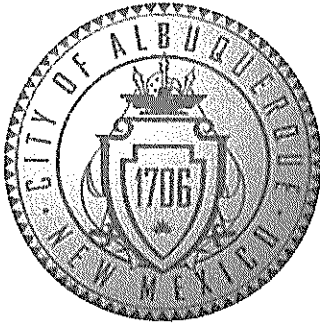


EC-21-375




CITY OF ALBUQUERQUE
Albuquerque, New Mexico
Office of the Mayor

Mayor Timothy M. Keller

INTER-OFFICE MEMORANDUM

May 13, 2021

TO: Cynthia Borrego, President, City Council

FROM: Timothy M. Keller, Mayor 

SUBJECT: City Report on Resolution R-18-59 - Wells Park Neighborhood

The Department of Family & Community Services was directed through Council Bill No. R-18-59, (Enactment No. R-2018-037) which committed the City to the following:

- Making street lighting improvements, cleaning and controlling access to alleys, cleaning sidewalks, parks and other public spaces, and constructing infill sidewalks within the Wells Park neighborhood;
- Endeavoring to improve the overall safety and economic well-being of the neighborhood;
- Working with residents, businesses, and the Wells Park Neighborhood Association to develop a plan and set priorities for these improvements;
- Work with residents, businesses and the Wells Park Neighborhood Association to address community concerns and to facilitate a "Good Neighborhood Agreement" between the community and HopeWorks.


Soon after the resolution was passed, HopeWorks entered into a Good Neighbor Agreement with the Wells Park Neighborhood Association (WPNA).

This report provides a summary of the City's completed and planned strategies for meeting the other commitments listed in R-18-59.

Legislation Title: City Report on Resolution R-18-59 - Wells Park Neighborhood

Approved:

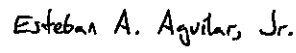
Approved as to Legal Form:



Sarita Nair
Chief Administrative Officer

6/1/21

Date

DocuSigned by:


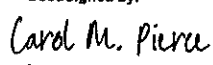
Esteban A. Aguilar, Jr.
City Attorney

5/21/2021 | 9:59 AM MDT

Date

DS
PP

Recommended:

DocuSigned by:


Carol M. Pierce
Director

5/21/2021 | 9:48 AM MDT

Date

Cover Analysis

1. What is it?

This is a summary of the City's completed and planned strategies for meeting the commitments listed in Resolution R-18-59 (Enactment No. R-2018-037).

2. What will this piece of legislation do?

This will provide a report to the Wells Park Neighborhood to the City Council.

3. Why is this project needed?

This Report is in response to Council Bill No. R-18-59 (Enactment No. R-2018-037).

4. How much will it cost and what is the funding source?

There cost associated with this legislation include the staff time to prepare the report as well as the associated City costs with the improvements cited in this report.

5. Is there a revenue source associated with this legislation? If so, what level of income is projected?

There is no revenue source associated with this legislation. This legislation is for informational purposes only.

REPORT ON RESOLUTION R-18-59

To Albuquerque City Council and the Wells Park Neighborhood



City of Albuquerque

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Executive Summary

On August 20, 2018, the Albuquerque City Council passed Resolution R-18-59 (Attachment A). The Resolution appropriated \$4 million to HopeWorks (formerly St. Martin's Hospitality Center) and Yes Housing Inc. to acquire property, plan, design, and construct Hope Village, which is a single-site permanent supportive housing project in Albuquerque's Wells Park neighborhood.

Hope Village is a partnership between Hope Works and YES housing to provide a 42-unit supportive residential building for those with behavioral health issues who are experiencing homelessness or who are at high risk for homelessness and chronically homeless. The project will have 42 one bedroom units, with behavioral health and other support services offered on site. Hope Village will be located at 1215 3rd Street NW. The project design phase has been completed and construction has commenced in early 2021.

R-18-59 also committed the City to:

- Making street lighting improvements, cleaning and controlling access to alleys, cleaning sidewalks, parks and other public spaces, and constructing infill sidewalks within the Wells Park neighborhood;
- Endeavoring to improve the overall safety and economic well-being of the neighborhood;
- Working with residents, businesses, and the Wells Park Neighborhood Association to develop a plan and set priorities for these improvements;
- Work with residents, businesses and the Wells Park Neighborhood Association to address community concerns and to facilitate a "Good Neighborhood Agreement" between the community and HopeWorks.

