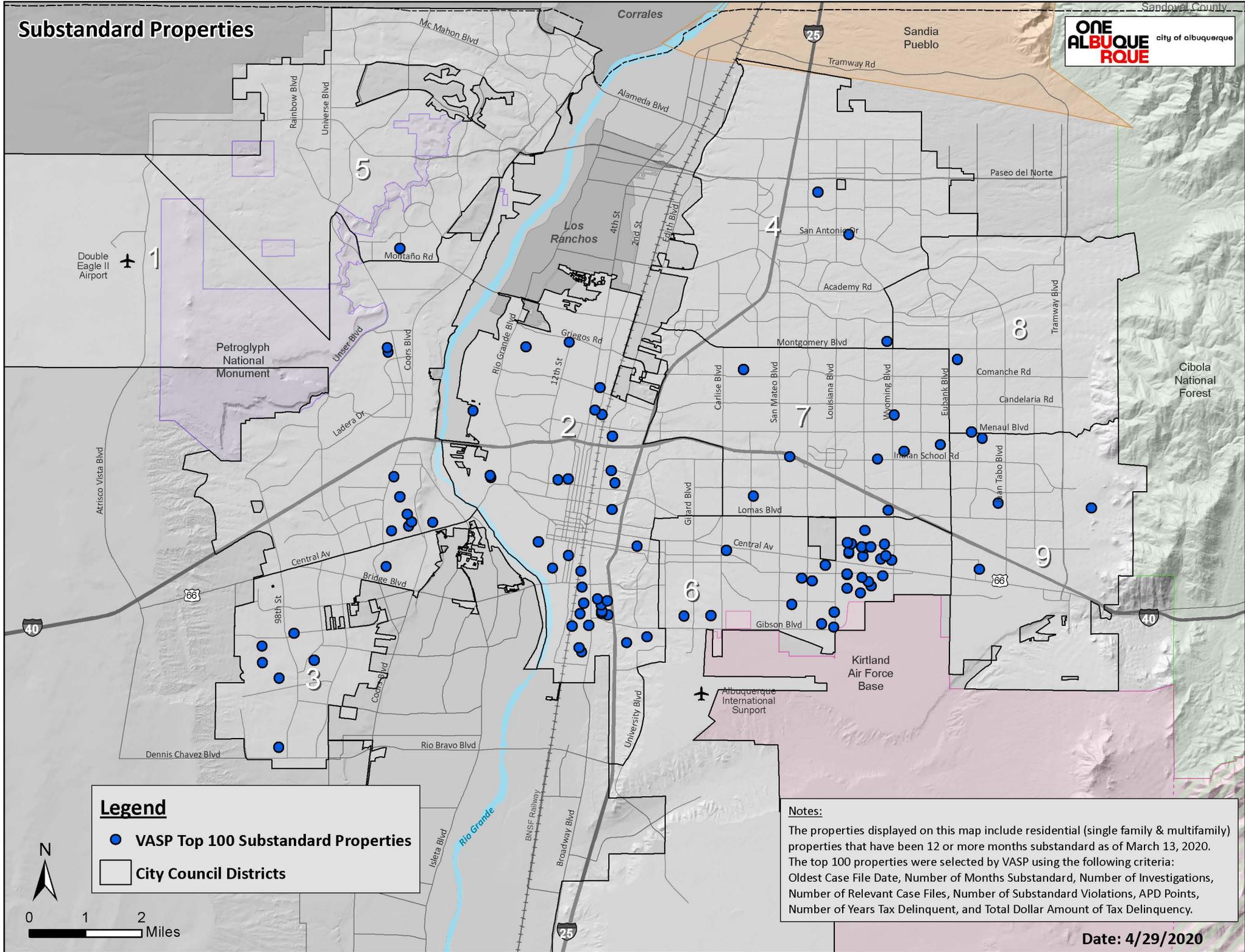
VASP Top 100 Vacant, Abandoned, and Substandard Residential Properties

