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CITY OF SANTA FE

COMMUNITY DEVELOPMENT COMMISSION

MEETING
February 18, 2015

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CDBG AND AFFORDABLE HOUSING TRUST FUND 2015 APPLICANT PRESENTATIONS a. Introduction – Margaret Ambrosino b. Applicant Presentations: 9:00 a.m. to 2:30 p.m.		2-19
APPROVAL:		
CALL TO ORDER		19
COMMISSION DISCUSSION WITH STAFF ANALYSIS FOR 2015-2016 CDBG AND AHTF PROGRAM YEAR AND COMMISSION'S FUNDING ALLOCATION DECISIONS	Motion passed	20
APPROVAL OF AGENDA	Approved	20
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ITEMS FROM THE COMMISSION	None	21
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ADJOURNMENT	Adjourned at 3:30 p.m.	21

Michael Bartlett, St. Elizabeth's Shelter
Tony McCarty, Kitchen Angels
Dan Bailey, Youth Shelters
David Block, Youth Shelters
Shileen Martinez, YouthWorks
Michael Santillanes, YouthWorks
Melynn Schuyler, YouthWorks
Philip Talachy, YouthWorks
Jo Ann G. Valdez, Stenographer

WELCOME NEW CDC COMMISSIONER: PAUL GOBLET

Ms. Ambrosino introduced and welcomed the new CDC Commissioner, Paul Goblet.

CDBG AND AFFORDABLE HOUSING TRUST FUND 2015 APPLICANT PRESENTATIONS

a. **Introduction – Margaret Ambrosino**
b. **Applicant Presentations: 9:00 a.m. to 2:30 p.m.**

[Note: All items for the proposals/presentations are incorporated herewith by reference as Exhibit "A". The original packet is on file at the City Clerk's Office.]

HOMEWISE (3 requests)
Cece Derringer and Mike Loftin presented the information regarding the requests for funding, from the Application, which were distributed in the members' packets.

1) Homewise is requesting $250,000 in AHTF funding to provide Down Payment Assistance (DPA) to a proposed 27 home purchase customers to be used in conjunction with their Homewise Mortgage Product, which lowers the upfront cash required of their buyers compared to other loan options in the marketplace and creates a home purchase package that lowers monthly payments and upfront cash required of the buyer.

Homewise received $55,000 in 2014 from the AHTF. In 2012, DPA was funded through an AHTF allocation, of which approximately $500,000 was reserved by Homewise.

DPA is a critical affordability tool because it buys down the principal mortgage amount, resulting in a lower monthly payment for the homebuyer and reducing the need for mortgage insurance. Long term affordability is ensured through a lien placed on the property that prevents the homeowner from selling the home for a windfall profit. DPA is typically leveraged 10:1 with conventional mortgages and in-kind services. For this application, they demonstrated leverage at 19:1.

Ms. Derringer reviewed a chart that demonstrated what this money has done for them in the past - from July 1, 2010 through December 23, 2014. She noted that Homewise has loaned $745,100.00 for 60 loans with the average down payment assistance of $12,500.00.

Ms. Derringer shared the demographics of the people in the community who received these loans: 5 people work for the City of Santa Fe; 5 work in the educational system; 14 work in the state and federal government; 8 work in the hospitality industry; 5 work in healthcare; 17 employees work for local businesses; 11 employees work for national businesses and 13 other (disability benefits, not employed, retired, self-employed or student).

She noted that 32 were single adults; 11 were single moms; 4 were single dads; 10 were married with kids and 3 were married without kids.

Commissioner Peterson asked how much program income is in the down payment assistance program. He also asked how many loans will Homewise be able to make with the program income.

In response, Mr. Loftin said there is more program income with the CDBG program because they have had this program longer.

Ms. Derringer said typically each year they use up their program income for down payment assistance. Every year they count on the loans that are paid back for program income and they hope that they get new grant income every year from the City.

Commissioner Peterson asked what the relationship was between the AHTF and CDBG down payment assistance programs.

Ms. Derringer said the AHTF down payment assistance program is for customers up to 120% AMI and the CDBG money is for customer under 80% AMI.

Commissioner Goblet asked if they have had much in the way of delinquent debt because of the recession.

Mr. Loftin said their delinquency rate is down to about 2.4% and the worst rate from losses due to defaults was down to 1.2%, which was during the recession but they are down to .3% now. He explained that they service their loans pretty vigorously. They call people when they are 10-15 days late on their mortgage.

Commissioner Goblet asked how they receive referrals.

Mr. Loftin said mainly from employers.

Ms. Derringer said they also have a dedicated outreach person with something they

call "The Santa Fe Business Campaign for Homeownership" and they have been doing this since 2007. This person goes out and talks to the large and small employers and tells them about Homewise services. She said they also get a lot of referrals by word of mouth.

