



Agenda

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COMMUNITY DEVELOPMENT COMMISSION MEETING

Wednesday, February 16, 2011

11:00 a.m. – 4:00 p.m.

Main Post Office

120 South Federal Place

Main Conference Room

Third Floor, Room 326

1. Call to Order
2. Roll Call
3. Approval of the September 15th and September 29th Minutes
4. Approval of Agenda
5. Presentations from Potential Applicants for the FY 2011-2012 CDBG Allocation
6. Items from the Commission
7. Items from the Floor
8. Adjournment

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INDEX OF
CITY OF SANTA FE
COMMUNITY DEVELOPMENT COMMISSION

February 16, 2011

<u>ITEM</u>	<u>ACTION</u>	<u>PAGE (S)</u>
CALL TO ORDER		1
ROLL CALL	Quorum	1-2
APPROVAL OF THE SEPTEMBER 15, 2010 MEETING MINUTES	Postponed	2
APPROVAL OF THE SEPTEMBER 29, 2010 MEETING MINUTES	Postponed	2
APPROVAL OF AGENDA	Approved	2
PRESENTATIONS FROM POTENTIAL APPLICANTS FOR THE FY 2011-2012 CDBG ALLOCATION		
A. SANTA FE COMMUNITY HOUSING TRUST (2 requests)		2-4
B. HOMEWISE (3 requests)		4-7
C. YOUTHWORKS		7-9
D. ST. ELIZABETH'S SHELTER		9-10
E. THE NEW MEXICO CENTER FOR THERAPEUTIC RIDING		10-11
F. NM TENANT/LANDLORD HOTLINE		11-12
G. ESPERANZA SHELTER FOR BATTERED FAMILIES, INC.		12-13
H. UNITED SOUTH BROADWAY CORPORATION		13-14
I. FAITH AT WORK		15-16
J. ST. VINCENT HOSPITAL FOUNDATION(CAMINO ENTRADA PEDIATRIC CLINIC)		16
K. SANTA FE ART INSTITUTE – ART PROGRAMS		17-18
L. YOUTH SHELTERS		18-19
ITEMS FROM THE COMMISSION		19
ITEMS FROM THE FLOOR	None	19
ADJOURNMENT	Adjourned at 4:20 p.m.	19

MINUTES OF THE
CITY OF SANTA FE
COMMUNITY DEVELOPMENT COMMISSION MEETING

Santa Fe, New Mexico

February 16, 2011

A meeting of the City of Santa Fe Community Development Commission was called to order by Mayor David Coss, Chair on this date at 11:00 a.m. in the Community Services Conference Room, 120 South Federal Place, Santa Fe, New Mexico.

Roll Call indicated the presence of a quorum for conducting official business as follows:

Members Present:

Mayor David Coss, Chair
Peter Brill
Chris Graeser
John Padilla
Annette Thompson-Martinez

Member(s) Absent:

Rusty Tambascio, Vice Chair, excused
Betty Vega, excused

Staff Present:

Kym Dicome, Housing and Community Development Department

Others Present:

Nellie Martinez, Santa Fe Community Housing Trust
Rick Story, Santa Fe Community Housing Trust
Cece Derringer, Homewise
Mike Loftin, Homewise
Tobe Bott-Lyons, YouthWorks
Melynn Schuyler, YouthWorks
Deborah Tang, St. Elizabeth's Shelter
Jim Podesta, St. Elizabeth's Shelter
Michael Bartlett, St. Elizabeth's Shelter
Dr. Michael Rawn, NM Center for Therapeutic Riding

Jeanne Creed Sharp, NM Center for Therapeutic Riding
Susan Turetsky, NM Tenant/Landlord Hotline
Diana Dorn-Jones, United South Broadway Corporation
Kelly Huddleston, United South Broadway Corporation
Angela Merkert, Faith at Work
Robert A. Glick, St. Vincent Hospital Foundation
Ryan Stevens, CHRISTUS St. Vincent Medical Center
Lynn Taulbee, St. Vincent Hospital Foundation
Diane Karp, Santa Fe Art Institute
Sherry Taylor, Esperanza Shelter for Battered Families, Inc.
Kari Sullivan, Esperanza Shelter for Battered Families, Inc.
Karen Rowell, Youth Shelters
Melissa Frank-Williams, Youth Shelters
Jo Ann G. Valdez, Stenographer

APPROVAL OF AGENDA

Commissioner Padilla moved to approve the Agenda as published.
Commissioner Graeser seconded the motion, which passed unanimously by voice vote.

APPROVAL OF MINUTES:

September 15, 2010

September 29th, 2010

(*Of note: Ms. Betty Vega was **present** at the September 29, 2010 meeting.)

Approval of the Minutes for the September 15, 2010 and September 29, 2010 meetings was postponed.

PRESENTATIONS FROM POTENTIAL APPLICANTS FOR THE FY 2011-2012 CDBG ALLOCATION

[Copies of the proposals are incorporated to these Minutes as Exhibit "A". A memo from Kym E. Dicome, Senior Housing Planner, to the Community Development Commission dated February 11, 2011 is also incorporated to these Minutes as Exhibit "B".]

