

**Middle Rio Grande Housing Collaborative (MRGHC)**

**January 22, 2026**

**1:00pm**

**Mid Region Council of Governments (MRCOG) Board Room**

**809 Copper Ave NW Albuquerque, NM 87102**

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Select Interim Chair
5. Approval of Minutes from Previous Meeting – November 20th, 2025
6. Public Comment – 2 minutes
7. Discussion of State Legislative Ask for Housing Funds
8. Presentation of Joint BernCo/CoA Affordable Housing Projects
9. Announcement of next meeting
10. Adjourn

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1 CHAIR FREEDMAN: That's okay. Roll call. I'm  
2 Talia Freedman, chair.

3 COMMISSIONER RAEL: Lawrence Rael, Board  
4 Member.

5 SECRETARY ROBERTSON: Ian Robertson,  
6 Secretary.

7 CHAIR FREEDMAN: Okay. Do we have a motion to  
8 approve the agenda?

9 COMMISSIONER RAEL: I so move.

10 SECRETARY ROBERTSON: Second.

11 CHAIR FREEDMAN: All those in favor?

12 COMMISSIONERS: Aye.

13 CHAIR FREEDMAN: Do we have a motion to  
14 approve the minutes from the September 25th meeting?

15 COMMISSIONER RAEL: I so move.

16 SECRETARY ROBERTSON: Second.

17 CHAIR FREEDMAN: All those in favor? Aye.

18 COMMISSIONERS: Aye.

19 CHAIR FREEDMAN: Okay. We are going to move  
20 on to an update from the Bernalillo County housing  
21 projects and priorities by Cindy Chavez, Bernalillo  
22 County Manager.

23 COUNTY MANAGER CHAVEZ: Well --

24 COMMISSIONER RAEL: This is the beauty of  
25 having a small group so you can get things done.

1 CHAIR FREEDMAN: Now we can move fast.

2 COUNTY MANAGER CHAVEZ: You like speed. So  
3 maybe Marcos --

4 MR. GONZALES: Yes. So, the newest member to  
5 the County team is Tommy Cummins here with our housing  
6 division. And we actually prepared a slide deck. You can  
7 pan those out as well.

8 COUNTY MANAGER CHAVEZ: Oh, we have it up  
9 here.

10 CHAIR FREEDMAN: I have it up here.

11 COUNTY MANAGER CHAVEZ: All right. So, and  
12 we'll share with everyone. So, I want to just give a  
13 couple of minutes. I mean, a couple -- yes, very high-  
14 level kind of background about what we're presenting to  
15 you today. And I'm obviously here with Marcos and I'll go  
16 ahead and go to slides on which is just the housing  
17 initiatives.

18 And I want to start with a very sincere  
19 thank you both to then chair Barbara Baca and this  
20 working group because this working group did so much to  
21 help prepare us to go to the legislature to ask for  
22 support. You may recall that the original ask was for  
23 \$278 million. And what the legislature did was make 110  
24 available.

1           That money was then shared or put under the  
2 leadership of the governor's office. And we had a chance  
3 to work with Secretary Nair to make sure that we were  
4 able to move through these resources as quickly as  
5 possible. Now, just to say what we received in  
6 partnership with the city, we received a \$80 million.

7           The County took 63 million of that in part,  
8 because there were some items that were on both  
9 [inaudible 0:02:30]. And so, we just took the primary  
10 role of being the business manager for that resource. So,  
11 we take our partnership with the city extremely seriously  
12 and we meet with them. It feels to them all the time, but  
13 it's about every other week.

14           So, we had two goals. One was to make sure  
15 that we, in partnership with the city, we're housing a  
16 thousand people who are currently will be on the street  
17 by June of next year. And the second was that we were  
18 able to -- the County's goal was to make sure that we  
19 were able to move as quickly as possible to get this  
20 money on the street.

21           What you'll see in the next page, which it  
22 says, BernCo Funding Overview, we work to focus on  
23 primarily for the County's asks in two buckets. One, we  
24 wanted GAP financing. And the purpose of that was to make  
25 sure that we could get projects across the finish line.

1           They just needed that final push and that  
2 they could keep moving to get housing built in our  
3 community. In addition to that, the County had an  
4 interest of -- in partnership with the governor's office  
5 of focusing on family homelessness. There's Charlie.

6           And the attempt there was really for us to  
7 take where we already had an area of expertise where we  
8 had the wellness hotel, where we were housing about 24  
9 families at a time and moving them into permanent  
10 housing. And so, working with the state, we focused on  
11 doing transitional housing and then buying one building  
12 that went up for sale, that was going to go for market  
13 rate housing. So, we wanted to make sure that we had  
14 access to those units for affordable housing.

15           And what was significant about that is this  
16 is one of the few apartments that we saw that had two and  
17 three bedrooms in it. And that made it ideal for us to be  
18 able to focus on that down for a partnership. So,  
19 Ponderosa Place was Comfort Inn, and that was a little  
20 over \$7 million to both start getting people moved in.

21           And we can talk more about the details of  
22 that. In addition to that, the state asked us if we would  
23 be interested in partnering with them both on housing  
24 rehab, rapid rehousing, first time home buyer, and on  
25 infrastructure. So, what you'll see in the middle bucket

1 is those areas where the state said, "We think we have an  
2 interest in this. Do you have an interest? Can we have  
3 this money work for you.

4 So, we'll go through this, but where you can  
5 see is the amount, the units, the folks that we're  
6 targeting and the term of the affordability in that last  
7 category. So let me go to the family transitional  
8 housing. We have moved into that site on Ponderosa Place.

9 We've not done any communication on this  
10 yet. In part, we are waiting for -- as part of our IGA,  
11 state asked us to work with them before we're making  
12 announcements that are more formal in the press. So,  
13 we're waiting for feedback.

14 We'll get that from them tomorrow in terms  
15 of how we talk about all of these different projects that  
16 we're moving forward with. So, Ponderosa Place has 70  
17 units. We currently have 10 families in, which is great.  
18 And one of the reasons we're staging is that we're trying  
19 to hire staff concurrent to putting families in the  
20 facility. We have onsite security. And on another slide,  
21 I'll talk about our Good Neighbor Agreement.

22 Actually, probably Commissioner Baca will  
23 jump in on that one. Let me go to the Family Permanent  
24 Housing, which is just some pictures of the project that  
25 I already talked to you about.

1           Well, we will have some seniors, we'll serve  
2 some seniors. We're really focused again on families  
3 because we want to build that pipeline to get to zero  
4 homelessness for families in our County. Then we'll go to  
5 the GAP financing projects where you can see here is the  
6 number of units and the that the income level -- but just  
7 wanted to show you a little bit of illustrations of those  
8 specific projects.

9           And then as I spoke about the additional  
10 housing initiatives, let me just focus on this one area.  
11 I mean, on this page for a moment. But we know that part  
12 of the big picture relative to how we're going to address  
13 homelessness is treating the problem. And our response,  
14 the way you would is kind of squeeze an accordion. On the  
15 one hand, we've got to keep people from becoming homeless  
16 because the less attention we pay to that, it doesn't  
17 matter how much work we do to try to house people.

18           If people are coming, becoming homeless, it  
19 becomes that kind of self-fulfilling prophecy if we're  
20 just only doing half a program. So, we're very focused on  
21 our partnership with APS schools to identify families who  
22 are in or at risk of being evicted or who are in the  
23 eviction process or who have already become homeless.

24           The state gave APS about \$5 million to be  
25 able to address this population. They gave us 1.5 million

1 and we're working collaboratively with them to get people  
2 housed. Right now, with just a couple of months being up  
3 and on in our program, we've already either prevented 378  
4 people from becoming homeless or taking them off the  
5 street and placed them in permanent housing.

6           Now, I just want to say that this rapid  
7 rehousing model, I know the city has a ton of experience  
8 in this area. We, because we're so focused on families,  
9 the expertise that APS has and the responsibility they  
10 have to McKinney-Vento to identify these families,  
11 getting flexible money from the state is allowing us when  
12 the school can't use their money because you have very  
13 strict rules around when you're considered homeless  
14 through McKinney-Vento, it gives us an opportunity to be  
15 aggressive with this other dollars that are much more  
16 flexible.

17           And I just will say one thing about our  
18 procurement department. As policy leaders in the  
19 community, one of the things we sometimes forget is how  
20 hard it is for the infrastructure of our organizations to  
21 handle the business side of this. And we just think,  
22 well, I can't just miraculously do X, Y, or Z.

23           And one is as human beings, we love to make  
24 rules. [inaudible 0:08:41] And one of the things I'm  
25 really excited about is our procurement department has

1 | now been able to turn around checks to landlords to keep  
2 | people from becoming evicted within 48 hours, which is  
3 | kind of -- it's amazing. And it is. On home rehab, the  
4 | county has a -- I'm sorry, the housing authority is part  
5 | of the county here.

6 |           So even though it's a separate entity, it's  
7 | under the leadership of the county. And so, they already  
8 | have a team that's working on rehabilitating homes. They  
9 | primarily focus on that relative to HUD guidelines.

10 |           Again, this additional money is allowing us  
11 | to be more flexible than just the HUD guidelines. With  
12 | that, we have 21 homeowners that are going through the  
13 | process right now, seven that are active. We're trying to  
14 | make sure that we are doing our very best to get folks  
15 | who can apply to apply as quickly as possible.

16 |           So, this is an area that we're continuing to  
17 | work on. I think Aldea Rio, most people noticed this  
18 | second, and Rio Bravo, it's a really amazing project.  
19 | It's going to be a transit-oriented development. We're  
20 | thrilled about it. As you know, infrastructure costs a  
21 | lot, and it's very difficult for developers to be able to  
22 | put infrastructure costs into their housing stacks. And  
23 | so, this is one that when the state asked us if we would  
24 | work to get this money to them, we said, absolutely.

1           And then Homewise pitched the state on  
2 investing in more affordable sale housing, and this is us  
3 moving that money to them for that effort. I think it  
4 says here there are 14 units of affordable housing. I  
5 can't remember [inaudible 0:10:23].

6           MR. GONZALES: There's 14 units that they had  
7 committed to having those basically being able to have  
8 those as the initial funding for homebuyer assistance,  
9 but they were matching that with other funding that they  
10 have. So, they'll actually be able to do up to 50. So,  
11 within our IGA, we're committed to doing 14 with this 1.5  
12 million, but they have other funding they'll be able to  
13 do up to 50 units. So, they'll be able to do more.

14           COUNTY MANAGER CHAVEZ: And we think  
15 affordable homebuying is really important. We wanted to  
16 focus on it, but appreciated that the state asked us to -  
17 -

18           MR. GONZALES: And one last element on that,  
19 we have it basically being placed into when that  
20 homebuyer sells their property, that 1.5 comes back. So,  
21 it's a revolving fund that will be there in perpetuity  
22 for that 1.5 million with them to be able to help out  
23 future homebuyers down the road.

24           CHAIR FREEDMAN: So, the buyer pays back that  
25 loan at the end of that probably 0% when they close --.

1 MR. GONZALES: Yeah. There's essentially like  
2 a second mortgage on the property. They get paid out, out  
3 of that first, and it goes back to the revolving fund,  
4 and then can be used again based on when they're ready.  
5 So, it's not tied to the property.