Soon after the resolution was passed, HopeWorks entered into a Good Neighbor Agreement (Attachment B) with the Wells Park Neighborhood Association (WPNA). This report provides a summary of the City's completed and planned strategies for meeting the other commitments listed in R-18-59. Since 2018, the City has progress in each of these areas, including:

- Solid Waste Management Department (SWMD) conducted an initial evaluation of the alleys in Wells Park, and identified an alley for a potential pilot program to gate and restrict access to the general public while providing access to property owners and appropriate departments.
- The Street Sweepers Program continues to operate and is now focused solely on the Wells Park neighborhood.
- The City has taken a variety of steps to address the situation at Coronado, including encampment removal, regular cleaning and debris removal, installation of more lights on the southeast and northwest areas of the park, provision of a year-round portable restroom and hand wash station, elimination of visual obstacles, strengthening fence on the northwest corner of the park, adding additional perimeter fencing on the park's north and east sides to prevent encampments along road right-of-ways, and completely surrounded the Coronado Dog Park with additional fence to deter encampments
- Albuquerque Police Department's (APD) Crime Prevention Unit assessed Coronado Park and made corrective action recommendations to help reduce criminal activity and reduce the unhealthy living conditions in the area, which have been implemented or are in process of being implemented.

- Albuquerque Police Department's new bike patrol units are being transferred to the Wells Park and Coronado Park areas.
- The Department of Municipal Development (DMD) worked with an Engineering Consultant to conduct analysis and design of the sidewalk improvements, infill, and lighting improvements, within the area bound by 1st Street, 4th Street, Granite Avenue and Constitution Avenue. The initial fee for analysis was completed, and the design began in 2020.
- DMD installed a section of new sidewalk on the northeast side of Coronado Park, which has reduced dangerous pedestrian traffic on 3rd Street south of the frontage road.
- DMD is considering expanding its work with WPNA to include recommendations to streetscapes provided by WPNA and University of New Mexico School of Architecture's Design and Planning Assistance Center (DPAC) team. This effort could be implemented at a later date, once additional funding is identified.
- The Parks and Recreation Department (PRD) acquired the 2.2-acre site known as the "Walker Property" for a major park project in Wells Park. From July—December 2020, PRD completed an initial "Visioning" process that utilized extensive public involvement to frame plans for the property. WPNA was extensively involved in this process. PRD is now moving into a second, more detailed planning and design phase for the park. The City has earmarked \$4 million in the 2021 GO Bond package for this project.

Community Engagement and Planning

In February 2019, the Department of Family and Community convened a Neighborhood Impacts Working Group. The purpose of this group, which met almost once a month, to identify the impact of homelessness on neighborhoods, including the Wells Park neighborhood, and to work collaboratively to develop solutions to mitigate these impacts. Several objectives were achieved as a result of the Neighborhood Impacts Working Group meetings, including a list of major concerns (Attachment C).

In August 2020, the work of this group merged into the Homeless Services System Committee.

HopeWorks held several community meetings with Wells Park residents, property owners and business owners, during the design process of Hope Village. The meetings are ongoing and provide community members an opportunity to review and comment on the project, as well as their concerns about the impact of homelessness on their neighborhood. City staff were also present during these meeting.

Summary of Strategies & Status Update

Alleyways

Homeless encampments are disrupting alleyways behind businesses and private property in the Wells Park Neighborhood. These encampments are disrupting day to day use of the refuse bins and are causing a buildup of trash, human waste and needles behind businesses. Ultimately, Wells Park neighborhood residents would like the City to create a mechanism by which private property owners can close off access to the alleyways.

Strategy	Status
Allow private property owners to close off access to problematic alleys.	<p>SWMD conducted an initial evaluation of the alleys in Wells Park in 2019. The evaluation found that all but one alleyways within the Wells Park neighborhood do not have consistent fencing; therefore, gates would not restrict pedestrian access as there are several access points through empty lots and or areas with no fencing. Addition of gates in these alleys would only restrict vehicular access, which are not identified as being problematic.</p> <p>SWMD determined that the alleyway which runs between 2nd and 3rd Street from Mountain Road to Summer Avenue was unlike other alleys in the neighborhood because it was fenced and enclosed on both sides (see Exhibit 1). SWMD has recommended this alley for a potential pilot program to gate and restrict access to the general public while providing access to property owners and to appropriate city departments.</p> <p>Vacating the existing alleyways involves the following steps:</p> <ol style="list-style-type: none">1) All property owners adjacent to the alley must agree to the vacation proposal, as well as ultimately paying the city for their portion of the alley following the successful vacation action. The Real Property Division can provide a cost estimate.2) The property owners adjacent to the alley in question will need to contract with a locally licensed surveying company to prepare a subdivision plat showing the removal of the existing alley and its incorporation into the adjoining parcels.3) The proposed vacation action is required to be reviewed and approved by the city's Development Review Board (DRB) to ensure that the loss of the alley will not adversely affect fire department access to the nearby properties, trash service/collection, or transportation needs.

