

Meeting Minutes District 4 Coalition – March 18, 2026

In attendance: Arroyo del Oso North, Bear Canyon, Cherry Hills, Del Norte NA, Heritage East, North Domingo Baca NA, Quail Springs, Quintessence, Visa Del Norte, Academy North, Nor Este

Friends of D4C: Irene Minke

Guests: Mikaela Clinton, Mayor's Office

Meeting called to order by President Lorna Howerton at 6:32PM. A Quorum was met.

Approval of Minutes from February 18, 2026 meeting: Correct to be made to Del Norte Neighborhood report – Remove “they are getting a tumbleweed sculpture”. Goldilu Stone moved to accept with correction. Judie Pellegrino 2nd – Motion passed

Approval of Agenda for March 18, 2026: Approved as written; with caveat of order determined by arrival of guest speaker.

Mikaela Clinton – Mayor's Office

There was concern expressed by some members of continued issues with EEZEE Fiber. Ms Clinton provided her email contact information (mclinton@cabq.gov) and asked members to send her any issues happening or old issues that have yet been corrected. She will work with department overseeing compliance so these issues can be resolved.

Councilor Report:

- Brook passed around handout of pictures showing the pool progress – “coming along amazingly”
- 2nd handout was the March 13th press release (*attached*) that outlined her proposal set for vote at the March 16th City Council meeting. In an effort to generate more funding for the Aquatic Center and other capital projects around the city, she proposed bill O-26-16 Community Enhancement Municipal Gross Receipts Tax – co-sponsored by District 2 Councilor Joaquin Baca. At the Council meeting 3 amendments were proposed and approved basically dismantling Brook's proposal. Questions and concerns from D4C members about raising the GRT as opposed to, why the State and County do not seem to help more with dollars, especially Bernalillo County where there is an opportunity to show how property tax revenue can be a visible benefit to residents, was discussed. Brook stated it would probably be unlikely she will re-introduce proposal.

Neighborhood Roundtable:

North Domingo Baca NA: Neighborhood sign was completed. Can be seen from Wyoming. Board approved purchase of Weed whacking equipment to be used by a neighborhood volunteer to keep weeds at bay on Wilshire and Corona.

Quintessence: April is their neighborhood meeting with PNM scheduled to speak about the Substation project.

Quail Springs: will be participating with the city sponsored “Yard Cleanup” event.

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Irene: Successful in keeping “homeless” out of the Arroyo

Cherry Hills: Annual meeting is Saturday March 21, 2026

Arroyo del Oso: Annual meeting next month, Speaker will be Code Enforcement about Vacant Houses. Neighborhood sign has been replaced

Vista Del Norte: Nature Play and other park improvements are “awesome”.

Heritage East: Improvements are ongoing; Shade structure and picnic tables. Funds from the County were for the Picnic tables. The shade structure was reduced in size. NA was told it was a money problem. Brook asked to be emailed with this issue. Easter party is last Saturday of this month. There is talk of disbanding the neighborhood organization due to several officer resignations. A recommendation was to request ONC divide the neighborhood into two smaller areas.

Bear Canyon: No report

Del Norte NA: There is an increase in unhoused. The Mural Project is moving forward with the ribbon cutting scheduled for June 20th. T-Mobile is back for cleanup in the neighborhood for the 3rd time which is having an effect on the timing of the Mural Project.

Academy North: Next Saturday is the annual Meeting. Vanessa Baca will be there to discuss website security protections and electronic annual donation collections (e.g. PayPal or Zelle). Thank you to Brook for work on behalf of District 4 constituents. We recognize not easy at times, but appreciate her continued efforts.

Guest Speaker: Megan Holcomb, Bernco Neighborhood Coordinator.

Reported there were 19 grant awards in 2026. The 2027 grant cycle is starting with applications due in Mid-May. Amounts can be \$7500 or smaller. The Grant Process is on the County Website with different requirements and complexity based on the amounts and project scope. Award letters will be sent July 1st. Contact info – mholcomb@bernco.gov 505-228-9639

Officer reports

President – See Old Business

Vice President – No report

Secretary – Aubrey reports that we had our largest food deliver; totaling 292 pounds in one drop off. She sent out Pete Dinelli’s email re: GRT proposed increase at the request of Judie Pellegrino.

Treasurer – As of February Bank statement bank balance is \$560.46. Annual rent of \$250.00 for PO Box was paid in February.

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Committee Reports

Hospitality – No report

NDBMC – Still waiting on plumber to fix the fountain

Zoning and Development – No Report

Crime stats – Willie Orr put together stats comparing Dec/Jan/Feb 2024-2025 & 2025-2026 (*attached*). Jim reported that APD has 700,000 calls and needs 1100 officers. Over time Officers have become defensive rather than pro-active. Morale is an issue. Need more patrol officers.