6 CHAIR FREEDMAN: Can we go back for a quick  
7 question, second on the home rehabilitation? How many  
8 houses do you think that \$1 million affords to be done?  
9 You have 20 interested homeowners, but what, how many do  
10 you think can be accomplished?

11 COUNTY MANAGER CHAVEZ: So, this is a kind of  
12 an interesting question that we're also wrestling with,  
13 which is that for our HUD projects, when you're using HUD  
14 dollars, you have an obligation to handle the investments  
15 relative to HUD guidelines. And what that has meant is  
16 that the average amount that has been spent, I think, is  
17 between 30 to about \$50,000. With our own funds, and  
18 actually with some of our non-profit partners, we've seen  
19 them be able to focus more on the highest needs of the  
20 household and not having to do everything in the  
21 household.

22 So, if you have HUD money, you're also  
23 doing, you're making it ADA compliant and all the other  
24 things that end up on their rules. So, the average that's  
25 being asked for out of this pot is closer to \$20,000. And

1 | so, I will put this in the category of something that I  
2 | want us to learn more about how to be more effective at.

3 |           And an example of that is we know that we  
4 | need to make sure roofs are intact because if you haven't  
5 | fixed the roof and you do everything else to the house,  
6 | you're kind of [inaudible 0:13:00]. But in a lot of these  
7 | homes, we're seeing really old electrical, one I saw that  
8 | the water and sewer was pretty bad. And so, but being  
9 | able to prioritize, I think means that we can keep people  
10 | in their homes and be able to move a little more quickly.

11 |           If money becomes available, being able to go  
12 | back where we where we can, but we have to really figure  
13 | out the most effective and efficient way to do that. So,  
14 | we're actually learning from other folks about this too.  
15 | We, the good news is our HUD team already knows how to do  
16 | this, but we really know how to do it under HUD  
17 | guidelines versus what would you do if there was an  
18 | emergency, which is how we're trying to handle the  
19 | resources that have been given to us by the state.

20 |           CHAIR FREEDMAN: That's good. Thank you.

21 |           COUNTY MANAGER CHAVEZ: The last thing I want  
22 | to talk about is our Good Neighbor policy. And I wonder  
23 | if Commissioner Baca if you want to chime in on this.

24 |           COMMISSIONER B. BACA: Sure.

25 |           COUNTY MANAGER CHAVEZ: Thank you.

1                   COMMISSIONER B. BACA: Hello, everyone. Thank  
2 you for continuing the work here with [inaudible 0:13:55]  
3 collaboration. This was a really important thing to the  
4 county. It's important to me because what we wanted to do  
5 is not just say, we'll take some state funding, we'll  
6 purchase a transition -- a conversion of a hotel motel to  
7 housing, but we want to respect the needs of the  
8 residential area that's there. And I know we, the city  
9 does the same thing. We were trying to make a big effort  
10 as we move into this area of really helping with  
11 community revitalization.

12                   How do we make this a better place when we  
13 come in and we don't want to just focus on the footprint  
14 of the property we purchased, but the relationship to the  
15 community around. And to that end, we are working on a  
16 broad umbrella policy of a Good Neighbor agreement and  
17 working with each individual property that we buy with  
18 those individual immediate neighborhoods associated with  
19 that. So, it's just a really important thing that  
20 Burlington County is talking about with all of our  
21 projects.

22                   We want to be good neighbors when we build a  
23 community center or buy a park or whatever. But  
24 particularly with housing, because people have this idea  
25 that affordable housing can be a real dark spot, perhaps

1 | in their community. And we're saying, no, we're not going  
2 | to do that. We're going to provide quality projects. And  
3 | we want you as the community to see this is a big picture  
4 | problem we have [inaudible 0:15:30]. So that's the basis  
5 | of it.

6 |                   SECRETARY ROBERTSON: If I could ask a  
7 | question about that. In what way does enforcement or some  
8 | of the commitments that are on there, how does that end  
9 | up happening on the ground? Is it interfacing with law  
10 | enforcement?

11 |                   Is there county staff assigned to work on  
12 | those problems? Or just how does this then play out in  
13 | the real world when problems arise?

14 |                   COUNTY MANAGER CHAVEZ: So, one of the, so  
15 | one thing that we did early on, and Commissioner Baca  
16 | introduced us to a number of community leaders who've  
17 | done some of these already in different cities. So, they  
18 | actually had a really good sense about like what their  
19 | expectations are for being a good neighbor. And as an  
20 | example, we currently have a call center that takes  
21 | complaints from the public and all that.

22 |                   What that means is that we're going to have  
23 | a 24/7 number that people can call when there's a problem  
24 | with a building or any of our buildings. Second is the  
25 | way some of these agreements get signed is an institution

1 | like ours will give money to a third party. That third  
2 | party nonprofit, for example, is running the facility.

3 |           They do an agreement with the neighbors. If  
4 | we are in that kind of situation, the agreement will be  
5 | embedded in the contract eventually, so that they are  
6 | obligated as our nonprofit partner to live up to what  
7 | that agreement is. Not living up to that agreement means  
8 | they're not living up to the contract they have with the  
9 | county, for example, for services.

10 |           Where we own the building, [inaudible  
11 | 0:17:03] we're going to make the same commitment. We're  
12 | not going to hold the nonprofit to a standard that we're  
13 | not told. And ultimately, the way this will be enforced  
14 | is if I'm not doing my job, they're going to call her  
15 | then, I'm going to be doing my job.

16 |           So, we think this is a good way. And the  
17 | other thing, just as a reminder, is we think about  
18 | housing. When folks get upset about something coming in  
19 | their community, they've seen the worst thing that we  
20 | have out in the community.

21 |           So, people will say, you have a development  
22 | on X, Y, or Z, or there's a nonprofit that is providing  
23 | food on this street and we see what a mess it is. We  
24 | don't want that in our neighborhood. So, part of this is

1 us not asking communities to do more than we're willing  
2 to do ourselves, right?

3           Because asking a community to accept a  
4 development that we wouldn't want in our own  
5 neighborhoods, A, right, like wherever we live, but B, we  
6 should be celebrating the investments we're making, and  
7 they should be attempts or not even attempts. These  
8 investments should be done with the eye toward  
9 revitalization versus an affordable housing project,  
10 right? And so, whether that's community centers, office  
11 buildings, anything.

12           MR. GONZALES: Yeah, no, that's awesome. I  
13 think this agreement is really great. As a private side  
14 developer going into meetings and talking to neighbors, I  
15 think they have so much ammunition to say, here's all the  
16 problems it's going to cause. And this is the kind of  
17 stuff that's a really easy way to push back. So, I think  
18 this is an awesome idea.

19           COUNTY MANAGER CHAVEZ: And one other thing  
20 I'll just add is that in the future, I would very much  
21 like when we're going into a new community for us to take  
22 the neighbors that have signed this agreement in their  
23 communities with us, because either we have the  
24 testimonials from the people we're already working with,  
25 and we have credibility, or we don't.

1           So now there's some things that I'll just  
2 raise that are really challenging, and we're going to  
3 visit the city to learn more from how they're managing  
4 these efforts, which is what we do when people congregate  
5 around a particular facility. Because one challenge you  
6 have is if you just move people, you're just moving them  
7 over to another neighborhood, I mean, another street.

8           We're really having to think about how do we  
9 provide both transportation support to a service versus  
10 just pushing someone down the block. That's kind of the  
11 first thing. Second thing I'll just say is, especially  
12 for our high need populations, like one of the challenges  
13 we have is that if you're trying to get off drugs and  
14 alcohol, and right outside the fence of where you're  
15 living, you have somebody selling drugs, how are we  
16 providing a safe environment for them?

17           And by the way, like I'll just use Comfort  
18 Inn as an example, that's going to be filled with  
19 children. Again, how would we want all of our -- we're  
20 not going to let someone peddle drugs in -- Like we're  
21 going to do everything we can to stop that from  
22 happening.

23           That's the kind of mindset we're trying to  
24 develop, and we're going to have to both work with  
25 advocates for the homeless as well as our own people that

1 | we're serving to better understand how to respond to  
2 | that. So, I'm not saying that we're out of the woods. I'm  
3 | more saying that we're committed to learning, getting  
4 | better, and being very respectful neighbors that people,  
5 | when they hear that we're going to make an investment,  
6 | they want to know what we're doing versus saying no.

7 |                   COMMISSIONER RAEL: Absolutely. Yeah, thank  
8 | you. Just a couple of questions. Thank you very much, Ms.  
9 | Chavez, for the presentation on this particular item. Let  
10 | me ask you this, two things. One is, are you signing  
11 | agreements with neighborhood associations or just  
12 | individual neighbors?

13 |                   COUNTY MANAGER CHAVEZ: With the association,  
14 | and we have to work through legal on this -- but we're  
15 | going to have to work on with legal to make sure we're  
16 | doing this appropriately. And the other thing is for all  
17 | the agreements, they will be signed by me. So, I'm going  
18 | to be acting on behalf of the county to say we are making  
19 | this commitment to you as a community.

20 |                   And so, it will be neighborhood associations  
21 | with whoever that president is at the time. And again,  
22 | I'll just say this aloud, is I think our obligation is  
23 | irrespective of who signed it, that we're living up to  
24 | our part.

1                   COMMISSIONER RAEL: I think the goal is that  
2 it's lawful and I should commend Commissioner Baca for  
3 moving this forward. From my experience and from our  
4 experience with the city is that these are really  
5 challenging agreements to really honor because  
6 neighborhood association presidents change, neighborhoods  
7 change. And so being able to live up to the spirit of the  
8 agreement is probably the best we can do as a  
9 governmental entity, but also just recognizing that as  
10 those things change. These agreements need to be a living  
11 document because these congregation around maybe one unit  
12 may eventually be moved, but it ends up somewhere else.

13                   And depending on where you overlap with the  
14 other neighborhood agreement, you end up with these  
15 concerns. But let me ask you this other question. And  
16 this is sort of caught my attention as you were going  
17 through this. Is the city of Albuquerque considered a  
18 part of the agreement?

19                   COUNTY MANAGER CHAVEZ: It would. Do you mean  
20 if we are jointly developing something?

21                   COMMISSIONER RAEL: No, just since you're  
22 developing projects in the city of Albuquerque in some of  
23 these cases, are they part of the neighborhood agreement?  
24 And the reason I'm asking is not to put you on the spot,  
25 but just to think about it from a practical standpoint.

1           As these agreements get in place, I worry  
2 about the county staff, i.e. whomever you have responding  
3 to an issue and the city of Albuquerque getting called on  
4 the same issue and you have the duplication of efforts,  
5 whether it's APD, whether it's FIRE, or whether it's even  
6 the ACS group at the city or those groups, and trying to  
7 figure out how do you manage these two things.

8           And it's more about the collaboration  
9 between the city and the county on these agreements.  
10 Because when we had neighborhood agreements, for example,  
11 on the Gibson site and that project, we ended up with an  
12 interesting dynamic in that Gibson's along -- the Gibson  
13 Loveless facility is along Gibson Boulevard, but just to  
14 the west or to the south of that is the airport space.  
15 And the issues that may be homelessness and other issues  
16 that connect with other jurisdictions.

