



City of Las Cruces[®]

Housing Policy Review Committee Agenda

The following is the agenda for the City of Las Cruces Housing Policy Review Committee for June 15, 2022 at 2:00 p.m., at City Hall, 700 N. Main, Las Cruces, New Mexico Conference Room 2007-A.

1. Call To Order
2. Conflict Of Interest
3. Acceptance Of Agenda
4. Approval Of Minutes
 - a. May 18, 2022

Documents:

[05-18-22 HOUSING PRC MINUTES.PDF](#)

5. Action Items- None
6. Agency Spotlights
 - a. FYI+ Housing Programs
7. General Discussion
 - a. Video: A Way Home Plenary Speaker
 - b. 10-Year Plan to End Homelessness Action Plan Review
 - c. General Update on Source of Income & Faith Based Meeting
8. Future Items For Review
9. Adjournment

If an accommodation for a person with a disability is required to enable them to fully participate in this event, please contact us 72 hours before the event at 575-528-3043/v or 1-800-659-8331/tty.

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Date posted: June 9, 2022



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3 The following are summary minutes for the meeting of the **City of Las Cruces –**
4 **Housing Policy Review Committee** on May 18, 2022. The meeting was held via
5 Zoom and in Room 2007A at City Hall, 700 N. Main Street, Las Cruces, New Mexico.
6

7 **Members Present:**

- 8 Kasandra Gandara, City Council
- 9 Johana Bencomo, City Council
- 10 Yvonne Flores, City Council
- 11 Juan Olvera, Mesilla Valley Public Housing Authority

12
13 **Members Absent:**

- 14 Sonja Unrau, NM Mortgage Finance Authority
- 15 Benjamin Beard, Las Cruces Home Builders Association

16
17 **Others Present:**

- 18 Natalie Green, Housing Neighborhood Service Manager
- 19 Jan Lauterbach, Housing Development Coordinator
- 20 Kevin Wilson, Housing Development Coordinator
- 21 Cynthia Villanueva, Administration, Economic Development
- 22 Francisco Pallares, Deputy Director Economic Development
- 23 Sergio Ruiz, Policy Analyst
- 24 Christine Rivera, City Clerk
- 25 Eric Enriquez, Assistant City Manager
- 26 Nicole Martinez, Director, Mesilla Valley Community of Hope
- 27 Jenica Bustamante, Family and Youth Inc.
- 28 Angelica Rubio, NM Representative
- 29 Divya Shiv, NM Voices for Children
- 30 Jo Galvan Nash
- 31 Greg Shervanick
- 32 Becky Baum, RC Creations, Transcription

- 33
- 34 **1. Call to Order:** Councilor Bencomo called the meeting to order at approximately
35 2:05.
 - 36
 - 37 **2. Conflict of Interest:** No conflict of interest was proclaimed.
 - 38
 - 39 **3. Acceptance of the Agenda:** Motion to accept the agenda by Councilor Flores,
40 seconded by Councilor Gandara. Motion passes.
 - 41
 - 42 **4. Minutes for Approval:**
 - 43 **a. Housing PRC Meeting of April 20, 2022:** Motion to accept the Minutes
44 by Councilor Gandara, seconded by Councilor Flores. Motion passes.
- 45

1 **5. Action Items:** None.

2
3 Those present and online introduced themselves.

4
5 **6. Agency Spotlights:**

- 6 **a. NM Voices for Children:** Divya Shiv gave the presentation. She is a
7 research and policy analyst at NM Voices for Children and works on
8 issues related to health and housing. NM Voices for Children is a non-
9 partisan, nonprofit that was formed roughly 30 years ago by a group of
10 pediatricians to address issues they were unable to solve in their clinics;
11 education, economic wellbeing, food, housing, and etcetera. The mission
12 remains the same; to "champion public policies that improve the wellbeing
13 of New Mexico's children, families, and communities".

14
15 Daily they do research, policy analysis, and advocacy typically at the state
16 legislature level around a broad array of issues including education,
17 economic wellbeing, health, and etcetera. Every year a kids data book is
18 compiled which is a fabulous resource showing how New Mexico children
19 and families are faring in the state across a wide array of issue areas. Ms.
20 Shiv recommends the Board looks at the data on the website;
21 www.nmvoices.org. Ms. Shiv comes from a background of community
22 organizing around the issue of housing in the state of Washington. At NM
23 Voices it is a relatively new issue area as an organization. Housing issues
24 can impact physical and mental health as well as someone's economic
25 wellbeing to maintain a job and children's education.

