

Exhibit X to R-22-42

Community Planning Area Assessment – Priority Analysis

In this report, staff from the City of Albuquerque Planning Department recommends an order for Community Planning Area (CPA) assessments to City Council, as directed by the Comprehensive Plan. City Council is responsible for reviewing, adjusting as prudent, and confirming an order for the 12 assessments to complete the first cycle of assessments and an update to the Comprehensive Plan. The CPA assessment process is described in more detail below.

In order to recommend an order for the assessments, our analysis was designed to identify and prioritize areas where residents may not have the same access to services, where resources have not been distributed equitably, and where development pressure and population changes indicate the need for more immediate planning attention.

Using data to compare the CPAs to each other, as well as an assessment of additional characteristics of each CPA, staff proposes the following order for the CPA assessments. The remainder of this report describes the metrics and scoring used to develop the recommended order in more detail.

Year	Order	Community Planning Area
2022	1	Near Heights
	2	Southwest Mesa
	3	Central ABQ
2023	4	East Gateway
		Targeted Comp Plan Update
2024	5	West Mesa
	6	Northwest Mesa
2025	7	Near North Valley
	8	North I-25
2026	9	Mid Heights
	10	Foothills
2027	11	North Albuquerque
	12	Mesa del Sol
2028-2029		Comprehensive Plan Update
2030		Priority Needs Analysis
		Re-tooling for Assessments

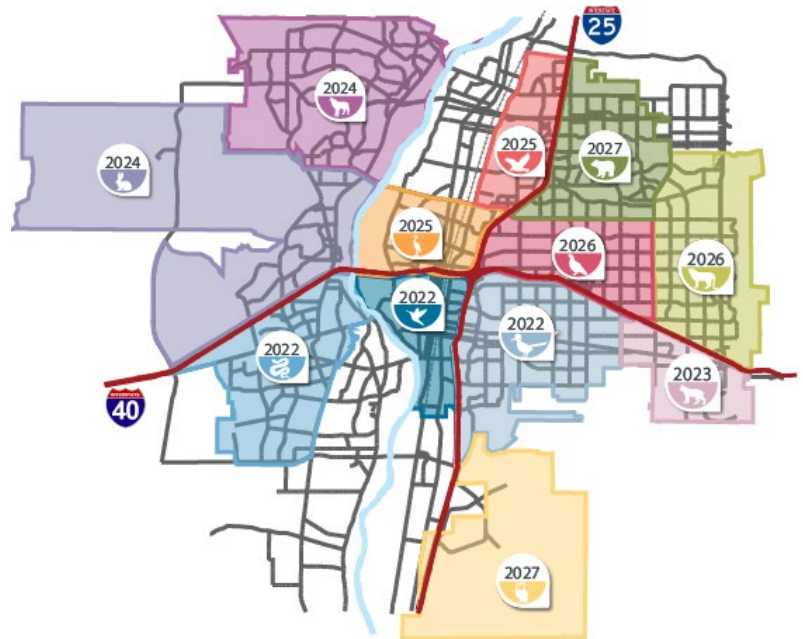
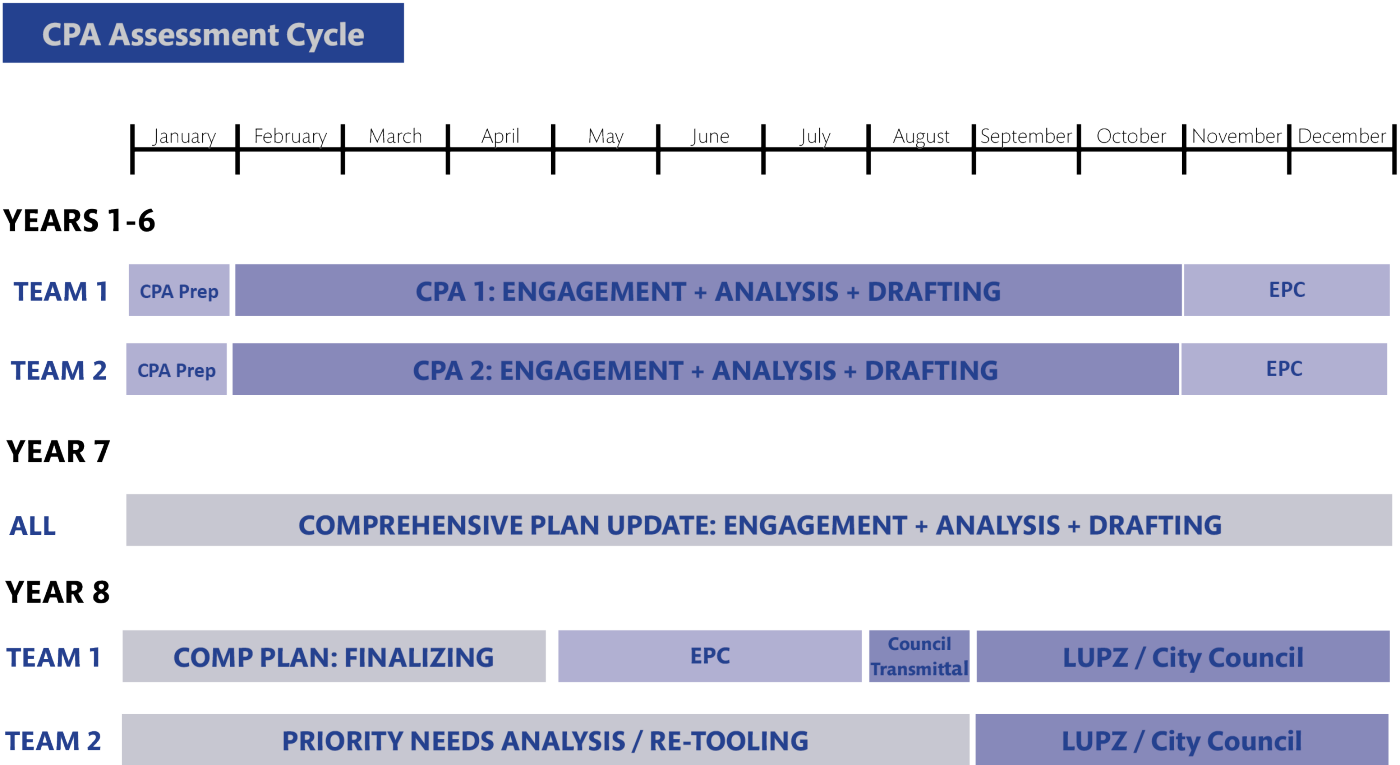


