

CITY of ALBUQUERQUE

TWENTY SIXTH COUNCIL

COUNCIL BILL NO. R-25-160 ENACTMENT NO. _____

SPONSORED BY: Nichole Rogers

1 RESOLUTION

2 CREATING A WORKING GROUP TO EXPLORE A FIXED PRICING
3 DISPOSITION PROGRAM FOR THE SALE OF CITY-OWNED VACANT
4 BUILDINGS AND LOTS FOR HOUSING DEVELOPMENT.

5 WHEREAS, the City of Albuquerque seeks to support community-led
6 development that prevents displacement, builds wealth for historically
7 disinvested communities, and promotes mixed-income neighborhoods with
8 long-term affordability; and

9 WHEREAS, a Fixed Pricing Program for the disposition of City-owned real
10 property would allow the City to sell certain vacant buildings and lots at
11 standardized prices based on property and purchaser type, enabling more
12 equitable and streamlined access to homeownership and development
13 opportunities; and

14 WHEREAS, a fixed pricing model establishes set, predetermined sales
15 prices for eligible City-owned properties based on specific criteria such as
16 location, condition, and intended use, reducing subjectivity and inconsistency
17 in the property disposition process; and

18 WHEREAS, fixed pricing eliminates the need for individualized appraisals
19 and drawn-out negotiations, enabling the City to process sales more
20 efficiently and expand access to affordable housing opportunities for
21 developers, homeowners, nonprofits, and mission-driven entities; and

22 WHEREAS, implementing a fixed pricing approach ensures a consistent
23 and equitable framework for property sales that can prioritize affordability,
24 transparency, and timeliness—particularly in neighborhoods most impacted
25 by disinvestment and property vacancy; and

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1 WHEREAS, reserving the sale of City-owned properties under the Fixed
2 Pricing Program for housing-related uses, such as residential redevelopment,
3 mixed-use with a residential component, ensures alignment with the City's
4 goals of addressing housing needs and promoting neighborhood
5 revitalization; and

6 WHEREAS, conditioning property sales on housing use helps prevent
7 speculative acquisition and ensures that publicly owned assets are used to
8 advance community priorities, including the creation of affordable housing,
9 stabilization of neighborhoods, and increased access to safe and stable
10 homes; and

11 WHEREAS, the conversion of qualified vacant properties to residential or
12 mixed-use with residential use will enhance neighborhood character, support
13 infill development, and return properties to productive use; and

14 WHEREAS, while the development of a Fixed Pricing Program will require
15 careful consideration of legal, administrative, and operational complexities,
16 the potential to advance equitable housing outcomes and transform
17 underutilized City-owned properties into community assets makes this a
18 policy initiative worthy of thorough exploration and deliberate action.

19 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF
20 ALBUQUERQUE:

21 SECTION 1. FIXED PRICING WORKING GROUP.

22 (A) A 15-member Fixed Pricing Working Group is hereby established to
23 explore the development of a City-Owned Real Property Fixed Pricing
24 Disposition Program in the City of Albuquerque. The Working Group and shall
25 be comprised of following members:

26 (1) Two City staff members from the City Council Services Department,
27 one of which shall lead the Working Group;

28 (2) Two City staff members designated by the Mayor;

29 (3) One City staff member from the Planning Department, designated by
30 the Council;

31 (4) One City staff member from the Code Enforcement Division,
32 designated by the Council;

1 (5) One City staff member from the Metropolitan Redevelopment
2 Agency, designated by the Council;

3 (6) One City staff member from the Legal Department, designated by the
4 Council;

5 (7) One City staff member from the Real Property Division, designated
6 by the Council;

7 (8) One representative from a local housing nonprofit or community
8 land trust, designated by the Council;

9 (9) One local housing contractor and/or local construction industry
10 representative focused on affordable or infill housing, designated by the
11 Council;

12 (10) One member with expertise in mortgages, construction loans,
13 financing, and other lending options that may be available to potential
14 purchasers, designated by the Council;

15 (11) Two community members who have special knowledge, lived
16 experience, or interest in housing or neighborhood impacts, designated by the
17 Council; and

18 (12) One academic or policy expert on community-driven development,
19 land use, or affordable housing, designated by the Council.

