

SANTA FE COUNTY

BOARD OF COUNTY COMMISSIONERS

SPECIAL MEETING

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

April 11, 2017

Henry Roybal, Chair - District 1
Anna Hansen, Vice Chair - District 2
Robert A. Anaya - District 3
Anna Hamilton - District 4
Ed Moreno - District 5

SANTA FE COUNTY

SPECIAL CDBG MEETING

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April 11, 2017

I. A. This special meeting of the Santa Fe Board of County Commissioners was called to order at approximately 2:20 p.m. by Chair Henry Roybal in the Santa Fe County Commission Chambers, Santa Fe, New Mexico.

B. Roll Call

Roll was called by Clerk Administrator Laura Hernandez and indicated the presence of a quorum as follows:

Members Present:

Commissioner Henry Roybal, Chair
Commissioner Anna Hansen, Vice Chair
Commissioner Robert A. Anaya
Commissioner Anna Hamilton
Commissioner Ed Moreno

Members Excused:

None

C. Approval of Agenda

Commissioner Hamilton moved to accept the agenda. Commissioner Moreno seconded and the motion carried by unanimous 5-0 voice vote.

II. CDBG Program Overview

A. CDBG Program Objectives, Requirements, and Limitations

1. Program Objectives

PAUL OLAFSON (Planning): Mr. Chair, Commissioners, thank you. I just want to go over the presentation today. I'm going to review the CDBG program overview. There will be a point for public comment at the end of that and under item III. I will present three projects that have been submitted for consideration by the Board and at the end of that presentation there will also be a moment or a segment for public comment. And I know there's several people here from different projects that would like to speak to advocate for their projects. So I just wanted to give that overview of where we're going and then I'll start off.

As you know from our last meeting the CDBG is the Community Development Block Grant program. It's federally funded through Housing and Urban Development and

it's administered in New Mexico through the Department of Finance and Administration, Local Government Division. The program objectives for CDBG grant funding projects is to benefit principally low and moderate income families, aid in the prevention of slum or blight, and meet urgent community development needs.

1. Eligible Applicants

Eligible applicants are all counties, incorporated municipalities, except the cities of Albuquerque, Las Cruces, Santa Fe, Farmington and Rio Rancho. Other eligible applicants are water and mutual domestic associations may apply for planning grants through their counties, sanitation districts. Public non-profit groups, etc. cannot apply directly for assistance but may apply through an eligible municipality or county. Indian pueblos and tribes receive funding directly and are not part of the CDBG program.

1. Eligible and Ineligible Activities

Eligible activities and categories include community infrastructure, housing, public service, capital outlay, and this would include community centers, senior citizen centers, community facilities designed to provide health, social, recreational or other services to residents, economic development projects, emergency projects that address life-threatening situations resulting from disaster or threats to health and safety. Planning grants or planning projects are eligible, along with colonias, which does not apply for Santa Fe County.

Ineligible activities include city halls or county courthouses, general operation and maintenance expenses for public facilities, housing allowance payments and mortgage subsidies, expenditures for political purposes, as well as costs involved in preparing applications and securing funding.

1. Program Requirements

Some of the CDBG program requirements include applicants must conduct at least one public hearing prior to selecting a project to advise citizens of estimated CDBG funds available, types of projects available, and obtain recommendations from the citizens. This will be our second public hearing regarding this and if you recall, there's approximately \$9 million targeted for this year statewide to be divided up by all the different applicants.

Citizen participation is encourage and emphasis on low and moderate income persons and public notices of the hearing in English and Spanish which we have done in both of our local newspapers as well as on our website. Recommendations from the public are to be considered and the project is selected at an officially scheduled meeting of the governing body and that is this meeting today. Each CDBG application must address at least one of the three national objectives which are activities to benefit low and moderate income persons, prevention of slum and blight, and must meet urgent and/or life-threatening community development need.

