



THE UNIVERSITY OF  
NEW MEXICO.



## Homeless Coordinating Council Virtual Meeting Via Zoom Video Conference Tuesday, March 16, 2021, 9:45 am-11:00am

Chair, Mayor Tim Keller, City of Albuquerque  
Vice-Chair, County Commissioner Charlene Pyskoty, Bernalillo  
County  
City Council Pat Davis, City of Albuquerque  
City Councilor Isaac Benton, City of Albuquerque  
County Commissioner Debbie O'Malley, Bernalillo County  
County Manager Julie Morgas Baca, Bernalillo County  
President Garnett S. Stokes, The University of New  
Mexico  
Dr. Douglas Ziedonis, The University of New Mexico

---

### Zoom Information:

**Please click the link below to join the webinar:**

<https://cabq.zoom.us/j/91862122122?pwd=dFp0UnhuMExKQnNiRVNlbzA4Ry9yQT09>

**Passcode:** 473061

---

## Minutes

### Introductions and Announcements

#### A. Introductions/Designees

Lawrence Rael, Chief Operations Officer and HCC Designee for Mayor Tim Keller, called the meeting to order at 9:50 a.m. A quorum of members was present.

*The following voting members were present:* Mayor Timothy M. Keller, Councilor Isaac Benton (CABQ), County Manager Julie Morgas Baca (BernCo), and, Dr. Douglas Ziedonis (UNM), Commissioner Debbie O'Malley (BernCo), President Garnett Stokes (UNM), Commissioner Charlene Pyskoty (BernCo)

*Voting Members not present:* Councilor Pat Davis, (CABQ)

*Other individuals present (on Zoom)* Lawrence Rael (CABQ), Terry Babbitt (UNM), Brie Sillery, Carol Pierce (CABQ), Doug Chaplin (CABQ), Isaac Padilla (CABQ), David Parkinson (CABQ), Debra Bazan (CABQ), Jen Scacco (BernCo), Jessica Dyer, Laura Norman Prescott (CABQ), Lisa Huval (CABQ), Margarita Chavez (BernCo), Peter Rice, Quinn Donnay (CABQ), Glory Juarez (CABQ), Aaron Nieto (CABQ), Rodney McNease (UNM), Bobby Sisneros (CABQ), Kinsey Cooper (CABQ), Sara Keeney, Tom Neale (UNM), Ken Martinez (BernCo), Betty Valdez (BernCo), William Hoffman, Ilse Biel, Tina Kachele, and Karen Navarro.

B. Agenda

No modifications to the agenda.

**Public Comment**

A. Please refer to the statement “Special Procedures for the HCC Meeting” posted at <https://www.cabq.gov/family/partner-resources/meeting-minutes-agendas/homeless-coordinating-council>

B. Ten people may sign up on a first come first serve basis will be given 1.5 minutes to present.

Sunny Sampson signed up for public comment but was not present at the meeting.

One written comment from Mrs. Martinez was received and emailed to Committee members on Friday March 12.

**Approval of March 16<sup>th</sup> Meeting Minutes**

President Garnet Stokes, moved to approve the Minutes and Ike Benton seconded the motion.

There were no objections to the draft minutes and they were approved.

**NM Legislative Priorities Updates: Coordination of work together-Julie Morgas Baca, Isaac Padilla and Barbara Damron**

**HB: 111 Support for the Housing Modernization Act**

Isaac Padilla gave a brief update pertaining to HB111- currently in the Senate Judiciary. The bill has been pared back a bit from when it was introduced. In addition, \$ 4 million in capital outlay dollars was introduced from the state legislature, which will be heard in the committees and then on to the Governor’s Office.

Isaac also said that the new federal money was passed at City Council as was the Capital Program. There is a \$3.5M in bonding capacity for housing and an additional \$6.6 million for housing. The new federal dollars will be used for housing.

**Updates: GMC**

**GMC Vision: Health and Social Service Center**

**Status of the Acquisition**

**Importance of Existing Lessees**

Lawrence Rael shared that the COA is in the process of closing on the Gibson Medical Center acquisition and that the purchase should soon be complete. There is a potential for ownership to take place early April which is one month earlier than previously mentioned. Mr. Rael said that during the last Facilities meeting, Councilor Benton described the process needed to get a conditional use permit under the COA zoning code. Once this process is complete, there will be full use of the facility. The COA will soon be sending notice of new ownership to existing tenants. The existing tenants provide a wonderful opportunity to continue to provide needed community services and will complement additional services being added to the site. The proceeds from the leases will also help pay for some of the operating costs of the facility. Doug Chaplin with FCS will be onsite at the facility moving forward to ensure that the transition of ownership happens smoothly. There is also an architect who is helping with the evaluation and condition of the building so we can begin the planning for the use of the facility and other opportunities for additional services there. In closing, Mr. Rael extended an invitation to all HCC Members to visit the site.