Commissioner Lopez noted that there were only two Santa Fe Public School teachers.

Ms. Derringer said that two are from this particular fund. They also have a dedicated teacher fund called "Teacherwise", which started more than 10 years ago. This is a revolving loan fund.

Mr. Loftin said they have helped over 10% of the Santa Fe Public School teachers.

2) Homewise is seeking $200,000 in CDBG funding to assist families and individuals with incomes under 80% AMI with down payment assistance for their home purchase. This effective tool helps potential homebuyers bridge the gap between current home prices in Santa Fe and what they can afford. Dedicated down payment assistance for those with incomes under 80% AMI is often enough incentive for many working families or individuals to step up to homeownership.

Homewise has funded DPA loans through CDBG since 1995 for a total of approximately $2.5 million of assistance provided to Santa Fe homebuyers. Since 2004, they have received over $1,390,000 in entitlement funding. The organization has also managed a revolving loan fund with the program income generated through the DPA. In 2010, the program was funded entirely through program income.

Ms. Derringer shared the demographics of the people in the community who received CDBG funding: 7 people work for the City of Santa Fe; 7 work in the educational system; 11 work in the state and federal government; 13 work in the hospitality industry; 11 work in healthcare; 14 employees work for local businesses; 7 employees work for national businesses and 9 other (disability benefits, not employed, retired, self-employed or student).

Ms. Derringer said the average AMI for CDBG funding was 82%. Most of them were single adults and single moms.

Commissioner Goblet asked how many requests they receive a year.

Mr. Loftin said they receive approximately 600 inquiries per year for the homeownership program. He mentioned that they also assist or counsel people in becoming "buyer-ready".

Ms. Derringer noted that Homewise helped put 211 families in homes last year but that doesn't begin to fill the demand that they have for homeownership.

3) Homewise is seeking $150,000 in AHTF funding to finance home improvement loans that focus on energy saving improvements.

In 2014, Homewise received $50,000 from the AHTF for emergency improvements to fund 4-6 households below 120% AMI. This program is augmented by Homewise's ability to leverage Solar Tax Credits, SNAP grants from FHLB and loan refinancing through Fannie Mae.

Ms. Derringer shared a story about a couple who received a home-improvement loan to install solar photovoltaic and therefore reducing their carbon footprint and lowering their energy bills dramatically. The couple is now an ambassador for "going solar" within the community, encouraging their colleagues and friends to consider the financial and environmental advantages of harnessing the sun, while preserving the planet's resources.

SANTA FE HABITAT FOR HUMANITY (2 requests)

Ted Swisher presented the information regarding the requests for funding, from the Application, which were distributed in the members' packets.

1) Santa Fe Habitat for Humanity is requesting $100,000 in AHTF for down payment assistance for homebuyers at or below 60% of AMI. This will build 5 new homes in the Villa de la Paz Subdivision off of Henry Lynch with down payment assistance at $20,000 each.

The homes will cost approximately $140,000 to construct including the cost of land. For this application, they have demonstrated leverage at $6.07:1. They will seek $7,000 in Down Payment Assistance from the Federal Home Loan Bank in addition to AHTF grants.

Mr. Swisher explained that Habitat for Humanity finances all of its homes on a non-interest basis, so they can build and finance homes for very low income households but they cannot take out the construction costs with a bank or conventional mortgage. This requires them to provide the balance of the funding from their own resources which includes donations, proceeds from their Re-Store and payments from existing non-interest mortgages.

Mr. Swisher said Habitat partners with a program called "Prosperity Works". This works as Individual Development Accounts, which are savings accounts for low income people. They can use these funds for housing, for education, to start a business, these kinds of things. The Prosperity Works program matches what is saved.

Mr. Swisher noted that Habitat had been receiving $14,999 in federal HOME funds, but that source has been eliminated statewide, thus making DPA more critical.

Mr. Swisher mentioned that over 50% of the labor is done by volunteers on every home, which saves Habitat money. The homeowners are also required to put in "sweat equity" hours: 350 hours for a single-parent household and 500 hours for a 2-parent

household. Habitat also requires that they do some sweat-equity hours in other homes before they start their homes.

Mr. Swisher said 10% of the materials are donated by companies like Whirlpool and Valspar paint.

Commissioner Padilla asked what the square footage of the homes will be at Villa de la Paz Subdivision.

Mr. Swisher said a three bedroom would run about 1200 square feet.

Commissioner Peterson asked how building five homes a year compares with the need, or the number of applicants.

Mr. Swisher said Habitat receives more than 100 applications every year.

Ms. Ambrosino asked what the typical timeline was from when an applicant applies - to the "sweat equity" hours to complete the house.

Mr. Swisher said it typically takes a year.