II. A. 5. Application Requirements

Some of the application requirements include application requests are limited to \$750,000 with a certified cost estimate and \$500,000 without a certified cost estimate. The applicant must meet all threshold requirements. Rural applicants of 3,000 population or less must provide a five percent cash match. Non-rural applicants, which is Santa Fe County, must provide a 10 percent cash match. Applicants may request a waiver of matching requirements in the absence of local resources or apply for a loan. Applications are scored by rating certain criteria such as description and need, benefit to low and moderate income persons, leveraging, citizen participation, planning, feasibility and readiness, user fees and revenues, and cost/benefit. And it is the Community Development Council, CDC, who will evaluate projects and make a final selection.

So in summary, we have attended CDBG application workup shops, staff have already. We have a deadline of this Friday, April 14th. This has met the survey methodology for determining low to moderate income eligibility. Application deadline is June 23rd and the applicants will be noticed of eligibility on July 5th and selection of projects for grant award will be in September 2017.

This is the second of two public hearings. We have the highest rated evaluation criteria are benefit to low and moderate income beneficiaries and appropriateness and feasibility readiness.

II. B. Current and Past CDBG Projects

I also want to review some current and past CDBG projects. In the past the County has received CDBG grant funding for projects that have included in approximately the last 15 years, the Greater Glorieta Mutual Domestic Water Association system improvements, the La Familia Medical Clinic, Marcos P. Trujillo Teen Center, the Nancy Rodriguez Community Center, and the youth shelters facility.

I'd also emphasize that again, citizen input is important for the CDBG selection process and documenting that, and we also have a sign-in sheet that is being passed around. This is also a requirement of the hearing so we'd encourage everyone in the audience to please sign the sign-in sheet, and this meeting itself is designed to provide public input. There is a public input period after my presentation right now, and again, as I said before there will be public input following presentation of the proposed projects.

II. C. Questions

MR. OLAFSON: This is the second of two required meetings. We do not have an action for this section of the agenda, and with that, I would stand for any questions.

CHAIR ROYBAL: Okay, do we have any questions? Commissioner Hamilton.

COMMISSIONER HAMILTON: Thanks a lot. I have one small question. I asked it last time. It probably doesn't make a whole lot of difference in terms of comparing between the projects that are applying, but I had wondered whether the projects that we have already heard about, the two projects, whether they have certified budget estimates or that they're eligible to apply for the larger amount. You were going to check into that. I think you might have said – you might have given an answer but I thought you said you needed to check.

MR. OLAFSON: Mr. Chair, Commissioner Hamilton, that would be required at the application phase. At this point I know one project has a certified – or two of them, I believe have certified cost estimate. The third one, there's a third project now, does not but they would have between the selection date now and June 23rd to get that certified cost estimate and all three have indicated that that would not be a problem for this application.

COMMISSIONER HAMILTON: Got it. Thank you. That's great.

CHAIR ROYBAL: Thank you, Commissioner Hamilton. Do we have any other questions from the Board? Seeing none, we'll move on to Citizen Input, item II. D. Do we have citizens who would like to speak to this? Please make your way forward. Mr. Loewy. And if you could state your name for the record.

II. D. Citizen Input

III. Selection of 2017 CDBG Project

A. Presentation and Public Hearing Concerning Potential CDBG Projects

JOE LOEWY: Thank you, Mr. Chair. Good afternoon, Commissioners, County Manager, staff and friends. My name is Joe Loewy. I live at 6 Monterrey Road, Santa Fe. I'm here today as the community board member of the Santa Fe County Housing Authority Board and as a private citizen with a sincere passion for public housing. I am joined by Cathy Hurtado who is the resident board member of the Housing Authority Board and by several of our residents.

We're here today to seek your approval of the project request before you, prepared by the Housing Authority staff for submission of a state of New Mexico Community Development Block Grant application. *[Exhibit 1: Supporting Materials]* We believe this application fulfills all three criteria for the CDBG program. One, 100 percent is for low to moderate income residents. Two, prevention of slum and blight, and three, urgent community need. This application is for the reroofing of units at all three of our public housing sites – Camino de Jacobo, Valle Vista, and Valle de Esperanza, also known as Santa Cruz.

The sites are all located in Santa Fe County and are in three different districts. There is a housing set-aside for the state giving our application far less competition than other types of projects. The application is in the amount of \$750,000 with a matching contribution of \$75,000 from the Housing Authority for a total project cost of \$825,000.