Property Address	Oldest Case File Date	Num. of Months Substandard	Num. of Investigations	Num. of Relevant Case Files	Num. of Substandard Violations	APD Points from ADAPT	Num. of Years Tax Delinquent	Total Dollar Amount of Tax Delinquency
4623 12TH ST NW	5/24/2017	33.67	45	1	8	0	0	\$0
8920 BENAVIDES RD SW	10/10/2016	41.10	35	1	5	0	0	\$0
10624 TOWNER AV NE	3/14/2017	36.00	42	1	7	0	0	\$0
1849 LESTER DR NE	8/11/2017	31.07	56	1	5	0	0	\$0
5609 EVERITT RD NW	6/6/2017	33.24	38	1	12	0	4	\$13,473
1416 WILLIAM ST SE	2/15/2017	36.89	31	3	10	0	0	\$0
708 ANDERSON AV SE	5/1/2017	34.42	32	2	7	0	0	\$0
618 ETHLYN AV SE	4/18/2017	34.85	41	1	4	0	0	\$0
302 57TH ST NW	9/26/2017	29.56	60	1	6	0	0	\$0
301 ESPANOLA ST NE	3/17/2017	35.90	39	1	5	0	0	\$0
10039 ATRISCO RANCH RD SW	9/28/2016	41.49	33	1	1	0	0	\$0
311 ATLANTIC AV SW	5/31/2017	33.44	35	1	1	0	7	\$8,315
600 DALLAS ST NE	8/31/2017	30.41	39	1	7	7	0	\$0
1130 FORRESTER ST NW	3/10/2017	36.13	33	1	7	0	7	\$12,949
1210 LOS TOMASES DR NW	1/25/2018	25.58	47	1	7	3	0	\$0
1131 LOUISIANA BLVD SE	12/27/2016	38.53	34	1	2	0	0	\$0
2327 WILLIAM ST SE	5/25/2017	33.63	34	1	1	0	10	\$16,638
10419 VALTIERRA PL SW	3/16/2016	47.93	32	1	3	0	0	\$0
376 DOLORES DR NW	10/12/2016	41.03	32	1	5	0	0	\$0
124 HERMOSA DR SE	9/12/2017	30.02	44	1	6	0	0	\$0
832 ESTANCIA DR NW	4/17/2018	22.88	48	1	3	3	0	\$0
6637 SAN LUIS OBISPO AV NE	5/25/2017	33.63	38	1	5	0	0	\$0
2021 WALTER ST SE	6/2/2017	33.37	34	1	1	2	0	\$0
925 LOUISIANA BLVD SE	8/22/2013	78.74	27	1	5	8	0	\$0
2430 EDNA AV NW	1/19/2017	37.78	33	1	9	0	0	\$0
308 BETHEL DR SE	5/25/2017	33.63	34	1	3	1	0	\$0
9512 SUNSPOT RD SW	1/30/2017	37.41	28	2	13	0	0	\$0
534 CHARLESTON ST SE	1/23/2014	73.68	29	1	10	0	0	\$0
336 RHODE ISLAND ST NE	3/5/2018	24.30	42	1	6	5	0	\$0
2904 1ST ST NW	3/1/2017	36.43	31	1	10	0	3	\$3,709
1125 8TH ST SW	5/25/2017	33.63	32	1	7	0	10	\$17,083
225 63RD ST NW / 221 63RD ST	10/16/2018	16.90	135	1	5	13	0	\$0
500 ARIZONA ST SE	2/14/2017	36.92	30	1	6	9	0	\$0
217 DALLAS ST NE	7/17/2017	31.89	33	1	6	1	0	\$0
433 TENNESSEE ST SE	2/22/2017	36.66	28	1	6	2	4	\$1,805
3728 3RD ST NW	2/8/2017	37.12	30	1	7	1	0	\$0

