Tim Keller, Mayor

November 23, 2026

To: Albuquerque Development Commission (ADC)

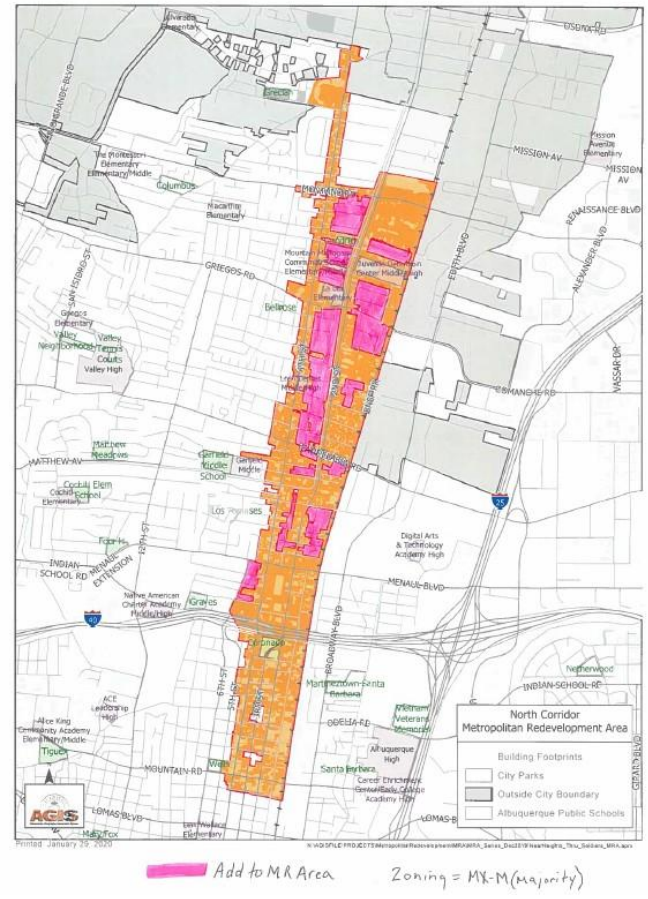
From: Stephanie Shumsky, MRA Project Manager

Subject: North Corridor MR Area Boundary Amendment – A Request for Designation of approximately 817 additional lots (151+/- acres) as blighted.

MRA Case #: 2026-26 (Staff Report)

Summary

This proposed amendment is to add approximately 817 lots (151+/- acres) to the North Corridor Metropolitan Redevelopment Area and Plan. The current boundary had excluded “islands” of parcels in the center of the area, in spite of them having the save conditions. The intent is to fill in the area to make it more coherent, as illustrated on the Area map below (highlighted in pink).



Background

In 2016, the North Corridor Metropolitan Redevelopment (MR) Area was designated (R-2016-061). The adopting resolution describes the boundaries as including: *"properties that are not residentially zoned for single family use within the area bounded by Granite Avenue on the south, the railroad tracks on the east, typically one property deep on the west side of 4th Street, and the commercial properties that line Montano Road. There are additional commercial properties included at the intersections of major roads with 4th Street and along 4th Street to the northern City limits".* However, the designation excluded parcels with similar conditions.

In 2017, the City Council adopted the Integrated Development Ordinance (IDO) (O-17-49), which changed the zoning many parcels, both within and outside of the MR Area, to allow not only low-density, single-family residential uses, but also:

- Medium-density, single-family uses (Zones R-1B and R-1C);
- Low-density, multi-family residential uses (Zones R-ML and R-MH);
- Low-density, commercial and mixed-uses (Zone NR-C); and
- Light manufacturing uses (Zone NR-LM).

In 2020, the North Corridor Metropolitan Redevelopment Plan was adopted (R-20-62), which called for medium-density redevelopment throughout the corridor, when possible, in support of IDO zoning. However, the excluded parcels have been unable to benefit from the redevelopment tools and financial resources of the City's Metropolitan Redevelopment Agency (MRA).

MRA has received multiple inquiries about redevelopment of some of the vacant or dilapidated properties located in excluded areas. There is interest in redeveloping these properties with new, low or medium density, residential uses (town homes, duplexes, small apartments). In order to catalyze redevelopment of these properties and utilize MRA tools and other financial resources, this boundary amendment is proposed.

Enabling Legislation

The City's Metropolitan Redevelopment Agency (MRA) is governed by the State's Metropolitan Redevelopment Code, Sections 3-60A-1 thru 3-60A-48 (MR Code). In order for an area to be included in a new or existing Metropolitan Redevelopment Area, it must first be designated as "slum" or "blighted", in accordance with the MR Code. Photographic evidence provided in the attached Designation Report (Attachment A) supports the assertion that many of the properties included in this area reflect some conditions of blight.

The City Council's adoption of this amendment and incorporation of the properties into the existing Area and Plan, will allow property owners and the MRA to participate in redevelopment initiatives designed to revitalize the Area, such as:

- Providing financial incentives for private development (e.g., Redevelopment Tax Abatement);
- Removing barriers to private investment;
- Providing public investment in infrastructure projects and within public rights-of-way; and
- Creating public-private partnerships for anchor projects.

The MR Code **does not** grant local government the power of eminent domain for the acquisition of private property. Designation of an area does not change or alter the zoning of the area or obligate the current owners to develop or redevelop their properties.

Subject Area

The existing MR Area boundaries generally include the frontage along 2nd and 4th streets from just south of Mountain Rd. north to the City limits.

The proposed amendment primarily includes the areas within the existing MR boundary that were previously excluded from MR designation (generally between the railroad and 4th street corridors).

Existing land uses in the proposed area include:

- Office,
- Commercial,
- Retail and services,
- Low to medium density residential (primarily MX-L, MX-T, and MX-M), and
- Public utilities and infrastructure.

Development History

The North Corridor area is historically significant in that Native peoples and early settlers utilized the route for travel and trade. In the mid-1900s the area developed as an auto-oriented thoroughfare and commercial and residential development flourished. Today however, while some properties are thriving, others have fallen into disrepair and are subject to vacancy, vandalism and crime. Many of these properties could benefit from redevelopment that better serves the surrounding residential neighborhoods. The area is also undergoing a road redesign to add a center turn lane and on-street parking between Menaul and Candelaria. This change in road conditions is expected to help support small business and multifamily developments in the corridor.

Current Conditions

The subject area exhibits some characteristics of blight including distress in both public and private infrastructure, as evidenced in the images and analysis using the *Blight Criteria Tool* included in the Designation Report. In summary, the following conditions were evident:

- Vacancy of commercial buildings;
- Dilapidated commercial and multi-family residential buildings;
- Vacant lots or lots with an assortment of items stored in plain view; and
- Dilapidated parking lots.