Commissioner Peterson asked if this funding would help Habitat leverage some of the other funding sources.

Mr. Swisher said yes it does.

Ms. Ambrosino asked if the people who are applying for assistance are already in the pipeline from the 100 applications received

Mr. Swisher said yes.

Commissioner Goblet said he noticed that Habitat is about to do their "100th" house. He asked how many repossessions, delinquencies, foreclosures Habitat has had.

Mr. Swisher said Commissioner Goblet is right that Habitat is almost to complete their 100th house and this is 100 mortgages. He said they have only had one default and one foreclosure in their 30-year history.

2) Santa Fe Habitat for Humanity is requesting $50,000 in CDBG funding to rehabilitate homes for homeowners below 60% AMI, with focus primarily on 50% or below AMI. Habitat has launched this rehab program to meet the need for this service and as a compliment to its new construction program. In fiscal year 2014-2015, Habitat completed 12 rehabs or repairs.

Mr. Swisher noted that Habitat started to receive a lot of calls for repairs, rehabs, modifications to homes for handicap and elderly individuals after Open Hands went out of

business three years ago. He said there is a tremendous need for this service in Santa Fe with the closing of Open Hands, so they decided to do rehab and repairs. He noted that there is a MFA program that does major renovations and they will fund up to $65,000 for a rehab or renovation. Since Habitat started a rehab/repair program 3 years ago, they have completed 18 projects ranging from $45,000 to just a few hundred dollars. So far this fiscal year (since July 1), they have done 12 rehab projects.

Mr. Swisher noted that Home Depot has a program for Veterans. The Federal Home Loan Bank has a program for senior citizens.

Mr. Swisher said Habitat will be putting in $20,000 to $50,000 out of their own fundraising money for the rehab program even though they are applying for CDBG funding.

Commissioner Goblet asked Mr. Swisher if the partnership with YouthWorks is working well.

Mr. Swisher said yes, they have been working with them for the last three years and it is a great strong partnership. He noted that YouthWorks works onsite for 4 days a week.

HOUSING TRUST (2 requests)

Nellie Martinez and Justin Robison presented the information regarding the requests for funding, from the Application, which were distributed in the members' packets.

1) Housing Trust is requesting $200,000 in AHTF funding for down payment assistance for households earning 80-120% AMI. This will provide down payment assistance to qualified homebuyers who have completed homebuyer training and counseling. The assistance will be in the form of a soft second mortgage. The AHTF funds will serve an estimated 10-15 households. Approved homebuyers will receive up to $20,000 in down payment assistance.

Ms. Martinez said the Housing Trust needs first mortgages to deploy down payment assistance to fund the gap in home costs. The gap between the home sales prices and what buyers can afford is widening. There is an ongoing need for down payment assistance in the form of no-interest, no payment second mortgages.

Ms. Martinez noted that the Housing Trust hopes to assist essential workers who are first responders; police, fire, healthcare and education areas.

Mr. Robison said when you talk about this group of people, they are in a particularly difficult situation because they don't qualify for a lot of subsidies, such as CDBG. He explained that this is a difficult thing when you talk about bringing in first responders, etc. to Santa Fe. This is important for economic development.

Ms. Ambrosino said she just received the handout she distributed from the Housing

Trust, which is the Project Budget and Leverage worksheet. The Housing Trust also provides in-kind administrative management of the funds. This yields an expected leverage of $9.2:$1.

Ms. Martinez mentioned that the Affordable Housing Trust funds will go back to the City when they get paid back to use as recycling dollars.

Commissioner Goblet asked if they have had any dollars go back to the AHTF fund.

Mr. Robison said the AHTF fund is a little different from the CDBG fund. In the case of the CDBG fund, the cash doesn't actually go back to the City, it gets redeployed to a homeowner.

Ms. Ladd said we should be careful about mixing apples and oranges. She explained that the 2012 AHTF allocation was actually a CIP allocation, so the City held liens on the homes. The money that comes back to the City is in the form of fee waivers. The City provides a lien that is the value of the fee waiver that is provided for the home and these get paid back. These go back to the AHTF to get recycled.

Commissioner Goblet referred to page 11, second to last sentence of the application that states: "*The Housing Trust distributed six loans totaling $77,625, benefitting 12 persons total.*" He said the Housing Trust is talking about benefitting 10-15 people this year. He asked why the difference.

Ms. Martinez said this is based on the need, so they don't know the number of each loan. This depends on the amount of the loans.

Ms. Ladd added that this is customized to every individual buyer.

Commissioner Goblet asked how many houses they are building a year.

Ms. Martinez said they built 59 homes last year.

2) Housing Trust is requesting $200,000 in CDBG funding for down payment assistance and closing cost assistance to low-to-moderate income individuals earning below 80% AMI. The down payment assistance grant will serve a projected 10-15 households at under $20,000 per loan.