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1736 GERALD AV SE	1/11/2018	26.04	37	1	7	0	3	\$1,990
230 SMITH AV SE	4/9/2015	59.18	26	1	7	0	8	\$7,357
2001 WALTER ST SE	6/12/2017	33.04	34	1	1	0	0	\$0
7936 BELL AV SE	12/6/2016	39.22	28	1	5	2	0	\$0
1322 WALTER ST NE	5/9/2015	58.19	28	1	8	0	0	\$0
315 DESCANSO RD SE	9/25/2017	29.59	37	1	3	0	0	\$0
6720 COCHITI RD SE	1/16/2015	61.91	25	1	6	13	0	\$0
9706 APACHE AV NE	1/19/2017	37.78	30	1	2	0	0	\$0
10309 CATALINA CT SW	12/7/2015	51.22	28	1	10	0	0	\$0
212 SHAWNEE CT SE	2/14/2017	36.92	28	1	3	20	0	\$0
329 PENNSYLVANIA ST NE	8/8/2017	31.17	31	1	7	5	0	\$0
919 ALVARADO DR SE	5/12/2017	34.06	30	1	6	1	0	\$0
11705 ROSEMONT AV NE	1/12/2015	62.04	24	1	1	0	9	\$20,447
8007 INDIAN SCHOOL RD NE	10/17/2017	28.87	36	1	4	0	0	\$0
436 67TH ST SW	2/7/2018	25.15	32	1	4	2	3	\$3,124
11100 VENTURA PL NE	5/16/2018	21.93	36	1	7	5	0	\$0
6000 CAROUSAL AV NW	6/5/2014	69.30	26	1	3	0	0	\$0
538 58TH ST NW	2/5/2016	49.25	27	1	3	0	0	\$0
4219 SAN ISIDRO ST NW	3/10/2017	36.13	30	1	10	0	0	\$0
2023 HINKLE ST SE	1/25/2018	25.58	34	1	7	1	0	\$0
833 ADAMS ST NE	5/10/2018	22.13	40	1	6	0	0	\$0
3211 RIO MADRE CT SW	12/19/2016	38.79	28	1	3	0	0	\$0
1525 EDITH BLVD NE	7/21/2017	31.76	29	1	6	0	3	\$3,994
404 VERMONT ST NE	9/11/2017	30.05	31	1	6	1	0	\$0
1112 IRON AV SW	4/2/2018	23.38	31	1	5	1	6	\$10,284
2022 GABALDON RD NW	7/10/2017	32.12	31	1	8	0	0	\$0
5609 WAYNE RD NW	12/13/2016	38.99	25	1	7	4	0	\$0
242 58TH ST NW	1/15/2015	61.94	22	1	2	6	0	\$0

Substandard Properties



Legend

- VASP Top 100 Substandard Properties
- City Council Districts

Notes:
The properties displayed on this map include residential (single family & multifamily) properties that have been 12 or more months substandard as of March 13, 2020. The top 100 properties were selected by VASP using the following criteria: Oldest Case File Date, Number of Months Substandard, Number of Investigations, Number of Relevant Case Files, Number of Substandard Violations, APD Points, Number of Years Tax Delinquent, and Total Dollar Amount of Tax Delinquency.

CITY OF ALBUQUERQUE

CODE ENFORCEMENT

Plaza Del Sol Building, Suite 500
600 2nd Street NW
Albuquerque, NM 87102
Tel: (505) 924-3850 Fax: (505) 924-3847



Apr 13, 2020

NOTICE AND ORDER WITH APPEAL

██████████
████████████████████
ALBUQUERQUE, NM 87120

Dear Property Owner:

The City of Albuquerque Planning Department, Code Enforcement Division, made an inspection of the building or structure owned, occupied, or controlled by you at: ██████████ Albuquerque, NM on Apr 13, 2020

The Property is more particularly described as:

* 001 TOWNSEND ADD EXC SO 25 FT LOT 1, BLOCK 0000, SUBDIVISION TOWNSEND ADDN

Violations of the Uniform Housing Code, hereafter 'Code', City Council Enactment Ordinance No. 25-2018 and codified at 14-3-1-1 et seq ROA 1994, were found that must be corrected in order to maintain the accepted standards of health and safety provided for in the Code.

FINDINGS

The Code Enforcement Section has found the units to be substandard under the provisions of the Code. The findings of the inspection are as listed on the following page.

You may be eligible for assistance in resolving the noted violations. Please call 768-HELP for further information.

Sincerely,

Christopher Romero
Code Enforcement Specialist
(505) 924-3363

File Number: CF-2020-013222

Job Number: 112760361-001

Initial Print Date: Apr 13, 2020