MR Area Designation Criteria

In order to take advantage of the tools allowed by the State Metropolitan Redevelopment Code, §§ 3-60A-1, et seq., NMSA 1978, the City of Albuquerque passed the Metropolitan Redevelopment Agency Ordinance, §§ 14-8-4-1, et seq., ROA 1994 (“MRA Ordinance”). The MR

Code requires that a geographical area be declared a “blighted” or “slum area” and there be a finding that the rehabilitation, conservation, redevelopment or development, or a combination thereof, in the designated area is necessary in the interest of the public health, safety, morals or welfare of the residents before a municipality can exercise the powers conferred by the MR Code (MR Code, § 3-60A-7, NMSA 1978). The Albuquerque City Council has reserved to itself the power to declare an area blighted, through the MRA Ordinance. (§ 14-8-4-3 (A), ROA 1994). However, in creating the Albuquerque Development Commission (ADC) as an advisory body and designating it the board of commissioners for the MRA, it is appropriate for the City Council to look to the ADC for recommendations regarding the existence, extent, and eligibility of appropriate areas of the City to be declared blighted (§ 14-8-6-2 (C), ROA 1994). The attached Designation Report is submitted pursuant to this function of the ADC.

The MR Code defines a "blighted area" as an *“area within the area of operation other than a slum area that substantially impairs or arrests the sound growth and economic health and well-being within the jurisdiction of a local government or a locale within the jurisdiction of a local government because of the presence of a substantial number of deteriorated or deteriorating structures; a predominance of defective or inadequate street layout; faulty lot layout in relation to size, adequacy, accessibility or usefulness; unsanitary or unsafe conditions; deterioration of site or other improvements; diversity of ownership; tax or special assessment delinquency exceeding the fair value of the land; defective or unusual conditions of title; improper subdivision; lack of adequate housing facilities in the area; or obsolete or impractical planning and platting or an area where a significant number of commercial or mercantile businesses have closed or significantly reduced their operations due to the economic losses or loss of profit due to operating in the area, low levels of commercial or industrial activity or redevelopment or any combination of such factors; or an area that retards the provisions of housing accommodations or constitutes an economic or social burden and is a menace to the public health, safety, morals or welfare in its present condition and use”.*

It defines a slum area as one *“within the area of operation in which there are numerous residential or nonresidential buildings, improvements and structures that are dilapidated, deteriorated, aged or obsolete or that have inadequate provision for ventilation, light, air or sanitation or the area lacks open spaces or has a high density of population or overcrowding or there exist in the area conditions that endanger life or property by fire or other causes, and the area is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency or crime and is detrimental to the public health, safety, morals or welfare.”*

Blight Criteria Checklist

The MRA developed the Blight Criteria Checklist as a tool to assist in the identification and quantification of blight conditions. Included in the Designation Report is the checklist for the proposed area. In summary, the proposed area met SEVEN out of SEVEN criteria identified by the checklist. These conditions collectively justify the inclusion of the proposed area(s) within the North Corridor MR Area boundary.

Physical Conditions:

1. Substantial number of deteriorated/deteriorating structures;
2. Deterioration of private site improvements or public infrastructure; and
3. Unsanitary or unsafe conditions.

Economic Conditions:

4. An area where a significant number of commercial or mercantile businesses have closed or significantly reduced their operations due to economic losses of profit due to operating in the area, OR Low levels of commercial or industrial activity or redevelopment or any combination of such factors; and
5. Lack of adequate housing facilities in the area.

Planning, Layout, and Ownership:

6. Faulty layout in relation to size, adequacy, accessibility, or usefulness; OR Predominance of defective or inadequate street layout; OR Obsolete or impractical planning and platting; OR Improper subdivision; and
7. Diversity of ownership; OR Defective or unusual conditions of title; OR Tax or special assessment delinquency exceeding the fair value of the land.

Alignment With Applicable Plans

Inclusion of the proposed areas in the existing North Corridor MR Area and Plan furthers several Comprehensive Plan land use goals that support targeted redevelopment. The proposed boundary amendment advances the following goals:

- 5.1: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.
- 5.3: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.
- 5.6: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

Inclusion of the subject area(s) in the North Corridor MR Area and Plan furthers the following existing MR Plan objectives:

- Stimulating private investment;
- Increased infill, mixed use and infrastructure improvements;
- Functionality as a transportation corridor; and
- Crime deterrence.

Public Notice

As more thoroughly described in the Designation Report, MRA staff completed public notice requirements required by § 3-60A-8, NMSA 1978 of the MR Code. Public Notice included posting of a Legal Ad, mailing notice of the public hearing to property owners and emailing notice to neighborhood associations within the area proposed for inclusion in the MR Area. Two questions

were received. One was inquiring about how the designation might affect a specific household, and another asked for clarification on the precise location of the proposed boundary. The question was answered and no other comments were received prior to the ADC meeting.

Public Meeting

On November 19, the MRA held a public meeting after the regularly scheduled ADC meeting in the Plaza del Sol building located at 600 2nd Street NW. MRA presented on the case and asserted that this designation is purely to allow businesses to access certain incentives. No zone changes and no eminent domain. There were about 12 people in the audience and an additional 15-18 on Zoom at various points. Comments from audience members included:

- Concern about tall buildings coming in. MRA designation does not change zoning and most areas are not zoned for tall buildings. There are no specific development projects planned.
- Concern about blight and the types of businesses in the area. The designation will help provide incentives for owners to fix up their businesses and do redevelopment work. However, the City cannot force private business owners to alter their business.
- A developer offered support for the amendment because it would enable him to access the tax abatement, and build new housing in the area.

There was a technical issue with Zoom audio in the meeting room that could not be fixed, so people online could not give comment. MRA requested that they provide comment in the chat, but remote attendees declined. MRA reminded attendees that there will be a special meeting to allow the ADC to vote on this case, scheduled for November 23.

Analysis

Based on evidence provided in the Designation Report, it is evident that the subject area exhibits multiple conditions of blight. By designating the proposed areas as blighted and including the parcels in the North Corridor Metropolitan Redevelopment Area and Plan, the City can work with property owners, developers, business owners, and surrounding residents to apply the necessary tools to address these conditions and facilitate sustainable, long-term revitalization. Without the application of applicable MRA financial tools, redevelopment of this area might otherwise not occur.

ADC Recommendation

ADC recommends designation of the subject area as blighted, based on the following findings:

Findings

1. This request is to designate approximately 817 lots (151+/- acres) as blighted and include them in the North Corridor Metropolitan Redevelopment (MR) Area and Plan, in accordance with Metropolitan Redevelopment Code Chapter 3, Article 60A, NMSA 1978.
2. The lots are generally located within the existing MR Area boundary but were excluded from designation in 2017 per R-2016-061.

