



## Homeless Coordinating Council(HCC)

Virtual Meeting Via Zoom Video Conference Tuesday, June 10th, 2025

10:00 am-11:30am

Chair, Matthew McGahran, NM Veterans Affairs Health Care System Vice Chair,  
Councilor Nichole Rogers, City of Albuquerque Commissioner Frank A. Baca -  
Bernalillo County; Commissioner Adriann Barboa - Bernalillo County; County Manager  
Cindy Chavez - Bernalillo County; Alternate Designee Dr. Wayne Lindstrom –  
Bernalillo County; Mayor Tim Keller - City of Albuquerque; Councilor Renee Grout –  
City of Albuquerque President Garnett S. Stokes - The University of New Mexico;  
Dr. Mike Richards - The University of New Mexico Health Sciences Center

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## Minutes

**1. Call to Order** – Vice Chair, Councilor Nichole Rogers at 10:04.

**2. Review & Approve Agenda for June 10th, 2025, and to Review and Approve May 13th, 2025, Meeting Minutes**

**Motion :** Maria Wolfe

**2nd:** Cindy Chavez

**Passed Unanimously**

**3. Introductions and Announcements**

**Nichole Rogers, Councilor District 6, City of Albuquerque**

**Maria Wolfe, Homeless Innovations Officer, City of Albuquerque**

**Terry Babbitt, Chief of Staff, University of New Mexico**

**Priscilla Williams, Data Manager, Built for Zero**

**Zoe Robb, Planning Analyst, Built for Zero**

**Rodney McNeese, Senior Executive Director at University of New Mexico Hospital**

**Alicia Lueras Maldonado, Proxy for Commissioner Frank Baca, District 2**

**Dr. Wayne Lindstrom, Deputy County Mgr. Behavior Health, Bernalillo County**

**Tyson Patterson (proxy), County Commissioner, Bernalillo County**  
**Renee Grout, Councilor, City of Albuquerque**  
**Camila Lopez, NM Veteran Affairs Health Care System**  
**Ziarra Kirksey, Policy Analyst for Vice-Chair Nichole Rogers, City of Albuquerque**

South Valley Meeting at senior center on Tuesday, June 17<sup>th</sup>, 2025, regarding economic development and housing issues.

Americans for Indian Opportunity (AIO) will have a large community event with cultural activities, health and wellness resources and other engagements on Saturday, June 28<sup>th</sup> at the Veterans Park on Louisiana and Gibson.

NM Juneteenth will be celebrated on Saturday June 14<sup>th</sup> at Civic Plaza and the Convention Center. There will be many activities to including showcasing over 30 black providers from mental health to health and wellness providers. There will be food trucks, a 3 on 3 basketball tournament as well as local performers.

#### **4. Public Comment:**

No Public Comment

#### **5. Veteran Homelessness Update**

Ms. Camila Lopez reported that VA is planning on a surge event, where it's a mix between a stand down, and what the pit count does in terms of getting out into the community with our community partners and engage veterans and see if they can quickly be housed. There will be a planning meeting on Friday, June 13<sup>th</sup> at the Goodwill facility on San Mateo from about 10-11:30 a.m. This event is nationwide. There were 12 VA sites that did a pilot run of this type of event, with great success and this is the first time New Mexico VA is planning and implementing something like this. We welcome input and the committee's experience if anybody is interested in attending.

#### **6. Landlord Liaison Program – Ms. Tenisha Erni**

City of Albuquerque Landlord Engagement program purpose is mainly to support landlords, increase access, prevent eviction, and stabilize PSH (Permanent Supportive Housing) voucher holders. The program was developed with considerable input from landlords, voucher holders, service providers and housing authorities. It was also modeled after CYFD's Landlord Collaboration program. The program started on July 1, 2024, and has been quite successful due to the support of the City of Albuquerque and it's partners. The program vision and outcomes include but are not limited to relieve complexity in the voucher system for landlords, streamline the housing process of PSH voucher agencies, provide advocacy tool regarding questions, concerns and needs of Landlords, retain New PSH Landlords and expand housing opportunities for PSH voucher holders.

The program supports landlords in the Albuquerque area who rent to PSH voucher holders. PSH vouchers can only be used in Albuquerque, participants must be literally homeless, have a history of

chronic homelessness and disability. Currently there are 800 active PSH voucher holders in Albuquerque. There are many agencies that offer PSH vouchers to include: A New Day, Inc., Albuquerque Healthcare for the Homeless, Barrett Foundation, Catholic Charities, Good Shepherd Center, Heading Home, Hope works, New Mexico Dream Center, Serenity Mesa, TenderLove Community Center, Therapeutic Living Services, and Women in Leadership.