Ms. Dicome noted that the presentations will be filmed today due to the absence of two Commissioners.

A. SANTA FE COMMUNITY HOUSING TRUST(2 requests)

Santa Fe Community Housing Trust is requesting \$200,000 in CDBG funding for down payment assistance for program year 2011-2012 to provide 15 households with up to \$20,000 soft second mortgages. Clients also receive 8 hours of homebuyer training and 20 hours of one-on-one counseling prior to purchase.

Ms. Martinez presented the information regarding the request for funding, from the Application, which was distributed in the members' packets [attached to these Minutes as Exhibit "A".]

Ms. Martinez said this is a continuing program of soft second mortgage revolving loan funds. The funds will be used for down payment or closing cost expenses on home purchases for households earning less than 80% of the area median income. The loans are at zero-interest and due on sale, transfer or cash out refinance.

Ms. Martinez noted that the Housing Trust has successfully operated the CDBG Revolving Loan Fund since 1993. In the fiscal year beginning July 1, 2011, the project will benefit at least 15 families, at an average family size of 3, for a total of over 45 people served.

Ms. Martinez explained that the prospective clients for CDBG assistance or those who need additional subsidy to make a home purchase possible or to extend affordability to a household of lower income. She said that the CDBG Revolving Loan Fund is the last remaining resource to subsidize existing homes on the market.

Ms. Martinez said that this type of assistance is also vitally needed to help long-time residents stay in Santa Fe. By using this type of assistance to help native Santa Feans buy homes in neighborhoods that their families have historically lived in, this program supports the cultural continuity and diversity of Santa Fe.

Another critical need factor for down payment assistance is the rapidly changing lending environment. As lenders have tightened their underwriting standards in response to the subprime credit crisis; even people with good credit are facing obstacles to finding prime mortgage financing. The primary obstacle to qualification aside from credit is the size of the down payment. This is true for even the most liberal lending programs such as FHA which have steadily increased their down payment requirements over the last year. With additional down payment assistance, the Housing Trust would be able to help more families qualify for mortgages.

Santa Fe Community Housing Trust is requesting \$175,000 in CDBG funding for the Stagecoach Apartments. The funding would go towards the purchase of land and a hotel (Stage Coach Motor Inn) to convert into 16 units and construct 44 additional units on the four-acre site. The total purchase price is \$1.5 million. These units would be rental housing for low income residents.

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

Mr. Story explained that the Housing Trust and its cohorts in the Coalition to End Homelessness have applied for LIHTC program to rehab 16 units and build 44 new units.

The development will be available for homeless. There will be a day care center and enrichment programs including: On-site service coordinator, tutoring, pre-school, computer classes, medical screening and health and nutrition education in addition to the case management and homeless support provided through the Coalition.

Commissioner Padilla asked if the Stagecoach Inn would remain intact.

Mr. Story said yes and explained that the Stagecoach Inn is an old Santa Fe type facility and they want to maintain the “flavor” of the property that is already there.

Mayor Coss asked if tax credits would be attached to the financing.

In response, Mr. Story said yes-the total amount of the project is approximately \$11 million and about \$8 million of that would be from Low Income Housing Tax Credits. The Housing Trust also applied for \$600,000 from HOME CHDO (NMMFA and HUD) and \$500,000 from the NM Housing Trust Fund.

Commissioner Brill noted that there is a \$1,099,692 shortfall needed to fund the development. He asked how the Housing Trust plans to cover the shortfall.

Mr. Story said that the Housing Trust would seek other sources as they become available. He explained that the project is getting a donation from the owner of the property to reduce the price from \$2.5 million to \$1.5 million. He noted that the Housing Trust has received Letters of Intent/Interest to provide long-term financing-both equity and debt from Wells Fargo Bank and PNC Bank.

Mr. Story said they would like to acquire the property in August 2011.

B. HOMEWISE (3 requests)

Homewise is requesting \$200,000 in CDBG funding for down payment assistance to provide 20 down payment loans for the workforce in Santa Fe with an income below 80% of AMI. 675 new clients to receive one-on-one counseling/pre-qualifications and 525 clients will attend financial literacy or homebuyer education classes.

Mr. Loftin presented the information regarding the request for funding, from the Application, which was distributed in the members’ packets. He distributed and reviewed the handout (*Homewise CDBG Down Payment Request*) as follows:

- There have been 870 inquiries for home purchases in the last 10 months-from April 1, 2010 to January 21, 2011.
- There are 484 people who are actively working to buy a home.
- 21 people have buyers used CDBG DPA this fiscal year.

- There is \$36,090 in cash available for CDBG Down Payment Assistance.
- The estimated number of homebuyers for next year is 20; the amount requested is \$200,000; an average of \$10,000 down payment assistance per family.
- The projected economic impact from one-time spending from construction, transaction costs, and move-in spending is \$2,401,327 and \$466,563 in recurring annual spending by households retained.
- The projected jobs impact for one –time jobs (for one year) resulting from One-Time Spending is 55 and 11 permanent jobs from annual spending.
- The gross receipt tax revenue from construction, transaction costs, and move-in spending is \$196,609. The annual GRT revenue from annual spending by households retained is \$38,200.

