



THE UNIVERSITY OF
NEW MEXICO.



Homeless Coordinating Council Virtual Meeting Via Zoom Video Conference Tuesday, September 29, 2020, 9:45am-11:15am

Chair, Mayor Tim Keller, City of Albuquerque
Vice-Chair, County Commissioner Charlene Pyskoty, Bernalillo County

City Council President 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. Michael Richards, The University of New Mexico

Zoom Information:

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MEETING MINUTES

Introductions and Announcements

A. Welcome and Introductions

Lawrence Rael, (Mayor Keller's Designee) Chair of the HCC, called the meeting to order at 9:47 a.m. A quorum of members were present.

The following voting members were present: Commissioner Charlene Pyskoty (BernCo), Councilor Isaac Benton (CABQ), President Garnett Stokes (UNM), County Manager Julie Morgas Baca (BernCo), and Lawrence Rael (CABQ – Mayor Keller's Designee), Dr. Mike

Richards (UNM), Commissioner Debbie O'Malley (BernCo),

Voting Members not present:
Councilor Pat Davis (CABQ)

Other individuals present (on Zoom): Carol Pierce (CABQ), David Parkinson (CABQ), Debra Bazan (CABQ), Doreen McKnight, Lisa Huval (CABQ), Quinn Donnay (CABQ), "Peter" (unknown), Rodney McNease (UNM), Xochitl Campos Biggs (CABQ) Yvette Ammerman, Enrico Gradi (BernCo), Leon Espinoza (CABQ), Douglas Chaplin (CABQ), Ken Martinez (BernCo), Bobby Sisneros (CABQ), Dr. Denise Lin (UNM), Jen Scacco (BernCo), Assata Zerai (UNM), Catherine Mexal, Margarita Sanchez (BernCo), Marit Tully, Mark Childs (UNM), Mike Prando, Tom Neale (UNM), (505) xxx-0541 (Unknown), Nicole Taylor (CABQ)

B. Acknowledgment of Designees

Mayor Keller - Lawrence Rael

C. Overview of Agenda

No modifications to the agenda.

Public Comment:

- A. Written comments: No written comments were received for review by committee for this meeting.
- B. Live questions/comments: No requests for public comment were received for this meeting.

In order to provide more time for the public to request public comments, Carol Pierce gave a general overview on Existing Systems showing many local community partners who provide services to people without homes. There are two gaps highlighted, 1) lack of centralized emergency shelter beds and 2) lack of housing options. Each one of the five committees will report out on the needs and gaps as well as high level strategies needed to complement this whole systems approach.

Approval of September 15 Meeting Minutes

A. Handout: September 15 Draft Minutes

Bernalillo County Manager Julie Morgas Baca moved to approve the minutes. A second was made by President Garnett Stokes. Roll call was given to approve the minutes. Lawrence Rael, Commissioner Pyskoty, Commissioner O'Malley, County

Manager Morgas Baca, President Stokes and Dr. Richards all motioned to approve the minutes. The motion was passed and the minutes were approved.

Discussion: Committee Updates and Reports

A. Housing, Co-Chairs: Lisa Huval, Betty Valdez, Mark Childs

Lisa Huval and Mark Childs presented on the Affordable Housing Needs/Gaps & High Impact Strategies to the HCC. Lisa Huval led the discussion. The committee has an analysis from the Urban Institute that explored the needs and gaps of the affordable housing in Albuquerque and homelessness needs, and offers recommendations on high impact strategies. The data presented is pulled from this report. The gap of available households for extremely low-income people is about 15,500 units, and the supply of available homes to these people is shrinking as the need is growing. The report projects that over time the problem will only get worse without intervention. About 40% of rental units available for extremely lower income people are occupied by higher earning households, which limits the supply to those who need these most. Currently, affordable units are at risk of becoming market value without a coordinated response. The report goes on to estimate the number of households in Albuquerque that will need permanent supportive housing, and there is a reminder that these numbers were pre-COVID and the numbers are probably worse now.