With the agreement of the adjacent property owners to purchase their respective portion of the alley, this process generally takes approximately six (6) months to complete. Alternatively, obtaining a revocable permit through the City Engineer to block vehicular access to the alley can generally be accomplished in about forty-five (45) days.

This process requires:

1. All property owners adjacent to the alley must agree to the fencing off of the alley. Additionally, the Fire Department and SWMD must confirm that they are in support of the proposal.



2. Submission of a \$250.00 application and processing fee, charged for a 10-year period;

3. An annual charge of \$1.00 per square foot for the area of the alley; and

4. The holder of the revocable permit must continually possess a \$1,000,000 liability insurance policy indemnifying the City of Albuquerque.

Exhibit 1: Alleyway between 2nd & 3rd Streets

Cleaning Sidewalks, Parks & Other Public Spaces

Wells Park residents are concerned about trash, human waste and needles in their neighborhood. Residents would like to see a proactive effort to keep their neighborhood clean. The City also recognizes that preventive measures, like providing public restrooms and safe needle disposal options, also effect the cleanliness of public spaces. People experiencing homelessness in the Wells Park Neighborhood have limited access to public restrooms, particularly during the overnight hours and on the weekends when service providers are closed.

Strategy	Status
Create a cross-department team within the City to increase safety and security at Coronado Park, with a focus on preventing encampments, regular cleaning and maintenance, and providing outreach to people in the park.	<p>Since passage of R-18-59, the City has taken a variety of steps to address the situation at Coronado, including: encampment removal, regular cleaning and debris removal, installation of more lights on the southeast and northwest areas of the park, provision of a year-round portable restroom and hand wash station, elimination of visual obstacles, strengthening fence on the northwest corner of the park, adding additional perimeter fencing on the park's north and east sides to prevent encampments along road right-of-ways, and completely surrounded the Coronado Dog Park with additional fence to deter encampments</p> <p>In late summer 2019, a team from the Department of Family and Community Services, APD, Solid Waste, Albuquerque Fire and Rescue and the Parks and Recreation Department prepared an updated plan to increase safety and security at Coronado Park. Implementation of this updated plan began 9/16/19. It was further refined and improved, with changes effective in October 2019. Under this plan, Parks and Recreation or Solid Waste staff will be at the park several times each week with APD and the Public Outreach Program Manager (who is responsible for coordinating the City's response to encampments on public property). City staff focus on encampments, park maintenance and clean-up of trash, human waste and needles. APD is enforcing City ordinances that prohibit camping and/or erection of unauthorized tents or structures and is issuing citations for violations. APD is also checking the park during late evening hours to keep the park free of campers and will issue citations to anyone camping in the park. Outreach providers regularly go to the Park engage and connect people to services, often in coordination with the Public Outreach Program Manager.</p>

Continue the Street Sweepers Program	<p>The City contracts with HopeWorks for \$60,000 for a Street Sweepers program in the Wells Park neighborhood. Under this program, HopeWorks hires four people to provide clean-up services to the Wells Park neighborhood and the area surrounding HopeWorks day shelter and related facilities. These employees work Monday through Friday, between the hours of 8:00 am to 5:00 pm, and perform a variety of manual labor and janitorial tasks, including needle pick-up at public right-of-way locations. The individuals have a set route and schedule for each day. HopeWorks is required to respond to 311 calls for services. The program was first funded in 2015, and originally included the Barelás and Wells Park neighborhoods. In 2018, the City decided to focus the contract solely on Wells Park neighborhood.</p>
Provide a prompt and coordinated response to encampments, including clean up, on public property.	<p>The Public Outreach Program Manager within Department of Family and Community Services is responsible for coordinating the City's response to encampments on public property. This person works closely with other City departments and community providers to ensure that residents are referred to services, that residents leave the encampment area, and that the area is cleaned of trash, human waste and needles after the encampment is vacated. Residents may report encampments on public property to 311.</p> <ul style="list-style-type: none"> • SWMD Clean City Division (CCD) provides a large item pick-up on normal trash pickup. • SWMD Clean City Division assists in Neighborhood Association clean ups. • SWMD Clean City provides on-call service for FCS, APD and AFR to assist with Homeless Encampments clean ups.
Provide sharps container in Wells Park	<p>PRD installed a sharps container in Coronado Park for several months, but people mostly placed trash in the box rather than needles so the box was removed. The Department of Family and Community Services placed a sharps container at the Wells Park Community Center. Staff at the Community Center have been trained on safe needle pick-up and disposal.</p> <p>SWMD CCD will continue pickup and tract sharps picked up during with Homeless Encampments clean ups.</p> <p>PRD has planned and done preliminary cost estimates for additional fencing at the Wells Park Community Center and Park.</p>