17           In this case, if you have a county project  
18 in the city of Albuquerque and you have a city of  
19 Albuquerque response and a county response, just making  
20 sure that both the city and the county are connecting  
21 with your agreement and making sure that they're both on  
22 the same page. That's all that's about.

23           COUNTY MANAGER CHAVEZ: I think that's very  
24 good feedback. I will say this that, and I don't want to  
25 speak for Samantha because she's not here, but you

1 probably could. What I will say is in our meetings and  
2 with the city staff, I think that Samantha in particular  
3 has placed a very, very, very high premium on us working  
4 together and really using one database, sharing  
5 responsibility and playing a leadership role, for  
6 example, even in moving people who are in our  
7 transitional housing or in theirs to facilities that we  
8 own, operating and investing in.

9           So, I will bring that to the group. I think  
10 that's really good feedback and I hadn't really thought  
11 about it in quite that way, but I have felt that more  
12 than ever, the city is really deeply committed to having  
13 a systemic response and not a one-off. I don't know if  
14 you want to add anything.

15           FEMALE SPEAKER: No, absolutely. I would  
16 agree with that. I think we recognize, particularly with  
17 this project, that there is a lot of overlap and the  
18 community benefits most if we are working together  
19 instead of trying to both individually do our part.

20           I think part of the conversations that we've  
21 had with the county is about what services we're  
22 providing, what the is providing, where do those gaps  
23 exist, or where is there overlap, and how can we enhance.  
24 So, I think that absolutely is correct.

1                   COMMISSIONER RAEL: I just wanted to, again,  
2 just because of the experience that we've had before, I  
3 think these are great tools. So, if you don't  
4 misunderstand, I think it's a great approach to get  
5 community buy-in to projects, et cetera. But sometimes  
6 the spirit of the agreement versus the actual  
7 implementation of it can sometimes be very challenging  
8 for both governments.

9                   COUNTY MANAGER CHAVEZ: I think that's very  
10 fair. I will say that I am very committed to moving  
11 beyond the spirit. I actually think that the public has a  
12 right to expect us to do better.

13                   And so, I absolutely understand the point  
14 you're raising, which is they're two big organizations.  
15 And by the way, not just only two, there are not problems  
16 involved and with leaders, there's a lot of complications  
17 to it. But I think if we don't figure out how, when we're  
18 part of the solution, we really are part of looking at  
19 neighborhoods. At some point, we have to stop asking the  
20 community to trust us.

21                   And so, this is really, from my perspective,  
22 our attempt to learn how to excel at public service in a  
23 way that the surrounding neighborhoods not only not  
24 notice what kind of -- if it's affordable housing or not,  
25 but see public investment for what it is. I'd like people

1 to think the same way they think about a community center  
2 as us having housing. And one example, I'll just give  
3 with the purchase of Poblano Place, the bottom of that  
4 has a little, not much, but a little bit of mixed use at  
5 the bottom of it.

6           That should be mixed use that the community  
7 sees as part of their community versus part of the  
8 project. And actually, Mayor, I'll just, wearing your hat  
9 as Mayor, just make this point. One of the things we'd  
10 really like to work with the city on is the way that Los  
11 Ranchos has done such a beautiful job on a portion of 4th  
12 Street, where you feel like you're in a community that is  
13 loved and well-respected and safe.

14           We want to pull that all the way down. I  
15 know that's work that you did when you were at the city,  
16 but we want to pull that all the way down to Poblano  
17 Place to, yes, housing's development. And as a matter of  
18 fact, a new community center that we're going to be  
19 investing in on that same street.

20           But yes, thank you. And then just last page,  
21 this is really a brainstorming of legislative requests.  
22 So, one of the things that we're working really closely  
23 with the city on is being able to track how the  
24 investments that we're making, we're doing, how quickly  
25 are we investing that money.

1 I don't have to say spend because it sounds  
2 like we're just kind of like, well, we don't spend money,  
3 but how quickly are we able to make investments? And then  
4 with this list, we're asking our partners, what do they  
5 want to see in the community? And then what should we be  
6 bringing forward?

7 This was my mistake not to put draft on it,  
8 but the point is that this will be what we're talking  
9 both to our city partners and to our Commission about as  
10 we think about how to proceed forward. And one piece of  
11 feedback that I've gotten from all of our legislators is  
12 that they're very interested in making sure that we've  
13 invested the money that they've given us to date. And we  
14 got a big challenge saying, we don't think you can spend  
15 it. And I would just say --

16 CHAIR FREEDMAN: We're spending it.

17 COUNTY MANAGER CHAVEZ: That's right. And  
18 candidly, we have to get our developers to move more  
19 quickly too, because some of them are a little in shock.

20 CHAIR FREEDMAN: Do you feel like their  
21 legislators view a very big difference between having  
22 actually spent or committed dollars to like these dollars  
23 are committed to X and here's the timeline, or these  
24 dollars have been spent on that project?

1 COUNTY MANAGER CHAVEZ: If I'm them, I would  
2 be tired of hearing the word commitment. And the second  
3 word I hate to hear is phased. Like it just makes me want  
4 to roll my eyes out.

5 You know, because all that means to me is  
6 time and cost, right? Now, sometimes the projects are of  
7 such a size that the phases are significant, but for a  
8 lot of them, they're really not. And so, I don't think  
9 they're thrilled about committed.

10 And one thing that we have that we can,  
11 we're going to pass out too is, do you want to, do you  
12 think you're ready to? Nope. We are really trying to  
13 think about a very high level, simple way to communicate  
14 the work that we're doing so that the -- because I think,  
15 I think they just want to see that we're moving.

16 And so, what you'll see in front of you is  
17 our best estimate based on the assignments we're signing  
18 with our development partners and ourselves to be able to  
19 hold ourselves accountable. And we'd like in January to  
20 be able to go to something [inaudible 0:29:42] that says,  
21 this is what we've made us and this is where we're at.

22 MR. GONZALES: So, this is a draft listing,  
23 similar to what we did last year. Just for notion where  
24 up on the top it says draft 26 project reads down. And

1 | this is because we didn't have the extra, extra long  
2 | paper.

3 |           It's the same projects across here and then  
4 | across on the other side as well. So, we've been working  
5 | with a number of developers that have contacted us as  
6 | soon as it kind of got out that the state was putting  
7 | soft money in the projects. And so, we have some good  
8 | projects that we have listed on us.

9 |           First is our Union Square project that we're  
10 | looking at going out to RFP here shortly on attracting a  
11 | developer into develop housing at that site. And the  
12 | Uptown Connect project, which was on the list last year,  
13 | but wasn't selected by the state, looking at bringing  
14 | that back as well. And then two new ones is 98th and  
15 | Volcano with trail housing that we worked with in the  
16 | past.

17 |           And then SOL Housing that's doing two  
18 | developments as well in the downtown site. And then we've  
19 | also been looking at what additional property could be  
20 | out there that we could be purchasing for doing the  
21 | permanent affordable housing. And one is the Valencia  
22 | that may be looking at --

23 |           COUNTY MANAGER CHAVEZ: And then on  
24 | [inaudible 0:31:09], let's take that one off. The

1 [inaudible 0:31:10] told me don't even look at it. So,  
2 we're off. Our eyes are away.

3 MR. GONZALES: Okay.

4 COUNTY MANAGER CHAVEZ: If Sam saw this, she  
5 would hunt me down.

6 CHAIR FREEDMAN: Crossing it out.

7 MR. GONZALES: Cross it out. And then the  
8 next one is expansion of our, which is why it's draft.  
9 And we'll make draft the bigger watermark. The Tiny Home  
10 Village, looking to expand that for our transitional  
11 space. And then looking at Ramada is for additional  
12 transitional as well. And because of the purchases that  
13 we've done and the city's done as well, I'm sure you're  
14 all's phone doesn't stop ringing with real estate folks.

15 I mean, this thing, property owners trying  
16 to contact. So, we're even looking at some of these  
17 properties like the Valencia isn't even on the market  
18 right now. But looking at what properties that are not on  
19 the market that may be able to come up for sale that  
20 would be fitting to the types of programs we want to  
21 operate into those and get after that type of housing  
22 stock and housing stock for that.

23 So that's the initial list and we'll be  
24 cultivating and working with the city to build a more  
25 robust list as well in order to go back to the

1 legislative session as we gear it up for [inaudible  
2 0:32:21]. But this is just the start of that list making  
3 and look like last time, look forward to working with you  
4 all again in that collaboration.

5 SECRETARY ROBERTSON: Madam Chair, if I may,  
6 Marcos, and we're assuming maybe even, you know, it would  
7 be helpful just because I think our memories are short.  
8 If we can get the list that was, we put last year and  
9 then do a comparison to what you've got here. And I know  
10 you've sort of tried to get there.

11 I mean, it would be nice to have both the  
12 city and the counties since that's how we approached it  
13 last year. And recognizing that there's new projects that  
14 may come on online because God knows the development out  
15 there could easily get, are getting wind that there's  
16 more public money available. And so, they're probably  
17 coming in with new ideas, which is actually probably not  
18 a bad thing either.

19 I mean, obviously the faster we can get them  
20 up and go, the better. But I guess my interest is just  
21 making sure that we're tracking from where we started and  
22 that we also recognize that as this, as progress is made,  
23 et cetera, that we're able to actually not only show the  
24 value of a collaboration between the city and the county,  
25 but also help us as we're talking to legislators and the

1 | governor about ensuring that sort of, I sort of view us  
2 | as a little bit as the glue in helping support what the  
3 | city and the county are asking in Santa Fe and having us  
4 | say, look, here's the list that we put originally out  
5 | there and look how much it's done.

6 |                   CHAIR FREEDMAN: Here's what we accomplished.  
7 | So, we've got some solid talking.

8 |                   SECRETARY ROBERTSON: Exactly. And then, and  
9 | then also so that we know if things have changed, because  
10 | I think one of the things that we should all be cognizant  
11 | of the fact is that they're talking to you all as the  
12 | keepers of the money and the projects, but they sometimes  
13 | talk to us as board members to find out how do I get a  
14 | name on the project and having a sense of where those are  
15 | would be helpful to us too, because I view our role to be  
16 | supportive and helpful to you all, but it's, it really  
17 | would be helpful to have a running list.

18 |                   COUNTY MANAGER CHAVEZ: So one thing that  
19 | I'll just offer them, we should weigh in this as to, I  
20 | can't emphasize enough that this is a draft, the document  
21 | that we're working on. The second thing is, is that one  
22 | of the things that happened is that even though we both  
23 | started with a rather large list of both parties were the  
24 | kind of divided up the, the evolution of that list was  
25 | dramatically impacted by the state, one. And then the

1 other is that the list that you originally started with,  
2 which was really, really large, had a lot of projects  
3 that fell off because either the property wasn't actually  
4 purchased, the person who thought they were going to have  
5 an option on it didn't, they lost federal money, so they  
6 didn't move forward.

