

**HOUSING AND NEIGHBORHOOD ECONOMIC
DEVELOPMENT FUND COMMITTEE
(UDAG)**

**Tuesday, April 27, 2021
3:00pm to 4:30pm
Zoom Meeting**

| Members Present: | Members Absent: | City Staff: |
|-------------------------|------------------------|--------------------------|
| Colonel, Gwen | Sanchez, Pat | Chacon, Briana |
| Lopez, Jesse | | Krantz, Yolanda |
| Lopez, Margaret | | Lovato, Megan |
| Miera, Bernadette | | Lujan, Anna Marie |
| Nelson, Robert (Chair) | | Montoya, Monica |
| Nordhaus, Richard | | Padrino, Patricia |
| Plaza, Andrea | | |
| Senye, Kelle | HR&A Staff: | Guests: |
| Vigil, Deacon Robert | Kubaczyk, Mark | Angunna, Linda |
| | Meeks, Alexander | Dorn-Jones, Diana |
| | Negrette, Michelle | Encinas, Bianca |
| | Silvern, Paul | Gonzales, Elena |
| | | Naranjo Lopez, Loretta |
| | | Sandoval-Griego, Melissa |
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Quorum for today's meeting was met.

I. Welcome and Introductions

Introductions of committee members, City staff, HR&A staff and guests were done.

II. Changes/Additions to the Agenda

No changes were made to the agenda.

- ❖ A motion was made by Robert Nelson to approve the agenda. Kelle Senye moved to approve the agenda. Deacon Robert Vigil seconded the motion and the agenda was unanimously approved.

III. Approval of Meeting Minutes

A review of the Minutes from the February 23, 2021 meeting was done. There were no changes to the minutes.

- ❖ A motion was made by Robert Nelson to approve the minutes. The motion was approved by Kelle Senye and seconded by Gwen Colonel. The minutes were unanimously approved.

IV. Committee Business

a. Meeting Ground Rules

- i. City staff provided the committee with brief ground rules for the committee meetings. The rules ask that dialogues don't result in win or lose; all participants speak for themselves and are not representatives of a group. Treat everyone as an equal, be open to everyone's opinion even if you do not agree, suspend judgement, listen to others, keep dialogues and decision making separate activities and respect all viewpoints.

b. Committee Member Update

- i. Deacon Robert Vigil was introduced as a new committee member during the introduction section of the agenda. He will be representing the Barelmas Neighborhood.

c. Committee History

- ii. Robert Nelson introduced Diana Dorn-Jones to provide a brief history of the HNEDF committee and where the funding for the committee came from.
- iii. Diana thanked the committee for the time to provide this history. Prior to 1987 the City wanted to expand the Convention Center and bring a major hotel to the area. The City partnered with ABQ Plaza Partners and Beta West to build and manage the hotel we know as the ABQ Plaza. The City applied for a UDAG grant to help fund this project. The neighborhoods got involved with the development when they learned that this hotel was going to be developed. The Pocket of Poverty residents were promised 1,582 jobs. The City committed that they would give the residents these jobs in return for the money that was received. The jobs were never created and the residents got together and formed the Community Empowerment and Economic Justice Coalition to hold the City and the developer to create those jobs. It was a grassroots committee formed to ensure compliance. It was determined that the Developer did stipulate in their agreements that residents from the Pocket of Poverty should be hired. The Coalition had meetings with City Council and City Council agreed with the committee. City Council formed a committee to help ensure compliance and brought in all involved parties to discuss how the developer would be held accountable for their lack of compliance. In the end the Developer realized the City was going to terminate the contract based on non-compliance and the Developer sold the development and agreed to pay back the funds in two installments at 5 million dollars each. The first million dollars went to the Sawmill development. A committee was formed based on the Pocket of Poverty residents and neighborhood now known as the HNEDF committee.

d. HR&A

- i. Paul reintroduced the HR&A staff and provided a brief overview of some of the agency. Michelle then provided a brief overview of Strata Design and stated they mainly focus on community based planning and developments.
- ii. Paul mentioned the scope of work developed by the committee will be divided up into three phases. The first one includes reviewing all of the past committee plans especially from 1993 and 2002. They are conducting an analysis of the real estate market for the neighborhoods in the Pocket of Poverty. HR&A staff has already begun reviewing these items and will provide some initial observations to the committee later in this meeting. The second phase involves the public outreach component. HR&A staff will provide a brief overview of what they are planning for this but will provide more information at the May 25th meeting. The third and final phase is taking all of the information gathered from the first two phases and drafting a new ten year plan and then taking that plan to City Council and the Mayor for approval.
- iii. Paul stated the overall schedule currently is about six months and will have detailed discussion with the committee at least four times during those months. HR&A staff is also planning on meeting regularly with the subcommittee.
- iv. At the next committee meeting HR&A staff will provide a more detailed description of what the community engagement plan for the project will look like as well as present their analysis of the previous committee plans. HR&A will then begin doing community engagement and