Provide additional public restrooms within the Wells Park neighborhood.	The City currently provides two portable toilets and a handwashing station in Coronado Park. During the pandemic, the Solid Waste Management Department, PRD, and FCS worked with the neighborhood to identify other locations for additional portable toilet(s). Presently, portable restrooms are deployed at four other locations in Wells Park in addition to Coronado Park. Parks and Recreation has also found a product that can be distributed and utilized that will help reduce the amount of human waste on the street, if a decision is made to try this approach.
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DRAFT

Coronado Park

Coronado Park, located on 2nd Street just south of I-40, is the main pick-up point for the Westside Emergency Housing Center. It is also a short walk from several homeless service providers in the neighborhood, including Albuquerque Health Care for the Homeless, HopeWorks, Noon Day and Steelbridge. As a result, there can be over 300 people who use the park throughout the day, including people who want to camp overnight at the park. Coronado Park touches on almost all of the commitments made by the City in R-18-59, including lighting, cleaning of public parks, and safety.

In response to community concerns:

Strategy	Status
Create a cross-department team within the City to increase safety and security at the park, with a focus on preventing encampments, regular cleaning and maintenance, and providing outreach to people in the park.	<p>Since passage of R-18-59, the City has taken a variety of steps to address the situation at Coronado, including: encampment removal, regular cleaning and debris removal, installation of more lights on the southeast and northwest areas of the park, provision of a year-round portable restroom and hand wash station, elimination of visual obstacles, strengthening fence on the northwest corner of the park, adding additional perimeter fencing on the park's north and east sides to prevent encampments along road right-of-ways, and completely surrounded the Coronado Dog Park with additional fence to deter encampments</p> <p>A team from the Department of Family and Community Services, APD, Albuquerque Fire and Rescue and the Parks and Recreation Department has been meeting regularly since the summer of 2019 to develop and implement a plan to increase safety and security at the park. This team tested several ideas over the course of several months, with varying degrees of success. The team then implemented an updated plan based on what had been learned over the summer. Under this plan, Parks and Recreation or Solid Waste staff will be at the park each week with the Public Outreach Program Manager and APD. Staff will focus on encampments, maintenance and clean-up of the park, including cleaning up trash, human waste and needles. APD is enforcing City ordinances that prohibit camping and/or erection of unauthorized tents or structures and is issuing citations for violations. APD is also checking the park during late evening hours to keep the park free of campers and will issue citations to anyone camping in the park.</p>

	<p>Outreach providers regularly go to the Park to engage and connect people to services. The plan appears to have had a significant impact on reducing encampments in the park.</p>
<p>Make physical changes to perimeter of Coronado Dog Park to reduce gathering and encampments by installing temporary fencing.</p>	<p>This was completed in September 2019. Parks has installed temporary fence and will complete some projects to restore some areas that were heavily impacted. The dog park remains open, but the dog park and its perimeter has seen a huge drop in inappropriate use.</p>
<p>Install a locked gate to the pull-through area, in order to reserve this space for the Westside Emergency Housing Center buses and groups that have a permit to use the park.</p>	<p>Completed July/August 2019 and Parks and DFCS began implementing a gate closure protocol in September 2019. Additionally, a pipe barrier has been installed between the gates to eliminate vehicles jumping over the curb.</p>
<p>Encourage community groups to provide meals for people experiencing homelessness at locations other than Coronado Park.</p>	<p>DFCS, Parks, Environmental Health and APD hosted two meetings with community groups who wish to provide food at Coronado Park. The meetings focused on permitting requirements, protecting public health, and alternative options for providing food to people experiencing homelessness (such as providing meals at the Westside Emergency Housing Center, The Rock at Noon Day or HopeWorks).</p> <p>Currently, no community groups have an active and up-to-date special use permit to provide food at Coronado Park. However, the City recognizes that one organization is still conducting a large weekly feeding event, and a few other small groups of individuals are still providing food at the park, the City is working to address this.</p>
<p>APD's Crime Prevention Unit assessed Coronado Park's susceptibility to induce criminal activity and manifest unhealthy living conditions for all populations within the area (Attachment C). APD's recommendations were to:</p> <ul style="list-style-type: none"> • Post No Trespass signs with city ordinance 12-2-3 and "after park hours" • Install along the perimeter of the properties. Mount signs at a height that is not easily accessible to vandals. • Add solar LED multi directional lighting to the west side of the park for optimal illumination. Consider working with AFR to add mounted light packs or motion detector lights to the AFR building to deter criminal activity to vehicles 	<p>Signs have been posted and repeatedly vandalized. Additional signs are on order.</p> <p>Parks installed shade structure lights since Winter of 2018. Lights installed on the east side of a building abutting the park have been repeatedly vandalized. Parks is assessing a solar light pole solution for the north/west portion of the park. Parks is working with AFR to install additional lighting on Fire Station 4 that will better illuminate the southwest portion of the park.</p> <p>Parks staff spend hundreds of hours in this park and cleaning/maintaining the park. Parks removed logs and benches on the west side of the park in early 2019. Trees along on the south boundary of the park</p>