3. The North Corridor Metropolitan Redevelopment Area was designated by City Council in 2017 (R-2016-061) and the Plan was approved in 2020 (R-20-62).
4. The lots or "subject properties" meet the definition of a "blighted area" per § 3-60A-4, NMSA 1978, as demonstrated by analysis and images presented in the Designation Report.
5. The subject properties are appropriate for inclusion in the North Corridor Metropolitan Redevelopment Area and Plan because they are similar in size and development condition to other properties in the Area.
6. Due to the blighted conditions present, the rehabilitation, conservation, clearance of slum conditions, redevelopment, or a combination thereof, is in the interest of public health, safety, morals, and welfare of city residents.
7. Without the MR designation and use of the redevelopment tools available to MR areas, redevelopment of the lots may not otherwise occur.
8. Inclusion of the subject properties in the North Corridor Metropolitan Redevelopment Area furthers City of Albuquerque Comprehensive Plan goals related to Land Use.
9. The request does not constitute a substantial change to the approved North Corridor Metropolitan Redevelopment Area Plan. The scope and policies of the Plan remain intact with the inclusion of the subject properties.
10. Notice of the proposal was published in the Albuquerque Journal, a newspaper of general circulation, on October 18th and 25th 2026. The notice included a general description of the subject area location and details of the Albuquerque Development Commission's public hearing date and time, and how interested parties could provide comments, in accordance with § 3-60A-8, NMSA 1978.
11. At least 10 days prior to the public hearing, as required by Section § 3-60A-8, NMSA 1978, notice was mailed (first class) to property owners of lots subject to designation.
12. At least 10 days prior to the public hearing, as a courtesy, notice was emailed to Neighborhood Associations registered with the City's Office of Neighborhood Coordination.
13. Comments received (if any), as a result of the legal notice, were considered by the ADC.

Attachments

A. North Corridor MR Area and Plan Amendment - Designation Report
B. Link to North Corridor Metropolitan Redevelopment Plan
C. Legal Notice Published in Albuquerque Journal
D. Public Notice + Public Comments

North Corridor Metropolitan Redevelopment Area Boundary Amendment: Designation Report 2026



Mayor

Timothy Keller

City Council

Joaquin Baca, District 2

Metropolitan Redevelopment Agency

Terry Brunner, Director

INTRODUCTION

This proposed amendment is to include approximately 817 lots (151.519+/- acres) in the North Corridor Metropolitan Redevelopment Area and Plan. In spite of sharing similar conditions and zoning, the currently excluded lots generally appear as "islands" within the middle of the existing Area map, as illustrated in Figures #1 and #2 below.

In 2016, the North Corridor Metropolitan Redevelopment (MR) Area was designated (R-2016-061). The adopting resolution describes the boundaries as including: *"properties that are not residentially zoned for single family use within the area bounded by Granite Avenue on the south, the railroad tracks on the east, typically one property deep on the west side of 4th Street, and the commercial properties that line Montano Road. There are additional commercial properties included at the intersections of major roads with 4th Street and along 4th Street to the northern City limits"*. However, the designation excluded parcels in the same area with similar conditions.

In 2017, the City Council adopted the Integrated Development Ordinance (IDO) (O-17-49), which changed the zoning on many parcels, both within and outside of the MR Area, to allow not only low-density, single-family residential uses, but also:

- Medium-density, single-family uses (Zones R-1B and R-1C);
- Low-density, multi-family residential uses (Zones R-ML and R-MH);
- Low-density, commercial and mixed-uses (Zone NR-C); and
- Light manufacturing uses (Zone NR-LM).

MRA has received multiple inquiries about redevelopment of some of the vacant or dilapidated properties that have been excluded. There is interest in redeveloping these properties for a range of uses, including new low- or medium-density single-family and multi-family residential uses (town homes, duplexes, small apartments). In order to catalyze redevelopment of these properties, now that a wider range of land uses and densities are permitted, and in order to make MRA tools and financial resources available to a wider area, this boundary amendment is proposed.

The City's Metropolitan Redevelopment Agency (MRA) is governed by the State's Metropolitan Redevelopment Code, Sections 3-60A-1 thru 3-60A-48 (MR Code), and is tasked with preparing and oftentimes reviewing third-party boundary and plan amendment requests.

In order for any area to be included in a new or existing Metropolitan Redevelopment Area, it must first be designated as "slum" or "blighted", in accordance with the State of New Mexico Metropolitan Redevelopment Code, 3-60A NMSA 1978 (MR Code). Site visits and photographic evidence supports the assertion that many of the properties included in this amendment reflect some conditions of blight.

City Council's adoption of this amendment and incorporation of the properties into the existing Plan, will allow property owners and the MRA to work together on redevelopment initiatives designed to revitalize the Area, such as:

- Providing financial incentives for private development, such as Redevelopment Tax Abatement;
- Removing barriers to private investment;
- Providing public investment in infrastructure projects and making improvements within public rights-of-way; and
- Creating public-private partnerships for anchor projects.

The MR Code **does not** grant local government the power of eminent domain for the acquisition of private property. Designation of an MR area does not change or alter the zoning of the area or obligate the current owners to develop or redevelop their properties.

HISTORY, BACKGROUND AND REQUIREMENTS

Legislative History

The North Corridor Metropolitan Redevelopment Area was designated by City Council in 2016 (R-16-49). The designation called for the preparation of a plan, which was adopted in 2020 (R-2020-071). The Designation Report, which was prepared by MRA at the time, provided photographic and statistical evidence of blighted conditions in the area. The adopted Plan provided a path forward that included revitalization of public infrastructure, redevelopment of private properties and beautification efforts.

Since the Area designation and the Plan adoption, several conditions have changed. The first was the adoption of the Integrated Development Ordinance (IDO), which changed zoning for much of the area and allowed for higher densities and more mixed uses. The second change was the COVID-19 pandemic, which brought development and planning efforts to a dramatic halt. Ongoing economic uncertainties and the high cost of construction have made development more challenging without subsidies. However, developers have renewed interest in redevelopment efforts in this area, namely of properties zoned for low-medium density, multi-family and mixed uses—both within the currently-designated MR Area boundary and in the excluded areas proposed to be added.

The lots proposed for designation at this time lie within, or immediately adjacent to, the current MR Area boundary, but were previously excluded from MR designation. The MRA's analysis of existing conditions in these areas show that many of these lots exhibit the same signs of "blight", as defined by the MR Code as included parcels. Including these lots in the official MR Area will make the North Corridor MR Area boundaries be more coherent, and will allow for broader application of MRA redevelopment tools in service of the MR Area Plan.