Mr. Loftin said the single and most important thing you can do, in terms of economic development-wise in the city, is getting our workforce to live here and to spend their money here.

Ms. Derringer said our community is so lucky that we actually have the need for down payment assistance when you think about the impact of the economic challenges across the country. Many people are not buying homes but there is an incredible pipeline of people in our community purchasing homes.

Commissioner Brill asked if they have seen a change in the number of people requesting down payment assistance in the last year or so.

Ms. Derringer said that their pipeline has remained pretty steady.

Mr. Loftin explained that it is taking people longer to make a decision because they are worried about losing their jobs, etc.

Homewise is requesting \$150,000 in CDBG funding for the Home Improvement Loan Fund. The Fund provides low, fixed rate amortizing loans and deferred loans to low and moderate income homeowners who need to make necessary and/or emergency repairs to their homes. Most of these loans are for energy and water conserving repairs and/or improvements, allowing the homeowner to save money on energy and water costs. These loans help homeowners to access responsible financing while maintaining and improving the value of their homes. This investment in home repair also assists to stimulate the local construction economy by providing jobs for those who provide these repair services to the homeowner.

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

Ms. Derringer shared a story of a retired couple who received home improvement assistance last fall. The couple from the Park Plaza neighborhood off of Rodeo Road came to Homewise concerned about a leaky roof and heat loss from the previous winter due to having single pane windows. They had also recently received a letter from the home owners association regarding the visual condition of the home's stucco.

On inspection, the roof needed replacing; there was no insulation in the ceiling above the living and dining area and the windows and stucco were beyond repair. The health and safety of the owners was in jeopardy due to the condition of their home.

Ms. Derringers said as a retired couple, living on their Social Security benefits, the owner's income is slightly more than \$30,000. Even in the best of economies, they would be unable to obtain a home equity loan from a traditional bank.

With CDBG funding, Homewise was able to replace the roof, bringing it up to city code for insulation, replace the windows and the rear sliding door with Energy Star Rated fiberglass windows and install a new stucco on the dwelling.

Homewise is requesting \$150,000 in CDBG funding to be used for a Septic Replacement Pilot Program that will convert 10 to 15 LMI households from private septic tanks to the City of Santa Fe sewer system.

Ms. Derringer noted that Homewise was recently contacted by a woman who inherited her family home on Agua Fria. This old adobe home is typical of many in this neighborhood with:

- ✓ an uninsulated roof, often only layers of dirt on tar paper resting on the interior vigas
- ✓ single paned windows
- ✓ outdated electrical systems with exposed wires
- ✓ a gas fired wall furnace with an exposed open flame
- ✓ a septic tank

Although the home is connected to the City of Santa Fe water system; it is not connected to the sewer system. The existing septic tank is collapsing posing health and environmental risks for the homeowners as well as the neighborhood.

Ms. Derringer said that Homewise would use CDBG Home Improvement Loan funds for roofing, insulation, windows, furnace replacement and electrical repairs. These repairs should result in a 40-60% energy savings for this home, increasing the disposable income of the homeowner as well as maintaining her asset and inheritance.

She explained that this home is a good candidate for Septic Replacement Pilot Program funds. Connecting to the City of Santa Fe sewer system will mitigate any health or environmental risks as well as saving the homeowners' future costly septic maintenance costs. She said this Septic Replacement Pilot Program is very much needed in this community.

Commissioner Brill asked if Homewise generally gets paid back when the house is sold.

Mr. Loftin said yes.

Commissioner Thompson-Martinez asked about future developments for Homewise.

In response, Mr. Loftin said they presently have the Old Las Vegas Place project going on now and they are about 70% sold; and they are trying to get another project going at Tierra Contenta sometime in March, which will have 38 affordable homes. These will be the same floor plan and model as the Old Las Vegas Place project.

Mr. Loftin noted that the Old Las Vegas Place project also helps the community by offering construction jobs, etc. He mentioned that Homewise helped an individual who was at risk of losing their home get a job there.

The Commissioners thanked Mr. Loftin and Ms. Derringer for the great work that Homewise does in the community.

C. YOUTHWORKS

[Commissioner Graeser disclosed that his wife has a business relationship with YouthWorks; however he does not feel that he has a conflict of interest and the Commission agreed.]

YouthWorks is requesting \$175,000 in CDBG funding that will provide a lease with an option to buy a building for the YouthWorks organization. They must vacate their current location at Santa Fe Public Schools.

Ms. Schuyler and Mr. Bott-Lyons presented the information regarding the request for funding, from the Application, which was distributed in the members' packets. They reviewed a PowerPoint presentation as follows:

- Copies of the rendering of the facility that has been identified for the Youth Workforce and Education Center located at 1504-06 Cerrillos Road were reviewed. The total acquisition cost is \$540,750.

The site is located in a highly visible, easily accessible part of town and is at the intersection of 3 of the lowest income Census Tracts in the City. YouthWorks will serve as a community anchor and hub for this area. A permanent facility will help build pride and ownership for YouthWorks young people; and will provide a permanent home for the YouthWorks programs.

