

ICC Inter-Coalition Council

The ICC is a Council of Coalitions of Albuquerque and Bernalillo County Neighborhood Associations that has been meeting since May 2014 to reach consensus on broad, common concerns. Its purpose is to promote stronger, better neighborhoods and communities through group action and interfacing with the governmental, social, environmental, cultural and historic needs and interests of all residents.

January 3, 2025

Re: Council Bill No. O-24-69
Sponsored by Dan Lewis and Joaquin Baca
to be heard at Council Monday, Jan. 6, 2025

This Bill was introduced in the President's Letter of Introduction on Dec. 16th, to be heard at Council on 1/6/2025. Nowhere in the current Integrated Development Ordinance (IDO), are amendments allowed to be introduced in this manner. See 14-16-6-3(D)(4) of the Redline Draft (the 2023 update changed **annual** to every other year):

"Notwithstanding the schedule for ~~annual~~ updates to the IDO in this Subsection 14-16-6-3(D), the Planning Director may determine that an interim amendment to the text of this IDO shall be submitted for review and decision to prevent a significant threat to public health or safety."

While City Council is the ultimate zoning authority, it is not empowered to disregard applicable State statutes; This ordinance violates the "New Mexico Civil Rights Act", House Bill 4, passed in 2021.

Generally, this bill is not about affordable housing or homelessness; its intent is to disenfranchise members of the public, enrich the development community and concentrate power amongst fewer elected officials. Specifically, the ICC is opposed to this Ordinance for several reasons, including but not limited to:

- 1) While the WHEREAS statements acknowledge the original purpose—and faults—of the IDO, claiming the "housing and homelessness crisis has been exacerbated by some provisions in the IDO..." is without fact,
- 2) Section 1 exempts the City from following its own rules,
- 3) Section 2 creates additional hardship for appellants, burdening them with appellee's court and requiring signatures from neighbors who may prefer to remain anonymous,
- 4) Sections 3 and 4 effectively gut the IDO Update Process, removing proposed amendments from review by the EPC and the LUPZ. Not requiring recusal of a sponsoring City Councilor could be a conflict of interest,
- 5) Sections 5 and 6 would allow **Dwelling, Multi-family** (currently allowed in two Residential Zones) to be a Permissive Primary use in the remaining four Residential Zones, within 1,320 feet of Main Street / Premium Transit areas,
- 6) Section 7 removes ALL BUILDING HEIGHT LIMITS. There are reasons the six Residential Zone Districts have 4 different height limits (R-MH in UC-MS-PT can already go to 65')
- 7) Section 10 would allow this to take effect in five days—with no public review or oversight. .

This hasty IDO Amendment, introduced nine days before Christmas and scheduled to be heard at Council five days after New Year's Day, is a blatant attempt to circumvent any public input and will do nothing to solve Albuquerque's housing crisis. The ICC urges withdrawal of this bill.

Sincerely,

Michael Brasher

Michael Brasher
Inter-Coalition Council President

and the 17 attendees at the Jan. 3rd ICC working group meeting (quotes from a few of their letters):

"It seems lost on our leaders that as corporate ownership of residential property has increased, so has the unhoused."
J. Price

"...simply unleashing Developers and private equity financed multi-family residential construction will not "solve" the homelessness crisis..." J. Shanley

"This amendment will not help at all and just give developers greater license to ignore the city's weak environmental planning." J. Hooker