The Housing Trust has received approximately $1.15 million in funding from CDBG over the past decade to support DPA program. The organization has also used CDBG to support development activities for its Village Sage and Stagecoach multi-family apartments. In 2010, the Trust funded its DPA through program income. Between July 2013 and December 2014, $63,000 in program income was generated funding approximately six homebuyers.

Ms. Martinez reported that the average AMI of individuals that receive assistance is

65%.

She noted that the Housing Trust has been working with CDBG funding for over 22 years.

Commissioner Lopez asked if (she heard that) the Housing Trust tries to focus on first responders and healthcare workers.

Ms. Martinez said yes, these are people who receive AHTF funding because they usually don't qualify for CDBG funding.

Commissioner Peterson asked how many loans the Housing Trust will make this year.

Ms. Martinez said with the $200,000, they will make 10-15 loans, again depending on the dollar amount. She noted that they did 59 loans last year.

Mr. Robison said the Housing Trust utilizes other funding sources also, like the Low Income Housing Tax Credit program, Housing Opportunities for People with Aids, and the Community Housing Development Organization. They also use funding from their own budget/net worth.

Girl's, Inc. of Santa Fe

Melanie Buchleiter and Kim Brown presented the information regarding the request for funding, from the Application, which was distributed in the members' packets.

Girl's Inc. is requesting $30,750 in CDBG funding for facility improvements. Phase 1 includes driveway resurfacing retaining wall stucco. They are in the process of getting three proposals for each project in phase one. The resurfacing of the parking lot and driveway, re-stuccoing of the retaining walls will be done by the licensed/certified contractors that are awarded through the bid process and approved by the Board of Directors.

Commissioner Lopez asked how many of their own vans are parked in their parking lot.

Ms. Buchleiter said they have 12 vans.

She noted that Girl's Inc. has raised a portion of the funding needed and they continue to fundraise.

Commissioner Goblet asked how effective is this building relative to those you serve.

Ms. Brown said the girls like that this building has a "home-like" feeling.

Commissioner Goblet asked if they have considered selling the building as an option.

Ms. Buchleiter explained that they cannot sell the building because this facility is in a Contributing Historic District and is a former residence, which was deeded to them in perpetuity as long as they serve girls. For this reason, they are unable to move or sell it to purchase a facility more suitable to their needs, thus left with costly upgrades that require preservation review both at the City and SHPO level.

Commissioner Goblet and Commissioner Lopez noted that they are requesting $30,750 but the driveway cost is $25,000. They asked what the difference is.

Ms. Brown noted that they have raised $6,250 thus far towards this cost, and have provided contractor work estimates of $25,000 for the driveway and parking lot. $5,750 is for the stucco work.

Ms. Buchleiter noted that Girl's Inc. has been providing programs that directly support the community and this facility since 1957 and these improvements are needed to ensure that they can continue to provide services in a safe environment. They give Santa Fe girls the skills they need to make healthy choices now and throughout their lives.

Santa Fe Recovery Center

Sylvia Barela presented the information regarding the request for funding, from the Application, which was distributed in the members' packets.

Santa Fe Recovery Center is requesting $35,000 in CDBG funding for window replacement for the Center's residential building. The proposal for funds is to replace all windows in the residential portion for safety, security, functionality and increase energy efficiency, which will result in long term financial savings and will increase quality of care and sustainability. Currently, all windows are in various stages of disrepair.

The Santa Fe Recovery Center provides critical support services to over 550 clients annually, with 95% at low-to-moderate income.

Commissioner Goblet said he thinks the $1,000 per window is expensive.

Ms. Barela said they agreed and they are waiting to hear from Anderson Windows' estimate. They are hoping that the labor costs will come in lower. She explained that this cost is for taking out the old windows and installing the new windows. They are looking to replace 35 windows. Ms. Barela noted that they looked at several companies and the costs are coming in at a similar range.

Commissioner Padilla asked if the replacement of the window trim is inclusive in the cost estimate of $35,000.

Ms. Barela said yes, with the exception of the stucco repair. The Recovery Center

will cover this cost.

Ms. Ladd asked if they know what the energy efficiency savings would be.

Ms. Barela said they estimate that there will be a 27% energy savings, which could result in a savings of $200 a month in electricity costs. They presently pay $1,000 a month for electricity costs.

Commissioner Peterson asked if there is construction going on presently.

Ms. Barela said no, this bid is specifically to replace the windows.

Ms. Barela mentioned that the Recovery Center is federally accredited.

Commissioner Goblet asked what their overall budget is.

Ms. Barela said over $2 million.

Commissioner Lopez asked if there are any other programs/services that are available for low income people for substance abuse in the City or the County.