- The new facility would allow YouthWorks to expand their programs; increase job placement and apprenticeships; and increase the scope and size of the job training crews. They would be able to create a formalized counseling and case management program, microenterprise training programs (culinary arts, childcare, screen printing) and offer in-house training in the trades of retail, healthcare, and other high demand, high growth fields. The facility would also allow them to have a dedicated computer lab and on-line educational programs.
- YouthWorks has secured \$85,000 in private funding; \$335,000 from LANB and \$215,750 in "High Confidence" funding.
- YouthWorks provides a unique and comprehensive range of integrated services targeted towards the most disconnected youth and young adults.
- YouthWorks programs ensure an educated, empowered, community-engaged and skilled future workforce.
- YouthWorks promotes economic opportunity for some of the most vulnerable populations in Santa Fe.

Ms. Schuyler noted that their current monthly lease is \$2,990 and the monthly mortgage payment may be reduced to \$1200 a month, a total yearly savings of \$31,320. YouthWorks would be moving into a building that is 2300 square feet larger than the building that they currently occupy. 450 additional youth would be served annually in the next five years.

Mr. Bott-Lyons said there is a huge need in this community for a way to incorporate young people into education. He reviewed the need as follows:

- ✓ Youth unemployment is at its highest rates on record.
- ✓ Dropout rate in Santa Fe hovers near 50%.
- ✓ High number of youth with special needs not met by current institutionalized services (homeless, disabled, educational deficiencies, early parenthood)
- ✓ Disconnected youth, antisocial behaviors and delinquency.
- ✓ Competition for entry level jobs.
- ✓ Santa Fe's Future Workforce

Ms. Schuyler noted that 342 youth were employed in the last five years earning a cumulative \$1,348,443 in wages. More than 550 young people re-engaged in education and in FY 2009-2010 there were over 34,500 paid man hours in the local economy.

Mr. Bott-Lyons said that there are big ancillary impacts.

Commissioner Brill asked if they will do their own improvements.

Ms. Schuyler said yes, this will also be a training opportunity.

Mr. Bott-Lyons noted that they had a contractor inspect the facility and it is structurally sound.

Mayor Coss asked if they are leasing the facility presently.

Ms. Schuyler said they will move in on March 1st.

Mayor Coss asked what "High Confidence" meant in their proposal.

Ms. Schuyler said this explains that they are confident that they can secure funding. She said that the CDBG funding would ensure that they could purchase the facility.

D. ST. ELIZABETH'S SHELTER

St. Elizabeth's Shelter is requesting \$50,000 in CDBG funding to go towards remaining mortgage payments for the Berry Street building (Casa Familia). Casa Familia is located on 1604 Berry Street that houses the emergency shelter for homeless women and families with children. They have \$79,220 outstanding toward the \$315,000 purchase price. Since opening in November 2009, Casa Familia has housed and fed more than 300 women and children, while helping many move into permanent housing.

Ms. Tang, Mr. Podesta and Mr. Bartlett presented the request.

Ms. Tang noted that their organization has grown over the last year with the Casa Familia emergency shelter for homeless women and families with children. They also have three transitional programs: Casa Cerrillos, which is for people with mental illness and there are 30 units at this location; they have Sonrisa, which is for families and there are 8 apartments there and Siringo, which is for people 55 years of age and older and there are also 8 units there.

Ms. Tang said they have a number of programs that interact with the homeless community where they offer meals, clothing, and try to connect them with services to assist them in getting off of the streets. This resource center is presently on Alarid Street and will be moving to the Pete's Pets facility.

Mr. Podesta said the point to all of this is that there is a continuum of care for the homeless.

Ms. Tang mentioned that Casa Familia has been full since opening about a year ago. They have served over 2800 families.

Ms. Tang noted that they have two funding partners: Thornburg Foundation and Frost Mortgage Foundation each came up with \$105,000 to go towards the purchase price. She mentioned that they have a piece of the remaining \$105,000 from the Affordable Housing Trust Fund grant from last year's award.

Mr. Bartlett explained that the \$50,000 requested would be used to pay the majority of the outstanding \$79,220 loan obligation, which is payable in full in five years. If they do not receive this CDBG funding, they will have to pay \$7,752 per year in payments for the next five years – a total of approximately \$18,000 in interest and \$21,000 in principle, leaving them with nearly \$58,000 still payable and then due on the note in 2015. If they do not receive this grant, they will have to take funds from their operating budget to make this payment, thereby reducing staff and services to the Casa Familia clients. St. Elizabeth's Shelter has five payments that will be due before July 1st.

Ms. Tang noted that President Obama has indicated that CDBG funding would be cut; she asked if this would be for this fiscal year.

In response, Mayor Coss said no, the proposed (7%) cut would be for next year and the House of Representatives are proposing the cut.

E. The New Mexico Center for Therapeutic Riding

The New Mexico Center for Therapeutic Riding is requesting \$52,500 in CDBG funding (\$27,500 for the lease and utilities for the existing facility and \$25,000 for the salaries for the two new employees). The program would provide individual or group riding lessons for people of all ages with disabilities. Their goal is to increase the number of clients from 40 to 100. An income verification system must be in place.

Ms. Creed-Sharp and Dr. Michael Rawn presented the request.