<p>this would also illuminate the south side of the park. Contact PNM to fix lights on the east side of the park and add more light poles to the north side of the park. Add lights to the shade structures. Once lights are installed on the west side trim trees up.</p> <ul style="list-style-type: none"> • Have staff walk the property to detect graffiti, trash, debris, vandalism, needles (including needles stuck in tree trunks) or any issues that could negatively affect the appearance of the park. Graffiti was identified on picnic tables, park benches, east grind box of skate park, shelters, trash can, tree trunk, handicap parking sign, sprinkler covers and electric box on north side of dog park. • Clear out elm for line of site and planting new trees to replace the old. • Remove logs on the west side of park to eliminate hiding spots, needle use and defecating in the area. • Repair cracked side walk. • Talk with businesses in close proximity to park to secure their wi-fi so that it cannot be utilized in the park area. • Remove benches on back (west end) of the park. • Repair damaged sprinkler boxes and bolting them down. • Install shroud covers on structure locks. • Replace chain link fence with tight web fencing. This will prevent the fencing being cut on the west side of the property for entry. • Add signage that lists park hours 	<p>were trimmed in Summer 2019. Parks installed tight web chain link fence on the west side of the park in Summer 2019. Park staff must constantly repair the sprinkler system in the park, which is repeatedly vandalized and destroyed. Parks installed a gate and barrier system to secure the parking lane and prevent unauthorized vehicles from accessing that area.</p>
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Safety

Neighborhood residents and businesses have consistently expressed concerns about their safety, and having sited vandalism, being threatened or harassed as common concerns.

Strategy	Status
Increase APD presence in Wells Park Neighborhood	Two new bike patrol units have been filled and transferred in 2020 to the APD Valley Area Command. The bike patrol officers dedicate a significant amount of their time to patrolling the neighborhood and specifically discussing issues with business owners. APD is also complying with City Ordinances in an effort to help create a safer park for staff and the public. APD will be present at Coronado Park in the morning.
Increase APD presence at Coronado Park	APD will be present at Coronado Park in the morning and late afternoons. Night shift officers have been directed to clear out the area of any illegal campers on a nightly basis.

Sidewalks, Lighting and Traffic Calming

Wells Park residents are concerned that the number and condition of the sidewalks in their neighborhood are not adequate, especially given the high volume that typically walk through the neighborhood on any given in order to access services. In addition, residents and businesses are concerned about the lack of street lighting in the neighborhood.

Strategy	Status
Conduct an analysis and design of sidewalk and lighting improvements	<p>The Dept. of Municipal Development installed a section of new sidewalk on the northeast side of Coronado Park, which has reduced dangerous pedestrian traffic on 3rd Street south of the frontage road. The Department of Municipal Development (DMD) is working with an Engineering Consultant to conduct analysis and design of the sidewalk improvements/infill and lighting improvements. , within the area bound by 1st Street, 4th Street, Granite Avenue and Constitution avenue (see Exhibit 2). The initial fee for analysis and design cost was \$85,000.</p> <p>In 2020 , at the request of Wells Park Neighborhood Association, the boundaries of the project were extended to: 4th to the Railroad Tracks and from Indian School to Mountain.</p> <p>As of March 2021, the lighting portion of this project is 90% designed and it continues moving toward construction. Lighting fixtures and equipment will be ordered in late March. It is anticipated that the materials will be received early summer and installation will be completed in later July or early August pending the delivery of equipment and materials.</p> <p>The ADA project will be broken in to three parts: 4th street from Constitution to Hannett, 1st Street from Mountain to Indian School, and the remainder of the area.</p> <p>The 4th street work was previously designed and will begin moving toward construction later this year, in 2021.</p> <p>The work on 1st street will move faster toward construction than the remainder of the project. It does not require right of way acquisitions.</p> <p>Over all, the design of the ADA Improvements will take 8-10 months. When the design is between 30-60%, DMD will begin the right of way process for the remainder of the area. The time that the right of way process will take is dependent upon cooperation from the property owners that are impacted.</p> <p>Parts of the project are expected to move forward in 2021 with construction.</p>
Traffic Calming	<p>The Wells Park Neighborhood Association worked with UNM School of Architecture to identify areas where traffic calming is needed. Based on information received from the neighborhood and the UNM study DMD will solicit an additional scope and fee to analyze the busiest corridors for potential traffic calming features.</p> <p>The additional measures towards traffic calming to be incorporated into the project under R-18-59 will also increase the timeline and the construction cost.</p>

