

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

**Tuesday, May 25, 2021  
3:00pm to 4:30pm  
Zoom Meeting**

<b>Members Present:</b>	<b>Members Absent:</b>	<b>City Staff:</b>
Lopez, Jesse	Colonel, Gwen	Chacon, Briana
Lopez, Margaret	Miera, Bernadette	Krantz, Yolanda
Nelson, Robert (Chair)	Vigil, Deacon Robert	Lovato, Megan
Nordhaus, Richard		Lujan, Anna Marie
Plaza, Andrea		Montoya, Monica
Sanchez, Pat		Padrino, Patricia
Senye, Kelle		
	<b>HR&amp;A Staff:</b>	<b>Guests:</b>
	Kubaczyk, Mark	Dorn-Jones, Diana
	Meeks, Alexander	Rice, Peter
	Negrette, Michelle	
	Silvern, Paul	
	Stokes, Alex	

***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. Margaret Lopez seconded the motion and the agenda was unanimously approved.

**III. Approval of Meeting Minutes**

A review of the Minutes from the April 27, 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 Richard Nordhaus and seconded by Pat Sanchez. The minutes were unanimously approved.

**IV. Committee Business**

a. HR&A

- i. Paul stated that HR&A wanted to report on the progress of the scope and schedule. They will then discuss the 2002 plan, discuss the POP boundaries, and the public engagement strategy.
- ii. HR&A will provide the committee with feedback from their findings at the July meeting.
- iii. A review of the 2002 plan was provided to the committee. HR&A provided a rundown of what types of projects were mostly funded from previous plans.
- iv. HR&A wanted to get a full understanding of the housing projects and economic development projects to determine how the funding was split between the two. HR&A stated that it seems

- like it was an even split with half of the funding going to housing and the other half going to economic development, which coincides with the ordinance.
- v. HR&A stated that most of the funds went to capital support projects which helped to build new housing or facilities that would help support/provide economic development projects.
  - vi. The current fund balance is just over 6 million which is about half of the 12 million balance the committee had prior to the previous plan.
  - vii. HR&A stated that 6 million is a good amount of funding but because it is half of what they had previously the committee should be mindful of the types of projects they fund.
  - viii. HR&A stated that much of the feedback they have received from the people who they have talked to so far about the previously funded projects have stated that the previous projects were beneficial to the surrounding neighborhoods.
  - ix. Another thing HR&A has noticed is that a lot of good was done and many people benefited from the projects but there were still challenges that many people still faced because additional resources were still needed for the people living in the POP.
  - x. HR&A stated that a focus on projects with bigger impact would be the most beneficial to the committee and one way to do this would be to either pair this fund with another or use the funds as gap funding and not just the main funding source.
  - xi. HR&A reviewed some data about the POP they had looked up and stated that the data they have provided is the most up to date data there is right now but some of the data is from 2020, 2019, and 2017 so the effects of the pandemic are not yet reflected in the data. Also, when comparing the current data to the 2002 data a lot of the same conditions are still relevant.
  - xii. The data shows that the POP has a lower median income in comparison to the rest of Bernalillo County and a much higher poverty rate. Also, the POP is not experiencing the same amount of growth the rest of the county is.
  - xiii. HR&A also looked at the POP closely and split the POP up into four quadrants using the Rail line and Central Ave as dividers. HR&A then divided the POP neighborhoods into the four quadrants. Doing this still showed the POP is not experiencing the same population growth that the County is.
  - xiv. The POP seems to be more racially diverse than the County with a greater number of Hispanic, Black, Indigenous, and other (non-specified) in comparison to the rest of the County.
  - xv. Also, all four quadrants seem to have a much higher unemployment rate than the rest of the County. With the SW quadrant having the highest. In the POP about 20% of people do not have a degree or certification compared to the 11% seen for the rest of the County.
  - xvi. A large majority of people living in the POP are renting their homes instead of owning them. With that, rents have been increasing and the demand for rental properties is also increasing.
  - xvii. Over the last 20 years there has been about a 30% increase in multifamily rental units since 2002 but because the demand for those units is great the cost of rent has increased.
  - xviii. Also, with the median household incomes being lower in the POP most people cannot afford an average unit and are often paying more than 30% of their total income for just rent. Also, about a quarter of the people in the POP are extremely rent burdened because they are often paying more than 50% of their income to just rent. With the pandemic in mind this could cause those families to be unable to continue to pay for their housing.
  - xix. HR&A also spoke with agencies that provide homeless services and stated those agencies are seeing an increase in the homeless population and predict that will continue until things stabilize from the COVID pandemic. Due to this, additional resources will be needed to support them.
  - xx. Some of the real estate trends show that retail rent is also increasing but the demand for retail space in the POP is also increasing but this could also cause some smaller businesses to face rent burdens. Industrial space demand has also increased mainly in the SE area of the quadrant.

