

# CITY of ALBUQUERQUE

## TWENTY SIXTH COUNCIL

COUNCIL BILL NO. R-24-22 ENACTMENT NO. \_\_\_\_\_

SPONSORED BY: Joaquín Baca, by request

1 RESOLUTION  
2 ESTABLISHING A TWO-YEAR POLICY FOR THE PRIORITY SITE PLAN  
3 APPROVAL AND CONSTRUCTION PERMITTING OF DEVELOPMENT  
4 PROJECTS THAT WILL RESULT IN PERMANENT HOUSING IN CENTERS AND  
5 CORRIDORS AND DEVELOPMENT PROJECTS WITHIN THE DOWNTOWN  
6 CENTER.

7 WHEREAS, there is a demonstrated housing crisis across the country that  
8 is also impacting Albuquerque due to lack of available housing units; and

9 WHEREAS, delays in site plan approvals and construction permitting  
10 processes may hinder timely completion of development projects or  
11 discourage applications from being submitted, exacerbating housing  
12 shortages and discouraging economic growth; and

13 WHEREAS, prioritizing site plan approvals and construction permitting  
14 processes for development projects aimed at creating permanent housing will  
15 help to address housing affordability challenges; and

16 WHEREAS, prioritizing site plan approvals and construction permitting  
17 processes for development projects within the Downtown Center will may  
18 attract investment and help to quickly revitalize the core of the City; and

19 WHEREAS, prioritizing site plan approvals and construction permitting  
20 processes for projects that contribute to downtown revitalization aligns with  
21 city goals related to downtown development; and

22 WHEREAS, the City of Albuquerque Planning Department has an optional  
23 construction permitting fee-based program called “FasTrax” which commits to  
24 expedited plan review, including an assigned plan expediter and guaranteed  
25 plan review completion dates; and

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1 WHEREAS, a time-limited prioritization of certain construction permits is  
2 reasonable to help with certain development that is essential to the growth  
3 and success of the City.

4 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF  
5 ALBUQUERQUE:

6 SECTION 1. PRIORITY PERMITTING

7 A. The Planning Department shall process completed construction permit  
8 applications for the following land uses that are located in or within ¼ mile  
9 Centers and Corridors, as identified on page 5-9 of the 2017  
10 Albuquerque/Bernalillo Comprehensive Plan, as “FasTrax” applications. There  
11 shall be no additional FasTrax fees required for applications processed this  
12 way.

- 13 I. Dwelling, single-family detached
- 14 II. Dwelling, mobile home
- 15 III. Dwelling, cluster development
- 16 IV. Dwelling, cottage development
- 17 V. Dwelling, two-family detached (duplex)
- 18 VI. Dwelling, townhouse
- 19 VII. Dwelling, live-work
- 20 VIII. Dwelling, multi-family
- 21 IX. Dwelling Unit, accessory
- 22 X. Assisted living facility or nursing home
- 23 XI. Community residential facility - small or large
- 24 XII. Dormitory
- 25 XIII. Group home – small, medium, or large

26 B. The Planning Department shall process completed construction permit  
27 applications within the Downtown Center, whose boundary is depicted on  
28 page 5-9 of the 2017 Albuquerque / Bernalillo County Comprehensive Plan, as  
29 “FasTrax” applications. There shall be no additional FasTrax fees required for  
30 applications processed this way.

31 SECTION 2. SITE PLAN REVIEW

32 To expedite the review and approval of all site plans associated with the land  
33 uses in Section 1 of this bill, Planning staff prioritize providing comments and

1 corrections to completed applications and shall provide additional meetings  
2 as necessary to expedite the site plan approval process.

3 **SECTION 2. EXPIRATION**

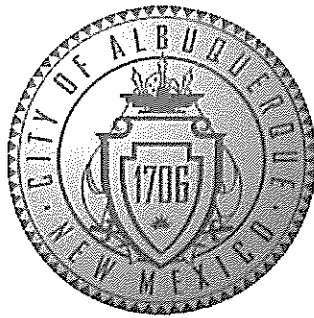
4 Development applications for the land uses and/or areas listed in Sections 1  
5 and 2 of this bill shall be processed as “FasTrax” applications for a two-year  
6 period starting from the approval date of this resolution. The approval of  
7 completed site plan applications for the land uses and/or areas listed in  
8 Section 1 of this bill shall be prioritized and expedited for a two-year period  
9 starting from the approval of this resolution.

10 **SECTION 3. REPORTING**

11 Every six months following approval of this resolution by the City Council, the  
12 Planning Department shall provide, via Executive Communication, to the City  
13 Council an update on the number of applications processed for the land uses  
14 and/or areas listed in Section 1 of this bill.