- will take the results from that and combine them with other findings and meeting with the committee to discuss that at the July meeting. The HR&A staff would then take the committee's comments and review from that July meeting and return to committee for the August meeting with what will hopefully be the final version of the plan for the committee's review and approval. Once the committee agrees on the final plan the plan will then make its way through the approval process. This process will be HR&A's basic schedule of the plan.
- v. Paul stated that hopefully what was just reviewed answered the first three questions the committee had about the scopes and schedule. The next question that was asked was regarding the sense of priority HR&A has for all the tasks they are undertaking. Paul stated that all of the phases he just mentioned are equally important.
 - vi. Michelle and Alex discussed the outreach process and this process will be discussed in more detail at the May meeting. Michelle stated that they are beginning to develop the community engagement plan and will initiate the process by engaging participants who want to offer ways they would like HR&A to interact with community members. They will also reach out to organizations and community groups to hear about things and projects that were important to the community in the past and what the community might want for future projects. They will also rely of those organizations to help navigate how to best interact with those community members especially with the COVID pandemic. They anticipate that there will be public visioning sessions, surveys, focus groups, and one on one interviews. They will also prioritize outreach to underrepresented groups and want to have a broad range of outreach approaches. They also want to focus on trust and will do this by having one on one conversations with individuals who have worked on this process previously. Alex wanted to emphasize that they are going to try to ensure that no one is left out of the community engagement process and really want to get the communities input on what HR&A should be looking at when reviewing the previous plans. HR&A stated that they really want to learn about why things were done the way they were in the previous plans and were grateful for Diana's overview of the history of the funding and committee.
 - vii. HR&A mentioned the question from the committee about media outreach and stated that would be something they would have to discuss with the City in terms of identifying community stakeholders but they will still work with the committee to also identify who should be approached for engagement. HR&A stated they will work hard to ensure that people with different languages or individuals who might not have internet access are able to participate in the outreach process. HR&A also stated they will work with various local agencies to also ensure the homeless populations are also included.
 - viii. Michelle provided the committee with examples of community outreach activities they have done for other projects. One of these was a project that was done for the Pojoaque Pueblo. She stated that they developed a Facebook page for the project where community members could interact with them for weekly conversations. She also stated that they held raffles weekly for those that participated in the conversations. Michelle also mentioned another project that was done in the International District. She stated that they held weekly focus group meetings that were built into small neighborhood based focus groups to allow for everyone to listen and learn. Once all of the small neighborhood based meetings were done and everyone was able to be heard they started holding larger district wide meetings that featured each neighbor's concerns. Alex stated that they understand that a lot of the communities are fatigued and might not want to interact with another meeting so they have ways to work through that by holding visioning and listening meetings. Alex also stated that they will use surveys to help understand what the needs of the community are.
 - ix. Paul shared with the committee some initial findings from their review of the previous plans and previous project documents. Paul also stated they reviewed the Pocket of Poverty (POP) map. They also reviewed the City Ordinance and stated the Ordinance specifies certain things

that the plan needs to have like accessing the housing and economic development conditions in the POP, the use of the funds must be split 50/50 for housing and economic development projects, the financial plan must be long range and have well-articulated goals and strategies for implementing the plan as well, a process for evaluating the projects that are funded, a monitoring process for the plans outcomes over time, and a public hearing.