Old Business

- a. As of March 18th, letters of support for Albuquerque Meadows have been sent to City Leaders & State Attorney general – *attached* to minutes
- b. Parking issues due to home businesses & narrow streets – According to Code Enforcement Division, “A home based business is allowed from any residential location with the city. However, there are some limitations on the intensity of activity and the area of the home that can be used in conjunction with the business. A permit is not mandatory for a home-based business, but a City of Albuquerque business registration is required through the Planning Department’s Business Registration Section.” Can the Code enforcement Division do anything about cars, RVs or boats parked in the street for an extended length of time? “No. The parking of any type of vehicle on the street is governed by the city’s traffic code. The Planning Department’s Code Enforcement Division does not enforce Traffic code”.
APD enforces the traffic code. Traffic Code 8-5-1-15 Parking not to obstruct traffic – “No person shall park a vehicle upon a street, other than an alley, in such a manner or under such conditions as to leave available less than ten feet of the width of the roadway for free movement of vehicular traffic.
- c. Zoom attendees at Neighborhood meeting – Can’t vote or hold office. According to the Neighborhood Association Recognition Ordinance (NARO) “each member is afforded the ability to vote using at least one of the following methods: in-person, mailed paper ballot or electronic means (except that elections held at the annual meeting must be voted on in person”.

New Business: None

Good of the Order: Brook was able to look up the dates for the ABQ Clean-up days on the Solid Waste Website. Register by April 3rd for the April 11th event. There is a link for Volunteers. Contact is Tony Aguilar – taguilar@cabq.gov. (*attached* is News Release)

Meeting adjourned at 8:30pm

Next meeting April 15, 2026

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District Four Coalition of Neighborhood Associations

www.D4cabq.org (website)

ContactUs@D4Cabq.org (email)

March 19, 2026

To: State of New Mexico, Attorney General, Raul Torrez

The District Four Coalition of Neighborhood Associations (D4C) is made up of several neighborhood associations located in the Albuquerque City Council District Four area. The D4C had a majority vote (01-21-2026) of D4C Members who approved sending this letter.

The District Four Coalition of Neighborhood Associations (D4C) covers a large area of the Albuquerque metro area and one of the D4C members is Albuquerque Meadows a 55+ mobile home park. Many of the 400 plus residents, which consist of seniors & veterans, are on fixed incomes and have called Albuquerque Meadows home for decades. The purpose of this letter is to demonstrate D4C's support to Albuquerque Meadows by highlighting the issues.

The residents of the Albuquerque Meadows and other mobile home communities across the state have been challenged by constantly increasing lot rents (over \$1100 to-date at ABQ Meadows), utility costs, and the ever present concern about the changing ownership of their communities. Why? Residents own their homes but lease the land beneath them. The land under their homes is being sold to out-of-state corporate or private equity investors. This leaves them uniquely vulnerable when communities are sold. Under current law, these residential parks can be sold with little notice, often to corporate investors, triggering steep rent increases, displacement, and the loss of families' life savings when homes cannot be moved. Watching corporate greed from private-equity investors unfold here in New Mexico, is unconscionable. Too many people are suffering the consequences of unchecked speculation. Under current law, a developer can make an offer on a park and the landlord can agree and the park can be closed and cleared 18 months after giving notice. What happens to the residents? Do they add to the 200 senior tenants at the Westside shelter? Is this a developer ploy to get zoning changes for their own greed at the expense of a vulnerable community?

Additionally, specific coercion from the owners of Albuquerque Meadows, appears to be in conflict with state law, specifically Article 47-10-7 of New Mexico's Mobile Home Park Act. The Owners have taken a position that Meadows tenants' advocacy meetings being held to educate residents about their rights cannot be held on park property and the residents should "find an alternative spot outside of Legacy's facilities going forward". The law explicitly protects residents' rights, including the use of community buildings, and prohibits park management from arbitrarily restricting or denying those rights.

State Representative Marian Mathews, District 27 has been working with the community residents and was

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successful in getting House Memorial 54 passed during the 2026 Legislature. The Memorial requested the “Public Regulation Commission to convene a working group to develop recommendations for a regulatory and statutory framework that would promote reliable and consistent access to utilities for tenants residing in mobile home parks.

For more information take a look at Land of Enchantment Manufactured Home Owners Alliance (LEMHOA) <https://manufacturedhomeownersalliance.org/>.

Thank you for your consideration,

/s/ Lorna Howerton

Lorna Howerton,
President, District Four Coalition of Neighborhoods

CC: Marian Mathews, District 27 State Representative

- The following are member groups of the Albuquerque City Council District 4 Coalition of Neighborhoods:

Academy North Neighborhood Association
Arroyo del Oso North
Alameda North Valley Association
Albuquerque Meadows Resident’s Association
Bear Canyon Neighborhood Association
Cherry Hills Civic Association
Del Norte Neighborhood Association
Heritage East Association of Residents
Highland North Neighborhood Association
Knapp Heights
Nor Este Neighborhood Association
North Domingo Baca Neighborhood Association
Quail Springs Neighborhood Association
Quintessence Neighborhood Association
Vineyard Estates Neighborhood Association
Vista Del Norte Alliance

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March 19, 2026

To: City of Albuquerque, Mayor Tim Keller
City of Albuquerque, City Councilors

D4C is made up of several neighborhood associations located in the City Council District Four area. The D4 had a majority vote (01-21-2026) of D4 Members who approved sending this letter.