Exhibit X to R-22-42

Community Planning Area (CPA) Assessments

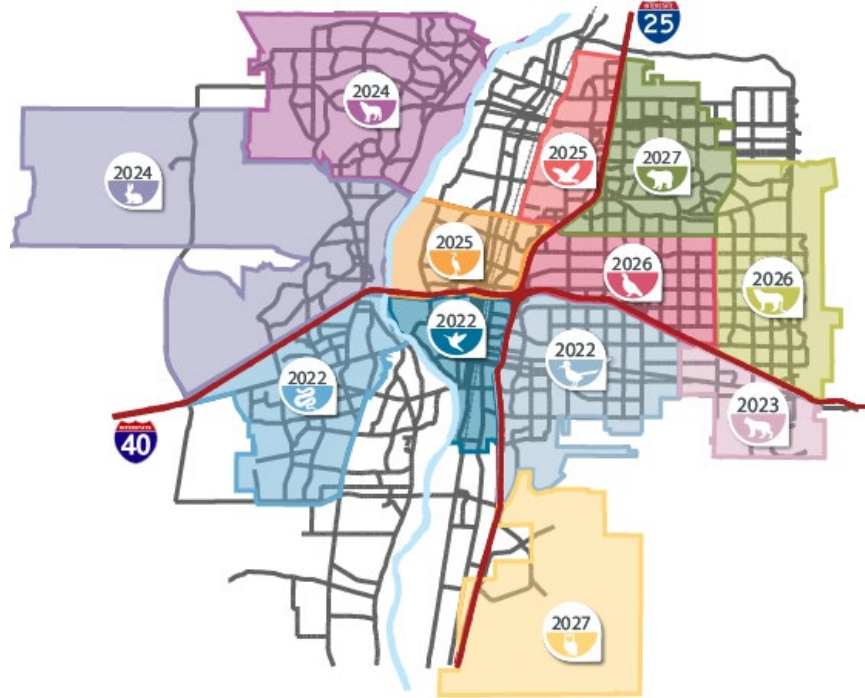
The Community Planning Area (CPA) assessments provide long-range planning with all communities in Albuquerque on a regular cycle. Two teams of planners will spend a year in 2 CPAs per year for 6 years, then update the Albuquerque / Bernalillo County Comprehensive Plan (Comp Plan), then analyze the priority needs to recommend an order for the second cycle and do any necessary re-tooling of the assessment process prior to beginning the next assessment cycle. This cycle, illustrated below, makes sure we can measure progress on each community’s priorities on a regular cycle and adjust the City’s policies, regulations, and project priorities, so that we’re always headed where the community wants to go. Note that the first proposed cycle includes an extra year for CPA assessments, as we are a behind due to staffing, and an extra year to complete the priority needs assessment and re-tooling, since the end of the first cycle will likely necessitate some major retooling before the start of the next assessment cycle.