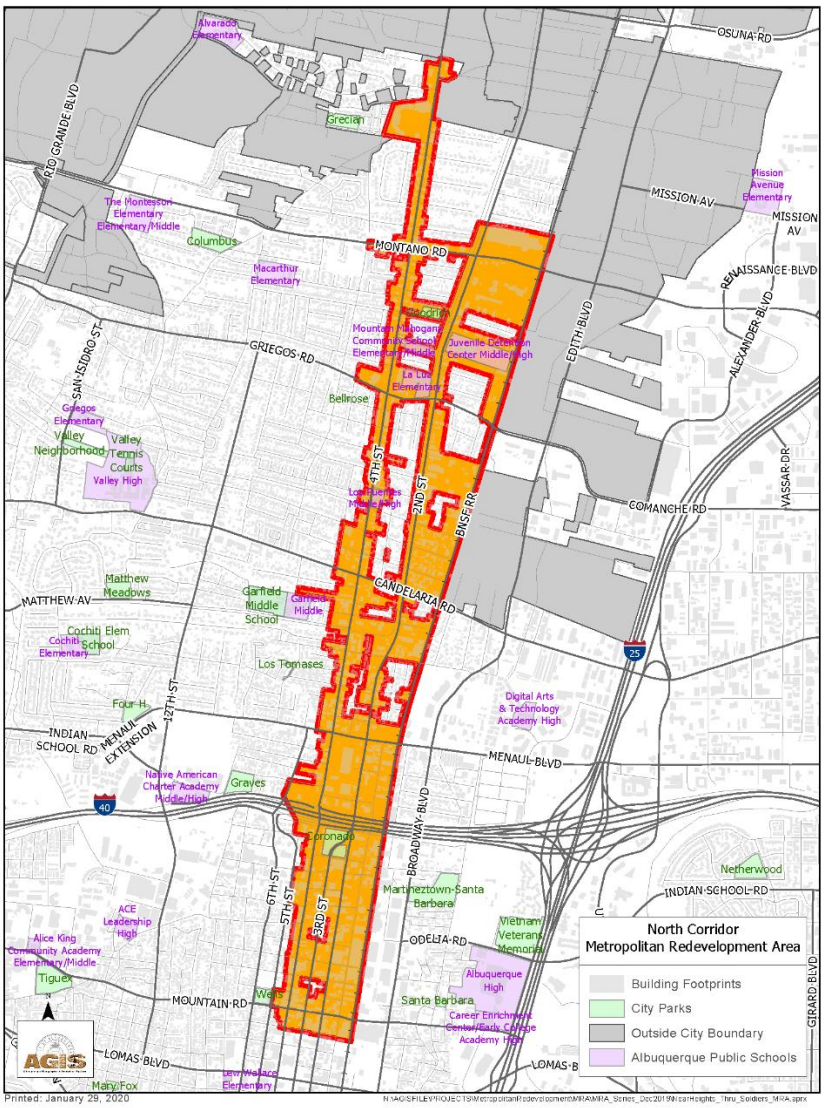


Figure #1: Existing North Corridor MR Area, showing "gaps" in the Area boundary

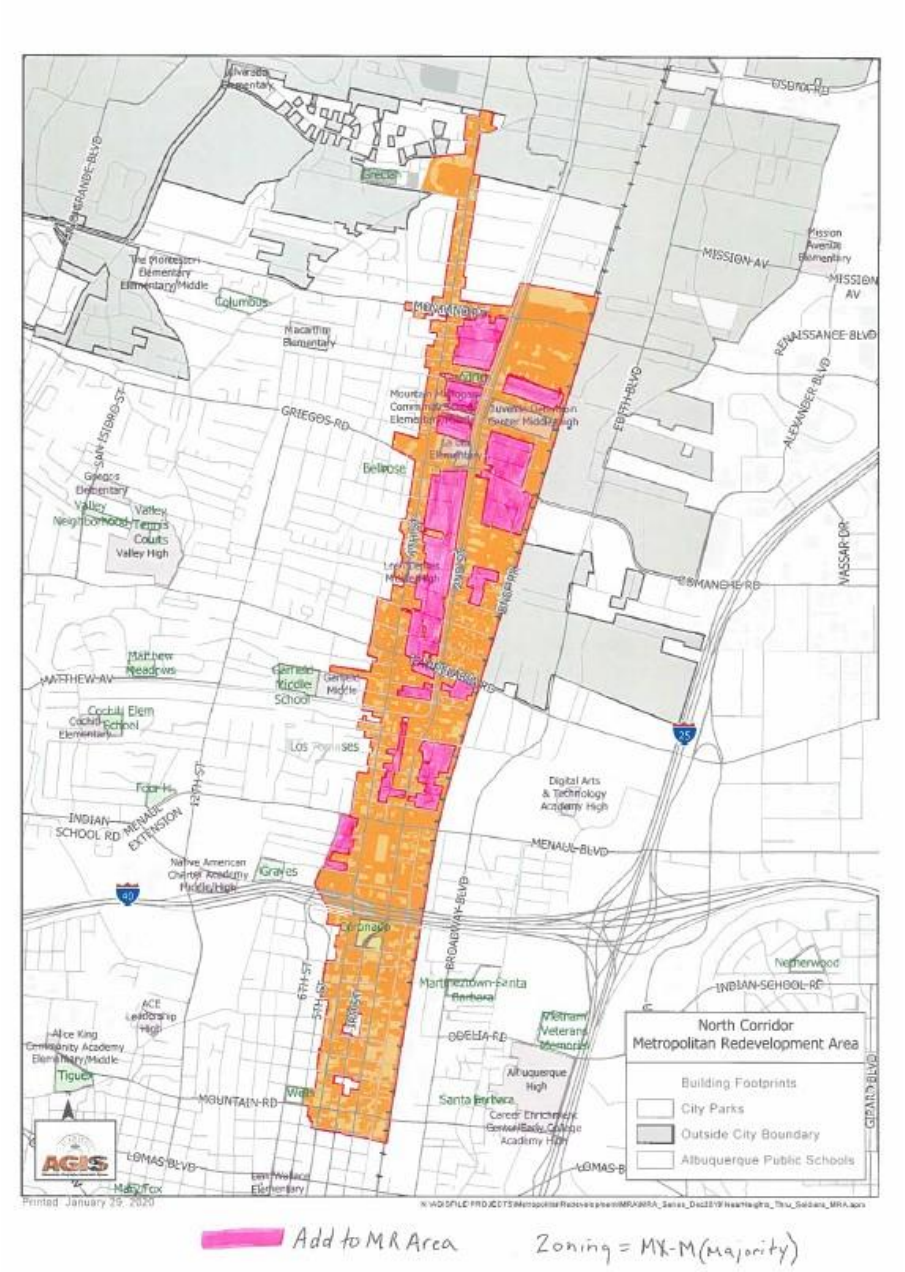


Figure #2: Area Proposed for inclusion in existing MR Boundary (in pink)

Background

The areas proposed for inclusion in the North Corridor Metropolitan Redevelopment Area and Plan include lots shown on Figure #2 (above) highlighted in pink. The lots are a mix of commercial use properties, vacant properties, and occupied or unoccupied single-family residential or multi-family residential properties. While many of the occupied single-family properties are well maintained and aesthetically pleasing, the surrounding infrastructure or in some case, the next-door property may be

blighted, adding to an overall blighted condition or otherwise contributing to a “blighted” appearance of the area (See Figures #3).