The District Four Coalition of Neighborhood Associations (D4C) covers a large area of the Albuquerque metro area and one of the D4 members is Albuquerque Meadows a 55+ mobile home park. Many of the 400 plus residents, which consist of seniors & veterans, are on fixed incomes and have called Albuquerque Meadows home for decades. The purpose of this letter is to demonstrate D4C's support to Albuquerque Meadows by keeping the issues affecting this long-established community on the radar with the City of Albuquerque.

The residents of the Albuquerque Meadows and other mobile home communities across the state have been challenged by constantly increasing lot rents (over \$1100 to-date at ABQ Meadows), utility costs and added fees, and the ever-present concern about the changing ownership of their communities. Why? Residents own their homes but lease the land beneath them. The land under their homes is being sold to out-of-state corporate or private-equity investors. This leaves them uniquely vulnerable when communities are sold. Under current law, these residential parks can be sold with little notice, often to corporate investors, triggering steep rent increases, displacement, and the loss of families' life savings when homes cannot be moved. Watching corporate greed from private-equity investors unfold here in New Mexico, is unconscionable. Too many people are suffering the consequences of unchecked speculation. Under current law, a developer can make an offer on a park and the landlord can agree and the park can be closed and cleared 18 months after giving notice. What happens to the residents? Do they add to the 200 senior tenants at the Westside shelter? Is this a developer ploy to get zoning changes for their own greed at the expense of a vulnerable community?

Current City Leadership has underscored the affordable housing issue. Manufactured/Mobile home communities are one of New Mexico's largest sources of unsubsidized affordable housing. According to the National Low Income Housing Coalition, "Mobile homes, with the right protections, can be part of the solution."

"I think when it comes down to affordable housing stock in New Mexico, this is an issue we can't ignore," U.S. Rep. Gabe Vasquez, D-N.M., said at a recent roundtable in Albuquerque.

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State Representative Marian Mathews, District 27 has been working with the community residents and was successful in getting House Memorial 54 passed during the 2026 Legislature. The Memorial requested the “Public Regulation Commission to convene a working group to develop recommendations for a regulatory and statutory framework that would promote reliable and consistent access to utilities for tenants residing in mobile home parks.”

For more information regarding the issues facing Seniors living in manufactured home communities, please take a look at Land of Enchantment Manufactured Home Owners Alliance (LEMHOA) <https://manufacturedhomeownersalliance.org/>.

Thank you for your consideration,

/s/ Lorna Howerton

Lorna Howerton,
President, District Four Coalition of Neighborhoods

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From: "Bukoski, Alex" <abukoski@cabq.gov>

Date: April 1, 2026 at 10:23:14 AM MDT

To: "Bukoski, Alex" <abukoski@cabq.gov>

Subject: **RELEASE: Celebrate Earth Month With One Albuquerque Cleanup Days**



FOR IMMEDIATE RELEASE

Contact: Alex Bukoski | 505-379-1726

April 1, 2026

Celebrate Earth Month With *One Albuquerque Cleanup Days* *Community events celebrate our city and the nation's 250th birthday*

ALBUQUERQUE – Keep Albuquerque Beautiful in partnership with the City of Albuquerque's Solid Waste Management Department (SWMD) call on residents to roll up their sleeves and join in one, or both, of our One Albuquerque Cleanup Days: Saturday, April 11, and Saturday, April 25, from 9 a.m. until noon.

To celebrate Earth Month, Albuquerque will join millions of volunteers across the country participating in the Greatest American Cleanup, a nationwide effort commemorating the 250th anniversary of the United States. The initiative brings communities together to show pride in where they live and make a visible, lasting impact.

The event is designed to empower neighborhoods, families, schools, and community groups to organize cleanups in the areas that matter most to them — from parks and arroyos to streets and public spaces.

Residents can sign up to participate at: cabq.gov/solidwaste/events.

Registered volunteers will receive:

- Trash grabbers.
- Trash bags.
- Gloves.
- Safety vests.
- Personal protective equipment.

In addition, SWMD will provide free pickup of all collected trash and debris, making it easy for volunteers to focus on the cleanup while the City handles the rest.

"Every bag of picked-up litter represents a small but meaningful improvement to our city," said **SWMD Director Billy Gallegos**. "Community cleanups show what's possible when

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we all come together to keep our neighborhoods clean and welcoming.”

With two opportunities to participate, residents are encouraged to gather friends, family, coworkers, and neighbors for either or both cleanup days.

For more information or to register, visit cabq.gov/solidwaste/events.

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About Solid Waste Management: *The mission of the Solid Waste Management Department is to enhance the beauty and quality of life in our city through reliable trash and recycling services, median maintenance, graffiti removal, and large item pick-up, while fostering community involvement and education on recycling practices and beautification, ensuring a cleaner, greener, and more vibrant Albuquerque for generations to come. Additionally, the Department houses the InterACTION team, which acts as a compassionate first point of contact for individuals and families experiencing homelessness, providing proactive outreach, comprehensive services, and innovative solutions with a commitment to dignity, respect, and collaboration.*