26
27 She does not believe that housing is an issue due to the pandemic but
28 rather has been an issue prior to that; COVID just exacerbated the issue.
29 Currently in New Mexico they have a need of about 32,000 affordable
30 housing units just to meet the demand but doesn't take into account future
31 demand. In 2020 there was the highest increase in homelessness across
32 the country and roughly 16 evictions per day; pre-pandemic data which
33 means it is probably undercount. In terms of what NM Voices for Children
34 does is they spend much of their time on education and capacity building;
35 presentations, give interviews, write op-eds about housing affordability,
36 homelessness, tenant protection, and statewide legislative advocacy.
37 This past legislative session they tried to support a bill on tenant
38 protections and Representative Rubio sponsored it. They also testified
39 and advocated in support of increased recurring funding for building and
40 developing more affordable housing.

41
42 Recently they moved into city-wide advocacy as Albuquerque is
43 developing and introducing its source of income discrimination ban. Ms.
44 Shiv welcomed the Board to reach out if they have any questions.
45 Councilor Flores asked what was going on with the tenant rights
46 legislation. It was introduced last session. On the last day of legislative
47 session it made its way through all of the committees except the last
48 committee. Ultimately it did not get passed. It would have extended the

1 eviction timeline; NM is one of the shortest eviction timelines in the country
2 which makes it difficult for tenants to get access to financial and legal
3 resources. Representative Rubio stated that when the pandemic began
4 and people were asked to stay home many people were being evicted and
5 she as well as Representative Romero from Santa Fe felt it was important
6 to address the issue.
7

8 This legislation tenant rights has been in the works since then. They tried
9 to put it into special sessions but had to wait until 2021 legislation. It
10 passed the House with a lot of support after a lot of compromise; passed a
11 committee in the Senate; and the last Senate committee never received a
12 hearing. This year they introduced an easier bill to pass as they knew the
13 bigger bill wouldn't pass in a 30 day session. The governor put it on her
14 agenda as well. It was the last version of what was passed in 2021 which
15 was supported by the Landlord Association but it did not get a hearing in
16 Senate Judiciary. Representative Rubio stated that there are legislatures
17 within the state who do not want to address the issue around housing and
18 so it is critical that the work being done at the city level is being done.
19 They do intend to reintroduce a version for the 60 day session: hopefully
20 more broader and bolder than before. She hopes the city will take on
21 some of the information and put it towards what's happening locally,
22 especially income. A landlord can refuse to take a certain type of income.
23 It is up to the cities to push forward on that as well due to issues at the
24 state level. Councilor Bencomo invited Representative Rubio back when
25 they have the legislation proposal ready so the Board can support her.
26

27 **7. General Discussion:**

- 28 **a. Source of Income Discrimination Ordinance:** Natalie Green stated that
29 they are bringing back the revision to chapter 13. She did review chapters
30 14 and 13 and believes chapter 13 is the most appropriate place for the
31 ordinance. The Human Rights on focuses on employment and City
32 discrimination and the provision of municipal services. She included both
33 the City version which still needs a section on the enforcement piece;
34 collaborate with legal and codes to make sure it works with their
35 administrative processes. Both Albuquerque and Santa Fe are moving
36 forward with their own source of income discriminations. Albuquerque
37 went to their committee process but Ms. Green hasn't seen if it's made it
38 to the larger council yet. Ms. Shiv stated that Albuquerque's passed the
39 Finance and Governing Committee and will be heard at the general
40 council on June 6th.
41

42 Councilor Gandara asked what the budgetary implication is for the
43 Albuquerque one. Albuquerque's version is asking for a feasibility study
44 and training, a study for an incentive program. There is also some
45 educational materials to be purchased. Ms. Green suggested having
46 training in the enforcement piece of it. She added that Las Cruces has
47 one of the most comprehensive fair housing ordinances in the state
48 although it is unknown if it's been enforced. The definition of source of

1 income is similar to the definitions in the Colorado and Austin one. They
2 are also open to suggestions from members of the public and the Board
3 for the definition. Any source of income with verifiable money,
4 compensation, or a housing assistance that's lawful in the state of New
5 Mexico paid to or on behalf of the renter/buyer. It would include things like
6 child support, life insurance policies, payment vouchers, and etcetera. A
7 lot of time there is discrimination based on SSI or SSDI and rental subsidy
8 programs.
9