It has been recognized for many years that our County public housing stock has been aging. Roofs and canales are nearing or exceeding the end of their useful life. With increasing frequency we have had to repair or reroof units due to leaks from normal wear

and tear, snow accumulation and rainstorms. Our funding source for these repairs, the HUD capital fund program, has consistently decreased year after year with indications from the federal government that this downtrend will not only continue but likely accelerate in the near future. This project will also save us funds on our operations since our heating costs will decrease.

Our project is shovel-ready with four local Santa Fe County roofing contractors already on a contract with the County for reroofs and maintenance of our existing buildings. The scopes of work are already in our system. We can finish this project before the next application cycle. We anticipate using \$75,000 from our HUD capital fund program. We will also be combining energy savings from the roofing project with the energy performance contract program already in process in order to maximize our savings. We hope to use these savings to replace all of the furnaces in our units and possibly install solar cells.

Please, please vote to approve this project to benefit all of our residents. Many of them, with no pun intended, might literally be without a roof over their head if not for our Santa Fe County public housing. Thank you.

CHAIR ROYBAL: Thank you, Mr. Loewy. Can I have the next speaker?

CATHY HURTADO: Good afternoon, Commissioners, County Manager, staff and friends. My name is Cathy Hurtado. I am the resident commissioner, and I am the resident council president for the Camino de Jacobo housing neighborhood. I have been in housing for eleven years and during that time my unit has had roof work, minor roof work, which has had to be repatched twice.

The most fundamental need that we have for this right now is having a good roof over your head is to enable the families to go to school, to work, and to continue to provide for their families with better health so that they can continue to do this. As resident council president and having our monthly meetings we have the concerns from residents of the units that have issues that continuously either need repatching, some work to it here and there and it just kind of gets fixed, but as it continues to rain the roofs continue to age and continue to deteriorate, which in long term is going to create mold, is going to create health issues for the residents and you don't have the stable, safe home that the County housing is providing.

With this following, fixing the roofs, all of the families that live in the housing are low income, people in need of every savings that are possible. With rising costs in the utilities this will definitely lower the heating costs in the winter. None of our units have air conditioners so this will help cool down our units in the summer. A lot of the residents either have to run fans, which cause your electricity to go up, or have window air conditioners to cool. With new roofs and new insulation this would definitely lower those costs. Just having a safe, affordable, decent housing and secure, safe roofs is a definite demand. We have never had new roofs installed so this is definitely time for that. So your appreciate and thought in this approval of this grant going to the housing is definitely needed for the residents of Santa Fe County housing. Thank you. *[Exhibit 2: Letters from Residents]*

CHAIR ROYBAL: Thank you, Ms. Hurtado. Can I have the next speaker?

JOHN BASSETT: Mr. Chair, Commissioners, my name is John Bassett. I'm Mayor from the Town of Edgewood. We're up here today, we've got a group here to

speaking to you about the CDBG. We've got Krista Kelly here, she's going to speak to a few more of the particular, Councilor Chuck Ring here. We've got Clerk-Treasurer Juan Torres. We've also got Myra Pancraccio here from Estancia Valley Economic Development Associations.

The project we're here to discuss with you today is the East Mountain Regional Health Facility which would be owned and run by First Choice. As you know, we were part of the bond issue that went out last fall. Some of that's come down there and we've made quite a bit of progress on this project which is in striking distance of being done and we're here today to seek some CDBG funding to try to get it over the finish line. It's that close. It's a unique kind of a project. We've already got the clinic out there. This is an expansion of it into a new facility. The current facility is very crowded and it's about at its limit for serving people.

What we're looking at doing would be building a facility that will have 16 exam rooms and dental operatories and it would provide primary medical care, dental care, WIC, subspecialty care and it's got two other parts of it that are also important for this that will probably make it unique, is the behavioral part of it and also extended hours care. Those aren't necessarily going to start right at the beginning. If we get into this bigger facility this is something they can go into. So if you wouldn't mind, I'd like to have Krista come up and speak a little more to the specifics of the CDBG and how this fits in.

CHAIR ROYBAL: Absolutely. Thank you, Mayor Bassett.