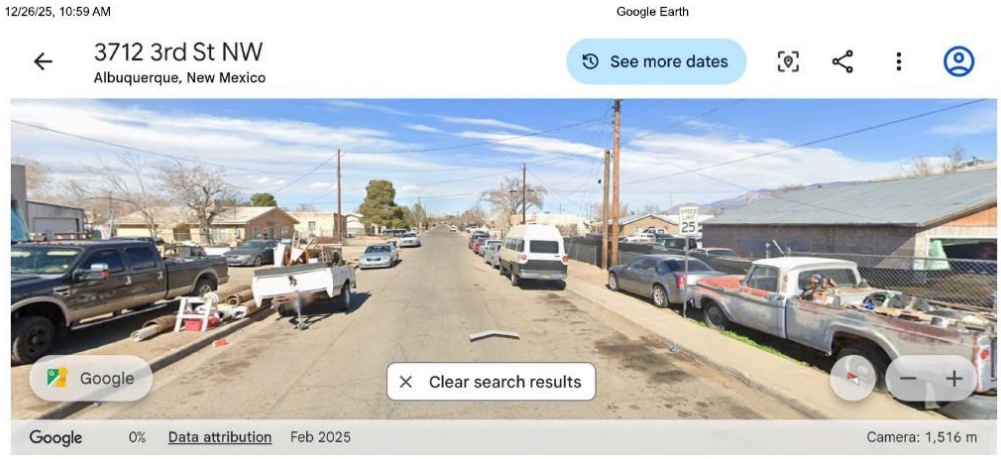
Figures #3: Pictures of areas adjacent to the current MR Area boundary that, if included, might benefit from redevelopment tools available to MR Area