10 They were able to go through the section and add source of income to be
11 similar to a protective class. In all housing transactions it would be
12 prohibited to discriminate based on race, ethnicity, color, religion, sex
13 gender, disability, source of income, familial status, sexual orientation,
14 spousal affiliation, ancestry, or natural origin. Homeowners can't refuse to
15 sell based on source of income and can't have different terms and
16 conditions either. Homeowners also can't advertise their homes as no
17 vouchers. If an apartment is for rent and someone came to view it the
18 owner can't refuse to show them the unit based on a voucher. Most of
19 these are based off of the Fair Housing Law; source of income was simply
20 added. The administering department is responsible for most of the
21 enforcement from an administrative side; currently it is the Economic
22 Development Department. Due to this they need to flush out what the
23 municipal fine would be, working with codes. Ms. Green suggested
24 rewriting the section to model other sections in ordinances that has a
25 ticketing component. She will need to research that from other sections.
26 In a previous legislation the source of income part was highly contentious
27 and was removed.
28

29 Councilor Flores asked for clarification about the enforcement section 13-7
30 on page six, if it has to be rewritten to state the enforcing people. Ms.
31 Green stated some areas need to be clarified; when it was created it was
32 in Community Development and so there is language that is for them
33 rather than Economic Development. When there is a complaint it is
34 forwarded under the Fair Housing Code to the Department of Housing and
35 Urban Development. As source of income isn't part of the federal level the
36 enforcement piece will need to be broken out at the local level. At the
37 federal level there is enforcement action through HUD but not for source
38 of income. For Fair Housing, every call is logged and staff makes a
39 determination of whether it should be forwarded or not. Nicole Martinez
40 added that voucher clients tend to be denied very often; perhaps every
41 other to every couple days a voucher is denied. Jan Lauterbach stated
42 that they don't have as many complaints but have received a call recently
43 where she waited two years for a Section 8 voucher and then her landlord
44 wouldn't accept it.
45

46 Councilor Gandara believes the data is good to have when this comes
47 before Council. She recommended they also use the data to educate the
48 public as to why this is happening. A couple years ago CYFD met with

1 landlords and educated them on vouchers while also seeing their side of
2 the story. Ms. Green commented that they might be able to get data from
3 the Housing Authority on the number of extensions. Juan Olvera stated
4 that lately there's been a lot of extensions of six months or longer for
5 people. Officer Roach stated that he doesn't recall ever having received a
6 complaint about this in his section of codes. Yesterday he and some other
7 officers discussed this ordinance and how enforcement would happen. If
8 codes is the one to write the ticket they would have to duplicate the work
9 Economic Development does with the complaint due to the fact that they
10 have to be able to go to court and testify. Officer Roach recommends that
11 if this ordinance is passed they have training on how the questions will be
12 asked; dealing with protective classes and don't want to get in trouble.
13

14 The program for codes typically looks for voluntary compliance prior to a
15 citation. Officer Roach presumes this falls in the same line. This will also
16 require discussion with City Legal to make sure they get everything right.
17 Officer Roach explained voluntary compliance; instead of immediately
18 ticketing they give the homeowner a chance to clean things up as well as
19 educate them on why ordinance exists. So long as progress is being
20 made codes will work with them; if they don't then a citation will be given.
21 If the person takes care of things prior to trial then codes will work with
22 them again and have the trial dismissed. There are some exceptions for
23 public safety issues, such as parking in front of a fire hydrant. Kevin
24 Wilson added that the Landlord Association spent a lot of money and time
25 passing legislation to make sure that the eviction process was one of the
26 quickest in the nation. He believes that they should use the same time
27 and effort to make sure that this particular violation is swift; people without
28 a roof over their heads shouldn't be forced to wait for a home.
29

30 Officer Roach stated that if the administrator has already done the foot
31 work and presents the work to codes for them to cite the landlord they
32 may not have to redo the process and rather issue the citation right away.
33 At that point they will subpoena the administrator or designee to court for
34 testifying. Typically codes standard response is roughly five days to
35 almost everything to begin the process. He recommends the
36 administrator uses a general practice as well; there could be a case by
37 case scenario if they need to speed things up. Councilor Gandara asked
38 if the municipal court has the capacity to handle the increase in cases; this
39 needs to be rapid as the people with vouchers don't have a place to live.
40 She doesn't like the idea of waiting for the landlords to do voluntary
41 compliance with a time frame but also is uncertain about how much the
42 municipal court can handle within a short time frame. She suggested a
43 mediation court.
44

