

**Observer Corps Report – Albuquerque City Council meeting  
16 Dec 2024/6 Jan 2025  
Mary Mulvany/Janet Kirkpatrick**

All nine councilors were present at the 16 Dec and 6 Jan meetings. Councilors: Louie Sanchez – District 1, Joaquin Baca – District 2, Klarissa Peña – District 3, Brook Bassan – District 4, Dan Lewis – District 5, Nichole Rogers – District 6, Tammy Fiebelkorn – District 7, Dan Champine – District 8, Renée Grout, District 9.

Councilor Bassan and Councilor Peña were unanimously elected as calendar year 2025 President and Vice-president respectively.

**General Information:**

Both meetings began at 5pm and adjourned after midnight due to a full agenda and the number of people who signed up for public comment. Public comment was limited to one minute per person at both meetings.

**Integrated Development Ordinance (IDO) Amendment**

At the 6 Jan meeting Councilors Baca and Lewis proposed an Amendment to the IDO, [O-24-69](#). The amendment was introduced at the 16 Dec council meeting but did not receive consideration in any applicable committee. This legislation changes the definition of who has standing to mount an appeal, removes failure to notify neighborhood associations as grounds for remand or reversal of appeal, requires an appellant who loses an appeal to pay the appellee's legal fees, and increases height and density restrictions along major transit corridors (Central, 4<sup>th</sup> St.).

Over 60 people provided comment to this amendment. Comments were limited to one minute. Thirty-five people spoke in opposition, citing a lack of transparency and intentional limitation of public engagement, lack of consideration at the committee level, and the weaponization of attorney's fees as a means to discourage appeal.

Twenty-six people spoke in favor of the amendment, stating the change would increase housing supply, remove obstacles to growth such as frivolous appeals, and contribute to a walkability.

The amendment passed by a vote of seven in favor (Baca, Bassan, Champine, Fiebelkorn, Grout, Lewis, Rogers) and two opposed (Peña, Sanchez). It was sent to the mayor on 10 Jan.

**Housing**

Joseph Montoya of Health, Housing and Homelessness, Mikaela Renz-Whitmore of Planning, and Kendra Montanari of Transportation shared a Housing Needs Assessment presentation at the 16 Dec meeting. The presentation stated there is a shortage of over 18,000 units that need the highest subsidies to be affordable.

Additionally, over 80% of workers in the region cannot afford the median home price at median earnings. And 39% of workers cannot afford the median rent at median earnings. See the entire report at the 4:00 mark of the [ABQ City Council Recording 12.16.24](#).

The City Council unanimously passed the **Manufactured Home Community Stability and Empowerment Ordinance** [O-24-52](#) at the 12 Dec meeting. This ordinance requires the owner of a manufactured home park to notify residences of an intent to sell and when an offer is received. This provides the community members with an opportunity to organize and purchase the property. Signed by the mayor on 29 Dec.

### **Homelessness**

Proposed by Councilor Grout at the 16 Dec meeting, [O-24-56](#) **amends the Parks Ordinance** to prohibit erection of tents, the use of shopping carts, the leaving of trash, or possession of glass containers in public parks. This ordinance passed by a vote of six in favor (Baca, Bassan, Champine, Grout, Lewis, Sanchez) and three opposed (Fiebelkorn, Peña, Rogers). The mayor neither signed nor vetoed this bill. Lacking a veto, the ordinance is enacted.

Proposed by Councilor Grout at the 16 Dec meeting, [O-24-58](#), the **Public Camping Ordinance**, makes it unlawful to camp or maintain an encampment in any publicly owned area. The ordinance passed by a vote of five in favor (Bassan, Champine, Grout, Lewis, Sanchez) and three opposed (Baca, Fiebelkorn, Peña, Rogers). The mayor neither signed nor vetoed this bill. Lacking a veto, the ordinance is enacted.

### **MISC**

[O-24-59](#), **Amending the Uniform Housing Code to Require Cooling Systems**, was proposed by Councilor Fiebelkorn at the 16 Dec meeting. The ordinance requires that every dwelling be provided with cooling facilities. The ordinance passed by a vote of five in favor (Baca, Bassan, Fiebelkorn, Peña, Rogers) to four (Champine, Grout, Lewis, Champine). The mayor signed it on 29 Dec.

[O-24-61](#), **Downtown Vacant Premises Ordinance**, was proposed by Councilor Baca at the 6 Jan meeting. The ordinance requires annual registration and inspection of vacant buildings in the downtown area. The annual registration fee ranges from \$1k-\$5k. Non compliance results in a financial penalty. The ordinance passed by a vote of seven in favor (Baca, Bassan, Fiebelkorn, Grout, Lewis, Peña, Rogers) and two opposed (Champine, Sanchez).