

East Gateway Coalition of Associations Meeting

Minutes of Quarterly Meeting Held

November 29, 2017

The meeting was called to order at 6:31 p.m. by Coalition President Michael Brasher. He welcomed everyone in attendance and introduced the board members. He then asked each person in attendance to introduce themselves and the neighborhood they represent. Rick Miera and Janice Arnold-Jones were also in attendance.

Special guests included Jackie Fishman and Charlene Johnson from Consensus Planning and Jenn Lopez from Cardinal Capital Management.

The Agenda for the evening was unanimously approved, and the Minutes of the September meeting were also approved unanimously.

Michael Brasher then started the main part of the meeting by introducing issues of importance to the EGC. The first concern was the structure of the City Council meetings. Michael explained that their meetings don't start promptly, the timing of the comment period is poor and the fact that the councilors take an extended break for dinner during the meeting are issues the EGC is taking objection to. Also, some City Councilors are not attending neighborhood meetings as they are expected to, but instead send members of their staff. A member of the audience suggested that the meetings be moved to 6:30 p.m. so that people who work during the day can attend without leaving their jobs early, and everyone has an opportunity to have dinner beforehand if desired.

The other issue is that the Office of Neighborhood Coordination has been moved to be under City Council purview. Our concern is there is no firewall between City Council and the ONC. Another concern is that some issues that should go directly to the Council are being addressed/intercepted by the ONC. Mr. Brasher said we will invite the ONC to a future meeting to discuss these and other concerns.

Michael then welcomed Jenn Lopez and her team and invited them to start their presentation on the Yucca Canyon Project, "a community for the deaf, persons with hearing loss and the deaf-blind in Albuquerque, New Mexico," to be located at 13001 Central Ave NE next to Value Place.

Jackie Fishman said Consensus Planning is a private consulting firm which works for both the public and private sectors, and includes planners and landscape architects. Charlene Johnson said she has a particular interest in this development because both her parents are deaf.

Jenn Lopez introduced herself, saying she has an MCRP Master's Degree in Community and Regional Planning from UNM. She manages 9 projects in a four-state

region, and also serves on the BoD for the Colorado Housing and Finance Authority in Denver.

Cardinal Capital Management is based in Milwaukee, founded in 2003. Jenn said they have award-winning projects for the deaf in Arizona and Wisconsin. They are a for-profit, full-service developer specializing in non-profit org projects. She showed pictures of these complexes and spoke of their features.

She then gave background on Yucca Canyon. She said it is still in its early stages of planning and development. It is projected to have:

- 62 units, one and two bedrooms

- Three-story building with elevator

- Community space for the deaf for socializing and creating community

- Deaf features in the apartments

- Fob keys, cameras, lighting and crime-free design elements

Need for the Project:

Jenn said her research showed over 31,000 persons ages 18 and older in Albuquerque who have a hearing or vision impairment. Among seniors 65 and older, 17.2% have a hearing impairment and 8.1% have a vision impairment.

Tenant Selection:

Jenn said CCM has significant tenant screening and selection process that include background checks, credit scores and references from previous landlords. There will be a range of incomes, with the maximum income being around \$30k. Preference for deaf, persons with hearing loss, deaf-blind, with other units marketed to family and friends interested in deaf culture who qualify. Property manager will be proficient in ASL. Current buildings are 85% deaf culture members and 15% friends and family. Tenants will pay 30% of their salary.

She explained the difference between Section 8 Housing (extremely low-income households making \$13,230 or less for 1 person, or \$15,120 for two or more) and Low Income Housing Tax Credit (LIHTC) Housing, which serves a higher income bracket (\$26,000 for 1 person).

This site was chosen because it offered the best proximity to services. Jenn showed a map with medical, dental, stores, restaurants, banks, etc. within a certain radius of the building. She then showed a preliminary drawing of the buildings' footprints and landscaping concepts and pictures of specialized deaf design technology.

How is it financed?

Budget is 12-13 million dollars

70-80% from a tax credit program

Next Steps:

Final designs to be completed in January 2018, they will then submit them for LIHTC Allocation on February 12, 2018.

CCM will manage Yucca Canyon for 15 years, then the Deaf Culture Center will have the option to take over the remaining debt and management.

Jenn then addressed a wide variety of questions from the community. Most had to do with concerns about more low-income housing in this area, the dangers of people attempting to cross Central to shop, how tenants will be supervised, etc.

The application to the City of Albuquerque has gone in for \$2M in partnership with Catholic Charities; a larger chunk is to come from Mortgage Finance Authority.

They are very heavily regulated, which is important, and very different from Section 8.

Jenn had to leave for a dinner commitment and encouraged people to e-mail her with additional questions so that she would have time to provide thoughtful, researched answers.

Michael Brasher thanked everyone for their attendance and the companies for their presentation, and adjourned the meeting at 7:46 p.m.

Respectfully Submitted,

Debbie Owen, Secretary