7           So one thing that may be of value is at some  
8 point just maybe to walk you up on the process, because  
9 the one thing I would say about the list is I'm not sure  
10 it says it's as helpful just how, I've only been here a  
11 year and I saw it more from the 278 to what we ended up  
12 actually putting in, and it's dramatically different.

13           What we do also have is something very  
14 similar to this, that is, that I actually had a chance to  
15 share with your executive director as a draft of the  
16 projects as they're going through the pipeline. So that  
17 you'll have that as well, and we'll make sure we get a  
18 version of that.

19           And it really just says what's been spent  
20 already, what's in process, and to your point, what date  
21 have we been told through the IGAs that they're going to  
22 be, the money will be dropped down, because what we  
23 really want to be able to show is, is very, I think,  
24 Chair, your very important point about the, where we are  
25 in the process. So, we'll get that out to all.

1 CHAIR FREEDMAN: Sounds great.

2 SECRETARY ROBERTSON: Yeah, Madam Chair and  
3 Manager Chavez, my question here is, you know, in pursuit  
4 of trying to improve outcomes for anything we put on this  
5 list, any future plan, I think what you said is really  
6 salient, which is, there's obviously a lot of reasons why  
7 projects fail, but there's a whole category of things  
8 that the City and -- the City, mostly from my  
9 perspective, but I'm sure the County too, has said, hey,  
10 we're really trying to work on making these things easier  
11 or better to do.

12 So I know we haven't really waded into like  
13 the [inaudible 0:36:45] for a variety of reasons, and  
14 then there's a whole bunch of other obligations that  
15 affordable housing developers have to deal with that I  
16 don't, but I just wonder, how much tracking is being done  
17 on the things that the City or County can help smooth out  
18 or speed up? Are you learning anything from developers or  
19 projects as they fall off the list? Are we tracking why?

20 Is it something that can be handed to City  
21 or County officials to say, hey, here's our friction  
22 points that we're in control. It's not federal dollars or  
23 things we can, but what are the things that we can?

24 COUNTY MANAGER CHAVEZ: So, to Secretary  
25 Nair's credit, she is walking the City, us, the City, and

1 everybody who got money in the State through this process  
2 that you just talked about right now.

3 SECRETARY ROBERTSON: Okay.

4 COUNTY MANAGER CHAVEZ: So, they have a third  
5 party, actually, that you all are using too, I'm  
6 forgetting the name of the project, of Jennifer's --

7 CHAIR FREEDMAN: Project Moxie.

8 COUNTY MANAGER CHAVEZ: Yeah, Project Moxie.  
9 So they, they brought them on and they are doing  
10 interviews with us and it's a good question. I, you know,  
11 I'll reach out to the Secretary to affirm this, but I  
12 think they're also doing interviews with the non-profits  
13 and developers as well as part of their -- And so, one  
14 thing that they were talking about was what are the  
15 legislative asks that need to go forward that address  
16 exactly the point that you just raised? Frankly, what's  
17 at the State level, what's at the local level that we  
18 should be looking at? And then the second part of that is  
19 a discussion that we've not yet had with them.

20 I mean, Gilbert was actually part of the  
21 group that I was part of from your team, but also looking  
22 at, like, back to that kind of accordion I was  
23 describing, like, what, where does it make the most sense  
24 to make investments based on the needs of the community?  
25 And I do, you know, I mean, I would be very concerned

1 with the City, but I do want to say one thing about the  
2 City that is almost so, so impressive to me, and that is  
3 that the amount of money that the City is investing  
4 annually to keep people housed who would otherwise be on  
5 the street is astounding. The number of people that are  
6 keeping off the street is something that I don't, I  
7 honestly don't think we all talk enough about.

8           It's thousands of people a night that are  
9 off the street. I don't even mean in the permanent  
10 housing, I mean in the regular sheltering. They are being  
11 so innovative.

12           And so one of the questions for us has to  
13 be, how much can the City and the County do at a local  
14 level from a funding perspective that really needs to be  
15 looked at, at a state level, in part because of the  
16 number of people here in the City of Albuquerque and in  
17 the county that are from all over the state. And so, in  
18 some respects, as we're doing these deeper dives and  
19 analysis, both looking at how do you make housing more  
20 affordable and how are we really addressing homelessness.  
21 These are questions that once they're rested to the  
22 ground, one of the questions we're going to have to ask  
23 ourselves is what are we obligated and what can we afford  
24 to do at a local level.

1           And then the other thing that the state's  
2 asking the City and us too is how are we sustained, how  
3 are we going to be able to sustain the amount of services  
4 that are being provided. That is a very, very difficult  
5 question because the need isn't getting less. And so,  
6 where we're going to really need your help is helping us,  
7 and I really appreciate the question, like helping us be  
8 able to think about the challenge ahead of us with this  
9 eye towards sustainability.

10           We need to think that the partnership with  
11 the city can't just be capital.

12           MALE SPEAKER: The scale of the problem, so  
13 [inaudible 0:40:16], yeah.

14           COUNTY MANAGER CHAVEZ: And we're asking the  
15 city, and again I don't, I'm just going to say this  
16 because we're asking the city to do a lot, and the city  
17 then [inaudible 0:40:25], but we're going to be reaching  
18 out, you know, and really so we're going to need your  
19 help from the development side, but also on the  
20 operations side.

21           COMMISSIONER RAEL: Let me just add one other  
22 point from it, I think to all of us collectively. I think  
23 the one thing that's really challenging and you see this  
24 playing itself out not just politically here recently,  
25 but also I think it'll be played out even against the

1 | next level at the state. There's a real, I think,  
2 | disconnect between policymakers, legislators, and in the  
3 | locals about the value and the distinctions that are made  
4 | between transitional housing, permanent housing, and  
5 | sheltering, et cetera.

6 |           Because what tends to happen, and what tends  
7 | to happen with our new cycles, is that they put all of  
8 | this into one bucket, and so when you hear that there are  
9 | more people living in the street today, and you're a  
10 | legislator from a rural part of New Mexico, you say, wait  
11 | a minute, "We just gave them \$100 million, and there's  
12 | more people living in the street. What are they doing  
13 | with the money?" And I think that there is really a need  
14 | for all of us collectively to really spend some time, and  
15 | this is where the governor's office could really be  
16 | helpful as well, is educating folks about what we're  
17 | doing.

18 |           Because there are folks, even as many people  
19 | perceive the village to be a different, if you will,  
20 | socioeconomic area, there are many people in the village  
21 | who are living on a month-to-month basis. All it takes is  
22 | one issue, one catastrophic issue with healthcare or  
23 | something, and they're out of their home. And the dilemma  
24 | is, we count that individual or that family while they're  
25 | in, they have a roof over their head, they have a home.

1           They could easily be out in the street, and  
2 they're not considered necessarily homeless at the time,  
3 they just have no place to live. And it's a very  
4 different distinction, and I fear that the idea of just  
5 the discussions that we need to really begin to educate  
6 rural legislators because of our rural nature of our  
7 legislature and how that works. Because if not, I can see  
8 the conversation in Santa Fe, there's more people living  
9 in the streets, we gave you guys \$100 million, and what  
10 are you guys doing with it?

11           And you know, in many ways, I can understand  
12 also us sitting here and saying, what do you mean you're  
13 paying \$100,000 for a unit in Albuquerque? You realize  
14 that in Gallup, New Mexico, you could do it for \$30,000?  
15 I mean, those are the all the economic differences as  
16 well that I think are really, really important for us to  
17 think about as we look at things.

18           But I just wanted to put a finer point on  
19 your comments that there is a whole, I think, sense in  
20 the community that this money is just not doing anything  
21 for the [inaudible 0:43:17]. And when you hear about the  
22 city housing, up to a thousand people on a cold night in  
23 Albuquerque, and then you go down the street and you see  
24 25 or 30 people walking on the street, and as a citizen,  
25 you'd say, well, how come all those people are still

1 here? And they don't realize that there's no place to put  
2 them, or the place that you're putting them is already  
3 full.

4           So anyway, it's just one of those, I think,  
5 long discussions that need to happen.

6           COUNTY MANAGER CHAVEZ: One thing, and I know  
7 the city [inaudible 0:43:44] housing everybody, but like,  
8 I will say this, that when I was speaking to your  
9 executive director, the one area where I feel like we do  
10 not have an organization that is solely focused on that  
11 communication problem. I'm like, we don't have anybody  
12 who's doing that, and it's a statewide issue. And so when  
13 we were thinking about -- as you think about your work  
14 plan of what we should be investing resources in, I think  
15 because you're neutral, you're not the city or the  
16 county, you're not a government committee per se, that it  
17 gives you, well, as a third party, a much better  
18 opportunity to both call balls and strikes.

19           But I think, Mayor, to just illuminate your  
20 point a little bit more is, I think people don't see the  
21 successes, like all those families I'm telling, we have  
22 300 people that aren't on the street because of  
23 programming we've done. You don't see our successes. And  
24 so how do we do a better job of telling that story, and  
25 then the other thing I think about the state is how we

1 make sure people know how many people are coming from  
2 other parts of the state, from those communities here,  
3 because of the services. So, I think those are big  
4 points.

5 Thank you. I know we took a lot of time.

6 COMMISSIONER RAEL: I actually have one more  
7 last question, and it's mostly to Marcos, and it's on the  
8 units that you all are doing as the county, is it the  
9 intent that the county will manage and operate, or will  
10 you have a third party on a contract to operate and  
11 manage those units?

12 MR. GONZALES: For the--?

13 COUNTY MANAGER CHAVEZ: Yeah, I mean, well,  
14 let me just say that right now, we are operating our own  
15 facilities, and the reason we're doing that is that we  
16 already have some success in an area of expertise,  
17 especially as it relates to families. But I want to draw  
18 a distinction in the way that we're thinking about this.  
19 For the transitional housing, we recognize that they're  
20 very difficult to fund, they're expensive, all the  
21 things.

22 On the permanent housing, what we want to be  
23 able to do is make investments so we can protect the  
24 affordability, but also take a mix of population, so that  
25 32% to 120% of AMI, we want each of those buildings to be

1 self-sustaining, so we are not coming back to the state  
2 asking for any money for anything that's permanent,  
3 including making sure that we're bringing in enough  
4 revenue to protect that building and make it a nice part  
5 of the community, as Commissioner Baca has asked us to  
6 do.

7           But for now, all of the projects that we  
8 have, we are running ourselves. At some point, we may  
9 turn parts of it over to non-profits, and there are some  
10 services that non-profits provide that are just really  
11 excellent. We have some that work with victims of  
12 domestic violence, you don't need to get in that  
13 business, they're already excellent at it.

14           But running these facilities is really,  
15 really hard. And I'm sure you all, I mean, you have a lot  
16 of experience, I have a lot of experience of this in  
17 coming from California, but we're starting with our own  
18 staff, because I have, frankly, more confidence that in  
19 these particular areas, we have enough expertise to do  
20 that ourselves.

21           COMMISSIONER RAEL: Okay, thanks.

22           CHAIR FREEDMAN: Okay, I think we're going to  
23 move on to an update from the city.

24           MS. MARTINEZ: Actually, that's fine, real  
25 quick. So, I'm Carla Martinez, I am the Chief

1 Administrative Officer for the City of Albuquerque, and  
2 one of the departments that I oversee is Health, Housing,  
3 and Homelessness. So, Sean today will be presenting on  
4 our grant status.