The New Mexico Center for Therapeutic Riding is a non-profit NARHA certified therapeutic riding program for people of all ages with physical, cognitive and behavioral special needs. Since 2006, they have operated a small effective non-profit program as *Rancho Corazon Riders*. Over the past four years they have worked an average of 40 students per year. Their range of special needs included autism, cerebral palsy, spina bifida, hearing impairment, blindness, aging, attention deficit disorders and trauma.

Dr. Rawn said that Ms. Creed-Sharp is the Executive Director and Program Manager of their organization. She has been involved in therapeutic riding programs since the early 1990s.

Dr. Rawn is the President of the Directors of their organization and is currently a member of the faculty at St. John's College. He has served in a number of administrative positions at the college.

Dr. Rawn noted that they had to turn away at least twice the number of clients they serve for the lack of funds to expand their operation. They are seeking CDBG funding to help them double the number of lessons they give each week. This will require them to double the number of horses (from 5 to 10) and to add two additional paid positions (an instructor/program manager and a maintenance person). They are planning to expand their partnership base with at-risk youth and senior organizations.

Dr. Rawn said that in the past two months they have met with a number of organizations that deal with people with disabilities. He explained that people with low income profiles could never afford a program like this. The New Mexico Center for Therapeutic Riding will develop new mentoring and volunteering opportunities. They have begun to form close partnerships with Santa Fe County Senior Services Division, Life Link, and other senior-oriented groups whose members can benefit from some form of therapeutic riding.

Dr. Rawn noted that there are small Partners in Education grants that they have used in the past to bring their program to some children in the public schools. The requested CDBG funds would allow them to serve a significant number of children. They are currently developing a program in conjunction with the Santa Fe Public Schools. They have already identified 38 high school students for whom they are developing a program for, hopefully to start this spring, 2011.

{Copies of the partnership letters were included in the application. The Commission also viewed a video.}

Dr. Rawn said they are also considering becoming providers for the NM Department of Developmental Disabilities Supports Division.

Dr. Rawn explained that they will continue to solicit private donations. They are currently engaged in a fundraising project with Don Chalmers and the automobile dealer at the Auto Park. They are also applying to the Santa Fe Community Foundation for grants to help mentor at-risk youth; to provide for seniors with special needs; and to help pay for instructional costs.

During the last fiscal year of operation, the New Mexico Center for Therapeutic Riding had a total of 43 clients; 9 of these were adults living in group homes. All of these individuals are on Medicaid and/or have NM Developmental Disability Waivers, and thus qualify as low-moderate income individuals.

If they do not receive CDBG funding, they will not be able to operate at full capacity. In the short term, they will not be able to acquire the “momentum” needed to expand into a full spectrum therapeutic riding facility for Santa Fe.

F. NM TENANT/LANDLORD HOTLINE

NM Tenant/Landlord Hotline is requesting \$25,000 in CDBG funding (\$17,150 to go towards the salary of the Executive Director and \$7,850 in operating costs). This would allow for an increase in service from 2800 to 3500 clients which includes both tenants and landlords. There must be an income verification tracking system in place. {A copy of the survey that they will use to track the income of the tenants was attached to the application.}

Ms. Turetsky presented the request. The NM Tenant/Landlord Hotline informs landlords and tenants of their rights, obligations and remedies under state and local law and the Fair Housing Act to minimize the effects of environmental contamination (from lead and mold); and to minimize vulnerability and victimization through education - in doing so for the past 15 years, they have created a more stable rental environment. They have reduced the incidents of slum lording by providing information and workshops for landlords. They have increased landlord compliance with all housing laws and ordinances, thereby improving housing and living conditions, reducing landlord retaliatory acts, and landlord/tenant disputes.

Ms. Turetsky shared stories on some of the clients that she has assisted.

Ms. Turetsky said that they produce and distribute a 6-issue newsletter in the interest of developing more responsible landlords. In turn, this creates better tenancies.

Ms. Turetsky noted that she has helped many tenants to represent themselves in court, pro-se, by providing them with copies of the law and encouraging them to stand up for their rights under the law. Ms. Turetsky has provided invaluable assistance to many low and extremely low-income earners, who would otherwise have little resources available to them. She has made it possible for tenants to remain in their home when it goes into foreclosure by supplying them a copy of the *Helping Families Save Their Home Act, 2009* and explaining the law to them. She has helped tenants request and receive repairs to their rental properties from negligent landlords.

Ms. Turetsky provides six workshops annually – two for licensed realtors and property managers, two for landlords and two for tenants. The workshops for landlords and tenants focus on informing them of their rights, obligations and remedies under the law. The hotline responds to approximately 3,000 consumers annually. She said that she would continue to publish TENANT TALK on the City of Santa Fe website.

Ms. Turetsky mentioned that 43.6% of the properties in Santa Fe are tenant-occupied; thereby this is an extremely important program.

Ms. Turetsky referred to a letter of support from Congressman Ben R. Lujan and a letter of appreciation from the State Supreme Court.
{Copies were included with the application.}

Ms. Turetsky noted that she receives \$30,000 from the City for these services.