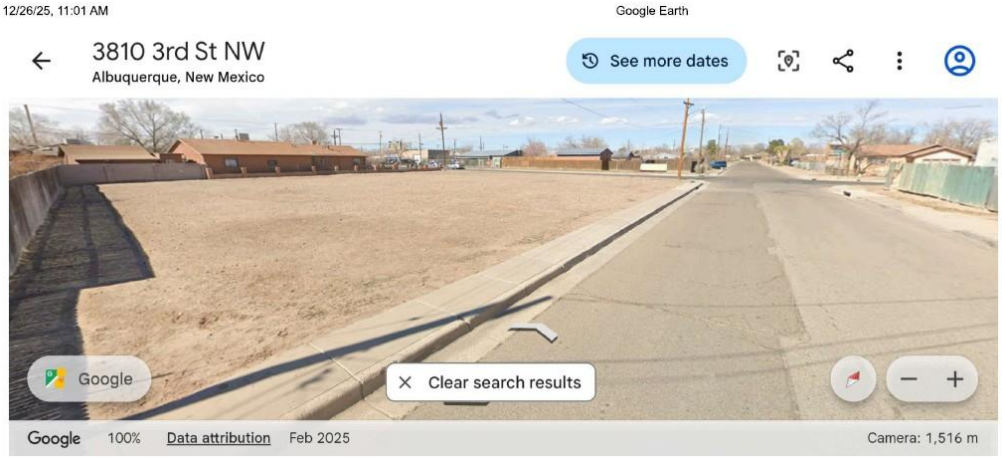


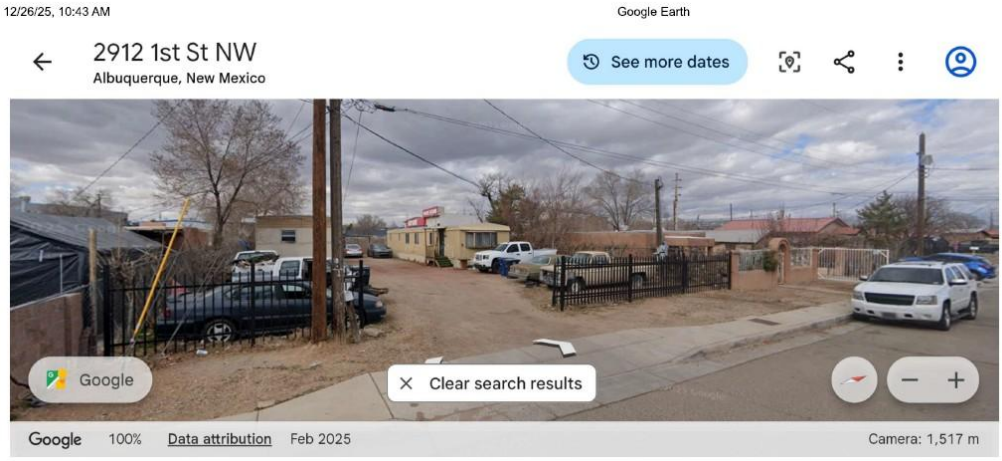


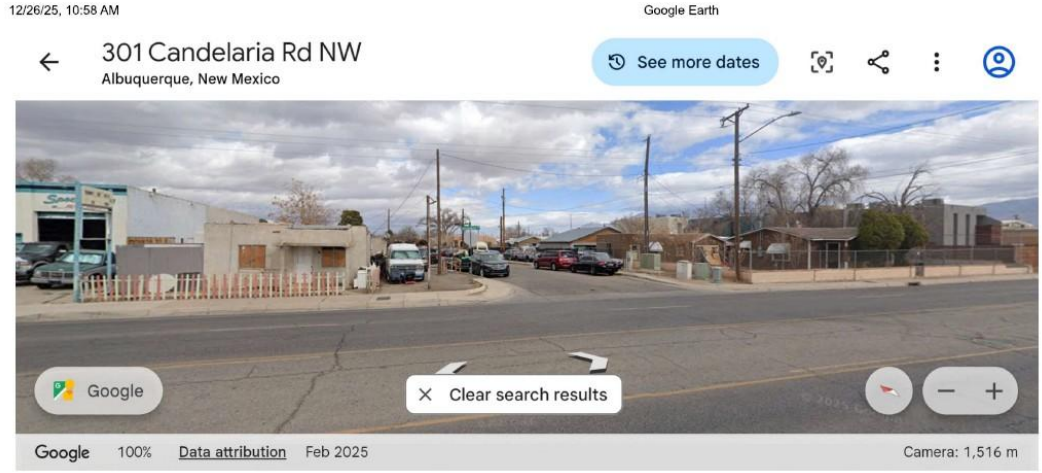


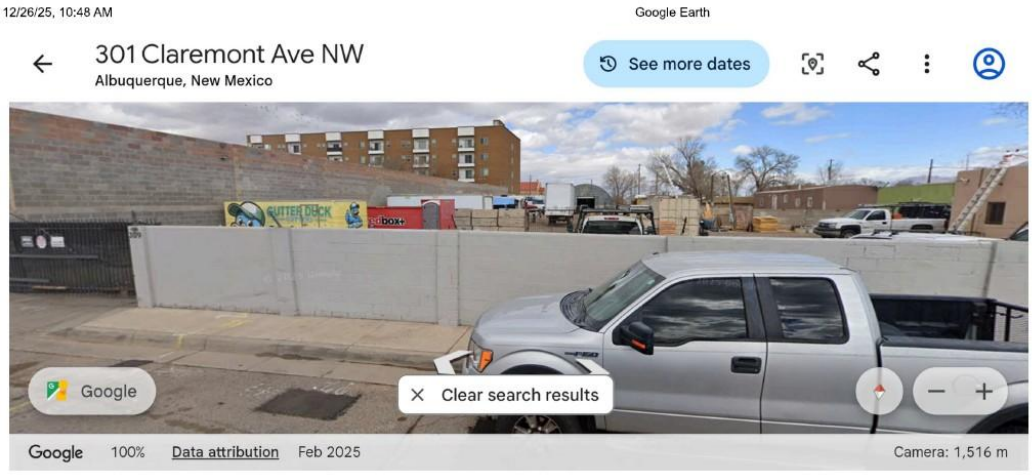

12/26/25, 10:59 AM
Google Earth
3701 3rd St NW
Albuquerque, New Mexico
See more dates
Google
Clear search results
Google 100% Data attribution Feb 2025
Camera: 1,516 m

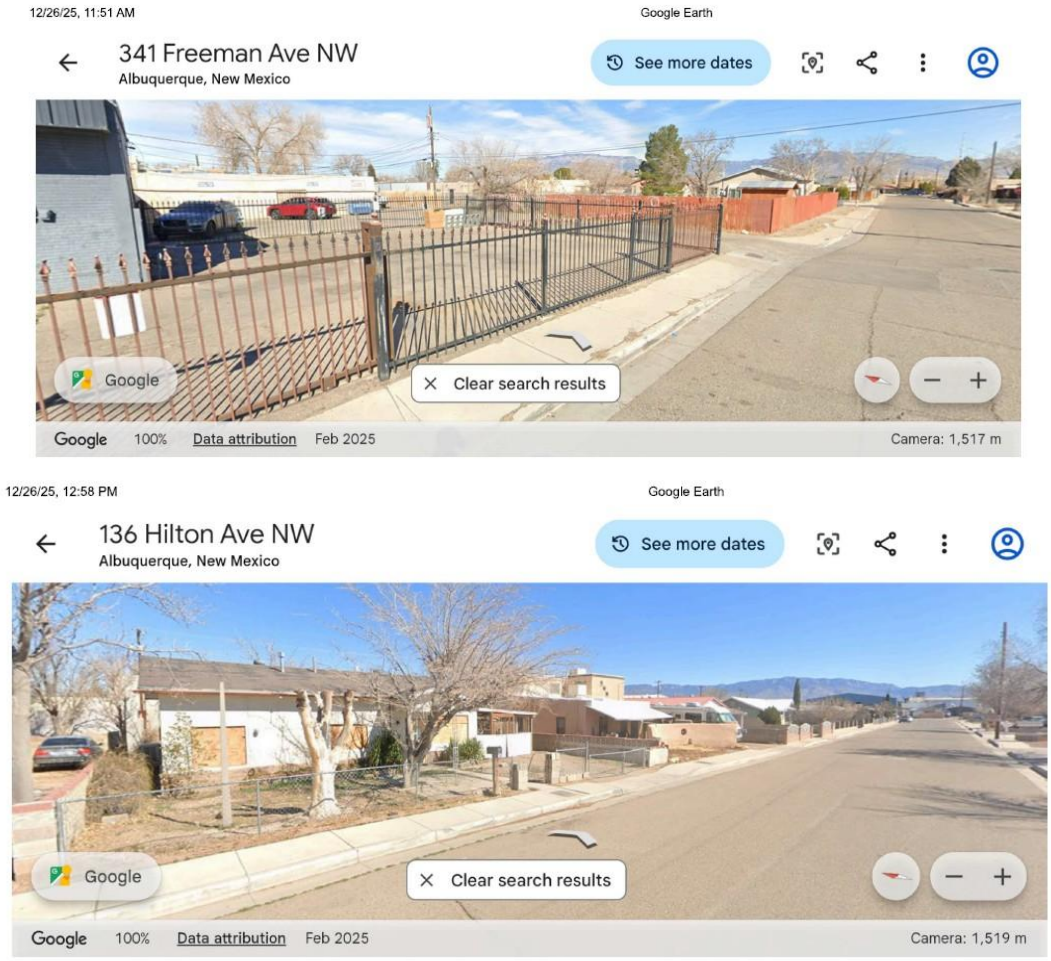

12/26/25, 10:59 AM
Google Earth
3712 3rd St NW
Albuquerque, New Mexico
See more dates
Google
Clear search results
Google 0% Data attribution Feb 2025
Camera: 1,516 m


12/26/25, 11:01 AM
Google Earth
3810 3rd St NW
Albuquerque, New Mexico
See more dates
Google
Clear search results
Google 100% Data attribution Feb 2025
Camera: 1,516 m


12/26/25, 10:43 AM
Google Earth
2912 1st St NW
Albuquerque, New Mexico
See more dates
Google
Clear search results
Google 100% Data attribution Feb 2025
Camera: 1,517 m


12/26/25, 10:58 AM
Google Earth
301 Candelaria Rd NW
Albuquerque, New Mexico
See more dates
Google
Clear search results
Google 100% Data attribution Feb 2025
Camera: 1,516 m


12/26/25, 10:48 AM
Google Earth
301 Claremont Ave NW
Albuquerque, New Mexico
See more dates
Google
Clear search results
Google 100% Data attribution Feb 2025
Camera: 1,516 m



The existing North Corridor MR Plan identified and prioritized redevelopment strategies and projects intended to reduce or eliminate blighted conditions in the MR Area. Specifically, strategies focused on stimulating private investment and revitalization of the commercial properties and the multi-family residential properties in the Area.

The purpose of designating a new MR Area, or amending an existing one, is to provide financial incentives that encourage private investment in redevelopment and that create public-private partnerships for anchor projects—activity that is unlikely to occur without incentives. By amending the North Corridor MR Plan to include previously-excluded properties, these incentives are available for continued and expanded redevelopment within the Area.