5 I will be -- and it's not reflected here,  
6 will be giving an update on the state funds. So, as Cindy  
7 mentioned at the beginning of her presentation, there was  
8 a chunk of money that came both to the county and to the  
9 city. So, I will be speaking on the amount that came to  
10 the city and what we're doing with that.

11 So next slide, please. So, one of the things  
12 I was telling Josh while we were here is that -- and we  
13 can get this to you, is that it probably would have been  
14 helpful to share with you a slide on our system of care  
15 so that you could understand the context of this funding.  
16 So, we can get that to you.

17 But essentially, our Triple H group, our  
18 department has a variety of different facilities within  
19 its system of care. And we say Gateway West is our entry  
20 point. So that is our congregate shelter. It houses 660  
21 up to 700 individuals every night. It's a 24/7 operation,  
22 three meals a day. We offer case management there.

23 We have a variety of other entities that are  
24 in there providing services. For instance, we have the

1 nursing school there. Students can come in and do their  
2 experience.

3                   And so, there's a lot happening at Gateway  
4 West. It's low barrier, no referral is needed. We can  
5 bring people into the system. So, you can see as part of  
6 the state funding, they did give us a little over \$6  
7 million for operations for the current fiscal year.

8                   One of our other areas of entry that is also  
9 receiving some state funding is the first responders  
10 receiving area. So, one of the things that Triple H  
11 determined when they went out and did a community survey,  
12 and the mayor probably was around when this conversation  
13 was happening, is that there was really not a place after  
14 hours that people could go if they were unhoused.

15                   Most of our shelters, I think all of our  
16 shelters in the city, nonprofits that are running them,  
17 they shut down at a certain hour every day. And so, there  
18 was a gap happening. And so, first responders is a place  
19 where, as it says, first responders can bring individuals  
20 in.

21                   Our capacity is about 15 to 20 people, and  
22 that area is being utilized all the time every night. And  
23 it is part of our gateway center off of Gibson. It is  
24 currently being staffed by community bridges.

1                   Previously it was being staffed by UNM's  
2 office of community health. And so now it is being  
3 staffed by CBI. And it's a really critical piece in the  
4 whole system, because that is a place where people can  
5 come in, families can come in, individuals can come in,  
6 and then CBI works to get them out into the system as to  
7 where they need to go.

8                   It could be that they go to Gateway West. It  
9 could be that they go to one of our navigation centers.  
10 They could go to the CARES campus. They could go to our  
11 sobering center. They could be reunited with family.  
12 There's a whole host of areas that those individuals get  
13 triaged for.

14                   So that's another portion of money that we  
15 received. The other area that we received a chunk of  
16 money is our men's and women's housing and treatment  
17 navigation centers. Those are also within Gateway Center.

18                   So, we initially had -- Women's opened, I  
19 believe, in 2023 with 50 beds. And now in October,  
20 Women's expanded with an additional 50 beds. So that's  
21 the funding that you see up there.

22                   And Men's in October of this year also  
23 opened with a total of 92 beds. So, I think just this  
24 morning I heard Women's has 75 in their total 100, and

1 Men's has been staffed up with 27 at this point. And mind  
2 you, it just opened in October.

3           And our intent with that is to really focus  
4 on our senior population. We have approximately 150 to  
5 160 seniors any given night at Gateway West. And the plan  
6 is to really focus on those individuals first, get them,  
7 if they're ready, into the housing and treatment  
8 navigation centers to hopefully get them into permanent  
9 housing.

10           And I'll explain in a minute when we go to  
11 the next slide why that is the case. But the intent of  
12 these navigation centers is to essentially be a 90, or  
13 excuse me, yeah, a three-month stay. So, individuals that  
14 are ready to come out of Gateway West can come into the  
15 navigation centers and get them ready for permanent  
16 housing of some sort.

17           The other areas that are on here is our  
18 medical respite. So medical respite -- and Cindy, I love  
19 your analogy that what's the point of building something  
20 if you're not going to have a good roof? So medical  
21 respite, we've invested a lot of money into that area in  
22 Gateway Center, and it frankly needs a new roof.

23           And the concern is that if we don't put a  
24 new roof, there's going to be damage to that facility. So  
25 medical respite is a place where, as I've heard others

1 tell, describe it, is essentially -- when one of us has  
2 to go to the hospital, let's say for an operation, we  
3 come out, we go home. We have people to support us.

4           We have the ability to have somebody drive  
5 us to the doctor to bring us our meals. Well, when you're  
6 unhoused and you need to go into a medical facility and  
7 you come out, where do you go for that support? And so,  
8 medical respite is the area where we have created that to  
9 create a stable place for people to go when they're  
10 trying to recover.

11           The other piece on there, gateway  
12 operations, gateway improvements. So, you'll see pictures  
13 in a minute, but we have been consistently improving each  
14 of the dorms within our Gateway West facility. And so, we  
15 have, I think, two dorms left that we needed to remodel.

16           And so the state gave us some additional  
17 funding to complete that. I think lastly, Young Adults  
18 Housing and Treatment Navigation Center, that facility is  
19 expected to open in February of this year. YDI will be  
20 our provider that will be there.

21           And the focus is on young adults 18 to 24 or  
22 25, who will be housed in that. I believe we're starting  
23 with about 41 young adults that will be in that system.  
24 So, that is where we are spending approximately \$17,000  
25 from the state.

1           The other piece where you see under shared  
2 costs, one of the things that the state has asked of us  
3 and Charlie V. has been, Charlie Verplew, Dr. Verplew has  
4 been focused on is we have hired UNM to sort of be the  
5 overseer of all of these projects because each one of  
6 these projects has a different provider giving services.  
7 And so, the state felt like they wanted one place where  
8 everything could be sort of collapsed and collaborated.

9           So, part of that funding and shared costs is  
10 for UNM. And so, Charlie every week sends Secretary Nair  
11 and sends I think information to UNM. But every week  
12 there's information about who we're serving, what  
13 outcomes are happening every week gets reported to the  
14 state.

15           COMMISSIONER RAEL: Madam Chair, I just want  
16 to make one point as it relates to what the city is  
17 doing. And keep in mind, I think for us as a board and  
18 for even for those of us who are sitting around this  
19 table and those that are listening, Gateway West is an  
20 old jail. And it goes back to yesteryear when the county  
21 and the city were held in contempt because of the jail  
22 that was in downtown Albuquerque.

23           And then the county went on to build MDC.  
24 And the county in the interim, we had to empty the jail  
25 downtown. So, we built what was not called Gateway West

1 but we built an interim jail. It was supposed to be there  
2 for maybe less than 10 years. Now I think we're going on  
3 20 years or 25. I don't know.

4           You guys probably have that data. My point  
5 being is that when you look at the number of the amount  
6 of money that goes into the operations, both for Gateway  
7 West and even for the old Lovelace facility, we're  
8 retrofitting buildings that were never designed for what  
9 they're being used for today. And I think it's really,  
10 really important for us to and for the community to  
11 recognize the reasons these cost a lot of money is  
12 because you're basically converting these facilities into  
13 places to house people that really aren't designed for  
14 that purpose necessarily.

15           And the costs are significant. And I think  
16 it's also a reflection of us as a community. And I talk  
17 about Bernalillo County and all of us collectively is  
18 that we can't site these facilities anywhere in our  
19 communities because nobody wants them next to their  
20 neighborhoods.

21           And so, I think I mean being candid, I mean  
22 the city has done an amazing job through the years of  
23 finding solutions, innovative as they are. And again,  
24 going back to what the county manager said earlier and  
25 Carla, what you all in the city are doing, we don't do

1 | enough to talk about that side of the equation because  
2 | for most people, they just want them somewhere else. And  
3 | so to me, these costs are huge, but it simply is a  
4 | reflection of the fact that we're basically putting a  
5 | square peg in a round hole in many cases.

6 |           And so, the work that you guys do is simply  
7 | amazing. One thing that might be helpful, Carla, if I  
8 | might add a helpful tip on this little drill slide, if  
9 | you all could add one more slide that maybe talks about  
10 | the number of folks and the totality of number of folks,  
11 | not on an every given day because we know it fluctuates,  
12 | but in terms of the number served over a period of time  
13 | so that folks get a perspective in terms of why these  
14 | dollars are so big versus how many people are actually  
15 | receiving services.

16 |           I mean, it tells a little bit more of a  
17 | story than the whole. So just as a point of information.

18 |           MS. MARTINEZ: Absolutely. And I appreciate  
19 | Mayor, your comment about the cost and retrofitting the  
20 | old jail. It was being utilized in the spirit, it was  
21 | being utilized essentially for overflows. When the  
22 | weather got cold, temperatures dropped, it was initially  
23 | being used for that. I believe in 2020, it transitioned  
24 | into a 24/7 operation. And so, the amount of investment,

1 the amount that goes into the operations keeps  
2 increasing.

3 As an example, last year was the first year  
4 that we implemented case management. And so, as you see  
5 the costs of operations increasing, it is because we  
6 continue to increase the amount of services that are  
7 being offered. The other thing I would offer is  
8 absolutely we'll get you those numbers.

9 We have a timeline that we've put together  
10 that will give you a sense of how things have come online  
11 and also give you a flow chart of kind of the system of  
12 care. As a point, I think in FY25, we served over 5,000  
13 individuals through the Gateway System. We anticipate  
14 that that number is going to go up now in FY26 because we  
15 have added approximately 300 more beds in FY26 and some  
16 of these services came on late FY25. And so, in FY26, I  
17 would expect that you're going to see that number of  
18 5,000 grow.

19 COMMISSIONER RAEL: Is this an annual budget  
20 that we are provided or was this specifically allocated  
21 from the funds that were part of that bigger bucket?

22 MS. MARTINEZ: Great question, this amount is  
23 just a portion of the amount. So, the Triple H budget is  
24 actually larger. So, for example, Gateway West  
25 operations, that is for about six months of operations

1 that the city had an additional six months worth of  
2 funding.

3 SECRETARY ROBERTSON: I think that's super  
4 critical to note because I think it shows the scale of  
5 what you guys have to do all the time every day. And  
6 unfortunately, that \$60 million isn't even the full  
7 amount. It just shines a light on the scale problem that  
8 we were talking about, Manager Chavez.

9 MS. MARTINEZ: Great. Well, and the PIT count  
10 just came out this week, and I believe it says that  
11 approximately 50% of the individuals that are unhoused in  
12 Albuquerque are not from Albuquerque. So, to the  
13 manager's point, this really is a statewide issue that is  
14 being really brought to the metro because we're the  
15 largest population and can provide the most services.

16 SECRETARY ROBERTSON: It's good to get that  
17 confirmation because I will say, speaking with state  
18 legislators, they oftentimes will literally say to me  
19 that that is a urban legend or the myth that that is  
20 happening. Having that data is incredible.

21 CHAIR FREEDMAN: I think there's a second  
22 data point that would help with that is, do we have a way  
23 of getting the attrition numbers from other cities around  
24 the state, how much population they have lost, and see if

1 | there's any correlation there of population numbers that  
2 | are going down elsewhere where ours is increasing?