KRISTA KELLY: Thank you, Mr. Chair, members of the Commission. I had spoken with you a couple of weeks ago about the details of the project. I want to go over a little bit of those details again and as the Mayor said, this facility is highly needed. The portable building that the health clinic is being operated out of is over 40 years old. It's at capacity. It's beyond capacity. We currently are trying to stack patient visits and we have our healthcare clinic manager that is here today who will tell you a little bit more about what we're facing in the clinic as it is.

We have over 5,000 patients that we currently serve out of that facility. It's beyond capacity. Again, it's beyond its usable life. It's in a portable building that was over 40 years old, is over 40 years old. The facility that we're proposing is a 22,000 square foot facility that will meet the needs of the community. It will be owned by the County. We have been in the process of raising funds. Essentially, the County will get a \$7.5 million asset for a \$3 million investment. We have been successful in raising that funding. There will be 16 exam rooms, 10 dental operatories, some of the key things that we will be providing that the community has said they need that we are not already providing is the extended hours care. That is something, as we had discussed a couple of weeks ago, when the road shuts down people do not have access to healthcare. People do not have access to urgent care when the road shuts down. Even if there's an urgent situation people typically are coming into Santa Fe or Albuquerque for that healthcare when it's after hours. So being able to offer the extended hours care is a huge and urgent need for the community.

And as you know, it's a large, growing population, but we have a growing population of seniors in that area who do not have the ability to transport themselves into Santa Fe or Albuquerque and that's another urgent need. We anticipate 85 jobs being

created out of this with annual salaries of \$5.6 million, so in addition to addressing the urgent need we're also creating a huge economic impact for the region. We also see this as another driver for economic development. Many organizations look at what access their employees would have to healthcare and good healthcare before they make a decision to locate somewhere, so we see this as being another huge economic driver for the community.

The project will primarily serve low to moderate income individuals. As an FQHC First Choice receives a federal grant to provide low income individuals with healthcare at an affordable rate on a sliding fee scale. So it's very important that that is the majority of patients that we are serving is low to moderate income.

The project will qualify for the higher grant amount. As you can see in your packet we already have a certified cost estimate from the architects. It meets all of the CDBG requirements and goes above and beyond that in that we have a resolution of support that was provided two years ago by the Commission. This year there was another resolution passed by this Commission that was specifically for the project and anything that needed to be done to move it forward. The Santa Fe County residents voted \$3 million into the GO bond in November for the project. They're in full support of the project. The project is on the Santa Fe County ICIP, which is another requirement of CDBG. The facility will be owned by Santa Fe County so you will be able to show site control, which is another requirement of CDBG. And the project is also highly leveraged which allows you to get more points with CDBG when you can show that it has multiple funding sources.

And then CDBG match requirement is already in place. There's a \$242,000 capital outlay appropriation that we were able to get in last year's capital outlay, so that match requirement has already been met and it would not have to come out of Santa Fe County operating dollars.

And I have some other people here to speak. I'd like to invite Councilor Ring up to speak to the Commission. Thank you.

CHUCK RING: Mr. Chair, Commissioners, staff, thank you again for having us up here to talk to you about this project. This project has been in existence as a health facility since 2003. Shortly after Edgewood became a town we started looking to find a health clinic and with the help of a lot of citizens we were able to get First Choice Community Healthcare to come out. Since that time we've acquired the building that you've heard spoken about earlier. An 8,000 square foot building. We moved it from Rio Rancho to Edgewood in five pieces, put it back together and it's served us all these years but it's now falling down at the seams, although we've tried to keep the maintenance up.

This facility is a boon to the people, not only in Edgewood Town but in the community and Santa Fe County surrounding it, plus the other counties surrounding it. We have secured promises and/or actual dollars from other entities in the area. We have a meeting set up with Torrance County in the short future, and this facility, if we get all of the funds we need, and we're very close to that, will continue to be a boon and a great asset to the lower income people who cannot afford to drive into Albuquerque as has been mentioned earlier, and it will continue to serve Edgewood and the surrounding area as it grows. So we thank you for your time and as always, it's a pleasure to come up here and talk to people who have been so kind to us in the past. Thank you.