Another team of Planning staff will be responsible for annual updates to the Integrated Development Ordinance (IDO), which provides the opportunity to incorporate recommendations to change regulations related to one or more CPAs or small areas. Area-specific planners whose CPA is not involved in an assessment will provide project management assistance, ongoing coordination with implementing departments and agencies, and workshops in their CPAs to build capacity to engage in development processes and planning efforts, identify priority needs, advocate for desired changes, and accomplish goals.



Given this cycle, staff also took into consideration logistics and the ability to provide the best service to the community when recommending the order. For example, where it made sense in relation to the scoring, staff recommended grouping nearby CPAs together in a particular year, which allows an opportunity for overlap in engagement activities and sharing of staff.

Exhibit X to R-22-42



Priority Indicators

Staff used the following 20 data points (“metrics”) to score each CPA in terms of priority for the CPA assessment process. These metrics were chosen based on best practices from other cities, as well as through input from staff and the public. Each metric is in one of two categories of factors that influence the need for planning: Opportunity + Wellbeing (“People” indicators) and Growth + Livability (“Place” indicators).

Staff also considered factors that might not be reflected in these metrics, such as potential future development and the availability of publicly owned gathering spaces for CPA assessments to take place. These additional considerations are described in 2-page summaries of each CPA that can be found on the project website (<https://abc-zone.com/community-planning-area-assessments>). An interactive map showing the 20 metrics, as well as other geographic considerations for each CPA, is being prepared and will be posted on the same project website.

	Metric	Definition	High Priority
Opportunity + Wellbeing (PEOPLE)	Population	Total population	High population
	Race + Ethnicity	% of population that is a race/ethnicity other than non-Hispanic White	High %
	Limited English Proficiency	% of population that speaks a language other than English and does not speak English "very well"	High %
	Car Ownership	% of households with one or no cars	High %
	Poverty	% of population with income below the poverty line	High %
	Educational Attainment	% of population over 25 years of age with a high school diploma or more	Low %
	Neighborhood Associations	% of CPA area covered by a Neighborhood Association	Low %
Growth +	Population Change	% change in population	High % change
	Building Permits	# of building permits approved in a 12-month period	High # of permits
	Variances	# of Variances applied for in a 12-month period	High # of variances

Exhibit X to R-22-42

Substandard Buildings	# of buildings tagged as substandard for 12 months or more	High # of substandard buildings
Housing Cost Burden (Renter-occupied)	% of households (renter-occupied) spending 30% or more of their income on housing costs	High housing cost burden
Housing Cost Burden (Owner-occupied)	% of households (owner-occupied) spending 30% or more of their income on housing costs	High housing cost burden
Access to Transit	% of households within 5-minute walk (~¼ mile) of a bus stop/station	Low % with access
Access to Public Parks	% of households within 10-minute walk (~½ mile) of a public park	Low % with access
Access to Schools	% of households within 10-minute walk (~½ mile) of a public school	Low % with access
Transportation Mode Share	% of workers age 16+ who travel to work using any alternative to the single-occupancy vehicle	High %
Traffic Crashes	# of fatal and injury crashes	High # of crashes
311 Reports	# of 311 reports that reflect nuisances or issues in the community	High # of reports
Crime Reports	# of crime reports that reflect nuisances or issues in the community	High # of reports

Scoring + Recommended Order

Staff used a method that calculates distance from an average (technically known as a Z-score or standard score) for each metric within the two categories of indicators (Opportunity + Wellbeing and Growth + Livability). This method compared each metric to the average of the 12 CPAs to score each metric. The scores for each metric were then added to a score for each indicator category (shown in the priority matrix below) and combined for a total score for each CPA (shown in the table below). Lower scores indicate a higher need for planning attention and therefore a higher priority when determining the order. More explanation of the scores is provided in 2-page summaries for each CPA available online.