45 Ms. Green added that even with the source of income added to the
46 ordinance they could still deny renting to voucher holders due to the
47 vouchers being based on a payment standard; if the rent is higher than the
48 payment standard the landlord wouldn't be denying based on voucher but

1 rather payment. She believes they should work on the incentive piece as
2 well. She and Ms. Martinez spoke with the lady who was the consultant
3 for CYFD's pilot program in Albuquerque, Taos, and one other city. It's for
4 youth vouchers. Part of it is an incentive program to take the voucher and
5 to have a risk mitigation fund in case there is excessive damage to the
6 home which the landlord can access. A landlord may be hesitant to take a
7 voucher as it seems daunting and they may fear the unit won't be up to
8 code so they would receive a certain amount of money to bring the
9 building up to code in order to accept a voucher holder. It has only been a
10 month or two but there is data being taken. Ms. Green is waiting for more
11 information.

12
13 Representative Rubio stated that looking at it from a big picture around
14 housing policy she believes that historically many cities have gone
15 towards the direction of sanctioning landlords. While it has been
16 somewhat helpful it puts a lot more of the burden on tenants themselves
17 which can be difficult. If many complaints are needed to initiate the
18 investigations, especially from low income tenants who may fear
19 retaliation or undocumented people who fear authority, they may not make
20 the complaint. She recommended standard housing; targeting a certain
21 area with certain multi-family units are located and having those target
22 areas be proactive in inspections which would hopefully lead to being
23 proactive in the future. Councilor Bencomo stated one of the biggest
24 pieces to figure out is the administrator and enforcement so work isn't
25 duplicated. She asked if the fine amount needs to be put in the ordinance.
26 Officer Roach stated that the ordinance already lists a not more than \$500
27 fine or imprisonment for 90 days or both: section 10 of the municipal code.
28 Ms. Green asked if there is a business registration enforcement; there is
29 one. She asked if they could do the enforcement similar to that where
30 they receive the call and send it to codes to do the investigations.

31
32 There needs to be clarification on the amount of time between when the
33 complaint is made and the enforcement is issued. Councilor Bencomo
34 would like to honor the voluntary compliance but this is an urgent matter.
35 She believes there should be a middle ground to find a time frame that
36 makes the most sense but also educate landlords; Albuquerque is asking
37 for money for educational materials for landlords and Las Cruces should
38 be able to amplify that here rather than recreating everything. If the
39 education is done at the beginning and landlords still deny people then it
40 can be said that they received enough time already to come into
41 compliance. Councilor Bencomo added that the risk mitigation fund as
42 part of the entire budget for training would include the codes officers on
43 how to educate and talk to landlords. Ms. Green said that she has seen a
44 potential budget for a pilot. She believes Housing Authority was piloting
45 funding with some they have received as well. When the ordinance is
46 brought back for action they will also bring a conversation with risk
47 mitigation, landlord incentives, and what it will all look like. Once she sees

1 the CYFD data on their pilot program she will know when they can bring in
2 back, possibly next month.
3

4 Nicole Martinez added that Community of Hope and Housing Authority
5 could also do some of the education with landlords as they do some
6 anyway. They can also begin collecting data on when landlords refuse
7 vouchers and send it to the City. She believes it's helpful to have
8 administration from the City when a voucher is refused. She would like to
9 partner with the City to help provide education in the beginning. They
10 need to figure out how to not jeopardize the landlord/tenant relationships
11 with the educational piece that's beneficial for everyone but also informing
12 them that they can't just refuse. Ms. Martinez asked how Albuquerque is
13 doing their enforcement. Councilor Bencomo can follow up with Ms. Shiv
14 on that information. There is a specific group in Albuquerque that focuses
15 on this that Ms. Martinez can also reach out to.
16