CHAIR ROYBAL: Thank you, Councilor Ring.

LINDA FINKELSTEIN: Hello, Commissioners. My name's Linda Finkelstein. I'm the health center manager at our East Mountain Clinic and I think I'm here mostly to give you a day by day picture of our clinic, more so than maybe the statistics. My clinic has a Fire Marshal level of 85 to be in the building. I have 53 staff. There are times when literally we cannot make 85 in our building and take care of our population. Just this past Monday I literally had people in my waiting room stacked up awaiting an exam room. I only have 12 exam rooms and we literally had more people waiting for an appointment than we did have exam rooms. So they're not so much waiting on the doctor or a lunchtime; they're waiting to simply get into an exam room so the doctor can see them.

I've extended my hours from 7:00 in the morning. The first patient is in checking in until 7:15 until 7:00 at night, trying to meet our needs. And we just cannot meet the needs in our community at this point. Every community has to have essential needs for their people. Otherwise you end up with communities that begin to die away. And we're at that critical point where we have to grow. We have to grow to meet our citizens' needs for essential living facilities, and one of those is medical facilities.

As it is, our medical clinic, while it is not an urgent care, sees anything that comes to the door, and often we will see things that should not come to a clinic door of doctor appointments but luckily we have a new Santa Fe County fire station not far away and so instead of waiting 20 minutes for an ambulance now I'm only waiting five or ten for the most part and we can get these people help. But it is not unusual on a Saturday when I had my staff in for training to have someone come pounding at the door and they have to have medical care. They hitched a ride with someone that far but there's no way they can get into town or to an ER or to an urgent care. And that's part of our problem out there is distance is a very real life-threatening issue for people and they cannot always get into town.

We had a jeep brigade and a warming center at the clinic during Blizzard Goliath because part of the I-40 corridor goes through Santa Fe County and we're the only medical clinic. So we were helping get people off the freeway and had a warming site at least for them to stay until they could get on to other places. So not only is it a healthcare facility but it is where people look to find all kinds of care. It is a center for our end of the county and we're just literally falling through the floors of our building.

I'm using metal flashing that you use along the roof lines for drip line because my building being modular shifts. It's on piers like a trailer. And there are times where it shifts and I will have a modular unit that normally is together be this far apart. And I had one lady put her high heel right through my tile in the dental area and was stuck. So we had to pull the tile up and put metal flashing down so my building can still shift but I don't have someone going through the floor.

Literally, those are the kinds of things I'm facing. My HVAC units are over 50 years old. They can't find parts, so then I have to buy a brand new one. One a building that age, the weight level on the roof no longer allows me to put new ones up. I'm holding my breath because my drug room is now required by the Board of Pharmacy to have a room thermometer that records through the weekend what the room temperature is in order to keep thousands of dollars of state vaccines at the right temperatures, and the

new refrigerated units that I need for that heat the room. So I'm using access vents into the hallways to pump out hot air to try and keep our vaccines for the children at the right temperatures. Otherwise they remove it from the clinic and we literally do not have vaccines for our children.

So this is an absolutely essential building and we're so close. We really need your assistance with this. It's the only way our area can grow is if we can provide medical services. You can't bring in new businesses when there's no medical services. You can't grow a community when you're overwhelmed in your medical area and the only thing they can see is patchwork.

I'm looking now at 53 staff with one staff bathroom, one women's bathroom, one men's bathroom, and that's not my patient load. My patient load on top of that puts us over 100. On any given day the only parking lot bigger than mine and fuller than mine are Walmart and Smith's and they're big box stores and I'm a very little box. But that parking lot is packed and we really need your help. Thank you.

CHAIR ROYBAL: Thank you, Ms. Finkelstein. Next speaker.

MAYOR BASSETT: Mr. Chair, I'll wrap it up for Edgewood a little bit. Basically you've heard from Linda there and from Krista. There is a real urgent need out there for this. The funding that we're seeking here today could complete this project to this point. We in Edgewood are committed, if we have to, to look for additional funding wherever we can find it of course to complete it beyond this but we would like to try to get it going this year if we could. We did the bond issue; that was successful. The voters came out and supported it. This would be the way of letting the voters see it wrap up and come to fruition this year.