CPA	Opportunity + Wellbeing	Growth + Livability	Total Score
Near Heights	-1.72	-9.09	-10.81
Mesa del Sol	-7.82	-1.73	-9.54
Southwest Mesa	-2.54	-6.40	-8.94
Central ABQ	-2.70	0.40	-2.30
East Gateway	-0.80	0.98	0.19
West Mesa	0.88	0.68	1.56
Northwest Mesa	3.08	-0.82	2.26
Mid Heights	0.53	2.88	3.41
Near North Valley	1.85	1.61	3.46
North I-25	2.97	1.74	4.70
Foothills	2.43	2.86	5.29
North Albuquerque	3.84	6.87	10.71

After reviewing the order based on scores, staff recommended minor adjustments to the order of CPA assessments based on opportunities and challenges beyond the metrics that might impact the need for planning efforts in a particular CPA. Given that two CPA assessments are scheduled for each year, staff also considered the proximity of CPAs and the potential benefit of combining outreach efforts in terms of staff resources and logistics, such as limited meeting venues.

Exhibit X to R-22-42

The table below notes key considerations for adjustments to the recommended order, and additional information that was considered for each CPA is included in a brief narrative of each CPA in the 2-page summaries.

CPA	Total Score	Order	Timeline	Order Adjustment Consideration
Near Heights	-10.81	1	2021-2022	
Southwest Mesa	-8.94	2	2021-2022	
Central ABQ	-2.30	3	2022-2023	
East Gateway	0.19	4	2023	
West Mesa	1.56	5	2024	
Northwest Mesa	2.26	6	2024	
Near North Valley	3.46	7	2025	Adjusted to be together due to proximity
North I-25	4.70	8	2025	
Mid Heights	3.41	9	2026	Adjusted to be together due to proximity
Foothills	5.29	10	2026	
North Albuquerque	10.71	11	2027	
Mesa del Sol	-9.54	12	2027	Existing Framework Plan / Low population

