



Outline for Coordinated Community-wide Framework:

- 1) Overview-why services and housing are both necessary to address homelessness; # of people homeless (adults and youth)
- 2) Services (info comes from Homeless Service System, and Coordinated Street Outreach Committees)
 - a. Needs/Gaps
 - b. High Impact Strategies to Address Needs/Gaps
 - c. Include locations for services (info comes from Gateway/Facilities Committee)
- 3) Housing:
 - Youth (info comes from Youth Housing Continuum)
 - a. Needs/Gaps
 - b. High Impact Strategies to Address Needs/Gaps
 - Adults (info comes from Housing Committee)
 - a. Needs/Gaps
 - b. High Impact Strategies to Address Needs/Gaps

Lisa noted this committee is fortunate to have the Urban Institute Report, which has already identified needs, gaps and high impact strategies.

Jenny Metzler asked for clarification: What does low income mean? Is this just for people experiencing homelessness? Lisa responded the committee focus is on people below 30% Average Median Income (AMI), but not just for people experiencing homelessness.

Commissioner O'Malley voiced a concern about focusing on percentage of AMI because it uses gross income and not net income – which may exclude people who need the help. The result is, working people, with families are cut out of the opportunities – especially low wage earners with children. They have to pay for daycare, loans, insurance, etc. and should not spend more than 30% gross, but given their expenses may be paying much more. Additionally, at 50% of AMI they are making too much – if they made more, they might be able to pay market price, and not have to go through process of pre-qualification. The Commissioner summarized, with lower incomes it's not helping and with higher income it's not helping.



Felipe Rael noted the City is incentivized for half of projects to be below 50% of AMI or under 30% of AMI, but with either deep subsidy funds or workforce housing trust funds, there is still an operating gap. The issue is that it costs the same amount for property managers, ground maintenance, lights, gas, etc. so to succeed they've needed to blend in rental assistance but also operating subsidies prevent families from being cost-burdened. If the income to rent ratio is at exactly 30%, there are at the lower income who are closer to 20% AMI (e.g. those on SSI). The takeaway is if 30% of people's AMI is \$1,000 rent, but take-home payment is \$1,800; if anything averse happens, they are evicted, they can't make it.

Debriefing survey:

Commissioner O'Malley affirmed we need more Permanently Affordable Housing, but what we are proposing is expensive; we need to have the resources to have quality housing; we need to leverage funds. What money/funds can we access? What are opportunities to acquire and redevelop property? Where are places with jobs, opportunities for re-development? If we really want to get started, we need to identify funding and a strategic plan to accomplish that.

Mark Childs noted that two people responded that UNM has no role in ameliorating homelessness. It is his hope that is not the idea going forward. Students need housing, and UNM also has a research role. From the perspective of the UNM School of Architecture and Planning, he hope to have more involvement and impact.

Several others noted UNMH has a stake in the discussion around homelessness and needs to respond to the estimated 10-15% of their behavioral health patients who are identified as experiencing homelessness. Additionally, a preliminary study cited in the Youth Housing Continuum, indicated that 40% of students are precariously housed.

Lisa noted the prioritized list had a consensus that tenant protections are



	<p>important – but pointed to the (lower) ranking.</p> <p>Jenny Metzler mentioned, with eviction moratorium protections, there is a whole category emerging of civil legal service advocacy emerging (including UNM) working with a wide spectrum of landlord’s property owners and units, tenant-related advocacy to overhaul the bureaucratic barriers to housing ways we can leverage beyond this committee.</p> <p>Mark Childs asked the question, “What system change would having more permanent housing units require?” If we could flood the city with rental units, landlords could not be as selective, and people with higher incomes could not take the rentals available for lower income families.</p> <p>Linda Bridge pointed to the policy debate on the funders’ side, and stressed the importance of preservation/rehabilitation – as just as important if not more so, than developing new housing, saying, “We will not regain what we’ve lost. If the affordability period expires the property owners can convert their property to market rates. Below 30% AMI, if we lose these project-based subsidies, renovation is not given equal priority as new developments.”</p> <p>Additional discussion explained issues with workforce housing trust fund requirements are problematic when imposed on rehabilitation. There are concerns resources will run out before all units have been rehabilitated.</p> <p>Committee discussion of prioritization will be reflected in Needs & Strategies document prepared by Lisa Huval with short and long term high impact strategies.</p>	
	<p>4) Next steps</p> <ul style="list-style-type: none">a. Consolidation report from Lisa Huval. <p>Next meeting: September 23, 1:00-3:00 p.m.</p>	