Ms. Barela said there are only two in the County and very few available in the state. She said according to the CDC, in 2009, New Mexico was ranked number one in the country for unintentional opiate overdoses. Additionally, the Substance Abuse and Mental Health Services Administration 2008-2009 data shows that New Mexico is tied nationally for the state with the highest rates of both illicit drug abuse and the highest rates of individuals needing, but not receiving, treatment for substance abuse. These statistics demonstrate the severe need in the community for the services that are provided by the Recovery Center and the gap that exists for these services.

St. Elizabeth Shelter

Debra Tang and Michael Bartlett presented the information regarding the request for funding, from the Application, which was distributed in the members' packets.

St. Elizabeth Shelter is requesting $44,000 in AHTF funding to pay in full the mortgage note on its Casa Familia Emergency Shelter that is located at 1604 Berry Avenue. The proposal for funds is to pay off the remaining $44,000 on the mortgage. Casa Familia is St. Elizabeth's emergency shelter for homeless single women and families with children. It is the only year-round shelter for woman and families in Santa Fe and Northern New Mexico. It was opened in 2009 in direct response to the increasing numbers of women and families who were made homeless as a result of the economic recession.

St. Elizabeth Shelter has never received AHTF funding, but they have received CDBG funds in 2007 ($20,000); 2008 ($20,000); 2010 ($10,000) and 2014 ($73,000) for public services and public facility improvements.

Ms. Tang said for all of their programs, they measure success on how many families move into housing and Casa Familia has been a very successful program. 70-80% of the families move into permanent housing.

Commissioner Lopez asked if St. Elizabeth's Shelter partners with the other agencies like Homewise and Habitat.

Ms. Tang said yes, definitely.

Ms. Ladd said she was stunned to read in the application that they had nine mothers and their newborn babies last year at Casa Familia. She asked if they came straight from the hospital and if this was within a year.

Ms. Tang said yes. They were directly discharged from the hospital after giving birth to Casa Familia since they had nowhere else to go.

Ms. Ladd asked them to speak a little more about what exactly the $5,600 per year will get them, if they receive the funding as requested.

Mr. Bartlett said they just issued a check to New Mexico Coalition for their Vista staff person, which is a 9-month employee.

Commissioner Lopez said it seems like they are seeing a lot more women over 50.

Ms. Tang said yes they are and it is mainly due to the recession because many of them lost their jobs and can't find a job because of their age.

Commissioner Lopez asked if they are moving the older women into housing.

Ms. Tang said yes, but not as much as they move families into housing.

Ms. Tang said by eliminating the monthly mortgage payments on Casa Familia and owning the building, approximately $5,600 in total annual payments will be freed up to be utilized for enhanced service offerings by the growing annual number of families served.

Santa Fe Public Schools Adelante Program (2 requests)

There were no representatives from the Santa Fe Public Schools in attendance to present the information regarding the requests for funding, from the Application, which were distributed in the members' packets.

1) Santa Fe Public Schools is requesting $26,665 in CDBG funding for the Deferred Action Childhood Arrivals (DACA)/Deferred Action for Parents of Americans (DAPA). The funds requested would support the work of an immigration attorney to provide free services for student eligible for DACA, a policy that allows undocumented students relief from deportation for two years, including work permits and an option to renew the status. Services would include: helping students apply and request fee waivers

to access legal status, affordable housing, health and social services and other opportunities. This year the program is being expanded to include services to also focus on legal assistance for undocumented parents of children who are citizen or permanent legal residents. The program proposes to assist 130 SFPS parents and children.

In 2014, to date, a total of 70 students have been served from a proposed 120. CDBG funded DACA ($17,500) for the first time in 2014, and the program has previously provided funding to their Access project in 2010 ($20,000); and in 2015 ($15,000).

2) Santa Fe Public Schools Adelante Program – Middle School Project

Santa Fe Public Schools is requesting $27,000 in CDBG funding for the Middle School Project. The proposal for funds would be used to expand the existing Graduation Project to SFPS middle schools. Currently, the project supports the wellbeing and achievement of students whose families are currently experiencing homelessness by providing food, clothing, school supplies, transportation, and linking students and their families to critical services.

Adelante received $20,000 of CDBG funds in 2010; $10,000 in 2012; $15,000 in 2013 and $17,500 for this same project in 2014. The organization receives an annual operating grant from the City's Children and Youth Commission of approximately $50,000 per year.

Adelante is expecting to serve a total of 300 students this year. For this project in 2014 with 200 middle students projected, it has served 174 to date.

There were no questions given that there were no representatives present.

Lunch break

Kitchen Angels

Tony McCarty presented the information regarding the request for funding, from the Application, which was distributed in the members' packets.

Kitchen Angels is requesting $40,000 in CDBG funding to provide home-delivered meals to homebound and chronically ill Santa Fe residents. The individuals served have no other means of meeting their needed daily nutrition and all are categorized as low to moderately low-income clients.