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Mayor Timothy M. Keller

# CITY OF ALBUQUERQUE

Albuquerque, New Mexico

Office of the Mayor

## INTER-OFFICE MEMORANDUM

February 23, 2024

**TO:** Dan Lewis, President, City Council

**FROM:** Timothy M. Keller, Mayor


**SUBJECT:** Priority Permitting Resolution

If approved, this resolution will implement a two-year priority policy at the Planning Department for site plan and construction applications for housing-related uses in and within ¼ mile of Centers and Corridors and for development in the downtown center. The following land housing-related land uses would be prioritized per the instructions in the resolution:

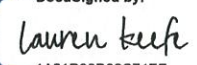
- |   |  |
|---|--|
| a) Dwelling, single-family detached       | h) Dwelling, multi-family                          |
| b) Dwelling, mobile home                  | i) Dwelling Unit, accessory                        |
| c) Dwelling, cluster development          | j) Assisted living facility or nursing home        |
| d) Dwelling, cottage development          | k) Community residential facility - small or large |
| e) Dwelling, two-family detached (duplex) | l) Dormitory                                       |
| f) Dwelling, townhouse                    | m) Group home – small, medium, or large            |
| g) Dwelling, live-work                    |  |

This resolution also implements a two-year tracking requirement in which bi-annual reports must be submitted to the City Council regarding the number of applications processed for the legislated land uses and/or areas.

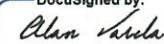
Approved:

  
Samantha Sengel, EdD Date  
Chief Administrative Officer

Approved as to Legal Form:

DocuSigned by:  
 2/26/2024 | 11:49 AM MST  
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Date  
City Attorney

Recommended:

DocuSigned by:  
 2/23/2024 | 3:53 PM MST  
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Date

Director

## **Cover Analysis**

### **1. What is it?**

A resolution to implementing permitting policy at the Planning Department

### **2. What will this piece of legislation do?**

This resolution will implement a two-year policy at the Planning Department to prioritizing applications for permanent housing-related land uses and applications in the Downtown Center. It also implements a reporting requirement on the number of applications processed this way.

### **3. Why is this project needed?**

This resolution will continue the City's commitment to increasing the number of permanent housing units in the City and will highlight the City's commitment to revitalizing Downtown as an economic hub of the city. The prioritization of permits for these uses and the downtown area will signal to developers that housing and downtown are priorities.

### **4. How much will it cost and what is the funding source?**

This resolution will not generate additional costs to the City, however, due to the FasTrax fees being waived there is an anticipated 10% loss in revenue, as depicted in the Fiscal Impact Analysis.

### **5. Is there a revenue source associated with this contract? If so, what level of income is projected?**

There is no anticipated revenue as a result of this resolution.

### **6. What will happen if the project is not approved?**

If not approved, applications for permanent housing land uses and development in the Downtown center will continue to be processed under the typical procedure – “first come, first served.” Absent the incentive this resolution offers, developers may choose to not submit applications at this time.

**7. Is this service already provided by another entity?**

No.

**FISCAL IMPACT ANALYSIS**

TITLE: Priority Site Plan Approval and Permitting within Downtown Center R: O:  
 FUND: 110  
 DEPT: 4962000

- ☒ [X] No measurable fiscal impact is anticipated, i.e., no impact on fund balance over and above existing appropriations.
- ☐ [ ] (If Applicable) The estimated fiscal impact (defined as impact over and above existing appropriations) of this legislation is as follows:

	2024	Fiscal Years 2025	2026	Total
Base Salary/Wages				-
Fringe Benefits at				-
Subtotal Personnel	-	-	-	-
Operating Expenses		-		-
Property		-	-	-
Indirect Costs	-	-	-	-
Total Expenses	\$ -	\$ -	\$ -	\$ -
<input type="checkbox"/> [ ] Estimated revenues not affected				
<input checked="" type="checkbox"/> [X] Estimated revenue impact				
Revenue from program				0
Amount of Grant		-	-	
City Cash Match				
City Inkind Match				
City IDOH	-	-	-	-
Total Revenue	\$ (10,000)	\$ (52,000)	\$ (39,000)	\$ (101,000)

These estimates do not include any adjustment for inflation.

\* Range if not easily quantifiable.

Number of Positions created

**Comments****COMMENTS ON NON-MONETARY IMPACTS TO COMMUNITY/CITY GOVERNMENT:**

This legislation would allow for fast tax treatment without the associated fee being charged for development that occurs within the Downtown Center that meets the criteria of the ordinance..

**PREPARED BY:**

DocuSigned by:  
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 FISCAL ANALYST

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