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: January 22, 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 first progress report.

VASP Working Group
Quarterly Report

October 2019-December 2019
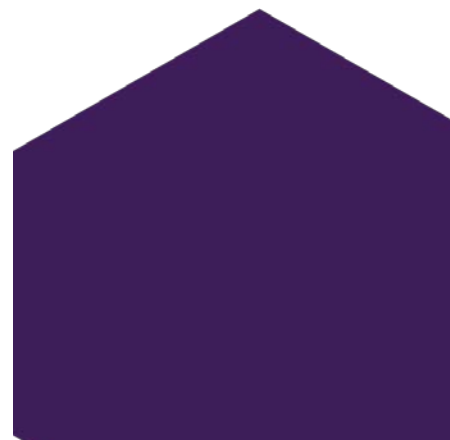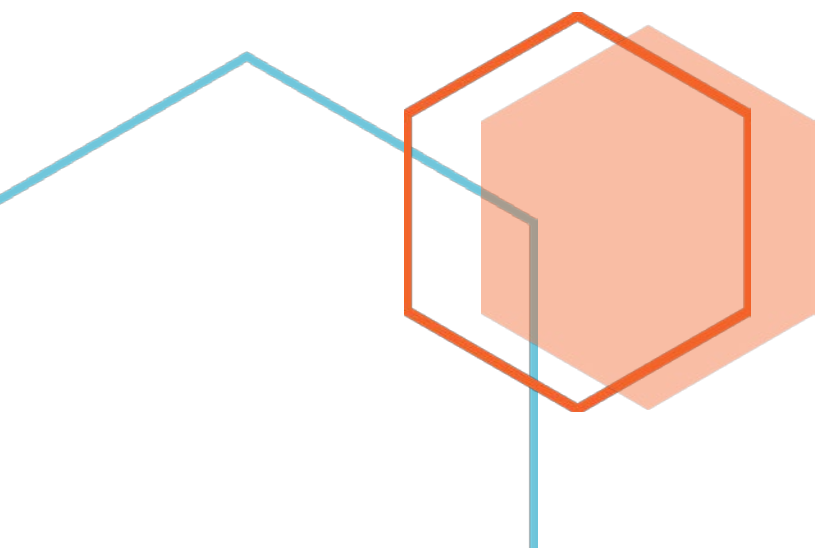
VASP Working Group
Quarterly Report

October 2019-December 2019

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

VASP Working Group Progress

The VASP Working Group is required to meet on a regular basis, no less than monthly, and is required 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, and has met four times since.

The group has engaged in robust conversations sharing information on processes and sharing data pertaining to residential vacant, abandoned, and sub-standard properties and their impact on the community. VASP members have provided a number of presentations to the group including a presentation on the current foreclosure process from the Assistant City Attorney for the Real Property Division and Property & Finance

Division. While this process has proven to be successful in a number of ways, the group identified certain points in the process that require further exploration. We request additional assistance in this matter from the City Attorney's Office.

VASP is looking at developing a Q & A communication tool to help Albuquerque residents understand the processes associated with problem properties, such as, nuisance abatement, housing code compliance, foreclosure and remediation.

Another VASP group focus is to identify the top 100 vacant and substandard residential nuisance properties, which most severely affect surrounding communities. VASP has taken on this complex task by working with key datasets (attachment I) to create a rubric, which is to be used to identify such properties.

We expect that by creating a rubric which takes into consideration a variety of data points, such as, number of APD/AFR calls for service, liens placed for securing and cleaning properties, code violations, and others, we may be able to address those problem properties far in advance of them becoming a long-term nuisance. We anticipate a recommendation on this matter in our next progress report. VASP members have also been discussing whether a land bank option might meet Albuquerque's needs. Further exploration is necessary at this time.

Dataset	Description	Source	Format	Status Notes	Currently Available
Tax Delinquent Properties	List of properties that have been delinquent on taxes for X number of years or have been on the state auction list	Bernalillo County Treasurer	tabular; can be mapped using either the address or Uniform Property Code (UPC)	A list of delinquent properties that were on the State's auction list on 11/7/2019 was provided.	Yes
ADAPT Points	A combination of specific APD CAD calls, AFR calls for service, and Code Enforcement violations aggegated to tax assessor parcels. The dataset includes land use information, the types of calls and violations, and tax assessor property information. Point values are assigned to each type of call or violation.	ADAPT Database; APD Tiburon System; AFR Image Trend; POSSE Permitting System	GIS; tabular	Dataset is updated approximately every 2 months; will have more regular updates soon.	Yes
ADAPT Stages	Properties that ADAPT has interacted with since the program began in July 2019. Each data point includes the process stage of the property, occupancy status, and inspection notes.	ADAPT Database; APD Tiburon System; AFR Image Trend; POSSE Permitting System	GIS; tabular	Dataset is continuously updated by ADAPT	Yes
Substandard Code Violations	Any violation that falls within the substandard dwelling definition in the Uniform Housing Code.	POSSE (Planning/Code Enforcement)	GIS; tabular	Violations are continuously entered and updated by Code Enforcement Staff. Data can be pulled from the POSSE system and then mapped using the address of the violation.	Yes
Substandard Liens and other Code Liens	Liens related to Code Enforcement violations	Excel spreadsheets/POSSE (Planning/Code Enforcement)	tabular	Code Enforcement is currently entering liens in excel spreadsheets and within POSSE. Those records with addresses or Uniform Property Code data can be mapped, creating a GIS layer.	Yes
Solid Waste Board Up/Clean Up Costs	Costs per property related to board up and clean up activities conducted by Solid Waste	Unknown	Unknown; GIS layer can be created if contains addresses	Need to determine how Solid Waste is tracking this information and if it is available at the property level	Unknown
Foreclosure Filings	Addresses of foreclosures in Albuquerque	Purchase from third party vendor	Unknown; GIS layer can be created if contains addresses	Need to research costs of purchasing data and what company provides the best data source	No
Utility Shut-Offs/ Tampering	Dataset containing addresses of properties that have had water or electric shut off for 6 months or more	ABCWUA and PNM	Unknown; GIS layer can be created if contains addresses	Need to research if it is possible for utilities to share this type of data	No
Vacant Building registration	The addresses of properties that have registered a vacant building with Code Enforcement	Excel Spreadsheets(Planning/Code Enforcement)	tabular; GIS layer can be created if it contains addresses or UPC from tax assessor parcels	This is continuously maintained by Code Enforcement Staff. Any Code Violations need to be resolved.	Yes
311 data	311 data related to code complaints	311 or POSSE (311 calls for code issues are automatically imported into POSSE)	tabular; GIS layer can be created if it contains addresses or coordinates of the call location	The data is updated continuously.	Yes
Structurally Compromised Buildings	Buildings that have been deemed unsafe for interior firefighting or search operations	To be created GIS database	GIS; tabular	A list of properties have been visited by AFR ADAPT inspectors, but the information still needs to be compiled and a GIS tool created for updating.	Pending
Code Enforcement Reinspection Fees	Attributing reinspection fees will enable the tracking of the number of times properties are being visited by Code Enforcement staff.	POSSE (Planning/Code Enforcement)	tabular; GIS layer can be created if it contains addresses or coordinates of the call location	Not available yet	Pending