Requirements – Authority & Blight Criteria

The State of New Mexico's Metropolitan Redevelopment Code, § 3-60A-1, et seq., NMSA 1978, (MR Code) allows a Metropolitan Redevelopment Area and Plan to be established and/or amended if it is in the interest of the public health, safety, morals, or welfare of the residents. The Albuquerque City Council has reserved unto itself the power to declare an area blighted and to approve any MR Area designation

and Plan through the MRA Ordinance (§ 14-8-4-3 (A), ROA 1994). However, in creating the Albuquerque Development Commission (ADC), as an advisory body and designating it the board of commissioners for the MRA, it is appropriate for the City Council to look to the ADC for recommendations regarding the existence, extent, and eligibility of appropriate areas of the City to be declared blighted and any approvals or amendments to MR Area Plans (§ 14-8-6-2 (C), ROA 1994). This designation report is written for that purpose and will be submitted pursuant to this function of the ADC.

Definition of Blight

Prior to designating a new Metropolitan Redevelopment Area, or prior to amending an existing area boundary, an analysis of conditions within the area must be conducted and the area must be determined to exhibit conditions of blight or slum, as defined in the State of New Mexico Redevelopment Code 3-60A-4(F), which states:

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

In determining whether or not slum and blight conditions were present in the proposed amended North Corridor MR Area, MRA staff conducted multiple site visits and reviewed photographs, GIS imagery and Google imagery.

MRA staff also utilized a recently developed *Blight Criteria Checklist* to objectively quantify the blighted conditions to ensure that they met objective criteria rather than subjective or antidotal *"I know it when I see it"* criteria. The *Blight Criteria Checklist* provides the user with various sources of information to gauge the presence and severity of slum and blight conditions in an area. For instance, it refers the user to community safety and police department data in order to accurately

gauge the level of crime in an area. In addition, when determining structural deterioration, it encourages the user to take photographs and count the number of deteriorated structures as a percentage of the total number of structures in an area.

For this analysis and report, MRA staff reviewed images of properties that, when the existing MR Area was designated, were zoned for single-family residential uses and were not included in the MR Area boundary at that time. Staff then utilized the *Blight Criteria Checklist* (see below) to determine the level of slum and blight conditions in these areas.

Figure #4: Blight Criteria Tool with Analysis for the proposed area(s)

Blight Category	Metrics	Meets?
Physical Conditions		
Substantial number of deteriorated/deteriorating structures	Structural deterioration observed for at least 20% of buildings	• Yes
Deterioration of private site improvements or public infrastructure	**At least 2 of 5 from below:**	
	• Substandard sidewalk conditions, including but not limited to: more than 20% of streets lacing curb or sidewalk, or more than 20% of sidewalk network in disrepair	• No
	• Moderate to significant prevalence of cracked or damaged parking lots, alleys	• No
	• Moderate to significant prevalence of junk/debris/illegal dumping, and/or excessive weed growth	• Yes
	• Moderate to significant prevalence of damaged signage or fencing	• Yes
	• Site drainage issues	• None observed
Unsanitary or unsafe conditions	**At least 1 of 3 from below:**	
	• More than isolated observances of visible hazards (including fire dangers)	• Yes
	• Prevalence of property and/or violent crime	• Yes (Theft, Vandalism, Aggravated Assault, Vehicle theft)
	• Prevalence of traffic safety concerns/accidents	• Yes
Economic Conditions		
An area where a significant number of commercial or mercantile businesses have	**At least 2 of 4 from below:**	
	• Higher commercial property vacancy rates compared to citywide, or compared to historic data	• Yes

closed or significantly reduced their operations due to economic losses of profit due to operating in the area, *OR* Low levels of commercial or industrial activity or redevelopment or any combination of such factors	• Decline in property values relative to city-wide trends	• Unknown
	• Sales tax revenue decline over time or compared to citywide	• Unknown
	• Economic underperformance relative to what is allowable under existing zoning	• Yes
Lack of adequate housing facilities in the area	**At least 1 of 2 from below:**	
	Appearance/condition (>20% of housing units in deteriorating condition, and/or higher-than-citywide average code violations for residential structures)	• Yes
	Limited housing supply, evidenced by low residential vacancy rate of less than 3% vacancy, and/or limited supply in areas that demand more housing (transit and/or commercial corridors)	• Yes
Planning, Layout, and Ownership		
Faulty layout in relation to size, adequacy, accessibility, or usefulness; *OR* Predominance of defective or inadequate street layout; *OR* Obsolete or impractical planning and platting; *OR* Improper subdivision	**At least 1 of 2 from below:**	
	• Prevalence of parcels that are not right-sized compared to zoning or future land use goals	• Yes (post IDO zoning allows for multi-family uses throughout area but many existing lots are traditional 4-6,000sf in size)
	• Existence of multiple parcels without direct access to public streets or an excess of curb cuts per City standards	• None observed
Diversity of ownership; *OR* Defective or unusual conditions of title; *OR* Tax or special assessment delinquency exceeding the fair value of the land	**At least 2 of 4 from below:**	
	• Prevalence of ownership of individual parcels by multiple owners	• Yes
	• Majority of parcels owned by separate individuals/entities	• Yes
	• Multiple instances of defective or unusual conditions of title	• Unknown
	• Multiple instances of tax delinquency exceeding fair value of land	• Unknown

After analysis of the North Corridor Metropolitan Redevelopment Area using the *Blight Criteria Checklist*, MRA staff found that, while this area is experiencing some limited success along the 4th street and 2nd street corridors, the broader area continues to struggle and exhibit characteristics of slum and blight. The area as a whole is not functioning at a level that meets or exceeds the community's expectations as outlined in the Plan.

Public Engagement

City staff mailed notice to all Property Owners of Record, as identified by the Bernalillo County Assessor's records, that were not previously included in the existing MR Area.

City staff emailed Neighborhood Associations within the Area boundary as identified by the City's Office of Neighborhood Coordination.

Prior to the Albuquerque Development Commission (ADC) public hearing to review this designation report, MRA staff published a legal notice in the Albuquerque Journal, in compliance with MR Code, § 3-60A-8, NMSA 1978 and sent notice to property owners and Neighborhood Associations whose boundaries are within, or adjacent to, the proposed area.

CONCLUSION

Site visits conducted by MRA staff and photographic evidence indicate blighted conditions among properties that were formerly (pre-IDO) zoned for single-family residential uses. The following conditions were witnessed on some of the properties, which contributed to an overall blighted condition of the area:

- Unsanitary or unsafe conditions;
- Deterioration of buildings;
- Conditions that create a menace to the public health, safety, morals or welfare in its present condition and use; and
- Many residential properties are well cared for and attractive, but often they are adjacent to commercial or vacant properties that are deteriorated or dilapidated.

Furthermore, City staff has adequately completed public meetings and the public notice required by § 3-60A-8, NMSA 1978 of the MR Code. Therefore, MRA staff reccomends that the Subject Area be incorperated into the existing North Corridor Metropolitan Redevelopment Area and made subject to the North Corridor Metropolitan Redevelopment Plan.