The report then goes in-depth on how to address the issues it found, and the committees work over the last few weeks has been to flush out these ideas and developing a strategic plan/shared vision on how to deal with the affordable housing crisis in our community. The report finds that increasing vouchers in the best way to get those into houses who need them, and gives those are already there the ability to stay. The Albuquerque Housing Authority has also been working on solutions of how to keep new housing affordable, and keep those already in supportive housing there and moving through the system. These are the faster solutions with direct impacts that can be offered to our community, and the next section of the presentation highlights the more long-term solutions. These includes persevering the existing subsidized and market-rate affordable units, developing more affordable housing through regulatory, infrastructure and funding support for affordable housing development, increase development of market-rate housing for low-income families, increasing tenant protections, increasing connections social service support and community, and concludes

with a recommendation to pursue critical research questions that will help better implement these HIS.

Garrett Stokes asked the council if there was a general price tag associated with it housing vouchers. Lisa Huval responded that they use the number of \$12,000 annually per household. Councilor Benton emphasized two things that were mentioned, including looking at the broader market, and the idea of land banking/property banking with partners, and how to utilize those options. Lawrence Rael added that while looking at dilapidated or underutilized properties around the city, it's important to remember to look at these as a possible opportunity to increase the cities affordable housing stock, and reminds the university and county partners to keep the same thing in mind.

The committee will continue to meet and work on their high impact strategies.

B. Homeless Service System, Co-Chairs: Quinn Donnay, Commissioner Pyskoty, Rodney McNease

Quinn Donnay, Commissioner Pyskoty and Rodney McNease presented on the Homeless Service System Needs/Gaps & High Impact Strategies to the HCC. Quinn Donnay lead the discussion by informing the council that the document is a working draft and will continue to be developed in future committee meetings. This committee does have neighborhood representation and the goal is to help mitigate impact that may occur. The community needs assessment conducted by Barbara Poppe & Associates LLC served as the primary source for determining emergency beds. The data on the draft document derives from a point in time count back in January 2019. The needs/gaps section of the document began by describing that on any given night at least 1,524 people were experiencing homelessness, those number could be even as twice as high during the COVID pandemic. The report broke down the data into subsections of single adults, families with children, and youth and young adults. Single adults account for the largest majority of individuals experiencing homelessness. The data for families with children and youth and young adults needed further assessment to gauge the need accurately.

Quinn Donnay then discussed the High Impact Strategies section of the document. General strategies were to increase centrally located year-round

shelter beds that are 24/7, meaning the access to shelter is not geographically distant. Additionally, multiple smaller shelter sites in different geographic locations with a focus on community safety as well as other first responder drop off sites.

Quinn then moved to the next section of the document strategies to mitigate neighborhood impact. The strategies suggested were to commission impact studies for all possible locations, to ascertain necessity, and gain verifiable data that supports the creation of the facility. To use the studies to create a public safety district around the shelter, provide adequate 24/7 security and medical personnel to the shelter, provide data on the progress of reducing homelessness in neighborhoods such as Wells Park. Dedicate funds to areas around facilities, direct economic relief to businesses and residents, create a community safety plan around the shelter, and incentivize businesses to remain in areas around facilities. Design/fund/construct complete streets, public bathrooms, sanitation teams wherever a facility is located. Lastly, to create economic relief and accessibility for small businesses located near the facility.

Quinn Donnay then advanced to the next section High Impact Shelter Strategies.

1. Strategies for a shelter for single men are access to basic needs, 24/7 beds, meals, bathrooms/showers/laundry, storage space, housing coordinator, case management, SOAR representative, employment and education support, certified peer support workers, client advocates, community health workers, medical respite, triage area, behavioral health services, cultural and spiritual space, pet space, medical clinic and medication management, computer lab, transportation, and multipurpose rooms.
2. A shelter for women and children has a similar list of strategies but has important additions. A coordinated entry into shelter for families and “diversion” or one-shot assistance for families to sustain housing through a crisis, and child care
3. Shelter for Young Adults (18-25) has a very similar list as well however a different model of case management and life skills classes.

The final section of the draft document regarded Neighborhood Shelter Recommendations. This section describes how a facility would function to minimize impact upon the neighborhood. The strategies described were that the property was small enough to be properly managed and leave a small footprint in surrounding neighborhood, spread throughout Bernalillo county, full range of services staff, and be sensitive to the vulnerable populations. The facilities could

be designed with good living standards and critical care. Wherever large or multiple facilities are located, policies and services to keep surrounding neighborhoods healthy. Finally, addiction treatment for those struggling with addiction.

Commissioner Pyskoty described the committee meeting and the amount of neighborhood participation. She relayed their concerns about impacts on their neighborhoods and businesses, and to be involved in the decision process for the location of facilities. Commissioner Pyskoty described the committee meeting as tense at times and that some neighborhoods were very frustrated that they were not being heard in regards to the impacts on their neighborhoods.