I don't know a whole lot else to tell you on it. You've got a pretty good handout [*Exhibit 3: Supporting Material*] there I think and stuff and we'll let it go at that. But thank you for your time and patience listening to us and I hope you'll consider our project. Thank you.

CHAIR ROYBAL: Thank you, Mayor. Could we get the next speaker?

KATHERINE FREEMAN: Good afternoon. I'm Katherine Freeman from the United Way of Santa Fe County and I spoke with you a couple of weeks ago along with the other project. We're here to ask your support in funding the remodel of the old Kaune Elementary School to create an early childhood center serving 184 children, six weeks to five years.

I want to provide a little bit more detail about the project than I did last time. I also want to talk about early childhood education and care and early childhood workforce in Santa Fe County and in our state. Over the years that United Way has been involved in early childhood education and care, and I have to say from the very beginning with a great deal of support from the County Commission and the County staff, beginning way back with Commissioner Vigil and moving through the time when Commissioner Holian and all manner of folks. Most recently, the Dolly Parton Imagination Library, which you'll hear about in the County Commission meeting today. So we've been very grateful for the partnership and the support from the County over time.

Currently in Santa Fe County many people have come together to work in alignment in early childhood education and care and we have a fairly – although underfunded at this point – infrastructure for providing prenatal care in Santa Fe County,

home visiting, post-partum home visiting, and beginning to have a better infrastructure for childcare. But we have really, really, really limited Center-based slots for childcare, particularly for infants and toddlers. The need for infants and toddlers is probably more than 1,000. We've identified 1,000 three- and four-year-olds that don't have access to high quality childcare. So it's a huge investment in our youngest so that they will be ready to succeed when they get to kindergarten.

But it's a huge investment for their parents, especially the parents of infants and toddlers, who, in many cases can't choose to get back in the workforce because they don't have high quality care for their babies. So this center will focus on those age groups. It will also include eventually an adult learning center that focuses on workforce development and the school will be a lab school and will provide wraparound services for those families, many wraparound services focusing on health, family economic stability, and a whole range of services. It qualifies for CDBG because our focus is low and moderate income children and their families.

I've included a small economic impact here but the whole study is in your folder [*Exhibit 4: Supporting Material*] which I know you don't have time to read, but the total economic contribution of the project in terms of income will be \$4.7 million and \$2.1 million in long-term, downstream cost for our county and for our state.

The renovation itself will contribute 37 construction jobs for \$1.7 million; the operations of the center will have 65 full-time employees contributing \$2.7 million annually with each cohort of children. Forty-five of those jobs of the 65 will be brand new, well paying jobs for Santa Fe County.

The project timeline – we've divided this project into three phases. Phase 1 will be the infant toddler wing. It will actually be named the Brindle Frost Infant Toddler Wing. Phase 2 will complete the three- and four-year-old wing, and Phase 3 will complete the adult learning workforce wing.

We're asking for CDBG money to complete the remodel of the first phase, the infant toddler wing, and part of that remodel will be the whole school sprinkler system, running water to all the classrooms throughout the building and the entry way. If we receive CDBG funding we will be able to have babies and their families in the center by early 2018, so we are also very shovel-ready for this project.

The total project is \$7.5 million with the purchase of the building at \$3.072 – they're on your paper here, the construction phases, but the phase that we're concerned with in our conversation with you is \$1.778 million, and again, we'll be able to complete that and move babies in immediately.

I wanted to make sure you understand how the ownership of the building. So United Way of Santa Fe County has a real estate contract with the Santa Fe Public Schools to purchase the building and the total purchase of the building is \$3.072 million. We have made our first payment to the Santa Fe Public Schools in June of 2016. We'll make our second payment of \$1 million soon, June 7, 2017, and our third payment at the same time the next year.

The property continues to be owned by the Santa Fe Public Schools and we have a ground lease with the Santa Fe Public Schools. The reason for that is while the neighborhood has been very supportive and very involved and engaged in volunteering to do all sorts of things the covenants for that neighborhood cannot be changed until 2020.