Since 1992, Kitchen Angels delivered nearly 92,000 meals to homebound and chronically ill individuals, five days a week (with extra meals on weekends), to more than 4,600 individuals. Of the 380 clients they report having served this year, 298 individuals have been served as reported for their current CDBG accomplishments to date; and 146 were served in 2013. Kitchen Angels has demonstrated that the need for their services increases every year.

Kitchen Angels has received funding for this project in 2013 ($30,000) and 2014

($20,000). They receive $40,000 currently from the City's Human Service Division.

Mr. McCarty said they are looking to fund 25 additional clients over the course of the year based on receiving $40,000 in CDBG funding.

Commissioner Peterson asked if this will provide an additional 5,500 meals.

Mr. McCarty said yes.

Commissioner Lopez asked where their majority of the funding comes from.

Mr. McCarty said mostly from individuals in the community (51%) and the remaining funding comes from grant funding and private donors. They also did three major fundraisers this year and they are looking at possible earned income sources, a more steadier source of income given that they will exceed their projected clients this year.

Mr. McCarty noted that they negotiated with two Medical Care Organizations: Molina Care and Medicaid to approve home-delivered meals and they approved 42 home-delivered meals for eligible clients on an annual cycle.

Commissioner Goblet asked if Kitchen Angels has taken over ownership of the building.

Mr. McCarty said no, not yet. He said they had an opportunity to expand their space. Kitchen Angels owns the building but the City owns the land.

He distributed a handout that featured the volunteers who deliver the home-delivered meals. Kitchen Angels delivered 84,000 meals last year and had more volunteers this year: 515 volunteers and 35 individuals who provided community services as ordered by Teen Court and Municipal Court.

Commissioner Lopez noted that 55% of their clients are Caucasians, which does not quite represent the community.

Mr. McCarty said there has been a large influx of Caucasians coming into the community and to the programs. He said most of these individuals do not have families or a support system (to care for the elderly or ill family members).

Commissioner Padilla asked if this is one meal a day.

Mr. McCarty said most people have two meals and weekend meals.

Mr. McCarty mentioned that they would like to have a training program for people to take a similar program into their communities.

Commissioner Padilla asked how far Kitchen Angel's reach is.

Mr. McCarty said their delivery area is the greater Santa Fe area, however, they go as far as Eldorado and Tesuque.

He noted that they have clients who do not stay on the program 365 days a year. These are clients who are not terminally ill but may be going through surgery, like hip surgery, or are undergoing cancer treatments, for example. They provide meals for people through the Cancer Institute Foundation – people who are indigent and coming to Santa Fe for cancer and radiation treatment. These people stay in a hotel and Kitchen Angels delivers them meals to the hotel while they are here. They come from all over Northern New Mexico.

Youth Shelters

David Block and Dan Bailey presented the information regarding the request for funding, from the Application, which was distributed in the members' packets.

Youth Shelters is requesting $12,000 in CDBG funding for Street Outreach for Homeless Youth ages 13-21. Street Outreach is conducted daily, where staff members deliver supply bags and information on outreach services in English and Spanish, at several locations in the city where youth congregate. This funding would also support services provided at the drop-in center where youth can stop by during daytime hours to shower, sleep, use the internet and do laundry.

Youth Shelters is projecting that they will assist 450 youth, but they exceeded their projected 400 served in 2010, actually serving 502 youth.

Mr. Block said Youth Shelters serve 450 homeless youth a year in Santa Fe. He said these are some of the most vulnerable kids that you can meet who are homeless. He explained that they have two components to the Street Outreach program: the Outreach Street-based program and a Drop-in Center, which is located at 402 St. Francis Drive. They are the only agency in Santa Fe whose mission is to meet the highly specialized needs of homeless, runaway and in-crisis youth.

Youth Shelters provides basic survival needs for the homeless youth, things like warm meals, a shower; case management services. They link the teens to various services like Southwest Care Center. They provide HIV testing, Hepatitis C testing. They also refer them to Healthcare for the Homeless for health services and mental health services. They also have a Community Counseling Center, which offers professional counseling at no cost to the youth, their families and community members with a child under the age of 21.

Youth Shelters served 1,086 youth and family members agency-wide. Youth left the streets, moved into safe housing, went to college, and began careers. Families became stronger, and so did our community.

Mr. Block said the $12,000 that they are requesting in CDBG funding will enable them to increase the number of hours an outreach worker is on the streets from 20 hours a

week to 32 hours a week, as well as pay for the costs of case management services for the additional youth they will reach, estimated at up to 30 youth.

Commissioner Goblet asked what their organizational budget is.

Mr. Block said it is $2.2 million.

Mr. Bailey said this funding is for one of their two programs.