Rodney McNease detailed that he observed a strong community voice in the meeting. The dialogue of the meeting led to a large variety of strategies to mitigate impact and provided quality information.

Commissioner O'Malley shared with the council that she has regular meetings and communication with neighborhood associations within her district. She stated that she was amenable to the possibilities of increasing services and facilities with conditions such as impacts and security. Commissioner O'Malley provided that due to an increase in individuals experiencing homelessness that she was concerned about the strategy to require the City to provide evidence that building a facility would eliminate homelessness issue in Wells Park. However, she believed that building a shelter would have positive impact and improve the situation.

Councilor Benton shared with the council that he was informed of the tense meeting and that he felt hurt by some statements made there. He shared his history of working with neighborhoods in the past to hear their concerns and address the issue of homelessness & delivery of services in the Wells Park area. Non-profit services moved their operations into that area 5 or more years ago, he convened representatives from these neighborhoods to focus on services and their geographic area. Additionally, he coordinated this group with a commander of APD to establish a network of response and to share the law enforcement perspective.

Councilor Benton shared his objection to the statements made in the committee meeting by neighborhoods that stated that their concerns were not being

addressed. He reaffirmed his commitment to work hard for his neighborhoods and encourage all committee members to watch and participate in the regular HCC meetings.

Councilor Benton shared his thoughts regarding the notion of putting each facility through a rigorous and lengthy planning processes is not feasible. He stated he stands by his neighborhoods and that smaller facilities would be more easily integrated into them.

Commissioner Pyskoty shared that she was relaying the information from the committee to the council and was impartial to the contention.

Quinn Donnay provided that the International District does have representatives on the committee and she has received positive feedback from other neighborhoods.

Lawrence Rael reiterated to the council that the purpose of the draft documents are to gain a perspective of what services may be needed and to explore the needs of the neighborhoods. He highlighted that the HCC wants the neighborhoods to know that they are being heard and there is more work yet to be done. He repeated to the committee that the goal was to establish facilities for homeless populations to go to and call home. Lastly, to remember that all homelessness in the community would not instantly go away.

Councilor Benton stated that the struggles of homelessness that the community is facing have been challenging. The effort is to describe the facilities but also to address the overall homelessness issues within the community. It's important to remember the need to locate such facilities, and to always remember the struggle of what our community is facing with the decrease in affordable housing, and that it's important for everyone to remember their priorities, and the pain faced by these communities without diminishing their struggles.

C. Coordinated Street Outreach, Co-Chairs: Xochitl Campos-Biggs, Commissioner Collie, Dr. Denise Lin

Xochitl Campos-Biggs, Commissioner Collie and Dr. Denise Lin presented on the Coordinated Street Outreach Needs/Gaps and High Impact Strategies to the HCC. Xochitl Campos-Biggs led the presentation describing the need to coordinate outreach among multiple service providers, serving different sub-

groups of the homeless population in different ways, the need to identify the components of street outreach, and to determine who/how/when and create a map that details the system. For individuals with complex needs there is a need to navigate multiple systems ensuring continuity of care and limits. Due to time constraints Xochitl Campos-Biggs moved to the High Impact Strategies

The committee has already created a survey to help identify group philosophies, populations served, limitations, access points, hours of operations, referral systems, and top three issue limiting their organization. This has already been sent out to providers. Additional High Impact Strategies were to establish a social dispatch model to help police officers connect with individuals experiencing homelessness to needed services, and to fund a street outreach coordinator to manage a coordinated system of outreach among providers.

Dr. Denise Lin shared her observation there are a lot of excellent providers and agencies. She provided that she saw the need to develop a repository of coordinated information.

Xochitl Campos-Biggs stated that their work is not done and wants to include more work around homeless youth and victims of sexual violence.

D. Youth Housing Continuum, Co-Chairs: Quinn Donnay, Jennifer Scacco, Assata Zerai and Nasha Torrez

Quinn Donnay and Jennifer Scacco presented on the Youth Housing Continuum Needs/Gaps & High Impact Strategies to the HCC.