G. ESPERANZA SHELTER FOR BATTERED FAMILIES, INC.

Esperanza Shelter for Battered Families, Inc. is requesting \$25,000 in CDBG funding to be used for emergency house, rent, and utilities for battered spouses (women) who are already in their program. This is one program in their organization which is called Emergency Assistance Program, which would provide up to three months of assistance (no more than a total of \$1,000) and would serve 35 households. The Emergency Assistance Program provides up to three months of housing payment assistance, utility assistance and/or security deposit assistance to victims of domestic violence who are both low-income and are receiving domestic violence services at Esperanza Shelter for Battered Families, Inc.

Ms. Taylor and Ms. Sullivan presented the request. This project is a component of Esperanza's larger Transitional Housing Program, in which Esperanza assists victims of domestic violence in securing transitional housing; or maintaining current housing when clients are faced with eviction or disconnection of utilities.

Ms. Taylor said that they know that victims of domestic violence often return to their offenders/batterers when a viable option for permanent housing cannot be found, or when they are in danger of losing their permanent housing due to foreclosure or eviction. CDBG funds will assist Esperanza in stabilizing housing and utilities for their victim clients, a crucial component to one's success in overcoming domestic violence through the attainment of economic self-determination.

Esperanza has solicited funding from HUD for this project and has requested \$94,500 from HUD but the award has not been announced.

Ms. Taylor explained that Esperanza will determine eligibility guidelines for income requirements. Although eligibility will be restricted to low-income victims of domestic violence, the agency may restrict criteria to those clients that in the very low income bracket only, and in an effort to ensure those that are most needy are recipients.

Ms. Taylor mentioned that Esperanza does not currently receive CDBG funding and if funding is awarded, it will be utilized in the Transitional Housing Program only. Clients must be established with Esperanza Shelter and receiving services in order to be eligible to apply for emergency payments through EAP. Clients must also fall within the low-income guidelines range to be eligible to receive assistance from this program.

Ms. Sullivan said they recognize the importance of safe, secure and stable housing to their victim clients and their children in finding success in overcoming their abusive relationships and creating lives that are free of violence for themselves and their children.

H. UNITED SOUTH BROADWAY CORPORATION

[Commissioner Graeser disclosed that his wife used to have a business relationship with this firm; however she is no longer associated with them; therefore he did not feel that he had a conflict of interest and the Commission agreed.]

United South Broadway Corporation is requesting \$70,000 in CDBG funding (\$45,000 for the attorney and \$25,000 for a counselor). This would allow for a satellite office of United South Broadway Corporation (USBC), a non-profit organization, to serve the low-to-medium income residents of Santa Fe who are facing a loss of their home to foreclosure. USBC proposes to use CDBG funds to establish a physical presence in Santa Fe thereby providing Santa Fe homeowners, who currently must travel to USPC located in Albuquerque for assistance. This program would provide counseling and legal assistance to Santa Fe homeowners that may be facing loss of their primary residence to foreclosure.

Ms. Dorn-Jones and Ms. Huddleston presented the request.

Ms. Dorn-Jones said that USBC is a non-profit Community Development Organization that was incorporated in 1986 to provide housing assistance to low-income neighborhoods and communities. However, there are no income guidelines for people to receive this assistance and/or counseling. All homeowners are eligible regardless of income level. All services are provided free of charge.

USBC receives funding from the following sources to support HUD counseling services and civil legal services:

National Community Reinvestment Coalition: \$100,000;
NM Mortgage Finance Authority: \$50,000;
NM Civil Legal Service Commission: \$150,000

Ms. Huddleston referred to the website RealtyTrac.com which is a realty organization that tracks and markets foreclosed homes. According to RealtyTrac, in Santa Fe County, there are currently 711 homes either in the foreclosure process or already bank-owned listed for sale. In the 87501 zip code, RealtyTrac lists 149 homes in default or in pre-foreclosure and 106 bank-owned.

Ms. Huddleston explained that pro-bono legal assistance is provided by attorneys if they have the time and willingness to undertake this complicated and time-consuming work, however; anecdotal evidence suggests that there is not enough local pro bono counsel available to serve the needs of this community in this area or law. She noted that USBC, the New Mexico Trial Lawyers and the State Bar Association co-sponsored a

Foreclosure/Loss Mitigation CLE training for attorneys state-wide to encourage pro-bono legal services and to get the word out that USBC can assist homeowners in trouble.

Ms. Dorn-Jones explained that they anticipate that some homeowners will simply need information and assistance in working with lenders and loan servicing companies, while others, who have fallen prey to predatory lending practices in violation of New Mexico state law, and illegal foreclosure practices, will need full legal representation in the court system. She said that USBC is the only ones in the state that do this and there is no other organization devoted to or capable of providing legal foreclosure counseling and assistance in Santa Fe; therefore there is an urgent need for these services to be expanded throughout the state and in Santa Fe.

Ms. Dorn-Jones mentioned that they have an in-take process every day from 2:00 p.m. to 6:00 p.m. where people can come in and get assistance in working on their loan modification or delinquency.

Commissioner Graeser asked what the caseload was for the attorneys.

Ms. Dorn-Jones said they are averaging about 40-55 cases each.