Commissioner Tambascio asked what would happen if they do not receive this funding.

Mr. Block said it would be more difficult to continue to provide these needed services and they would have to be more aggressive in getting donors. He also anticipates that they would have to make staff cuts in the programs-cutting back the hours of the outreach worker and case manager.

Mr. Block noted that Youth Shelters had a $90,000 shortfall in their budget this year due to a sharp decrease in federal grant awards.

He said it has been an honor to work with these kids and to provide the services that they need to take the next step to get off of the streets.

Commissioner Tambascio asked if Youth Shelters does any other cross services with other services like YouthWorks.

Mr. Block said they are involved extensively with Adelante. They coordinate with Adelante and they refer kids in the school system who are homeless to receive a care service package from Youth Shelters, along with access to the youth shelter.

Commissioner Tambascio asked if they take advantage of the GED program at YouthWorks.

Mr. Block said they have their own GED program that they call the Access Program. This is a new program that is typically for kids 18-24. This program involves job services, job placement services, educational services, including GED education.

Mr. Bailey said the kids that they serve in this program are up to 21 years of age and most of them are local (75% are from Santa Fe). These youth come from families who are unable to care for them because of substance abuse or domestic violence, other family stress or sometimes they are simply unwanted.

Mr. Block said the goal is to give these youth the skills that they need to become independent for the rest of their lives; and for them to achieve safe and stable housing on a long term basis; and they have seen remarkable successes.

Mr. Block said these are very critical services for kids in the community who have not found another pathway.

Commissioner Lopez asked how old the youngest person they serve was.

Mr. Block said 10 years old.

Commissioner Goblet asked if the number is growing.

Mr. Block said the numbers have been the same with 400 unduplicated kids that they serve per year. They have also been consistent with approximately 1100 kids in all of their programs per year.

Mr. Bailey said this is a hard population to quantify whether they are making a difference in this social epidemic because many of these kids are "not on the map" – no driver's license, no birth certificates, no social security numbers, or have never been registered for school. Youth Shelters helps them get these items so that they can work and receive an education. They recently helped a youth get his disability benefits approved, and now he will have monthly income to rent an apartment.

Commissioner Goblet asked what percentage of the cases are drug-related in some way.

Mr. Block said approximately 75%.

YouthWorks

Melynn Schuyler presented the information regarding the request for funding, from the Application, which was distributed in the members' packets

YouthWorks is requesting $77,700 in CDBG funding for the Home Rehabilitation Program. They want to purchase and rehabilitate 1-2 long-term vacant distressed homes to make additional affordable housing available for homebuyers at 70-80% AMI. This project will focus on properties priced under $165,000 that require $33,000 or less in rehabilitation. The property will be selected by an acquisition team formed of a realtor, a housing rehabilitation specialist and a home buyer specialist.

The Santa Fe Community Housing Trust has agreed to partner with YouthWorks in this venture by assisting in the selection of the property to be purchased as well as providing an income certified home buyer to purchase the property upon the completion of its rehabilitation. Rehabilitation of the home (s) will be conducted by YouthWorks Construction Crew, a job-training program for low-income high risk youth and young adults, under the oversight of a professional contractor (s). Upon completion of the rehabilitation of the home (s) will be sold to a pre-selected SFCHT low-income certified homebuyer.

Ms. Schuyler said YouthWorks has been in existence for nearly 15 years.

Ms. Schuyler said YouthWorks is a non-profit organization that was launched in 2001 to address the low-income, high-risk youth and young adult population in Santa Fe through the provision of alternative education and hands-on paid job training programs.

She noted that they are working with Habitat on a program called "YouthBuild", which is a highly prestigious grant source, designed to provide funds for education and construction trades training to high-risk youth. YouthWorks also runs a highly successful, innovative Culinary Training Program to train youth in the food industry careers.

YouthWorks has successfully engaged over 120 youth and young adults in its construction trades training programs since 2011, and has helped over 100 of these trainees to earn industry recognized Pre Apprenticeship Construction Training certifications issued by the Home Builders Institute.

Ms. Schuyler said in addition, YouthWorks has placed 18 youth and young adults in paid apprenticeships with local construction companies over the last three years.

Michael Santillanes, YouthWorks Associate Director, introduced participating youths Shileen Martinez and Phillip Talachy. They both shared how YouthWorks has helped them.

Shileen Martinez said she is receiving training to get her GED and this has been very beneficial so far and has learned a lot over the last two months. She said they are also working on construction and building a house with Habitat for Humanity. She said she did not see herself doing this but she actually likes it.

Commissioner Tambascio asked if she is here with her family.

Ms. Martinez said she is currently here with her boyfriend and they are living in a shelter.

Commissioner Tambascio asked which shelter.