Link to Plan: https://www.cabq.gov/mra/redevelopment-areas/north-corridor

North Corridor

Metropolitan Redevelopment Plan



Doorways to Imagination by Cassandra Reid

Albuquerque City Council Draft

Prepared for the City of Albuquerque
Metropolitan Redevelopment Program
June 29, 2020

Notice of Public Hearing

In accordance with Section § 3-60A-8, NMSA 1978, notice is hereby given that the **Metropolitan Redevelopment Agency ("MRA")**, on behalf of the City of Albuquerque, will hold a public hearing to recommend Designation of Blighted Parcels by the Albuquerque Development Commission to the City Council.

I. PROJECT DESCRIPTION & LOCATION:

The proposal is to designate approximately 151.51 acres/817+/- lots, located adjacent to the existing North Corridor Metropolitan Redevelopment Area boundary, as blighted and meeting the criteria of State Statute § 3-60A-4(F) for incorporation into the North Corridor Metropolitan Redevelopment Area and Plan.

II. LOCATION AND TIME OF PUBLIC HEARING:

Albuquerque Development Commission
Thursday November 19, 2026 @ 2:00 PM
Plaza Del Sol (Planning Department, Basement Hearing Room)
600 2nd St NW, Albuquerque, NM 87102
AND
On-Line Via Zoom Webinar
Agenda and link will be available 72 hours before the scheduled meeting at: https://www.cabq.gov/mra/albuquerque-development-commission

FOR MORE INFORMATION VISIT: https://www.cabq.gov/mra/albuquerque-development-commission

SEND COMMENTS/QUESTIONS TO: mrainfo@cabq.gov

METROPOLITAN REDEVELOPMENT AGENCY
CITY OF ALBUQUERQUE, NEW MEXICO

Published October 18, 2026 and October 25, 2026

ALBUQUERQUE JOURNAL | jrnl+

Dept 880697
PO Box 29650
Phoenix, AZ 85038-9650 Phone: (505)823-3220

Proof of Ad 09/22/2026

Account:	**1102655**
Name:	**CITY OF ALB METROPOLITAN**
Company:	**CITY OF ALB METROPOLITAN**
Address:	**P O BOX 1985** **Albuquerque, NM 87103**
Telephone:	**(505)768-3278**

Ad ID:	**467410**
Description:	
Run Dates:	**10/18/2026 - 10/25/2026**
Class:	**3001**
Orig User:	**master**
Words:	**167**
Lines:	**65**
Agate Lines:	**106**
Depth:	**7.54**
Blind Box:	

Base Ad Cost	**$126.71**
Total Ad Cost	**$136.37**
Amount Paid	**$0.00**

Publication	Start	Stop	Inserts
Albuquerque Journal	10/18/2026	10/25/2026	2

Notice of Public Hearing

In accordance with Section § 3-60A-8, NMSA 1978, notice is hereby given that the **Metropolitan Redevelopment Agency ("MRA")**, on behalf of the City of Albuquerque, will hold a public hearing to recommend Designation of Blighted Parcels by the Albuquerque Development Commission to the City Council.

I. PROJECT DESCRIPTION & LOCATION:
The proposal is to designate approximately 151.51 acres/ 817+/- lots, located adjacent to the existing North Corridor Metropolitan Redevelopment Area boundary, as blighted and meeting the criteria of State Statute § 3-60A-4(F) for incorporation into the North Corridor Metropolitan Redevelopment Area and Plan.

II. LOCATION AND TIME OF PUBLIC HEARING:
Albuquerque Development Commission
Thursday November 19, 2026 @ 2:00 PM
Plaza Del Sol (Planning Department, Basement Hearing Room)
600 2nd St NW, Albuquerque, NM 87102
AND
On-Line Via Zoom Webinar
Agenda and link will be available 72 hours before the scheduled meeting at: https://www.cabq.gov/mra/albuquerque-development-commission

FOR MORE INFORMATION VISIT: https://www.cabq.gov/mra/albuquerque-development-commission

SEND COMMENTS/ QUESTIONS TO: mrainfo@cabq.gov

METROPOLITAN REDEVELOPMENT AGENCY
CITY OF ALBUQUERQUE, NEW MEXICO

Journal: October 18, 25, 2026.

ALBUQUERQUE JOURNAL | jrnl+

Dept 880697
PO Box 29650
Phoenix, AZ 85038-9650 Phone: (505)823-3220

Proof of Ad 09/22/2026

Managing your account just got simpler!
We offer several convenient options for you to take care of your bill today:

Pay Online by Credit Card
Quickly and securely pay via our portal at: https://scs.abqpubco.com/billing
We accept Mastercard, VISA, AMEX and Discover.

Pay by ACH
Bank Name: JP MORGAN CHASE
Routing Number: 028000024, Account Number: 20000045624911

Pay by Check
Please make check payable to: Albuquerque Publishing Company
Mail to: Albuquerque Publishing Company
Dept 880697
PO Box 29650
Phoenix, AZ 85038-9650

Introducing our new E-Billing Portal!
View your advertising history, access tearsheets, and manage invoices all in one convenient place.
Contact us to get set up today, or whenever you need help with your account.
Email: creditdept@abqpubco.com | Call: (505)823-3220

November 6, 2026

NOTICE OF PUBLIC HEARING

You are receiving this notice because you are a Property Owner of Record or a registered Neighborhood Association within the affected area, as indicated on the enclosed map.

This letter is to advise you that the Albuquerque Development Commission will hold a **Public Hearing** on **Thursday, November 19, 2026 at 2:00pm** to consider the following request. Any interested party may appear and provide public comment regarding the request.

Albuquerque Development Commission
Thursday, November 19, 2026 @ 2:00 PM
Plaza Del Sol (Planning Department, Basement Hearing Room)
600 2nd St NW, Albuquerque, NM 87102

Agenda and Zoom Webinar Link will be available 72 hours before the scheduled meeting at: https://www.cabq.gov/mra/albuquerque-development-commission

REQUEST

The Albuquerque Development Commission will hold a public hearing on a request to expand the existing North Corridor Metropolitan Redevelopment Area (MR Area) to include approximately 817 lots that meet the criteria of blighted per State of New Mexico Statute 3-60A, NMSA 1978 (MR Code). Inclusion in an MR Area only makes the lots available for redevelopment incentives. It does not affect zoning. The MR Code **does not** grant local government the power of eminent domain for the acquisition of private property.

The City of Albuquerque Metropolitan Redevelopment Agency staff report, the Designation Report, supplemental materials, and Zoom Webinar login is posted at the following website 72 hours before the hearing date:
https://www.cabq.gov/mra/albuquerque-development-commission

Notice to Persons with Disabilities: If you have a disability and require special assistance to participate in this meeting, please contact TTY at 1-800-659-8331 at least three (3) days prior to the meeting/hearing date.

You may sign up for public comment, submit written public comment, or direct questions for additional information regarding this request to the Metropolitan Redevelopment Agency at mrainfo@cabq.gov.

LOCATION MAP

PROPOSED NORTH CORRIDOR MR AREA BOUNDARY