Funding	<p>The most recent estimates for construction of the ADA Improvements are projected to be approximately \$4.5 Million, with an additional estimated cost of \$750k for the lighting.</p> <p>Wells Park will receive an appropriation of \$4 Million dollars for sidewalk and lighting initiatives from the most recent ¼ cent appropriation.</p> <p>The City has earmarked \$4 million in the 2021 GO Bond package for the new park project at the Walker property site.</p> <p>Members of Wells Park Neighborhood Association plan to work with their legislative leadership to secure Capital Outlay funding to further this work.</p>
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ATTACHMENT A

**CITY of ALBUQUERQUE
TWENTY THIRD COUNCIL**

COUNCIL BILL NO. R-18-59 ENACTMENT NO. ~~R-2018-033~~

SPONSORED BY: Isaac Benton

RESOLUTION

TO ACQUIRE PROPERTY, PLAN, DESIGN AND CONSTRUCT A SINGLE-SITE
SUPPORTIVE HOUSING PROJECT FOR PERSONS WHO ARE SUFFERING
FROM BEHAVIORAL HEALTH ISSUES AND IN NEED OF HOUSING, AND
ADJUSTING DEPARTMENT OF FAMILY AND COMMUNITY SERVICES FISCAL
YEAR 2018 CITY HOUSING FUND APPROPRIATIONS.

WHEREAS, F/S R-18-32 (Enactment No. R-2018-037) directed the
Administration to submit a recommendation of award for the Department of
Family & Community Services' Request for Proposals (RFP) to acquire
property, plan, design and construct a single-site supportive housing project
for persons who are suffering from behavioral health issues and in need of
housing to Council for introduction no later than the August 6, 2018 City
Council meeting; and

WHEREAS, the Department of Family & Community Services issued an
RFP on May 8, 2018 with a deadline of June 4, 2018, to which it received one
response; and

WHEREAS, a Selection Advisory Committee was convened on June 7, 2018
and made a recommendation of award to the department Director; and

WHEREAS, the Department of Family & Community Services issued a
Notice of Award to the respondent, St. Martin's Hopeworks/YES Housing Inc.
(SMHYH), on June 25, 2018 and has proceeded to negotiate a development
agreement with the Project Team; and

WHEREAS, SMHYH has been awarded \$4,930,000 in other non-City funding
contingent approval of matching funds by August 31, 2018; and

WHEREAS, the community and stakeholders should have the opportunity
to review and comment on the development agreement prior to Council

1 approval, and introduction of the development agreement for immediate action
2 at the August 20, 2018 Council meeting will significantly decrease the amount
3 of time available for such review; and

4 WHEREAS, Bernalillo County has committed \$2 million for the project.

5 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF
6 ALBUQUERQUE:

7 Section 1. That the Council hereby approves award of this project to
8 SMHYH for Hopeworks Village.

9 Section 2. That the following appropriations are hereby made and/or
10 amended to the specific projects as indicated for Fiscal Year 2018:

11 CITY HOUSING FUND – (240)

12 Family and Community Service Department Increase/Decrease

13 Single-site behavioral health housing & services (2,000,000)

14 Hopeworks Village Single-Site Project 4,000,000

15 \$2,000,000 is contingent upon final execution of a Memorandum of
16 Understanding with Bernalillo County. Scope of the project is to purchase land
17 and/or property, plan, design, construct and otherwise improve, a single-site
18 behavioral health services center with associated supportive and transitional
19 affordable housing for those suffering from behavioral health issues and who
20 are in need of shelter.

21 Section 3. The City commits to making street lighting improvements,
22 cleaning and controlling access to alleys, cleaning sidewalks, parks, and other
23 public spaces, and constructing infill sidewalks within the Wells Park
24 neighborhood, and shall endeavor to improve the overall safety and economic
25 well-being of the neighborhood. The City further commits to work with
26 residents, businesses, and the Wells Park Neighborhood Association over the
27 next six months to develop a plan and set priorities for these improvements.

28 Section 4. The City commits to work with residents, businesses, and the
29 Wells Park Neighborhood Association to address community concerns and to
30 facilitate a “Good Neighbor Agreement” between the community and St.
31 Martin’s HopeWorks.

32

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1 PASSED AND ADOPTED THIS 20th DAY OF August, 2018
2 BY A VOTE OF: 5 FOR 3 AGAINST.