So our plan is, and in conversation with the neighborhood to purchase the land when we're able to change the covenants. Right now the covenant says the land has to be under the direction of the Santa Fe Public Schools, a connection to the Santa Fe Public Schools, so that's why that's structured in that way.

We've been doing a capital campaign for a couple of years. We've raised \$3.303 million – there's a typo there – towards the construction. Almost \$2.2 million of that money, you have it on your little chart here, has been towards the purchase of the building and \$1.1 million has been for the remodel of Phase 1 for the infant toddler wing. So again, in Santa Fe County about 1,400 – you know this already, but 1,400 babies are born a year. Santa Fe County in partnership with a lot of us, including United Way of Santa Fe County is working really hard to ensure healthy births and to avoid low birth weight babies. Home visiting is offered to those babies but right now, between early Headstart and Center-based, there are only about – a little more than 350 infant toddler slots in Santa Fe County. So we really need to do this to encourage the brain development of our babies but also so that our parents can back to work. And I have Kim Straus from the Brindle Foundation here.

KIM STRAUS: Good afternoon, Mr. Chair and Commissioners. My name is Kim Straus. I am the foundation manager of Brindle Foundation, which is a family foundation based here in Santa Fe and we focus on babies and toddler, pre-natal to age three and their families. And just for the sake of full disclosure, I am a member of the Santa Fe County Health Policy and Planning Commission. I was appointed by the Board of County Commissioners in 2015. I'm aware of the other applicant, but I'm here to speak on behalf of the application for funding by United Way of Santa Fe County for the early learning center at Kaune.

I believe you should support this grant to United Way because it supports our youngest children and their families. High quality early childcare and education for babies, which United Way will provide at Kaune, is a key piece of giving babies the great start in life they need and they deserve, and as Katherine mentioned, it supports the families who need that assurance that their babies are in safe and nurturing environments so that they can work or go to school.

I've known about the desperate need for infant and toddler care in Santa Fe County for more than ten years but I especially learned it when the – I'm sorry to say no longer extant Santa Fe County Maternal and Child Health Council did a study of infant care in the county in 2010, and if anything that need is now more urgent than ever. Several early childhood centers have closed, including some that served infant. Early Headstart has a long, long waiting list, and as you likely know, not all the early education programs in the county serve infants. But United Way of Santa Fe County will be serving infants starting at six weeks of age.

You also probably know what the science tells us, that those brains of those children are developing pretty rapidly and that 85 percent of that brain development will happen by the time they turn age four. Infants and toddlers need to be in these high quality early childhood settings. They are eager to play and they are eager to learn.

As you also know, and you heard from Katherine and you've heard, I'm sure many times, low income families, the families that United Way plans to serve and support, they face many challenges. Some of them have experienced trauma. It is sad to

say but April is Child Abuse Prevention Month and some of our children in Santa Fe County are experiencing abuse and neglect, far too many of them. Much of this is not intentional. Parents really do want to be the best parents they can be but they have many stresses in their lives and having reliable, safe, high quality and affordable childcare and education for their children relieves a big stress in their lives. These parents can concentrate on bettering their lives through work, job advancement, education, skill building. They can provide a better future for themselves, their children, their families and their community, Santa Fe County.

United Way is already engaging families in programs that promote even better parenting and at Kaune they can do more of it and they can do it even better. When we talk about healthcare and we talk about the social determinants of health, having high quality, affordable childcare for those developing babies, that is healthy for them and it's healthy for their families. We have it in our means to provide a more exciting and caring community for our babies and you, the Commission, have the opportunity to invest much needed resources in a great place for great babies and great families. I urge you to support the application by United Way of Santa Fe County for Kaune's Kids. Thank you very much for your service to our community.

CHAIR ROYBAL: Thank you, Mr. Straus and Ms. Freeman. Do we have any other citizen input? Commissioner Anaya.