3 |               MS. MARTINEZ: I imagine there's a way to do  
4 | that. I mean, we have not tracked that, but I think it  
5 | was, to your point, validating to see the PIT count and  
6 | to see that actually what they are hearing directly by  
7 | doing their survey with individuals that are unhoused  
8 | indicates that it really is around 50% that aren't even  
9 | from here.

10 |              COMMISSIONER RAEL: Madam Chair, the PIT is  
11 | Point In Time.

12 |              CHAIR FREEDMAN: Oh, thank you.

13 |              MS. MARTINEZ: Sorry. Thank you.

14 |              COMMISSIONER RAEL: That's done, is it now or  
15 | yearly, or is it annually?

16 |              MS. MARTINEZ: It's annually.

17 |              COMMISSIONER RAEL: Usually towards the end  
18 | of the year. The numbers usually get announced in early  
19 | January typically or late December. My only point in  
20 | saying that is that it might be helpful, Carla, if we  
21 | could maybe have a presentation on that just in terms of  
22 | the statistics.

23 |              Again, we're going to be in Santa Fe talking  
24 | about this, and we all know, collectively know that this  
25 | is the biggest city in the state, obviously, and we're

1 getting folks who come to the urban area looking for the  
2 services that maybe rural communities don't have and  
3 can't afford. I think it'd be helpful for us to be able  
4 to get another educational piece to talk to folks about,  
5 look, this isn't just Albuquerque's issue. This is New  
6 Mexico's issue.

7           These are folks coming from rural areas of  
8 New Mexico, and for whatever reason, end up in this  
9 state, if you will, of life, and we end up having to  
10 provide those services. I think it would be really super  
11 helpful. I do know that from my previous experience that,  
12 unfortunately, our Native American communities are overly  
13 represented in some of these areas.

14           Also, that's another, I think, important  
15 piece of information that needs to be at least discussed  
16 because there's also, I think, a real need here at the  
17 federal level to do some review and see what could happen  
18 given the demographics of New Mexico as a state. Now, I  
19 know I'm whistling Dixie because it's not being done in  
20 Washington, but it is, I think, one of those issues  
21 that's also worth getting information. But again, it's  
22 that whole education and getting folks to recognize the  
23 dynamics of the issue.

24           FEMALE SPEAKER: Well, as someone who  
25 recently moved from a geographically isolated part of the

1 state, the reverse is true in the rural parts where  
2 people believe that people are bused from Albuquerque  
3 down to those parts. So there's a kind of reverse belief,  
4 and so I think it is really important to have that data  
5 when you're talking to legislators and they actually  
6 think as much that shows that they're coming --

7 MS. MARTINEZ: Absolutely. So, we can share  
8 that with you. So, it's the Coalition to End Homelessness  
9 that conducts the point in time count, and they did  
10 conduct it in January, late-ish January of this year, and  
11 it was just released.

12 But we can absolutely get you caught with  
13 that. And it does address demographics, you know, which  
14 races are more identified, which tends to be Hispanic,  
15 Native American, white. It does talk about ages. It does  
16 talk about where they come from, even incidentally what  
17 states some of them come from, which tend to be the  
18 surrounding states. So, there's a lot of good information  
19 in that report that we're happy to share with you.

20 SECRETARY ROBERTSON: So, what is the total  
21 population in Bernalillo County of homeless that -- as of  
22 right now?

23 MS. MARTINEZ: So the point in time count is  
24 saying it's just shy of 3,000. Now whether that's through  
25 assessment.

1 SECRETARY ROBERTSON: Sounds low.

2 MS. MARTINEZ: Right.

3 SECRETARY ROBERTSON: [Inaudible 1:06:15],  
4 but yeah.

5 MS. MARTINEZ: So, I think that is, you know,  
6 up for debate whether it's an accurate number. And when  
7 you look at the report as well, there is some mention of  
8 whether it is accurate, whether or not -- because it is a  
9 very cold point in the year. We did have a lot of people  
10 housed.

11 So, for instance, every year, we do winter  
12 overflow, and our sobering center had not opened yet. So,  
13 we were able to use that facility. So, we essentially  
14 maxed out Gateway West. So, we had -- how many, Charlie?  
15 720-ish people in Gateway West. And then we have upwards  
16 of 80 people in our sobering center being housed  
17 overnight. So, there is some thought that the cold  
18 weather created some of that there's thought that the  
19 city was cleaning. And so that forced people to kind of  
20 move.

21 So, there's a whole lot of, you know,  
22 thoughts about whether the count is --

23 SECRETARY ROBERTSON: But even if the number,  
24 let's just say it was accurate, that means you guys are  
25 interfacing with every homeless person in the city at

1 | least twice, or at least once, and then some at some  
2 | other rate. So that's still an impressive number, right?  
3 | Because you said you interface with 5000 people or served  
4 | 5000 people.

5 |           So, hey, I think, if even if you serve every  
6 | homeless person one time this year, that'll probably be a  
7 | closer to accurate count 5,000. But there may be some  
8 | people who are frequently using services.

9 |           MS. MARTINEZ: Yeah, the mayor thinks the  
10 | numbers closer to five.

11 |           COMMISSIONER RAEL: Yeah. Well, I would say  
12 | that it's like anything else, when we do the decade  
13 | census, there's always a conversation about well, it's  
14 | undercount because people didn't respond, right. And  
15 | we're always everybody always puts a factor into that.

16 |           I mean, it's no different. I mean, we're  
17 | talking about human beings, especially in this particular  
18 | population. They're very mobile and they're very  
19 | transitional, they're moving all over the place.

20 |           And so you could also be counting the same  
21 | person twice. I mean, you never know, right. But I think  
22 | the number that you get, probably factor in a small  
23 | percentage of higher than that, but still a pretty high  
24 | amount of folks.

1                   The real issue is how many beds do we  
2 actually have available to house that? And I will  
3 eventually say we don't have 3000 beds today to have to  
4 have every one of those folks have a bed. Now, the  
5 question then would also be is, does each one actually  
6 need a bed? I mean, we all know, but I mean, in terms of  
7 other ways to house, or are they all other folks that are  
8 going over there, we're double counting them and we  
9 really need [inaudible 1:09:06]. So, it really is a very  
10 dynamic issue.

11                   CHAIR FREEDMAN: I think Commissioner Baca  
12 had a comment.

13                   COMMISSIONER B. BACA: So, the \$17 million  
14 that's outlined here, that was one time funding with this  
15 last legislative progression. Is the city going to move  
16 forward with a similar ask to continue this? What is -- I  
17 mean, to me, I guess all around for everyone, you know,  
18 the \$100 million question is what are we going to do in  
19 January?

20                   I mean, it's November, and we put our heads  
21 together and our collaboration together to move forward  
22 with the same sheet of music, which is why we're saying  
23 we were successful at the legislature. I know we don't  
24 have that number right now. But what is the city doing in

1 terms of do you have your rough list of operating versus  
2 capital acquisition like this?

3 MS. MARTINEZ: Great question. So what was  
4 expressed to us by Secretary Nair is this would be a  
5 onetime funding source and that we by the end of this  
6 year by 1231, one of the stipulations is to provide her  
7 with a succession plan. So how are we going to supplement  
8 this one-time funding to continue these operations.

9 So that's something that we as a city are  
10 working on right now. So, it was made very clear that we  
11 should not expect to come back and ask the legislature  
12 again for this fund.

13 COMMISSIONER B. BACA: Just a follow up  
14 question on or comment on that is when we went to house  
15 appropriations, they told us the same thing. They said,  
16 we'll make this funding available to you. And they had a  
17 lot of the questions about rural versus urban.

18 We had the conversations about that  
19 Bernalillo County is really serving state population. And  
20 we justified it that way. And they told us, you know,  
21 spend this money or don't come back. And we're doing  
22 that. Right. We're going to come back with that message.

23 We have spent the money and here's our ask.  
24 I think that's still the plan for our collaboration, is  
25 it not?

1 CHAIR FREEDMAN: Yes.

2 COMMISSIONER B. BACA: And we're going to.  
3 So, the reason I'm saying that out loud, thinking out  
4 loud is the sooner we can do that and bring it to the  
5 collaborative and have our talking points or whatever you  
6 want to call it our charge, the better we will be. Do we  
7 have a plan for that?

8 MS. MARTINEZ: So I think, yes. So and Joshua  
9 will talk about some of our capital asks, but I think  
10 we're in conversations with Cindy, Sam, as we are about  
11 sort of next asks. So, I think our intentions are to say  
12 this is how we've spent the money and we will spend it by  
13 the June 30th deadline.

14 But here are the additional asks. And I  
15 don't know that we have those quite formulated right now  
16 to talk about. But as it relates to the 17 million, yes,  
17 we -- then the goal is for us as a city to come back with  
18 a plan to Secretary Nair as to how we're going to replace  
19 this --

20 COMMISSIONER B. BACA: Together with the  
21 county. Great.

22 COUNTY MANAGER CHAVEZ: Well, may I just add  
23 through the chair that the discussions we're having with  
24 the city, they're obviously very critical to us. And one  
25 both challenge and opportunity is that the city is really

1 advanced in terms of how much they've built out. So now  
2 they're really dealing with the operation side.

3 We're relatively younger in the process. And  
4 so, one of the things I think you're right, that you led  
5 the charge and this group led the charge was to have like  
6 one set of asks as we go forward. And one of the reasons  
7 I appreciate the collaboration so much is we're sort of  
8 recognizing that we're very different places.

9 And so that's something that we're going to  
10 have to dig in on. And I do just want to say too, the  
11 point I was raising earlier about how cities like and  
12 especially when I say cities, I really mean Albuquerque,  
13 maybe, maybe Las Cruces and one other city, how much  
14 responsibility we ask local government in these instances  
15 to do. And so that's got to be a big part of our  
16 strategy.

17 And one that [inaudible 1:13:33] I think we  
18 understand what the Secretary asked for. And at the same  
19 time, the need is going to get greater. And to be candid,  
20 based on how the federal government is behaving, I don't  
21 think we can actually understand the implications for,  
22 for states like ours, absent figuring out a way to get  
23 more operational dollars.

24 So, I think they're doing their very best to  
25 be intellectually honest with the exercise that they've

1 asked to do. But at the same time, there's a whole bunch  
2 happening at the federal level that changes the game  
3 board like dramatic.

4                   COMMISSIONER RAEL: Well, I would just say  
5 this, and I think we all know what the elephant in the  
6 room is. Look, it wasn't that long ago, we had a huge  
7 issue with, with DWI in some parts of our state, not that  
8 we don't today. But at one point, the legislature made  
9 the decision that an excise tax on liquor to be  
10 distributed to local governments to run detox facilities  
11 was a way to deal with that issue.

12                   And I think one of the things that we have  
13 happening today in modern times, or this in our current  
14 life, and that is that this issue is not just an issue,  
15 again, as we talked about, just about Albuquerque. Every  
16 community in the state is feeling this issue in some  
17 fashion or another. And everyone is doing what we, what  
18 Albuquerque is doing, what the county will end up doing.