Exhibit X to R-22-42

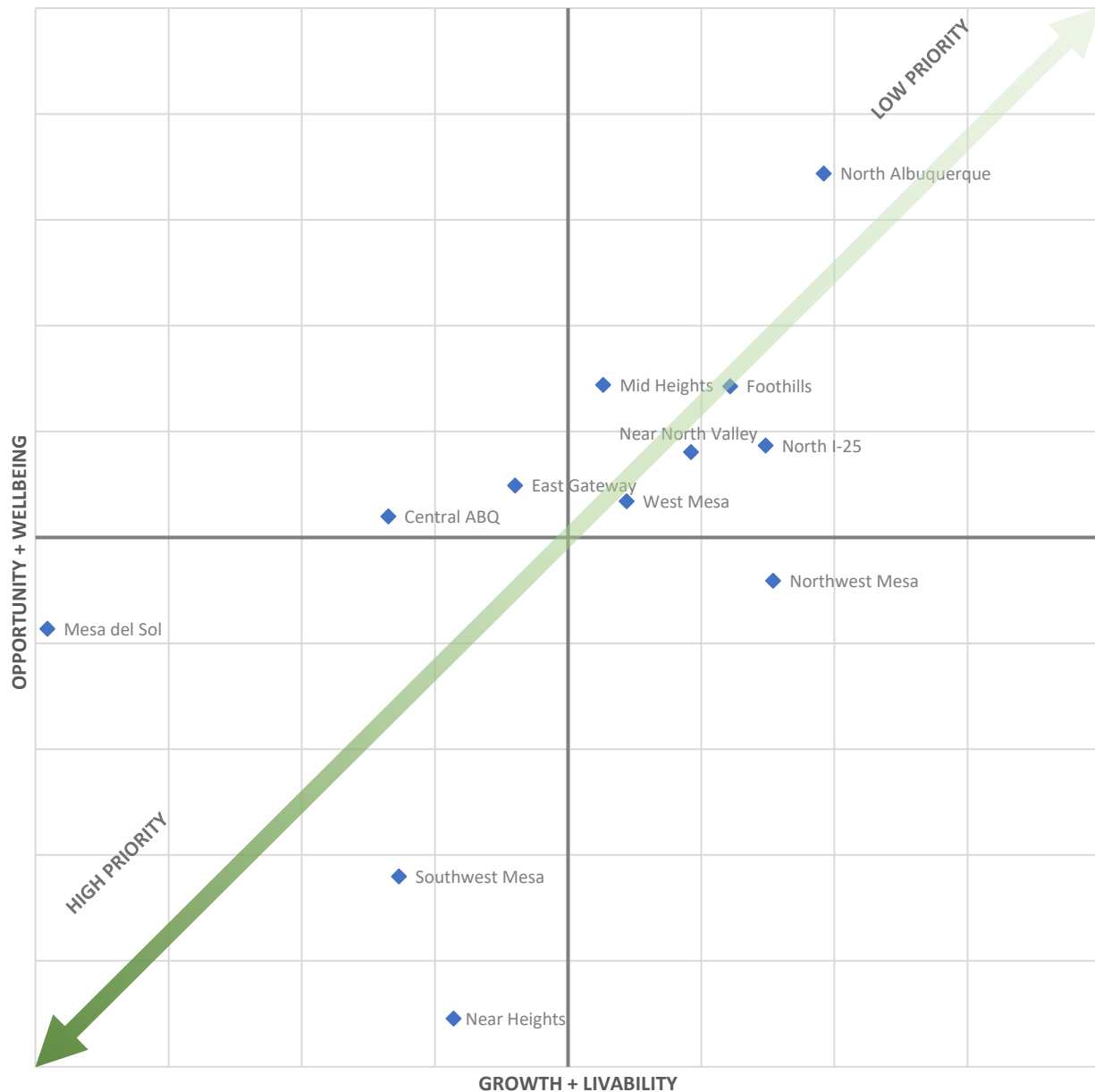
Priority Matrix

The CPA Assessment Priority Matrix shows the relative priority among the CPAs and indicates how different planning efforts and interventions might be the most impactful for each CPA.

A low Growth + Livability score indicates high development pressure, limited access to services, and a burdened community. For CPAs with a low Growth + Livability score, planning efforts would need to focus on reducing any negative impacts of growth and development on the community, increasing access to services, and addressing economic and social burdens on the community.

A low Opportunity + Wellbeing score indicates that residents may have limited access to resources and that the community has likely been disproportionately excluded from decision-making. For example, people with limited English proficiency may be excluded from planning processes that happen only in English. Planning efforts in CPAs with a low Opportunity + Wellbeing score would need to focus more on increasing access to the process and building capacity within the community to address planning challenges.

CPA ASSESSMENT PRIORITY MATRIX



Community Planning Area Priority Summaries

A brief summary of each CPA is available on the project webpage: <https://abc-zone.com/community-planning-area-assessments>. The data and descriptions in these summaries are intended to inform the decision about the order of CPA assessments. The CPA assessment process will allow Long Range Planning staff to work with people in each CPA for a deeper dive into the history, characteristics, and priorities of that area.

The summaries include a brief overview of the location, key demographic information and development issues, an explanation of the recommended order, and the following information for each CPA:

- **Neighborhood Associations**
Neighborhood Associations (NAs) are a way for residents to organize with each other and for the City to communicate with residents. These organizations will be key conveners for the CPA assessment process. It is important to note that not all residents are part of their NA, but the existence of an NA is one indication that residents in the area have a way to stay informed about public and private projects and initiatives, and that those residents are represented and have an opportunity to engage in the planning and development process for their community.
- **Centers + Corridors**
The Comp Plan identifies Centers and Corridors, where more intense development and redevelopment are desired and appropriate because development in these areas can help mitigate the potentially harmful effects of development on existing residential neighborhoods and open space areas.
- **Metropolitan Redevelopment Areas**
The City establishes Metropolitan Redevelopment Plans for areas that have been identified as needing special intervention on the part of the City due to lack of investment and deterioration. The Metropolitan Redevelopment Agency uses the Metropolitan Redevelopment Fund and Federal Community Development Block Grants, as well as other funds that include local and state capital funds to promote reinvestment in Metropolitan Redevelopment Areas.
- **Libraries and Community, Multigenerational, and Senior Centers**
City and other public facilities are key locations for residents to gather, learn, and engage with one another and with local decision-makers. These facilities are useful for the CPA assessment priorities in multiple ways. The number and distribution of such facilities in a CPA indicate access to these resources, which will also be key in planning outreach and engagement for the CPA assessments.
- **Schools**
Schools are key locations for residents to gather, learn, and engage with one another. They are useful for the CPA assessment priorities in multiple ways. The number and distribution of schools in a CPA indicate access to these resources, which will also be key in planning outreach and engagement for the CPA assessments.
- **Other Considerations**
This section will include any other considerations that are relevant for each CPA. This section may include Superfund/Brownfield sites, rail corridors, major planned development or infrastructure projects, or major attractions or gathering sites.

The project webpage linked above also includes an interactive map showing the indicators by CPA, as well as other geographic considerations for each CPA.