### **Gateway Vision:**

#### **Priority Goal #1 Moving non-housed individuals to permanent housing**

#### **Medical Respite**

Carol Pierce said the Department of Family & Community Services is excited that this moment is arriving. An existing facility allows the opportunity to address gaps in our community. The big (broad) vision is that this facility be viewed as a health and social services center that will offer different services to address needs in the community. There are many lessees in the building who are currently filling gaps in the community, particularly behavioral health providers and it will really be a rich mix of services. One of the top priorities is getting non-housed individuals into housing. The important avenue to accomplish this is to get people into emergency shelter. Doug Chaplin and Quinn Donnay are two of the core team working on this priority.

### **Discussion:**

#### **First Priority: Emergency Shelter-Max Capacity up to 150-175\***

**\*single men (50), single women (50) and families (50-75)**

#### **Exit Strategies:**

##### **Peer Case Management**

##### **Intake Assessment**

##### **Individualized Plan**

##### **Housing and System Navigation**

##### **Crisis Intervention**

Quinn Donnay reiterated that it is being viewed as a health and social services center but added that the emergency shelter at Gibson would be trauma informed. Trauma informed care means that it will be a physically and emotionally safe location where individuals can come and seek shelter where individuals can feel physically and emotionally safe. We know this looks different for everyone but it is a goal to create a design that will facilitate this feeling. A priority goal is to move those who non-housed in to permanent housing, knowing there are a lot of steps in between

which providers will address. There will be a specified capacity of individuals for emergency shelter with a woman and men's area and an additional space or rooms for families. The average time in emergency shelter would average about 90 days. This would allow for a plan to set individual timelines, understand individual needs and to establish an exit strategy. Some of the priority services within the shelter to move people to the next step of permanent housing would be peer case management, which encompasses many different things to include an intake assessment and an individualized plan. This could include: helping individuals with housing and system navigation; crisis intervention for those in shelter; medical care, and a dedicated person to help sign up for benefits essentially to "fast track" through the process. Medical respite will be viewed as a separate service which is something we do not have in our community and is different from the existing and limited social recuperative beds available. Having medical respite beds at GMC would allow for double occupancy rooms with private bathrooms, showers, etc. allowing time to recover.

President Stokes mentioned that they are excited about where this is headed and would like a tour of the facility.

Dr. Ziedonis talked about a presentation he gave to the health leadership group /consult team who are prepared to visit the facility. These people have operations clinical and finance background necessary when providing a new level of care. There is also licensure and other matters that need to be considered when offering this service. After viewing the property, UNM could offer a summary of recommendations that would allow for further dialogue moving forward.

## **Neighborhood Impact**

### **High Impact Strategies**

#### **Proposed Operating Principles for Access to Services**

Carol Pierce acknowledged the Services Committee and thanked co-chairs-Commissioner Pyskoty, Rodney McNease and Quinn for the discussions held with neighborhoods who are part of the committee. This Committee has identified a good of high impact strategies which are in the approved Framework document related to neighborhood impact. This is important as we move forward at GMC. These high impact strategies will be reviewed and discussed to see how to mitigate potential impact. As we look at the emergency shelter piece, the top priority, the operating principals is a top priority because it relates to how people come and go and how they will access the services.

## **Updates:**

### **Community Input Plan**

Kinsey Cooper, FCS Marketing Coordinator, briefly talked about the Community Input Plan and how it is a critical part of the project as it progresses. This has been on the forefront as we move forward. We are working on a plan that will build on previous community input. This includes in person community input session, online surveys, and focus groups with people experiencing homelessness. The goal is to provide updates as well as create two-way communication with the community who will be impacted by this project. This will include engaging neighborhood associations and forums for community input.

## **Lived Experience Survey-Quinn**

<https://www.surveymonkey.com/r/5DZ2D37>

Quinn Donnay briefly talked about the Lived Experience Survey specifically for people who have lived experiences to gain their input on some of the design elements within a shelter. Some of the questions on the survey included: what is most important to me when I get to the shelter, etc. The survey is currently being taken at the Wellness motels, the WEHC, and at willing partner agencies.

## **Neighborhood Impact**

Quinn added that UNM has been really great partners to further develop an understanding of neighborhood impact. They put a team together called the Homeless Research Interest Institute. The neighborhood associations who are part of the Services Committee will be included in helping craft some of the questions and the evaluation.