19                   That's why I asked the question about, is  
20 the county running these facilities or are the nonprofits  
21 running it? There's a real need at the state level to  
22 have a conversation about is there a statewide funding  
23 source that helps provide some support to local  
24 governments to help fund these operating costs? Because,  
25 look, we can build all kinds of facilities, but the real

1 costs, as we all know, especially those of you in  
2 management, and for some of the elected officials, look,  
3 the real cost for these things are operating costs.

4           How do you keep them open? You've got the  
5 buildings now, how do you pay for the electricity and the  
6 lighting and the services? And those are the ones that  
7 really hit the budgets.

8           And I know from just anecdotally, from what  
9 I've seen, I'm sure the city is in this, the reason they  
10 ask for the money for operations is because you've got to  
11 fund these facilities. And I'm sure that the county, we  
12 all see them at the local level. But my point is that  
13 that's another, I think, topic of conversation that we've  
14 not broached.

15           Nobody likes the tax word, and I appreciate  
16 that. But I also recognize that everybody wants the  
17 problem solved. And there's got to be some connection  
18 between the solving the problem and how you do that.

19           And look, you guys, it's not going to happen  
20 unless we push it on this at this level, because  
21 Albuquerque and Bernalillo County are the biggest,  
22 they're the elephant in the room as it relates to these  
23 issues at the state. And we've got to sort of also begin  
24 to have that conversation because it's going to become  
25 even more and more of a challenge for both governments,

1 for all our governments. Look, even in my small little  
2 community, you know, having to pay a contract to ACS to  
3 provide on-site services in the village, and folks  
4 saying, well, wait a minute, they're coming on the buses  
5 from Albuquerque.

6           Why aren't they? Isn't Albuquerque paying  
7 for it? Well, because they're in the village. And that's  
8 sort of the dynamic that begins to sort of play itself  
9 out. It's not healthy for any of us. It's an important  
10 issue that's really more systemic than just the  
11 jurisdictional boundaries that we all live with.

12           But I do worry, and Commissioner Baca's  
13 point is really well taken, one-time funding for  
14 operating costs helps the problem for about seven or  
15 eight months. And then you're back with, okay, where are  
16 we going to find some money? And where are we going to --  
17 you can only rob Peter to pay Paul for only a certain  
18 period of time before they all implode itself.

19           MS. MARTINEZ: Yes, I mean, it is a  
20 challenge. One thing I will say is that I think Secretary  
21 Nair recognized and we appreciate it is sort of this  
22 proof of concept. We have these facilities built, and we  
23 needed an infusion of funding to show that they're  
24 needed.

1           And the fact or the impact that they would  
2 have in the community by existing. So hopefully by doing  
3 that, others will recognize that and recognize the need  
4 to continue operations.

5           MALE SPEAKER: And if I could just, on that  
6 Mayor, this is the first time the legislature in House  
7 Bill 2 has kind of made this type of big investment  
8 towards these type of programs. So, I do, I'm hopeful  
9 that we've had, we were at least at that point where it's  
10 like, hey, this is the first time this has happened. We  
11 need to really look at this and it's incumbent upon us to  
12 spend the money and show that it's working so we can go  
13 back and make the ask.

14           But outside of the traditional capital  
15 outlay, this is the first time. So, I think, I'm hopeful  
16 that we'll have productive conversations in the future  
17 for resources again.

18           CHAIR FREEDMAN: This last comment, I want to  
19 say, give us 110 million again. That means specificity  
20 with those guys and the Governor's report.

21           FEMALE SPEAKER: Absolutely. I mean, we would  
22 love to.

23           CHAIR FREEDMAN: That's my two cents from my  
24 corner of the world.

1                   COMMISSIONER RAEL: But I think that's what's  
2 why the list, looking at the list, to your point. I mean,  
3 this is, this isn't all just a capital outlay request.  
4 It's got to be more dynamic than that if we're going to  
5 improve the services.

6                   COUNTY MANAGER CHAVEZ: And improve less than  
7 collaboration and conversation with everyone. Really  
8 matter. And that's the feedback. When I was new to my  
9 role, feedback was being unified [inaudible 1:19:22].

10                  MALE SPEAKER: And, you know, I'm not an  
11 elected official, so I can say certain things. And what I  
12 will say from that perspective is the state spends a lot  
13 of money on a lot of things. And I think as a  
14 Commissioner, what becomes increasingly frustrating is,  
15 where do we spend the money?

16                         And where are existing taxing programs  
17 putting money in? And I hear continually that the housing  
18 problem has gotten so bad in New Mexico that now it is an  
19 economic development problem. That companies who are  
20 thinking about relocating here to set up and to hire  
21 people and give people the type of economic-based jobs  
22 that will make a positive impact on those who would get  
23 them, they're saying, well, you can't even provide basics  
24 like housing.

1                   So, I'm really excited by a lot of the  
2 programs that are going on at the state level that are,  
3 that make big headlines and make people excited about  
4 them. But the reality is sometimes I think as a state, we  
5 really need to focus in on what matters. And this is one  
6 of those things that matters on every level from economic  
7 development to mental health and health services.

8                   And I just would say, yes, we don't want to  
9 keep asking for this money every year, begging for it,  
10 and it needs to find a way into a budget that's  
11 repeatable, even though I am a developer and don't like  
12 taxes and all that. No, it's hard to pay that.

13                  CHAIR FREEDMAN: How will you ever go back to  
14 work?

15                  MALE SPEAKER: I just say get rid of GRT and  
16 then put that.

17                  CHAIR FREEDMAN: I think this is actually a  
18 good time to move on to our next agenda item. I'm sorry,  
19 I don't want to cut you off.

20                  MS. MARTINEZ: One other slide that I just  
21 wanted to share that has context. So, the other portion  
22 of the state funds, we received \$5 million to purchase,  
23 to assist with the purchase of Juniper Flats. So, this is  
24 a conversion, hotel conversion up in the Heights.

1                   And I share that and I want to highlight  
2 because we, I mentioned before that we're focused on  
3 transitioning seniors out of Gateway West into the  
4 navigation centers. This Juniper Flats will focus on our  
5 senior population. So, the plan is to get them  
6 transitioned through our system of care and eventually  
7 into Juniper Flats. So that's the plan.

8                   CHAIR FREEDMAN: Great. Thank you, So next we  
9 have an update from Abigail Stiles, senior council policy  
10 analyst about city council sponsor housing related  
11 capital outlay request.

12                   MS. STILES: Madam Chair, Commissioners, this  
13 will be pretty brief. I just reached out to the  
14 counselors and asked if they had any projects that had to  
15 do with housing that they would like to give you all  
16 updates on. So, I just have really high level updates.

17                   And if there's anything that's interesting  
18 to you, particularly when you can email me and I can get  
19 some more information on the projects from the  
20 counselors. This is not an exhaustive list. This is just  
21 the councilors that I was able to get feedback from.

22                   So, there might be other projects that I'm  
23 not aware of at this time. There also might be other  
24 projects that they decided to make requests on that they  
25 haven't committed to the city yet.

1           So high level, Councilor Baca is going to be  
2 requesting capital outlay for some affordable housing for  
3 the downtown metropolitan redevelopment area. He's also  
4 planning on requesting some GAP funding for the downtown  
5 area, which is going to be affordable housing downtown.

6           And then the Kelner Commons, which is going  
7 to be a workforce housing project. It's smaller and the  
8 first phase will have about 16 units in it. So those are  
9 the requests coming from Counselor Baca.

10           Councilor Fiebelkorn is asking for funding  
11 for the next phases of the adult shelter and housing  
12 navigation, which is also going to include some  
13 transitional housing. She's also asking for the  
14 legislature to prioritize affordable housing. So, it's  
15 just a general ask from the legislature to prioritize  
16 affordable housing in general.

17           And then she's also interested in funding  
18 for the North Rio Grande Housing Collaborative, which  
19 she's going to have staff work with the YES team to  
20 figure out what exactly the final request for that is  
21 going to be.

22           And then Councilor Rogers is asking for  
23 funding for a neighborhood stabilization program, which  
24 is intended to buy dilapidated commercial or residential  
25 properties and then renovate or reconstruct the

1 | affordable housing or other community programming that  
2 | will benefit especially low-income individuals. And she's  
3 | also requesting funding for a program that she would like  
4 | to start, which will deploy fab or 3D printed homes to  
5 | partners who have land available to do some [inaudible  
6 | 1:24:34].

7 |                   COMMISSIONER RAEL: What's the total amount  
8 | being requested? [inaudible 1:24:42] all of those, do you  
9 | know?

10 |                   MS. STILES: That is a good question. If you  
11 | can include that in an email or I can get that to Yasin  
12 | to answer that. I'm not sure what their total requests  
13 | are. And they're still kind of crafting some of these  
14 | too. So, like while I was talking to a couple of  
15 | councilors, they were sort of writing down like, "Oh, I  
16 | think I'm going to request this much," but they haven't  
17 | had these final requests in yet.

18 |                   COMMISSIONER RAEL: And Madam Chair, just a  
19 | question for [inaudible 1:25:06]. I recognize in living  
20 | in that world for a long time. Are you all going to put  
21 | that together in a list, if you will, that will be  
22 | included as part of the city's list to the legislature?

23 |                   Or, and I recognize there's probably a lot  
24 | more work to be done between the administration and the  
25 | council to make that list compliant. But I guess my only

1 | reason for asking the question is that as we work with  
2 | the county's list, which is a very different structure in  
3 | terms of how they come up with their list versus the  
4 | city's, that making sure that whatever the councilors  
5 | want, and the administration want come to us so that  
6 | we're not picking and choosing winners and losers on  
7 | these sort of things as it relates to the list itself.

8 |                   And I know that's a very different dynamic,  
9 | and I'm glad you guys are doing it.

10 |                   CHAIR FREEDMAN: So basically, is that a part  
11 | of the collective ask?

12 |                   COMMISSIONER RAEL: Right, so that we can  
13 | make sure that we add it to the list in a way that helps  
14 | create a unified program for all of us collectively. And  
15 | look, and if it just comes up as individuals, I don't  
16 | have a problem with that either. Just want to know what  
17 | that looks like.

18 |                   MS. STILES: Yeah. The counselors are working  
19 | with the administration on their priorities, and I think  
20 | just the priorities make it into that large booklet. And  
21 | then they have smaller asks than those are going to be  
22 | individuals for so for instance, like the projects that  
23 | Councilor Rogers has where she's looking for money for  
24 | pretty fab or 3D printed homes. I don't think that's

1 something that we're working with the administration is a  
2 priority on. So, is that?

3 MALE SPEAKER: Well, what I what I can say,  
4 Madam Chair, and Mayor is [inaudible 1:26:45] they're in  
5 the back there, and she's been working closely with Mr.  
6 Manicucci at Council Services, so we have all of our list  
7 of all of our projects, ensuring that they line up, we  
8 don't have duplicates, so we're not confusing anyone. And  
9 then we will work to enter those in.

10 And I think once that gets through the  
11 portal, which closes on the 13th, we can then provide you  
12 all with a list of all of our housing and homelessness  
13 asks for Council or whether they're the admin priorities,  
14 or just sort of lists in general, with the LCS numbers  
15 and all those good things. So that's something we can, we  
16 can make sure you all have.