3
4 For: Banton, Borrego, Gibson, Peña, Sanchez
5 Against: Davis, Jones, Winter
6 Excused: Harris

7
8
9 
10 Ken Sanchez, President
11 City Council

12
13
14 APPROVED THIS 30 DAY OF August, 2018

15
16
17 Bill No. R-18-59
18
19 
20
21 Timothy M. Keller, Mayor
22 City of Albuquerque

23
24
25 ATTEST:
26 
27
28 Katy Duhigg, City Clerk

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33

ATTACHMENT B

HopeWorks and Wells Park Neighborhood Association 2018 Good Neighbor Agreement

This Agreement is between HopeWorks and Wells Park Neighborhood Association (WPNA), a City-recognized neighborhood association, with the purpose of establishing clear expectations for the operation of Hope Village and strong channels of communication that will strive to uphold the safety, community character, and quality of life of the WPNA area, and engender mutual respect, understanding, and collaboration among HopeWorks' staff, tenants, WPNA, and area residents, property owners, and businesses. This Agreement is endorsed by the City of Albuquerque and the businesses, property owners, residents, and neighborhood associations *listed below*.

To achieve our mutual goals, HopeWorks and WPNA agree to the following:

L. Safety

HopeWorks will maintain security measures at Hope Village including but not limited to the following:

- a. 24/7 professional on-site security.
- b. 24/7 on-site, non-resident, professional staff for the front desk.
- c. 24/7 on-call trained mental health professionals.
- d. Tenant and employee-only access gates at all entrances to Hope Village will be kept locked 24 hours per day, 7 days per week and be maintained in good operating condition at all times; vehicular and other gates to the remainder of the Hope Village property will be locked by 8 pm nightly and be kept in good operating condition at all times.
- e. Secure fencing will be established and maintained around the entire perimeter of the Hope Village property and between Hope Village and the current HopeWorks Day Shelter and Behavioral Health Services facility to the south. The fencing shall be made of attractive (not chain link), durable materials that do not inhibit visibility in accordance with Albuquerque Police Department (APD) Crime Prevention Through Environmental Design (CPTED) strategies.
- f. No tenant guests or other visitors shall be allowed in the Hope Village building or on Hope Village grounds after 8pm. All guests and other visitors must sign in and out at the Village front desk. Guest and visitor curfews will be enforced by on-site staff.
- g. Security cameras shall be strategically placed so that all public areas and entrances of the Hope Village facility, including the parking area, are monitored. Security

cameras shall be maintained and kept operational at all times. Recordings will be saved for a minimum of 30 days and made available to APD upon request.

- h. Updated contact information for the front desk shall be posted online and provided to WPNA.
- i. Services to Day Shelter clients will not be provided at Hope Village. Tenants of Hope Village may access behavioral health services and/or meal service at the day shelter.
- j. No convicted or registered sex offenders shall be accepted as tenants.

II. Property Maintenance

- a. Property shall be kept maintained, clean and in good condition.
- b. No personal property of tenants or guests shall be permitted outside the gated property boundaries.
- c. Public sidewalks and any unpaved pedestrian pathways directly adjacent to HopeWorks property boundaries shall be monitored and will remain clear of debris. HopeWorks will actively engage and discourage public encampments should they arise.
- d. There shall be no parking of Hope Village tenants, guests or employees on other private property.

III. Leasing and Eviction

- a. Lease contract language, tenant acceptance criteria, and eviction policies shall be publicly posted on-line and provided to WPNA, and upon request to any other WPNA area resident, property owner or business.
- b. WPNA shall be notified in writing should lease contract language, tenant acceptance criteria or eviction policies be updated or changed.

IV. Neighborhood Engagement and Mutual Support

- a. Bi-annually, HopeWorks and WPNA will meet to exchange relevant information and discuss any ongoing issues or concerns relating to the operation and maintenance of HopeWorks facilities, and the terms of this Agreement and whether amendments are necessary.
- b. HopeWorks will provide WPNA with a copy of any annual reporting to the City of Albuquerque for Hope Village.
- c. HopeWorks annually shall join WPNA; WPNA shall provide the date, time, and location of meetings; and a HopeWorks representative will regularly attend WPNA board and membership meetings.

- d. HopeWorks shall invite the WPNA President or delegate to attend at least one board meeting each year.
- e. HopeWorks annually will offer a tour of its facilities to WPNA members and WPNA will encourage members to participate.
- f. HopeWorks will provide WPNA information about volunteer opportunities at HopeWorks. WPNA will disseminate this information to its Board, and as feasible, its membership. WPNA in turn will provide HopeWorks with information about volunteer opportunities within the WPNA community.
- g. The Hope Village Program Manager and WPNA will exchange contact information, including phone and email.
- h. HopeWorks and WPNA will jointly request a "calls for service" report from APD six (6) months from date of completion of HopeVillage, and annually thereafter. HopeWorks and WPNA will jointly request an area "calls for service" report from APD and ask that the Valley Area Commander meet with the District 2 City Councilor, HopeWorks, and WPNA in a joint meeting to review data and determine if there are trends that should be addressed or actions that should or can be appropriately taken.
- i. HopeWorks will keep WPNA informed about future development of its property and the addition of or change to on-site services.
- j. HopeWorks and WPNA will collaborate with the City, area residents, property owners, and businesses to identify, and find solutions to, the negative impacts of concentrated homelessness in the WPNA area.
- k. HopeWorks is encouraged to engage with other surrounding neighborhood groups.