17 Councilor Flores is concerned about whether the ordinance has enough
18 teeth. Codes enforcement tends to be for the owner of the property for
19 weeds or if a property is dilapidated. With a landlord it may not solve the
20 problem as they may pay their fine and then move on. Courts also have a
21 backlog which will take time. If the City has to send the information to the
22 Fair Housing complaints it is moved to them. Ms. Green stated that if
23 Albuquerque, Santa Fe, and Las Cruces push this forward it may force
24 some sort of challenge at the state level to either put legislation in place or
25 be a court challenge with a judicial decision. It could be a Title 7 violation
26 and under the Fair Housing Act. Representative Ruiz did a revision of the
27 landlord/tenant resolution for legislature and has sent it to Councilor Flores
28 and Ms. Green; they've read it and recommended adding broader
29 landlord/tenant actions.
30

31 Officer Roach stated it's already in the ordinance under section 110, 13-7,
32 letter F; "each separate violation shall constitute a separate offense. In a
33 case of a continuing violation each day that a violation continues after
34 notice from the City and request for correct shall constitute as a separate
35 offense". Codes has it all the time where people pay the fine and believe
36 they don't have to make the corrections but in certain situations they go
37 back every day to issue a new citation as well as educate them that each
38 day is \$500. They would also need to work with the municipal court that
39 they would be encouraged to look at utilizing the maximum fines. It would
40 take a lot for the word to get out that the City is being serious on this
41 ordinance. Councilor Bencomo believes there is an obvious and
42 systematic failure when it comes to housing and protecting people who
43 are vulnerable. In order to change that change has to sometimes come at
44 incremental levels. She believes this is part of that process and the fact
45 that other cities are also doing this which can make a bigger impact.
46

47 Nicole Martinez added that this is the perfect time to talk about language
48 as well. When a voucher doesn't meet the full rent, it only happens if a
49

1 tenant has their own income; the tenant would be expected to pay 30% of
2 their rent with the voucher subsidizing the rest. Therefore the landlord
3 shouldn't be able to deny that. The language needs to be fixed with that
4 saying it would be income as well as voucher. Councilor Gandara stated
5 that there seems to be a disconnect with entities dealing with this and the
6 next step to enforce it. She believes an educational campaign needs to
7 be created; ways to report anonymously as well. She is also interested in
8 how other parts of the nation deal with this, straight to codes or some
9 middleman.

10
11 There are also many times when tenants abuse the property which is the
12 landlords concern. The narrative out there that says not everyone does
13 that but people who do may be afflicted with trauma or depression.
14 Councilor Gandara feels that as they do trainings those are other areas to
15 educate. The mitigation funds in the initial rollout would be beneficial. Ms.
16 Green added that they are funding legal aid this year as health public
17 services. There used to be a Fair Housing enforcement in this area but it
18 fell apart; a retired fair housing investigator trained them but is gone now.
19 This area is poorly served in terms of housing issues. Councilor Bencomo
20 added that Central Law and Poverty could have some legal resources to
21 educate people.

22
23 **b. 10-Year Plan to End Homelessness:** Councilor Bencomo stated that
24 this topic can be the first topic next month as well if they aren't able to
25 make it through the full presentation today. Natalie Green gave the
26 presentation; the 10-Year Plan was adopted many years ago. It was an
27 unfunded mandate and a group worked on some of the issues. Ms. Green
28 believes it would be helpful to update this Plan as well as the action items;
29 there are good bones. The vision statement, some language, and some
30 best practices are outdated and changed. She included Albuquerque's
31 version as well to view. The overarching purpose is to plan for outcomes
32 and focus on both developing interventions to keep people from becoming
33 homeless as well as swift actions to help house people. It also talks about
34 building infrastructure around poverty, homelessness, and etcetera.

35
36 One high level priorities is to break the cycle of homelessness with an
37 education component around the negative perceptions around
38 homelessness which many times are inaccurate. The Plan called for
39 developing a communication plan around discussions about people
40 experiencing homelessness. Ms. Green believes that's something they
41 need to circle back to. There needs to be additional development around
42 discharge plans which she defers to Ms. Martinez on. There's a
43 community plan for homeless prevention that needs to happen. Ms.
44 Martinez stated that it's not nearly to the level it used to be there's been a
45 lot more communication and education with hospitals and jails which help
46 the discharge. Prevention of homelessness is more affordable than long
47 term effects of homelessness.