17 COMMISSIONER RAEL: We'll just make sure that  
18 Ms. Anaya gets her share of chocolates. You know, by the  
19 time Christmas comes along, we all upset. Okay.

20 CHAIR FREEDMAN: Terrific. Thank you so much,  
21 Abigail. So next is our operations update.

22 MS. ARMSTRONG: Okay. Thank you all. I just  
23 want to thank everyone very much for coming today and for  
24 being part of [inaudible 1:27:45]. So thank you all very,

1 very, very much. Thank you. Thank you for all your great  
2 questions. Appreciate it.

3 CHAIR FREEDMAN: Thank you.

4 MS. ARMSTRONG: So, I have a quick update  
5 from my Commissioners. A couple quick things. We  
6 definitely finally have insurance. And we are covered.  
7 So, and for the discussions we've been having, we do,  
8 well, we don't have signed yet. But we do, I think we are  
9 going to have legal counsel -- outside legal counsel for  
10 us.

11 And I am working with Ali [inaudible  
12 1:28:26] with the Stelzer Law Firm. I know Steve Anaya  
13 has worked with her and thinks very, very highly of her.  
14 And she has done work in affordable housing and also with  
15 entities similar to ours.

16 So, she and I are working on that agreement.  
17 And so I'm going to have her working on the bylaws. And  
18 my goal is to have her get us kind of a draft of bylaws  
19 before the January meeting so that we can vote on them.

20 But I wanted to have her as well. So just to  
21 update you quickly, I had a really great meeting with  
22 Secretary Nair as well, talking about our role in this  
23 landscape. And she also kind of had some good thoughts on  
24 how we can also help kind of on the communication of

1 | what's just happening in affordable housing, the good  
2 | work that is happening.

3 |           And also in talking about the good work the  
4 | city and the county is doing in pushing these projects,  
5 | getting them done and getting the money not spent, but  
6 | invested, as County Manager said, and just the projects  
7 | that are happening. And I think there is in some ways,  
8 | communications work that can happen. And I think the  
9 | collaborative can play a really good role in helping  
10 | spread that message.

11 |           And so, that was a good conversation that I  
12 | had with the Secretary. And also, being part of the  
13 | conversation as we have been in the past and continue to  
14 | be going forward on just the upcoming projects and with  
15 | the legislature, what we're going to be asking the  
16 | legislature. So, it's good to have that conversation with  
17 | her, continuing to have the dialogue with both Vice Chair  
18 | Dixon, as well as Chairman Small, and then as well as  
19 | meeting with the Speaker's Office about kind of the  
20 | projects and what these upcoming asks are going to be.

21 |           So further conversations we've been having,  
22 | just making sure that we're part of these discussions  
23 | with you all going forward, in terms of what this  
24 | separate legislative session is going to look like. But  
25 | all those conversations are going well. And I think

1 everyone understands the value of everyone talking and  
2 collaborating.

3           And it's really important that we're all  
4 kind of part of the discussions, because they're  
5 interested, we all want \$110 million. And I think, if  
6 we're all saying the same message and saying that this is  
7 really important, and the collaboration happened, and  
8 it's continuing to happen, I think everyone's really  
9 excited and grateful that it did happen, and that it's  
10 continuing to happen. So that's been great.

11           I want to let you all know that in our  
12 January meeting, I am going to have kind of not only the  
13 update to share with the county and the city, kind of  
14 like, that fiscal update, but I'll have that to present  
15 to you all kind of what happened this past year, before I  
16 came on. And then also what [inaudible 1:31:02] since  
17 I've been on board, just kind of looking at just doing  
18 our financial update, kind of the yearend review, and I  
19 will present that at our January meeting. Part of what  
20 you all asked me to do was to get a good look at just the  
21 overall housing landscape.

22           So, I've been doing that meeting with a lot  
23 of the other folks in the housing space, doing meetings  
24 with guest housing, home-wise, sitting down with NEA, the  
25 Greater Albuquerque Association of Realtors, obviously

1 with our County Manager, just kind of getting my feet in  
2 everywhere, and getting my feet with all the different  
3 organizations. And that's been really good, giving me a  
4 really good sense of the overall landscape, and who's  
5 working in the different areas. And so, I feel like I  
6 really have a much better sense of when I started four  
7 months ago.

8 What did you say?

9 CHAIR FREEDMAN: Time flies.

10 MS. ARMSTRONG: Yes, yes. And yeah, I got to  
11 go to a really great ULI event that was put on by Ian,  
12 and that was actually really great, sitting next to me  
13 with some really good folks in that space. So, quick  
14 update, but I really do feel like on behalf of the  
15 collaborative, I've at least started to put my face out  
16 there on behalf of you all, and really getting just the  
17 representation for the club. So, and I think it's been  
18 good.

19 COMMISSIONER RAEL: May I just make one  
20 comment? Yes, Madam Chair, that I think might be helpful,  
21 and I'm sorry I didn't make it when the city's folks were  
22 here, but maybe as needed, we can get to them.

23 MS. ARMSTRONG: Sure.

24 COMMISSIONER RAEL: Both the county and the  
25 city have lobbyists that work under the county to

1 obviously present the county and city's issues exactly.  
2 It might not be a bad idea, and I know that it's going to  
3 be a lot more work and probably some money, but I know  
4 that my friend Marcos is going to [inaudible 1:32:48] the  
5 challenge, and --

6 CHAIR FREEDMAN: Oh, he's your friend.

7 COMMISSIONER RAEL: I didn't say best friend,  
8 I said friend. The best of times, but Marcos and  
9 obviously I think even Carla. It might not be a bad idea  
10 to put a very low level, but not too humble of a brochure  
11 of some sort that we can put together that really talks  
12 about the collaborative piece, and then what we're doing  
13 collectively, and get that to legislators.

14 We're a little behind the ball, eight ball,  
15 because as usual, because they're already starting to  
16 meet here. I think the governor's request for capital  
17 outlay in the middle of December, And so we really got to  
18 sort of get ahead of this issue, and at least if nothing  
19 else, if we can't get to every single one of them, at  
20 least something that tells the story, and because we  
21 don't meet till January, it's probably imperative we get  
22 those done as soon as we can.

23 And look, I don't want, I mean, I think the  
24 collaborative, but it ought to be the city of Albuquerque  
25 and the county of Bernalillo report, and maybe somewhere

1 | in the bottom somewhere you can say in collaboration with  
2 | the collaborative, whatever. All I'm just wanting to know  
3 | is that we can get something to them that they can  
4 | actually look at, because there's a lot of good things  
5 | that are happening, and I think that, again, I can't  
6 | emphasize, and you guys know, especially Commissioner  
7 | Baca, we've all been in those battles with [inaudible  
8 | 1:34:19].

9 |           If we don't tell our story, they're going to  
10 | tell it for us, and the story they're going to tell is  
11 | what they make up, or what they perceive that the media  
12 | is telling, so my best friend Marcos now will do it.  
13 | Anyway, I need to run, so I apologize.

14 |           CHAIR FREEDMAN: Yeah, no problem. I don't  
15 | have anything to vote on. I actually, it says share  
16 | update. I don't think I have a ton of an update. We're  
17 | just that we've switched to an every other month meeting.  
18 | If we have to have ad hoc meetings, we certainly can pull  
19 | those together as needed. Yeah.

20 |           COMMISSIONER RAEL: And it might not be a bad  
21 | idea maybe to have at least a Zoom-type meeting between  
22 | now and before our next meetings, in case we have to just  
23 | find out some things.

24 |           MR. GONZALES: The other bill that's maybe  
25 | picking up steam is the Home Builders Association.

1 CHAIR FREEDMAN: Oh, that's a good idea. Home  
2 Builders Association.

3 MR. GONZALES: They're going to float out a  
4 GRT exemption bill, or they tried to do last year, but  
5 now Peter Worth's looking to sponsor it, I hear.

6 COMMISSIONER RAEL: I would also just worry  
7 about something, you know, encouraging this group that  
8 the state hired to do, I guess, to look at.

9 CHAIR FREEDMAN: Yeah, the MOXIE group.

10 COMMISSIONER RAEL: Are they looking at  
11 zoning codes? Is that what they're looking at?

12 COUNTY MANAGER CHAVEZ: It's a very broad  
13 list that they're looking at right now, and it includes  
14 everything from what they'd like to see local  
15 jurisdictions do, to what the county and state can do,  
16 and so what they asked us for was like our dream list,  
17 and then they kind of chimed in with what they'd already  
18 been hearing. So, I don't know what the final product  
19 will look like. I'm hoping to have a conversation with  
20 the Secretary, frankly, in the next couple of days.

21 COMMISSIONER RAEL: Let me just raise an  
22 issue that does concern me a bit, and all of us  
23 collectively see it as it counts, but there were at least  
24 five bills in the session last year preempting local  
25 government's ability to do zoning in the communities,

1 especially zoning as it relates to these kinds of  
2 situations.

3           Obviously, the Municipal League, and I think  
4 the Association of Counties took a position that they did  
5 not support that, and were able to, I think, basically  
6 kill the bills at the end of the session. It's not so  
7 much, I just worry about whether or not there's an  
8 additional conversation that's going on about the zoning  
9 issues, and look, I get it.

10           I was at the city for a long time. You all  
11 know, Marcos and the Commissioner, and quite frankly, and  
12 Cindy, you know, local government's ability to zone means  
13 protecting neighborhoods and protecting [inaudible  
14 1:37:15] and to have some sense of how things get  
15 developed. The Governor has been pretty vocal about  
16 saying that she's concerned about local governments not  
17 being flexible enough to help provide these housing.

18           CHAIR FREEDMAN: Moving too slowly.

19           COMMISSIONER RAEL: Yeah, moving too slowly.

20           CHAIR FREEDMAN: Too much red tape.

21           COMMISSIONER RAEL: I do think that we've got  
22 to just be, I just want to get a sense of this group,  
23 they're coming together with something that might be  
24 legislative in nature that deals with that, that will put  
25 the city and the county, collectively, along with

1 everybody else, municipally and the Association of  
2 Counties, in a difficult position as it relates to that  
3 issue.

4                   So, to the extent, I guess, to Yasine and  
5 obviously the county and the city, we should really just  
6 get a sense of what that study's going to look like. I  
7 think it'd be important for us to understand that, and  
8 who knows, maybe they do come up with some good things  
9 that we can support.

10                   But I just, as you guys described it when  
11 you first started the meeting, it just sort of sent them  
12 a message to me that maybe there's some unintended  
13 consequences with that work. So, okay. All right. Thank  
14 you all.

15                   CHAIR FREEDMAN: Thank you. I think, do we  
16 have, I don't think we have any public comment. Oh, we  
17 do. We have people on Zoom. Thank you. So, do we have a  
18 public comment open for two minutes per speaker? Do we  
19 have any public comment at this time? Okay. I don't think  
20 we do.

21                   And our next meeting is currently scheduled  
22 for January 15th, but we could have another one as  
23 needed, which I suspect we will just going into the  
24 session. And then I think we just -- oh, well, Lawrence

1 | is here. Do we have to vote to adjourn? From trying to --

2 | Okay. Thank you.

3 |                   We just are, the meeting is adjourned.

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