## **Updates: HCC Committees-High Impact Strategies**

### **a. Coordinated Street Outreach (CSO)**

Lisa gave a brief update on the CSO. The CSO team has been doing some really great work and one of the most recent accomplishments (one of the high impact strategies) was a finalized coordinated street outreach agreement in which the street outreach providers are in the process of signing. This agreement defines how the organizations in our community providing outreach services will work together including a shared definition of street outreach. This agreement recognizes that there are different levels of outreach and they are all important. The agreement also establishes a commitment to work together on identifying and establish shared outcomes and evaluate the outcomes. This really sets an important foundation for the work we will continue to do together as a community. Another high impact strategy is to create a street outreach coordinator position. The funding for this position has been identified in our FY22 budget. This position will live within one of our nonprofit partners who has deep expertise in street outreach. This position will focus on working with street outreach providers and other entities like law enforcement and the City's new Albuquerque Community Safety Department which includes the City team that currently addresses encampments on public property.

### **b. Youth Housing Continuum (YHC)**

Quinn Donnay gave a brief update on the YHC. One of the high impact strategies the YHC is working on is getting an actual count of young people experiencing homelessness. This will occur through a youth needs assessment which will include an organizational assessment as well for the agencies serving youth in the community. The core service providers (YDI, New Day, Serenity Mesa, etc.) are all part of the organizational assessment. We are designing flyers to get information to young people who can be part of this executive team. We want to include young people to deliver the survey and will serve as junior statisticians which is really an exciting piece of this strategy. The other high impact strategy is the idea of a young adult(s) shelter for individuals 18-24. The committee is assembling a high-level document highlighting the recommendations for young adult shelter. This will be submitted to the HCC once complete.

County Manager Morgas-Baca added that the County is excited to continue to work together and 100% support the City in terms of housing, etc. to help our young people in need.

**c. Homeless Services System (HSS)**

Quinn Donnay gave a brief update on the HSS. Quinn mentioned that the first 90 days of the committee was really a lot of hard work coming up with the framework document that was approved by the HCC. It is fantastic these suggestions and recommendations are now being used to outfit what we are trying to do at GMC.

Rodney McNease said the Committee is talking about programs and services and needs which create this outline without huge amounts of detail. I think we are kind of at a juncture now, especially with the purchase of GMC and how some of these pieces could begin to become more operational and how it will begin to rollout and work. This is sort of a transition stage from more of conceptual work to how do we begin building this. It is also important to not lose the whole neighborhood and the mitigation issues as we continue the conversations with neighborhoods.

Margarita Chavez Sanchez mentioned that the County has met with Carol Pierce to start talking about ways the County can leverage peer support etc. Margarita said that we may want to think long term about ways young folks can access the County's Peer Drop in Center as well as services that are provided at Care Campus.

**d. Affordable Housing (AHC)**

Lisa Huval gave a brief update on the AHC. The high impact strategies within this committee are all about increasing the supply of affordable rental housing for very low-income folks, both through housing vouchers as well as new construction and acquisition rehab and also preserving the affordable housing inventory we already have in the community. What the committee has realized is that as we identify strategies for increasing the supply of affordable housing as well as protecting our existing supply of affordable housing is to set targets. The COA is very lucky to have the Urban Institute report which helps us understand the overall need and how we could be more effective if we have clear five-year targets for increasing the supply of vouchers and construction acquisition rehab to preserve the units. The Committee has been working on over the last couple of meetings to develop these targets. It is challenging as there are lots of different considerations to consider. The Committee will bring these recommended targets back to the HCC sometime soon with in the next month or so.

**e. Facilities**

Chief Operations Officer, Lawrence Rael mentioned that the Facilities Committee met last Friday (3/12/21) where he gave a quick update on GMC and announced that Doug Chaplin will be the coordinator for all items that pertain to GMC.

Doug Chaplin mentioned that there are improvements being done at the WEHC to include HVAC system upgrades, grading on the exterior of the building and work on a warming kitchen facility as well as some cosmetic improvements.

Lawrence mentioned that properties for the north downtown facility are continued to be examined. There are discussions with HopeWorks as it relates to their current site and the services they provide as well as touring some parcels of property located near the HopeWorks property. One of the properties we have interest in is located at 3<sup>rd</sup> and Mountain. Lastly, the committee discussed

the opportunity to do some pilot programs for encampments and whether or not we can work with some of our faith-based partners.

Lawrence asked President Stokes and Dr. Ziedonis for a future conversation at some point to get a status on the homeless situation along the University area in particularly around the campus. Lawrence asked which impacts are happening there and how some of the strategies begin to help address some of the issues at the University. This has not really been talked about and it would be helpful to get a sense of what UNM is experiencing. President Stokes said that she will work on getting an accurate picture of what this looks like. This is a continuing issue and will bring more detail to a future meeting.

Mayor Keller mentioned that there is about \$1.9T in the stimulus package that just came out and this might be an opportunity for the HSS or the AHC to see if there's a window to utilize some of this funding.

**Next Meeting: Tuesday, April 13th, 2021 9:45 am-11:00 a.m.**

Meeting adjourned at 11:09 a.m.