



**HOMELESS COORDINATING COUNCIL
Housing Committee
December 16th 2020
1:00-2:30 p.m.**

Minutes

Co-Chairs: Betty Valdez (BernCo Housing Dept, Executive Director), Mark Childs (Professor Emeritus UNM School of Architecture & Planning), Lisa Huval, (Deputy Director of Housing & Homelessness CABQ FCS Dept)

Attendees: Lisa Huval, (CABQ FCS Dept); Betty Valdez (BernCo Housing Dept); Mark Childs (UNM); Councilor Isaac Benton (CABQ), Commissioner Debbie O’Malley (BernCo), Jenny Metzler (AHCH), Leonette Archuleta (BernCo), Linda Bridge (AHA), Robert Baade (BHI Supportive Housing), Laura Norman (CABQ consultant), Bobby Griego (CABQ Planning)

Item:	Discussion of high impact strategy implementation
Continue developing specific plan for implementing high impact strategies for affordable housing	<p>Minutes of the 12.2.20 meeting approved.</p> <p>Lisa Huval shared the matrix on her screen; this is the committee’s working document and is nearing completion. But start with action items/reports from last meeting.</p> <p>a.)Commissioner O’Malley shared that she is in discussion with lobbyists regarding what is possible in terms of recurring funding. No firm details to report yet. Councilor Benton added that he had a discussion about local authority; will circle back with city lobbyist soon. They will let this committee know if anything is needed.</p> <p>b.)Jenny Metzler offered 4 items for recommended focus/action for this committee. The first two are legislative items which are already in progress (short term) and being introduced this legislative session.</p> <ul style="list-style-type: none"> • <i>Housing Omnibus Legislation:</i> Cost neutral policy changes, many tenant protections. No landlord mitigation funds; but source of income discrimination is in. It is better public policy focused on getting people housed and keeping them housed. Aligns with the Urban Institute and the recommendations of this group. Sponsors are Romero and Rubio in the House. • <i>Relates to SSD income and SSI advocacy:</i> Proposing an SSI advocacy trust, a pilot project that needs an appropriation but about \$300k only. It funds civil/legal services to help people get SS income and get off general State assistance. May be legislative but could be administrative. Does not replace SOAR, but funds attorneys to help people get



benefits. The revolving credit fund to support this and the Medicaid/Medicare benefits that go with this are high impact. Center on Law and Poverty is working with AHCH on this.

- *Expanding pre-tenancy and tenancy housing assistance.* Expand the type of people who can provide and the organizations that can provide. This is administrative advocacy (medium term) after the session; in early stages.
- NM Behavioral Health Providers Assoc. and NM Primary Care Assoc. are working to *expand the range of service that can be billed through Medicaid.* Legislative or administrative (medium term); in early stages.

How can this committee provide support, particularly the administrative advocacy?
Robert Baade shared some ideas of how he is getting involved and informed as a community member. Mark Childs asked if Councilor Benton and Debbie O'Malley had contact with the UNM legislative analyst. The answer was no; therefore, Mark Childs will pursue through UNM President Stokes getting Councilor Benton this contact information. Perhaps there is value in getting the 3 lobbyists from 3 HCC host organizations together to discuss.

c.) Bobby Griego said that he took the zoning information/task force concept request from last meeting back to his planners in Urban Design and Development. Should be able to provide the review on deadline but do have some staffing issues. Bobby Griego said this is a first phase analysis looking at IDO and Zoning, what is permissive and what is allowable. What are the possibilities? What is easy to make or change? Before a task force would/could gather, this analysis in-house will be done first. Present results at 60 or 90 day mark, more quickly if possible. The next phase will be to see how this information fits into the development/implementation plan for affordable housing.

Mark Childs raised the opportunity of accessory dwelling units and his study of Seattle model in addressing this (for example they have several pre-approved plans which shortens the time for development). Also, need to look at grandfathering; understand how this affects things including bringing property into legal status.

Related to a review of subpopulation needs for different types of permanent supportive housing, Lisa Huval and Mark Childs presented at HIVE (Health Inclusion Vibrancy and Equity) today. Let them know there is an opportunity to research this; they are a UNM group of faculty and others looking at social determinants of health. They were interested. Lisa Huval will send a formal request to President Stokes by end of this month to share some of the top research needs that have come out of HCC framework.

Jenny Metzler asked whether BEBR was going to be engaged. Economic analysis is needed also. BEBR was not part of the HIVE; they are more of a contractor than the faculty there at HIVE. Lisa Huval asked for clarification on what this economic analysis looks like, such as cost savings and



	<p>cost estimates as well as pitfalls/challenges. This will be valuable in pursuit of legislative and public policy work. Mark Childs reminded the group that a long-term vision of how to change the institutional structure is important to keep in mind also, so that housing becomes a non-issue.</p> <p>NEXT STEPS: Need to continue work to translate the high impact strategies into action. Consensus was that these meetings are helpful. Suggestion was made to encourage developer participation/design-build team, people with current knowledge, on the committee. <u>Councilor Benton and Commissioner O'Malley to consider who to recommend, and send any contact info to Lisa Huval for follow up.</u></p> <p>Will skip scheduled Dec 30 meeting; meet next Jan 13. At that meeting can decide if keep meeting every 2 weeks or move to less frequently; also, decide if break into subcommittees. <u>Lisa Huval will research open meeting requirements relative to subcommittees</u> – not sure there are additional staff resources to cover more meetings at this time.</p>
	<p>Next meeting: January 13th, 1:00-2:30 p.m.</p>