Ms. Martinez said Pete's Pets (Interfaith Community Shelter).

Philip Talachy said he was living in Albuquerque and he got into a lot of trouble when he was younger. He moved to Santa Fe and was looking for work, putting applications everywhere but he couldn't find work anywhere. He said he heard about YouthWorks and they helped him prepare a resume and he has been with them for a little over 5 months. Mr. Talachy has his GED and is continuing his education with YouthWorks. He is also working with Habitat for Humanity on some condos. Mr. Talachy said YouthWorks gave him a chance to work and go to school. He said he knows if it wasn't for them, he could be in trouble again and in prison. YouthWorks gave him a chance to prove himself again and he is thankful to them for the opportunity they gave him.

Michael Santillanes has been with YouthWorks for 6 years. He said he has seen

YouthWorks make a difference in a lot of people lives and they have a great success rate. He said YouthWorks make referrals to outside agencies, when necessary and they also advocate for their students, as necessary. He explained that they are looking to this project to fill the housing needs in Santa Fe and as an advanced training opportunity for the youth to learn in advanced construction techniques and home rehabilitation.

Commissioner Goblet asked what the overall budget is on an annual basis.

Ms. Schuyler said it is about $1.5 million a year.

Ms. Ladd said she thinks there is a way to get the down payment paid for if you have a buyer lined up with the Housing Trust.

APPROVAL:

CALL TO ORDER:

The discussion and deliberations of the 2015-2016 CDBG and AHTF Program Year and funding allocations began at 2:15 p.m.

COMMISSION DISCUSSION WITH STAFF ANALYSIS FOR 2015-2016 CDBG AND AHTF PROGRAM YEAR AND COMMISSION'S FUNDING ALLOCATION DECISIONS

[Commissioner Tambascio recused herself from voting and discussion on Homewise's application for funding declaring a conflict of interest.]

Expected CDBG 2015 Funding	$530,000
Administration	$100,000
Public Service Limit not to exceed 15%	$ 79,500
Remainder to fund for housing, public facilities	$350,500
Total Project Funding for AHTF	$412,000

The Commission completed the evaluation sheets for the AHTF applications. The CDBG Application did not contain an evaluation scoring matrix. After discussion and deliberations, the following motion was made:

Commissioner Peterson moved to fund the CDBG and AHTF funding requests as follows:

Housing

Homewise DPA (AHTF)	$ 150,000
Homewise HI (AHTF)	$ 50,000
Homewise DPA (CDBG)	$ 89,750
Habitat HI (CDBG)	$ 50,000
Habitat DPA (AHTF)	$ 100,000

Housing Trust DPA (AHTF)	$ 100,000
Housing Trust DPA (CDBG)	$ 100.000
St. Elizabeth's Shelter ((AHTF)	$ 12,000 *To fund mortgage payments
YouthWorks! (CDBG)	$ 45,000
Total	**$696,750**
Public Service (15% cap)	
SFPS Adelante DACA/DAPA (CDBG)	$ 24,000
SFPS Adelante Middle School (CDBG)	$ 23,500
Kitchen Angels (CDBG)	$ 20,000
Youth Shelters (CDBG)	$ 12,000
Total	**$ 79,500**
Public Facilities	
Girl's Inc.	$ 30,750
Santa Fe Recovery Center	$ 35,000
Total	**$ 65,750**
Administration	**$ 100,000**
Total	**$ 942,000**

Commissioner Lyons seconded the motion. The motion passed unanimously by voice vote.

The allocation amounts for CDBG and AHTF funds are dependent upon availability.

APPROVAL OF AGENDA

Commissioner Lopez moved to approve the agenda. Commissioner Peterson seconded the motion. The motion passed unanimously by voice vote.

APPROVAL OF MINUTES: November 12, 2014 CDC

Commissioner Lopez moved to approve the Minutes of the November 12, 2014 CDC meeting. Commissioner Padilla seconded the motion. The motion passed unanimously by voice vote.

2015 MEETING DATES

Copies of the proposed schedule for the 2015 meeting dates were distributed in the Commissioners' packets. The meetings will be held from 3:30 p.m. to 5:00 p.m. at the City's Market Station Offices unless otherwise noted.

Commissioner Lyons moved to approve the proposed schedule for the 2015 meeting dates. Commissioner Padilla seconded the motion. The motion passed unanimously by voice vote.

ITEMS FROM THE COMMISSION

There were no items from the Commission.

ITEMS FROM THE FLOOR

There were no items from the floor.

ADJOURNMENT

Its business being completed, Commissioner Peterson moved to adjourn the meeting, second by Commissioner Goblet, the meeting adjourned at 3:30 p.m.

Approved by:

_____

Rusty Tambascio, Vice Chair

Respectively submitted by:

_____

Jo Ann G. Valdez, Stenographer