- x. Paul stated in their review of the 1993 plan they found a series of challenges that were defined such as high proportions of families living in the POP who had household income below 80% AMI, households that were female head of households with children under 6, and a disproportionate share of single residents who were living below the poverty level, and a majority of the homes in the POP were built in or prior to 1950. Paul stated the 2002 plan also mentioned the above challenges from the 1993 plan as well as a few new issues that came up like the jobs that were within the POP still being low wage jobs, lack of investment even though there was plenty of room for development.
- xi. Paul stated that the review of the investments funding allocation in accordance with the 2002 plans review of the 1993 plan, showed that 295 constructed housing units and 30 jobs were created. The review of the 2002 done by the City found that there were 171 constructed/rehabbed housing units and 70 new jobs created, 200 facades were rehabbed and 377 students benefited from education services. Paul stated that they will dive deeper into the outcomes from the 2002 plan in the next phase of their work. Paul also stated about 11.8 million dollars has been spent since 2002 and no further expenditures have been made since 2008.
- xii. Mark provided a brief overview of the expenditures and stated through their initial review they see that most of the funding goes to capital investments. Some of the funding, mostly in the forms of grants, were given to smaller projects for operating costs like Big Brothers Big Sisters. The fund balance has grown from 4 million dollars in 2009 to 6.3 million dollars today. HR&A will learn of various forms of data to help them develop the plan. Mark also pointed out that conversations with the community members and the data they use with work hand in hand to provide a complete analysis.
- xiii. Paul stated that they know that most of the committee members and all of the City staff were not involved in the development of the 2002 plan so they are relying on the project documents from the past but they also would like to hear from people who might have been involved when the previous plans were developed to help them understand the reasoning for why things were done certain ways for the previous plans. They will also use various formal and informal techniques to get a clear history on past projects.
- xiv. HR&A broke down some of the initial observations they have pulled together. The first is the map of the POP and how the map breaks down. One thing that was noticed is the population growth the City has had over the last few years but this growth doesn't seem to translate to the POP areas. The POP still represents an area of disproportionate poverty in comparison to the rest of the county. Looking at unemployment and immediate income the POP has a slightly higher unemployment rate compared to the rest of the county. From an income stand point there is a significant disparity between the POP and the rest of the county. There also seems to be a significant amount of households in the POP that have limited or no internet access. This is useful to know to see the areas of the POP that HR&A will really need to increase their outreach efforts. HR&A stated some of their analysis will be based on demographics and some will be based on the real estate side. The real estate side of things in the POP seems to show improvement especially through rental retail space and office space. That data shows the rents in the area are increasing and vacancy is decreasing. This is also true for multi-family units, vacancy is decreasing and rents are increasing. This, while overall is positive, does pose threats of gentrification and displacement. The POP seems to still be experiencing distress when compared to the rest of the county.

- xv. Paul stated that their next steps are to refine their data and revisit the POP boundaries to make sure nothing has changed or if they need to be amended. They will also do a deep dive into the 2002 plan and will look at all of the expenditures. They will also craft a proposed outreach strategy.
- xvi. HR&A then asked for questions from the committee. One question was if the consultant would look at the out migration and in migration data based on race using the 2010 and 2020 census data. Paul stated they will use the most current data they have access to, to look at the in and out migration.
- xvii. The question of if there is any other mechanism other than public meetings that will be used to inform the public of the final plan? HR&A stated that more discussion on this between the City and Committee could happen in the future to discuss how this will look once the plan is drafted and how they will reach out to the community for comments prior to the plan being finalized.
- xviii. Lorretta asked who brought up the homeless issue. She also wanted to state that this is a neighborhood economic plan and wants to see local business benefit from this funding to provide services to local residents rather than big corporate organizations like Walmart. Paul stated they don't know which committee member asked the question about the homeless because names were not attached to the questions. He also stated that there is a homeless population with in the POP and their needs also need to be represented. Loretta stated that she agrees the homeless need to be served but feels that they are not coming from the neighborhoods in the POP and therefore does not feel that they should be responsible for serving them. Her main concern is that funding will go to other projects when there are homes in her neighborhood that need rehabilitation. She would rather the funding go to projects like that than the homeless because in the past the funding has gone to projects outside of the neighborhoods. Paul stated that a neighborhood focused economic strategy is exactly what they are going to develop and its intent is to help lift up the neighborhoods in the POP.
- xix. Diana asked the question about access to credit and capital in terms of gentrification because it's important to make sure that a close look into who is getting the loans in the POP neighborhoods is done to ensure the loans are going to people who live in those neighborhoods and not people who are from other areas or out of state. Paul stated that they will look at those things when they are reviewing all of that data.
- xx. Bernadette stated that she thinks she was the committee member that posed the question about homeless persons. She does agree that looking at data and trying to ensure the homeless persons are coming from the POP neighborhoods is important. However, the homeless population issue is a community issue and it also needs to be addressed. She also stated that she fully supports the rehabilitation of homes.
- xxi. Diana stated that 5-6 million dollars isn't a lot of money in terms of the projects that the POP community needs and would really like to have neighborhood scale development. So the funding really needs to be put towards things that will keep the money in the neighborhoods. Time also needs to be taken to ensure that the historical facade of properties is also maintained when doing home rehabs.

V. Announcements

None

VI. Summary of Decisions and Assignments

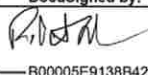
The HR&A consultants will provide the committee with an updated outreach plan at the next meeting.

VII. Public Comments

None

VIII. Next Meeting Date

The next meeting will be May 25, 2021 at 3:00pm, City staff will send out the Zoom link to the committee prior to the meeting. The link can also be found on the Family and Community Services' website in accordance with the open meetings act.

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| <p>Chairperson's Signature: Prepared by: _____</p> | <p><small>DocuSigned by:</small>  <small>800005F9138E427</small></p> | <p>7/6/2021 10:28 AM PDT</p> |
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