- xxi. With that, all the real estate indicators are showing that rents are increasing, vacancy is decreasing and demand is increasing.
- xxii. Across the POP at least 10% of the people are experiencing unemployment and between 20%-30% are experiencing poverty. With that and keeping in mind the amount of funding there is to put towards projects in the POP it would be good to keep in mind that it might not be a good idea to extend the POP boundaries because of the amount of need in the current boundaries. HR&A recommends using the current boundaries.
- xxiii. Robert asked how can the claim of the real estate market improving be made if the POP is still experiencing higher rates of poverty and unemployment? HR&A stated that they didn't really look into that and they instead looked into how the increasing rents is exacerbating the POP's issues which makes the need for support even greater. Margaret stated that the data about the improvement is really not a positive because while the market prices have risen the income level in the POP has not. HR&A stated they understood that point and will reference it in their report.
- xxiv. Richard asked how HR&A uses the granular data to translate into decision making about program location/allocation. HR&A stated that they anticipate to look at what the data means and will ask what kinds of guidelines they want to draft to determine which area needs the funding more and breaking up the data into quadrants can help with looking at each area's needs more closely.
- xxv. Richard also stated that if it was determined the expansion of the POP boundaries could hinder the impact of the funding, would there be a need to contract the POP boundaries? HR&A stated that when they divided the POP into quadrants they found that there was not one quadrant that was "better off" than the other which could make contracting the boundary difficult. However, there could be ways to prioritize certain projects though scoring areas with greater need higher.
- xxvi. Diana stated there are certain areas within the POP that should be closely looked at like Downtown, Old Town, and the Rail Yard because if any of the funding went to projects in those areas there would be little to no impact. It was also stated that those areas have other opportunities to receive funding through other means whereas some of the other neighborhoods could really benefit from the HNEDF funding.
- xxvii. HR&A stated that to do this the committee could change the boundaries to exclude those mentioned areas or they could continue to use the current boundaries and create a scoring matrix that would prioritize certain areas over three mentioned areas.
- xxviii. HR&A stated that it seems that the majority of the committee is not interested in expanding the POP boundaries but more interested in contracting the boundary.
- xxix. Richard asked what the logistics of contracting the boundary would look like. City staff stated that if the POP boundary were changed it would require City Council approval because it would revise the ordinance. This could open up the discussion to City Council adding more areas to the boundary. This would also be a time consuming process and could delay things.
- xxx. The faster approach would be to give priority to certain project areas compared to others.
- xxxi. HR&A talked about the community engagement strategy. They stated they want to do an area wide survey that would be done in English, Spanish, and any other requested languages. There would also be focus groups and one on one interviews that would end with the public visioning session.
- xxxii. The objectives for this process are to listen to and incorporate community feedback, seek innovated solutions, and seek culturally and linguistically appropriate engagement, and to engage hard to reach communities.
- xxxiii. The guiding principles for the engagement plan are to include the most vulnerable members of the community, be accessible, activity consider language and cultural boundaries, consider

transportation and child care needs, approach individuals inclusively and appropriately, offer timely and relevant information that is easy to understand, and be transparent.

- xxxiv. Some foundational questions are how did the 2002 plan fund allocation impact the POP, what are the current needs of the POP, and how can the current funds be used to maximize positive impact for POP residents.
- xxxv. The surveys will be distributed both digitally and through paper. They will be distributed at community centers, libraries, grocery stores, religious institutions, and other public places.
- xxxvi. HR&A has already started having one on one meetings with some stakeholders and will continue to do this through June and July.
- xxxvii. The visioning session will be conducted through Zoom and they will use certain tools to ensure that those individuals who do not have access to the internet can still participate.
- xxxviii. Diana asked if HR&A will look at the times the meetings will be held to ensure that people who have to work are still able to attend those meetings. HR&A will incorporate a question in their survey that asks when the best time would be to hold meetings. The sessions will also be recorded to allow for more people to be engaged.
- xxxix. Andrea asked if they have suggestions on additional agencies who may want to partner with HR&A to provide feedback, how would they get those to them? HR&A stated that those suggestions could be made through email to HR&A staff or City staff.
- xl. Diana asked how decisions will be made transparently in regards to HR&A's guiding principles. HR&A stated it has to do with the decisions that are made and taking into consideration and explaining how those decisions were made and developed.
- xli. Margaret mentioned the ART project and how the public was not allowed the opportunity to voice their concerns or opinions and asked how that situation would be avoided. HR&A staff stated that project has come up a few times already as an example of what not to do. The best way to avoid this is to be transparent and encourage community engagement. Also, it's always good to involve the press in the process. Another thing that was mentioned is making sure that the funds aren't used as a band aid.
- xlii. HR&A will focus on public engagement over June and July. They will provide the committee with an update at the July meeting. The subcommittee can meet with HR&A if needed before the July meeting.

b. Rules of Conduct and Procedure

- i. City Staff stated that they have been attending meetings provided by the boards and commissions department and learned that each committee needs to have set rules of conduct and procedure. The committee does not have anything like that so City staff has drafted some rules of conduct. City staff will email those to the committee for review and they will be reviewed at the next meeting.

V. **Announcements**

None

VI. **Summary of Decisions and Assignments**

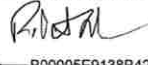
City staff will provide the committee with the presentations from this meeting and the previous meeting. City staff will also email the committee the Draft rules of conduct.

VII. **Public Comments**

None

**VIII. Next Meeting Date**

The next meeting will be June 29, 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.

<b>Chairperson's Signature:</b> <b>Prepared by:</b> <u>Briana Chacon</u>	<p><small>DocuSigned by:</small>  <small>B00006E9138B427...</small></p>	<p>7/6/2021   10:28 AM PDT</p>
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