I. FAITH AT WORK

Faith at Work is requesting \$36,500 in CDBG funding to use for rental and mortgage assistance for 63 additional households (7 households per month over a 9 month period) to prevent eviction from their housing or to move them into a more cost effective housing. A portion of a caseworker's salary would be funded to administer the program. \$31,500 of the CDBG funds would be for rental assistance and \$5,000 for case management. All clients of Faith at Work are from the very low or low income segments of the Santa Fe's populations. Clients come from the less than 30% AMI and 30-50% AMI categories of income. The greatest gap in rental housing in Santa Fe occurs in this income range.

Ms. Merkert presented the request. She noted that medical emergencies are a primary cause of increased stress when individuals and families are working within their already strained budgets. Expansion of casework will enhance budgeting skills and support increased collaboration of service providers for which Faith at Work is known. Also, the economic recession effects on Santa Fe have included lost jobs and/or reduced hours of lower income workers, thus increasing the financial stresses on individuals and families to maintain homes. In addition, individuals on fixed incomes are under stress of increasing utility costs, medical expenses and increased time required to qualify for assistance.

Ms. Merkert said that Faith at Work clients received \$95,000 in financial and material assistance and 39 households received assistance in the amount of \$39,000 through the Empty Stocking fund. More than 680 adults and 670 children received

assistance in 2010 with financial and material resources – furniture, house wares, clothing and food.

Ms. Merkert explained that Faith at Work's objective is to provide decent housing and sustainability and to provide rental, utility and mortgage assistance. The community needs to strengthen the services that are provided to those at risk of homelessness and homeless people, many of whom are invisible in the community.

Ms. Merkert said that Faith at Work is requesting a little more in CDBG funding for this next fiscal year due to the increase in requests for assistance and many of them are coming in with eviction notices.

Commissioner Brill asked how much CDBG funding they received last year.

Ms. Merkert said \$24,000 and at least \$16,000 of it has been submitted for reimbursement.

Commissioner Brill asked her if they receive food from the Food Depot.

Ms. Merkert said they have a food program where volunteers pick up food from the Food Depot on Fridays and they distribute the food to housing centers. They also have a small food pantry in their facility. In fact, they just supported three families today from that.

Ms. Merkert mentioned that she has already called Congressman Ben R. Lujan to talk to him about the proposed cuts in CDBG funding.

J. ST. VINCENT HOSPITAL FOUNDATION -CAMINO ENTRADA PEDIATRIC CLINIC

St. Vincent Hospital Foundation is requesting \$20,000 in CDBG funding to partially fund a portion (43%) of a Patient Advocate position at the Camino Entrada Pediatric Clinic. The Patient Advocate would provide tracking and follow-up to pediatric patients and their families to increase the level of preventive care and the level of compliance with recommended medical treatment to improve the health of the children.

In addition, the Patient Advocate would provide extensive follow-up with families of pediatric patients, including those who are determined to be at risk for obesity, pre-diabetes and diabetes. The cost of the Patient Advocate position at Camino Entrada Pediatric Clinic is \$46,800, including generous benefits. For the pilot project, funding will come from St. Vincent Hospital Foundation, CHRISTUS St. Vincent Regional Medical Center, and CDBG funds.

Mr. Glick, Ms. Taulbee and Mr. Stevens presented the request.

Mr. Stevens noted that Camino Entrada Pediatric clinic currently sees over 13,000 pediatric patients every year, of which 63% are on Medicaid. Medicaid's income

guidelines correspond closely with the 80% AMI measurement of low-to-moderate income, therefore at least 63% of the patients seen are from families with low-to-moderate incomes, meeting the CDBG goal. Many of the families are from low-to-moderate income households; for some families, English is a second language; and some are not well-versed in the specific healthcare needs of their children.

Mr. Stevens said some of the barriers to pediatric healthcare include: language barriers; cultural barriers; financial barriers; lack of knowledge and awareness among parents and the cost and reimbursement structure that forces providers to see more patients, limiting time spent with individual patients. Camino Entrada Pediatric Clinic aims to eliminate these barriers by hiring a Patient Advocate who will provide appropriate bilingual and culturally sensitive education and follow-up with parents to include reminding them of immunization schedule requirements.

Ms. Taulbee mentioned that this is a pilot project, which is why they are asking for CDBG funding. If the program proves to be effective, the salary for this staff person will be written into CHRISTUS St. Vincent's operating budget for the next year, beginning July 1, 2012.

Ms. Taulbee noted that they were awarded one of 10 grants from Johnson and Johnson for Diabetes care.

K. SANTA FE ART INSTITUTE – ART PROGRAMS

[Commissioner Brill disclosed that he had a business relationship with this firm; and thereby he may have a conflict of interest. He abstained from discussion and voting on this funding request.]

Santa Fe Art Institute is requesting \$90,000 in CDBG funding for the lease and utilities of a new facility and the salary of an administrator (\$40,000 for Art Center Administrator and \$50,000 for lease and utilities at Cinema Café). The SFAI is proposing to establish a Community Art and Performance Center at the former Cinema Café located in the St. Michael's Village West Shopping Center on the western edge of St. Michael's Drive, which although close to blighted, is the physical center of the city.