V. Escalating Remedies

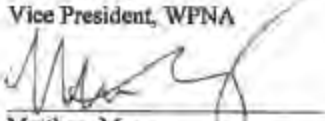
A copy of this Agreement, and any subsequent amendments, will be filed with the Family and Community Services Director and with the District 2 City Councilor. If insurmountable issues or concerns arise, or if issues or concerns cannot be resolved within a reasonable amount of time, as agreed upon by both HopeWorks and WPNA, the following steps will be available to either party:

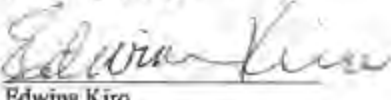
- a. The "aggrieved" party will notify the other party in writing via email or US Mail of the existing issue or concern. Notices to WPNA will be sent to both the WPNA President and Vice-President; notices to HopeWorks will be sent to the HopeWorks Executive Director and Hope Village Program Manager.


- b. Upon receipt of such a notice, the "offending" party will promptly acknowledge receipt of the notice and will have fifteen (15) calendar days to either resolve the issue or concern or schedule a meeting to attempt to reach a resolution.
- c. If a resolution cannot be reached, or if the issue or concern is not resolved within the agreed upon time, the conflict will be referred to mediation through the City of Albuquerque or to an agreed-upon private mediator. Any costs for mediation will be split between the parties.
- d. Nothing in this Agreement precludes the parties from pursuing other available legal remedies.


Doreen McKnight
President, WPNA


Mike Prando
Vice President, WPNA


Matthew Maez
Secretary, WPNA


Edwina Kiro
Treasurer, WPNA


Greg Morris
Director, HopeWorks

ATTACHMENT C

Neighborhood Impacts Working Group

Issues and Concerns

- Human Waste
 - Public Restroom (City pays for cleaning and monitoring)
 - City cleans up waste
 - UNM Architect restroom design – build one of these
 - Mobile Hygiene Unit
- Medical/Drug Waste
 - City needle pick up
 - Injections at clinic
 - Regulate needle drop off and pick-ups
 - More education on how to report needles
 - Expand safe syringe disposal
 - City/County need to better track needle collection efforts, to better understand impact and where the most unmet need is
- Trash
 - Hire people experiencing homelessness to pick up trash/Expand Better Way program
 - Neighborhood clean ups (City sponsored)
 - Provide more trash cans (and empty them)
 - Increase trash pickups (City sponsored)
 - Expand Block by Block
- Crime, including intimidation, threats, assaults, vandalism, theft
 - Create a public safety district from 6th to Broadway and from Lomas to Menaul/Claremont.
 - Increase APD response times.
 - Create an alternative number to 242-COPS
 - Improve APD resource management in order to increase response time (for example by moving officers from a low call volume area to a high call volume area)
- Alleyways
 - City could create a policy/mechanism that allows property owners to close off their alleys, and provide support to neighborhoods to do so
- Camping on sidewalks, private property
 - Education program for property owners so that they understand how to address encampments on their property, and how to get help from APD

- City could provide no trespassing signs, at no cost, or provide the specific language that property owners need to use
- Panhandling
 - Expand "The Better Way" program
 - Public education program to discourage giving money to panhandles
- Businesses moving out
 - City could provide support to businesses who experience vandalism, such as financial support for fencing, lighting and security
 - Businesses could partner with City to support people experiencing homelessness – for example, provide access to bathroom facilities in exchange for helping to clean the property
 - Look at San Diego model for engaging businesses
 - City could purchase vacant/blighted properties, and work with neighborhoods and organizations to provide and manage a community space at that site, such as parking.
- Migration through neighborhoods
 - Move pick up location for Westside Emergency Housing Center to Civic Plaza

Short-term:

- The City needs to develop a clear process for cleaning up human waste, needles and trash that are the result of homelessness. The City needs to communicate that process to neighborhood residents and businesses. The process and communication should clearly account for who is responsible for what on public and private property.
- The City should expand the number of trash cans and syringe disposal boxes in neighborhoods most impacted by homelessness.

Long-term

- Create public restrooms
- Address crime, especially in parks
- Expand response to encampments
- Expand transportation system and options