Landlord engagement offers a Landlord Liaison as a resource, mediator and point of contact during PSH voucher holder tenancy. It offers financial remedies for Landlords who rent to PSH voucher holders in the city of Albuquerque. The program aims to increase housing options for PSH Voucher recipients through landlord engagement and outreach. Landlord Liaisons duties include assistance in filing claims, support in understanding the PSH voucher system, landlord check-ins, respond to landlord needs and questions and many other landlord/tenant support. The program also provides many financial incentives for the landlords to include: \$3K to cover damages after security deposit is exhausted, \$1K to make necessary improvements to meet housing inspection standards, one month vacancy loss protection, \$500 flex funds for needs arising before or during tenancy as well as past due utility payments to mention a few. On July 1<sup>st</sup>, 2025, the caps for damages will increase from \$3K to \$5K, the upgrade is going to increase to \$1,500 and flex funding will increase to \$1K.

Claims from Landlords may be submitted during an existing tenancy or within 60 days of termination of occupancy. Claims submitted are processed as early as 1-2 days and may take 3-15 days for the claim to be approved. Landlords may be asked to submit W-9, before and after pictures, receipts, paid invoices, failed inspection form, Writ of Restitution, utility bills, and other forms depending on the claim. The goal is to keep a good relationship between landlords, tenants, the program and prevent eviction. We also provide a housing search called Padmission Connect, which allows landlords to list their properties to prospective tenants. Padmission connect is a closed platform just for PSH voucher case managers and landlords. There are currently about 300 active units posted and is kept up to date with very specific descriptions of the properties and anything needed to apply for the property. Properties are carefully selected, and landlords interviewed so both parties (landlord and tenant) have a positive experience. For any questions, please contact Landlord Engagement Program at Phone: (505) 225-3491 or by Email: [lep@nmceh.org](mailto:lep@nmceh.org).

## **7. Subcommittee Update- African American Homelessness**

Councilor Rogers and the subcommittee did a site visit to the drop-in center they are trying to create. The focus is first on senior African Americans who are homeless or precariously housed or in danger of being homeless. The focus right now is what the construction needs, décor, and the types of services that will be offered at the facility once it opens. Proposals have started coming in from community partners, working on getting access to city vehicles so they can do outreach at the Westside Shelter. The subcommittee is working on actional items and doing things to move the needle.

## **8. Subcommittee Update- Re-Entry**

Mr. Tyson Patterson gave updates on behalf of Commissioner Barboa and stated they have been meeting and have identified a few issues, next steps, and resources to help the re-entry program. It was discovered the courts are allowing the non-profits access to clients before the hearing which interferes when we are trying to get them involved in some re-entry programs. Also identified that the hours of service do not align with the NBC MDC drop-offs, we have spoken to the warden, and he said that will change. A program with CNM called FIRST (Formerly Incarcerated Reintegration Students) has been

identified which provides help for college education with federal student aids. The program aims to specify trades, they communication with probation and parole supervisors so the clients can attend the classes. Another program identified is called The Golden Ticket, which is for people who have possession charges only, they can do diversion and if they agree to go to treatment the charges are dropped. Councilor Rogers reminded the group that it is illegal for landlords to not accept housing vouchers.

## **9. Subcommittee Update- Homeless Prevention**

Ms. Abigail Stiles from the City of Albuquerque stated they had a preliminary meeting and plan to have a presentation so the committee can see what they have been working on as well as any opportunities for collaboration with other organization that are in HCC. They have also explored the possibility of the city to create some sort of program that helps people find roommates where situations where somebody may not need an entire unit to themselves and there is somebody who is not using an entire unit and are interested in having a roommate.

## **10. New Business**

None. However, Councilor Rogers inquired about maybe having the HCC committee meeting members and subcommittee members' retreat. This would help collaboration and connect all the dots. Also do some strategic planning for our group and ahead of the legislative session. Ms. Maria Wolfe concurred with the suggestion and so did Ms. Julie Baca from BernCo. Ideas were brought up on what the agenda items will be and what the committee would like to have as activities.

## **11. Next HCC Meeting -**

- July 8th, 2025, 10:00 a.m. – 11:30 a.m.

## **12. Adjourn Meeting –**

**Motion: Councilor Rogers**

**2nd: Ms. Maria Wolfe**

**Passed Unanimously**

**Meeting was adjourned at 11:33 am**

## **Meeting Recorded Video Link:**

[https://cabq.zoom.us/rec/share/LgU7\\_vbz3SzEJ8eOPUo\\_MxM-bUEDPiZEKTey9ybHb8L5T9NFIaphztTkdT-Xcsp3.-EelvH4hDRvEQdes](https://cabq.zoom.us/rec/share/LgU7_vbz3SzEJ8eOPUo_MxM-bUEDPiZEKTey9ybHb8L5T9NFIaphztTkdT-Xcsp3.-EelvH4hDRvEQdes)