This location is in a poor, disconnected and underserved area of Santa Fe. This Art Center will offer a variety of programs, many of which are open to the general public and some are specifically for low/mod income school kids and the Hopewell Community residents, which is in a low/mod census tract. All of the other programs would require income verification to ensure that a minimum 51% of the participants are low to moderate income in order to qualify for the funding.

Ms. Karp presented the request noting that activities provided by the Center will include: lectures, art classes, music classes, poetry classes, theatre workshops, poetry readings, filmmaking workshops and movie screenings, music performances, exhibits,

mentorships, internships and education programs in arts management, exhibition design and marketing and retail of and for the arts.

Ms. Karp demonstrated some material/images and mural projects that they have been doing in the area. Four times each year they present the work that the youth and children have created as an exhibition. They not only create the art work, but also handle the show, write the press release, manage the press, write the exhibition labels and the descriptive wall label, set up the opening, organize the opening reception, serve as docents for school and community tours of the exhibition.

{A list of the projects was distributed with the application.}

Ms. Karp shared a story of an individual who was a homeless teenager; received training through SFAI and eventually became an SFAI artist and instructor. She explained that the various programs at SFAI and the Cinema Café Arts Center will employ and train interns so that they can become skilled arts workers in the Santa Fe creative economy.

Ms. Karp said the administration and teachers at DeVargas Middle School will work directly with them to identify at-risk youth who are served by their programs (including those targeted by Juvenile Justice in the SFPS system). She referred to the statistics from the Juvenile Justice Department noting that they worked with 30 kids of whom 27 finished school and moved on to the next grade. They also completed a piece of artwork for exhibition.

Mayor Coss asked what the benefit was to move to the Cinema Café.

Ms. Karp said they have lost the space that was the creative center for the Hopewell-Mann community; and the space at the Santa Fe University of Art and Design; and because of the new regulations for the public schools that focuses on academics and allows no time during the school day for arts, they have been forced to find a new space that can be used to provide essential creative programming for our community. She mentioned that they do not charge fees for any of our programs to any of the communities.

L. YOUTH SHELTERS

Youth Shelters is requesting \$15,000 in CDBG funding (\$7500 rent and utilities and \$7500-50% case worker's salary) to expand the case management services through the Street Outreach Drop-In Center located at 402 S. Francis Drive to improve access of homeless youth to employment, education, and housing and to cover a portion of rent for the facility. The Street Outreach Program is one of four programs at Youth Shelters which operate on a continuum of services. They anticipate serving 690 at-risk youth who are predominately homeless. They are requesting funding for rent and utilities for the Drop-In Center for four months and 50% of the salary of a case worker.

Ms. Rowell and Ms. Frank-Williams presented the request.

Ms. Frank-Williams noted that Youth Shelters has been providing service for over 30 years.

Ms. Rowell said last year they served 1000 youth and their families.

Commissioner Thompson-Martinez asked if they are presently providing case management.

In response, Ms. Frank-Williams said they served over 660 youth last year, almost all needed help accessing safe and stable housing, 218 requested help accessing education and 213 requested assistance in getting a job. The Street Outreach case manager assisted these youth on a basic level, but more detailed, intensive case management is needed to ensure that youth is successfully accessing housing, education and employment, particularly with the difficult economy. This is why they are asking for funding to expand case management services, particularly concentrating on workforce development and education. Although some case management happens on the street, most will be done in the center.

Ms. Rowell noted that there are no other street outreach programs for homeless youth people in Northern New Mexico. She said they want to focus on the homeless population of youth ages 18-23 who are too old for youth services and overwhelmed by fear and often exploited when they use adult facilities. They are requesting funds to cover a portion of rent for their existing facility to help bridge the gap as they search for and secure a larger building, which can accommodate a comprehensive youth one-stop resource center, and longer term transitional housing for youth.

Commissioner Thompson-Martinez asked if their therapists are certified and licensed.

Ms. Rowell said yes, they follow CYFD guidelines and are very careful about the criteria.

ITEMS FROM THE COMMISSION

None presented.

ITEMS FROM THE FLOOR

None presented.

ADJOURNMENT

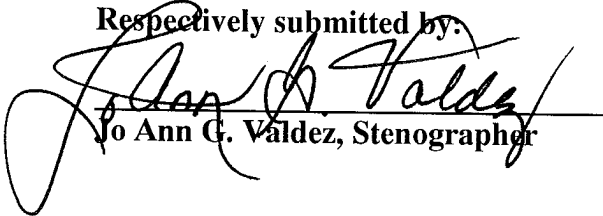
*Of note: The next meeting was scheduled for February 24, 2011 at 3:30 p.m., however on February 23, 2011, Ms. Dicome sent an e-mail postponing the meeting in light of the proposed President's Budget and the House Appropriations Bill that passed Saturday morning. Mayor Coss suggested that the Commission postpone the discussion meeting until they know what the actual FY 2011-2012 CDBG allocation will be.

Its business being completed, Commissioner Brill moved to adjourn the meeting, Commissioner Graeser seconded the motion, the meeting adjourned at 4:20 p.m.

Approved by:

Mayor David Coss, Chair

Respectively submitted by:



Jo Ann G. Valdez, Stenographer