Quinn Donnay lead the presentation by providing a brief overview of each need/gaps and high impact strategies. Quinn described how they ranked the top four needs/gaps and high impact strategies during their committee meeting. The first need was to find the true number of young people experiencing homelessness by conducting a youth housing needs assessment. The second need was to address the issue of young people's reluctance to attend adult-serving shelters due to factors like fear of victimization and changes in services for the age group. The high impact strategy was to explore constructing a young adult shelter for ages 18-25. The third need to address was UNM and CNM students that face housing insecurity and are forced to choose between school and a stable living by providing subsidized and specialized student housing. The fourth need was to address young people who face complex behavioral needs

such as early onset Schizophrenia and housing insecurity/homelessness by providing permanent supportive housing vouchers. Lawrence Rael and Jennifer Scacco both concurred that UNM would be a vital partner in conducting the research and surveys to address these needs/gaps.

E. Gateway Facilities, Co-Chairs: Lawrence Rael, Commissioner O'Malley, Tom Neale, and Councilor Isaac Benton.

Lawrence Rael, Tom Neale, and Councilor Isaac Benton presented on the Gateway Facilities Needs/Gaps & High Impact Strategies to the HCC. Lawrence Rael lead the discussion by noting that many of the needs/gaps listed had been mentioned by other committee reports but the draft document identified the Needs/Gaps as a 24/7 facility(s) with emergency beds, trauma informed spaces, is appropriately sized and designed for the needs of the community, outdoor space/courtyard, pet space, triage space, and a drop-off space for 1st responders, education, workforce housing, gardening/greenhouse, other supportive services, improvements to security in areas around facilities, and a sanctioned secure area for an outdoor facility.

Lawrence Rael moved to the High Impact Strategies section of the document and described the committee created the list by looking at what facilities may be needed and which facilities already exist. He began with describing the Gibson Medical Center (Lovelace) size and scale of the facility. Due to the large size of the location it is potentially well suited as the following: a health center, emergency shelter beds, triage (medical/behavioral health), medical respite, sobering center, on-site support services, non-profit space, case management, with the possibility of some services being available within a year, income support services, and neighborhood security. He shared that the city is conducting an appraisal of the facility and would share that appraisal with the committee when completed.

The next High Impact Strategy item was the Westside Emergency Housing Center. Lawrence Rael described a few challenges regarding the facilities distance from the city and services. The facility is currently operating and providing on-site medical directors and a registered nurse, providers (UNMH, First Nations, ABQ Health Care), behavioral health case management, APS Title 1 Support, meals, and transportation. The committee discussed the option of keeping this facility open for the long term.

The next High Impact Strategy discussion topic was the North Downtown Facility. The high impact strategies for this facility are possibly operating as a small emergency shelter, potentially offering medical respite, triage, case management, and consolidation and coordination of supportive services. Lawrence Rael highlighted the location's close proximity to already existing providers, and the importance of coordinating these supportive services and continue to strengthen partnerships.

The next High Impact Strategy item was the Women & Children Facility, and the services had largely been reported by other committees. The committee's document listed out strategies as: Emergency Shelter, Case Management, Triage (medical/behavioral health), education and training services, income support services, and childcare services. A Young Adult facility was listed next and the strategies described were safe and secure, supportive services, triage- (medical/behavioral). Lawrence Rael referenced Quinn Donnay's report in regard to this facility. Sanctioned Encampments was listed as the next High Impact Strategy and Lawrence Rael described that the committee needed to study this strategy further to determine viability. Another existing facility is the Bernalillo County Tiny Homes project and may act as transitional housing. The final item listed was Providers and to explore co-locating facilities.

Councilor Benton described his interest in exploring alternative approaches like encampments and Tiny Homes but keeping in mind basic human needs.

Discussion: Neighborhoods/Outreach

Lawrence Rael described the current stage of the HCC is to establish a baseline of knowledge between entities. The neighborhood outreach is the next stage of the HCC's process and that framework is being developed.

Councilor Benton highlighted the importance of this outreach. He described the neighborhoods request to have a representative on each committee. He highlighted that the Housing Services System Committee currently has neighborhood representation and verified that all HCC meetings are public and available via Zoom.

Lawrence Rael recommended that once a framework would be established with consensus of the HCC, it would then be presented to the neighborhoods. He shared that facility built within city limits has to go through a rigorous public process including public hearings.

Commissioner Pyskoty stressed that the council continue to be transparent and keep public comment available.

Summary of Next Action Steps

The HCC adjourned at 11:32am.

Next Meeting: Tuesday, October 13, 2020 9:45 a.m.-11:15 a.m.