1 Many of the action items were accomplished in terms of increasing
2 transitional housing beds and creating some permanent supportive
3 housing units. The Plan called for an increase in emergency shelter beds.
4 Gospel Rescue Mission is expanding their meals and will eventually phase
5 their space as well; the portable will serve three hot meals. They need
6 funding to do the rest of the work. The Plan called for an increase of 140
7 permanent supportive housing units and they are currently to roughly 44.
8 There is an opportunity with Brewer's Oil to implement the additional
9 development of permanent supportive housing with housing in general.
10 Community of Hope has been great with rapid rehousing. The Plan called
11 for 30 but Community of Hope is upwards of 150 now. The Plan also calls
12 for an increase in supportive services, case management, mental health,
13 legal, substance abuse and detox, and workforce. Many of that happens
14 currently at Community of Hope; need to build or expand on that.
15

16 Transportation opportunities were talked about at Council for expanded
17 hours and low income bus passes or free rates. As part of the Master
18 Plan for the Community of Hope campus Transit recommended they
19 install a bus pull in since it's one of their busy stop; a bus shelter can then
20 be put in again. The Plan talks a lot about community and collaborative
21 efforts which may be the hardest piece to it; bring in the business and
22 church community; increase funding for family units and beds; involve the
23 local faith community; advocate for additional policy change. Many items
24 have happened but not as it was planned out. Ms. Martinez suggested
25 being more specific with the second priority; low income tax credits,
26 utilizing the housing trust fund, maximizing what's going in, GO Bond, and
27 etcetera. Many things in the Plan didn't exist when it was written but is
28 now.
29

30 Councilor Bencomo asked what the process with updating the Plan would
31 look like. Ms. Green stated that it would be a new process as none of the
32 staff was working at the City when it was created. Her initial goal is to
33 have one of the new interns update some data and inventory. Then they
34 can update goals through this Committee. Councilor Gandara
35 recommended hiring a researcher and evaluator to dig into what has been
36 done, where they're at, and work on updating the plan. She believes the
37 public is pressing them to work towards this goal and they can present this
38 plan to the community on where everything is. On Monday Council
39 approved the hiring of a consultant for the Home ARP; focuses on
40 homelessness. As part of that there is a gap and needs analysis as well
41 as a stakeholder consultation process. The goal is to put both of them
42 together or at least take some actions outlined in the Home process; \$1.7
43 million to address homeless issues.
44

45 Councilor Gandara believes it's important for the City to research where
46 they're at, where the gaps and barriers are, and create a new plan. That
47 is what the Home ARP requires. Ms. Green will leverage what they're
48 doing with the Home ARP to speak to this Plan. Councilor Bencomo

1 added that she believes the moment is ripe to do something like this; the
2 pandemic created many issues with homelessness and substance abuse.
3 Ms. Green added that NMFA just put out or will put out an RFP for
4 housing for people experiencing homelessness. Long-term pieces are
5 critical to this Plan but people are also desiring short term strategies to fit
6 in. They hope those vocal people will be part of the solution. Ms.
7 Bustamante commented that she is still learning new things but she
8 recently went to a housing first conference in Seattle and saw a
9 presentation on homelessness in Finland who has a national goal to
10 eradicate homelessness by 2027. This plan was meant to be 10-year and
11 it is now 14 years old.

12
13 Some things Finland did is transitioned shelters into efficiency units to
14 provide support, any new construction apartments must have a section
15 designated to low income or affordable housing, as well as more. She
16 recommended that the City be radical in what they're willing to support
17 and how they're willing to look at things differently to end homelessness.
18 Expanding shelter beds and things are good but in a sense they just
19 continue to increase the need for people to remain homeless. Emergency
20 shelter is no longer a best practice and with this Plan the political will
21 around affordable housing can be built.

22
23 **8. Future Items for Review:** Councilor Bencomo suggested meeting with Ms.
24 Green prior to the next meeting to discuss the clearest next step. In June there
25 is to be a larger discussion around homelessness to include the Master Plan:
26 recommendations, House America Proclamation which sets a goal for unity
27 production, rental expansion as a short term solution to visibly address concerns
28 around homelessness, and etcetera. The Master Plan calls for moving forward
29 with an RFP for development partner on Brewer's to have a real housing
30 development. There is also the infill review. Ms. Green asked if FYI can be the
31 agency spotlight next month; they agreed.

32
33 **9. Adjournment:** The meeting adjourned at approximately 3:34 p.m.

34
35
36
37
38 _____
39 Chairperson

40
41
42
43 Approved: _____