

**From:** [Wolfley, Jolene](#)  
**To:** [Gomez, Angela J.](#)  
**Cc:** [Rodenbeck, Jay B.](#)  
**Subject:** PR #7063 La Terra FW: Multi family develop off Paseo  
**Date:** Thursday, July 13, 2023 9:41:58 AM

---

Please file in the record for this case.

**From:** Kelly Pedersen <kelly.e.pedersen@gmail.com>  
**Sent:** Wednesday, March 8, 2023 12:22 PM  
**To:** Lewis, Dan P. <danlewis@cabq.gov>; Alvarez, Giselle M. <galvarez@cabq.gov>; Wolfley, Jolene <jwolfley@cabq.gov>; Palmer, Jeffrey <jppalmer@cabq.gov>  
**Cc:** Eric Hubby Pedersen <eric.pedersenpa@gmail.com>  
**Subject:** Multi family develop off Paseo

**[EXTERNAL]** Forward to [phishing@cabq.gov](mailto:phishing@cabq.gov) and delete if an email causes any concern.

I am writing to express the grave concerns and aggravations of a resident of a neighborhood that will be deeply impacted from the most recent decision to allow a multi-family housing development to be built off Paseo near the Petroglyphs. Not only is it violating rules, but it is an egregious act to approve such a development in the middle of single family residential homes. The entire goal of the development is to build so investors can purchase and rent out. In a city that is struggling with rental prices and housing stability for most residents, how dare you think that this development will afford the opportunity for people to purchase their own home. How dare you think that the land proposed for use is acceptable for multi-family housing in the middle of an area that infrastructure seems to be an after-thought. My husband and I moved from out of state to the neighboring neighborhood under good faith that we would be surrounded by single family homes, ensuring the value of our property long term and maintaining the integrity of the neighborhood that was written out in the CC&R's, deed restrictions, and all other supplement documents set forth by the HOA that possess the land in question. This development not only will NOT bring stable housing for the community, but it will create intense traffic that is not accounted for presently, decrease the property values of all homeowners surrounding it (be prepared for class action lawsuits and lawsuits from individuals due to complete oversight of infrastructure and necessity in the area), and will bring in tons of investors from California (of which the development was designed and proposed... doesn't sound much like appropriate local economic development). The city has many more opportunities for increased multi-family living options that would be better worth the time, money, and effort (maybe we utilize all those vacant buildings, hotels, and other properties that could be better used for luxury apartments). The area in which this was approved was not well thought through. People living outside of the city, outside of the state, do a general search in average income and think that the area is prime for luxury multi-family build to rent (not even build to own from individuals) is great. The area is not prepared or able to manage the increased traffic, IF anyone actually buys the property, and the properties are more than likely to sit empty due to the rental struggles Albuquerque is currently facing already. As citizens of the city and residents of the area, we put our trust in the city council to do what is best by its residents and it is glaringly evident that was not done yesterday or with this development. The homeowners in the area are angry ( <https://chng.it/KgHgxxvRBNS> ) and do not want to see this through. We all purchased homes in the area under the (apparently false) guise that it would remain as it is with single family homes and with the (seemingly desperate now) hope that the infrastructure would continue to develop and become better for the current residents and traffic that is experienced in the area. I have attached the CC&R's (will follow to allow delivery of email), supplements, and bylaws from the purchase of my home explicitly outlining the restrictions in question. I am fully prepared to initiate legal proceedings if this development does occur due to developing the land not in accordance with the master plan of the community/area it is in, allowing developers to skirt deed restrictions in place, in addition to suing the builder for my property for false advertising in which it was presented as evident that

we would be surrounded by single family homes from purchase to sale of our current home. This is not in the best interest of the area, of the current homeowners, nor for economic growth of the city.

Thank you for your time and for your concern,  
Kelly Pedersen