20 (B) The Working Group shall evaluate and make recommendations regarding
21 the feasibility and structure of a Fixed Pricing Program. Areas of exploration
22 shall include, but are not limited to:

23 (1) Design of a Fixed Pricing Disposition Program framework tailored to
24 Albuquerque's real estate and housing market conditions;

25 (2) Legislative and policy actions required to authorize and implement
26 such a program, including model ordinances and department coordination;

27 (3) Review and navigation of existing City, County, and State laws or
28 regulations that may impact implementation;

29 (4) Review of current processes for acquiring, inventorying, and selling
30 properties and exploring measures to improve those processes, including
31 keeping accurate and updated inventories of the City's real property inventory
32 list and ADAPT list, and evaluating properties for inclusion before deeming
33 "non-essential for municipal purposes;"

1 (5) Criteria and methodologies for setting fixed prices, including
2 adjustments based on property condition, location, and buyer type;

3 (6) Strategies for City acquisition of additional vacant, abandoned, tax-
4 delinquent, and properties on the City's ADAPT list, including public
5 nomination or application processes and programs or incentives for donation
6 or voluntary sale of distressed properties to the City;

7 (7) Criteria for determining property eligibility for inclusion in the fixed
8 pricing inventory, and designing and maintaining a public-facing website to
9 display available properties;

10 (8) Purchaser eligibility guidelines, including a fair and transparent
11 vetting and selection process for buyers and limitations by residency,
12 ownership caps, or capacity to rehabilitate;

13 (9) Rehabilitation requirements and standards, including minimum
14 investment thresholds or timelines;

15 (10) Evaluation of lien forgiveness strategies, including potential
16 collaboration with the State of New Mexico and Bernalillo County on the
17 forgiveness of non-municipal liens;

18 (11) Development of resources and partnerships to support low- and
19 moderate-income homebuyers, including education, financing, or technical
20 assistance;

21 (12) Recommendations for how to integrate mandatory residential and
22 mixed-use with residential requirements into all disposition agreements and
23 mechanisms to enforce long-term occupancy and affordability requirements;

24 (13) Any additional policies, partnerships, or legislative or administrative
25 actions necessary to support the program's success and alignment with
26 equity and housing goals.

27 (C) The Working Group shall prepare a written report, including detailed
28 recommendations for proposed programs, policies, and legislation, including
29 any changes to existing programs, policies, and legislation. This report shall
30 be submitted as an Other Communication (OC) to the City Council no later
31 than December 31, 2025.

1 (D) The Working Group is a fact finding and recommending body and not a
2 final policy making body; accordingly, any meetings of the Working Group are
3 not subject to the New Mexico Open Meetings Act.

4 SECTION 2. REAL PROPERTY INVENTORY. Within 15 days following the
5 enactment of this Resolution, the City Administration shall compile a complete
6 list of all City-owned real property and transmit the list to the Council Services
7 Department.

8 SECTION 3. ADAPT PROGRAM LIST. Within 15 days following the
9 enactment of this Resolution, the City Administration shall compile a complete
10 list of all properties on the ADAPT Program List and transmit the list to the
11 Council Services Department.

12 SECTION 4. SEVERABILITY. If any section, paragraph, sentence, clause,
13 word or phrase of this Resolution is for any reason held to be invalid or
14 unenforceable by any court of competent jurisdiction, such decision shall not
15 affect the validity of the remaining provisions of this Resolution. The Council
16 hereby declares that it would have passed this Resolution and each section,
17 paragraph, sentence, clause, word or phrase thereof irrespective of any
18 provision being declared unconstitutional or otherwise invalid.

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