III. Selection of 2017 CDBG Project for Submission to the State of New Mexico for Funding Consideration

COMMISSIONER ANAYA: Mr. Chair, I have several comments that I want to make and I'll defer to my colleagues but when there's an opportunity for motions I'd like to make a motion after comments have been made, Mr. Chair. The first thing I want to address is these letters that I have in front of me. Commissioner Loewy, Commissioner Hurtado – I saw that she had to leave, but I wanted to say these comments on the record. I dedicated the majority of my career for public housing and affordable housing in particular, and it's still very much a passionate part of my existence and my desire to provide service on the Commission and outside of the Commission to help people to get into housing and have a transitional space where they need to and a full-time space where they need to, dependent upon the tenants that are there, some that transition out and some that cannot.

And so I have a great passion for public housing and what Mr. Montoya, you and your staff do, Mr. Gonzales and the rest of your team, and what our Housing Commissioners do on a monthly basis and a daily basis. So I appreciate your passion, Commissioner Loewy and your efforts, and I want to just say those residents, Lara Curtis, who came I believe and wrote a letter, Emily Rodriguez, Maria Nava, Cesar Delgado, Kara Terrazas, and Tasha Garcia, I believe, all of them and all of those individuals that couldn't come, I very much value and appreciate that they went through the extra effort to not only show up but to write these letters for consideration of the roofing at the public housing site.

That public housing site, and Ms. Miller will tell you and my former colleagues that sat with me on this Commission and former staff members that I've worked with for

ten years here at Santa Fe County as the Public Housing Director will tell you that my devotion and commitment hadn't stop since I left and it didn't stop of course when I was there. And so I think we have an obligation and responsibility. We had a budget meeting earlier in the day and we had some discussion about possible increments and importance of seniors and youth and families and that was across the board as far as priority goes from every one of the Commissioners here.

So I'll say to that particular housing project in this application, I can't support it today for this particular funding source but without question we need to figure out within our budget process now and moving forward, how do we help offset those depleting funds that I know Mr. Gonzales and the director are faced with from the comprehensive program, used to be called CIAP – that was the first job that I had when I came to Santa Fe County. So I fully understand the challenges of having resources that you need to keep the units up and then losing those resources over time.

So I think we have an opportunity to figure out how to phase that work in and get it done and start augmenting some of those funding sources specifically for these types of health and safety measures.

As it relates to early childhood education I also want to address this particular project. I think it's an opportunity for us to take a look at this as we move forward as a County. I still have questions, to be quite frank, and they have to do with other partners that you're going to be working with. I have questions relative to the interaction with organizations like Presbyterian Medical Services and other entities that do similar types of work. I spent three years as the Health Director here at Santa Fe County and was very passionate and supportive of early childhood education programs and fully understand and acknowledge of that 0 to 4 timeframe that our Maternal and Child Health program that we had used to firmly and desire commitment, passion, all those things rolled up in one and the necessity to hit those children and those babies from 0 to 4 is very, very necessary.

I just still want us to continue to understand this project, the City of Santa Fe, I guess that would be a question that I have. Where is the City of Santa Fe? I didn't see it in the budget. Have they made a fiscal – are they in partnership at all? Or have they made any commitment? If you could address it on the record. I'd just like to know. I know there's a lot of talk. There's a lot of discussion with this new tax that's happening in the City of Santa Fe. Is there any correlation to this project? Or what communications have we had with the City relative to this particular project?

MS. FREEMAN: The City is not a funder of this project and we've not had conversations with the City about that. The cost model for the operation of this center was done way before the pre-K for Santa Fe initiative came up, although United Way of Santa Fe County supports it, having worked on funding sources. But at this point there are no City dollars involved in this particular project. We do have a very small Children and Youth Commission grant. It's the first one we've ever had and it funds some of our other work at Agua Fria.

COMMISSIONER ANAYA: So the reason I ask the question is not to pick on you. Let me just say that up front, but I do think that a project of this scope that's going to help babies from 0 to 4 in particular that is of high importance will constitute and necessitate from my perspective some additional leverage and work and cooperation,

not only with entities like the County, but the City, the schools – the schools you're purchasing the facility.

MS. FREEMAN: Right.

COMMISSIONER ANAYA: Education is a functional part of the public school system. What is their involvement?

MS. FREEMAN: The decision to do this place-based early childhood approach came from the Early Childhood Steering Committee and on the Early Childhood Steering Committee is Presbyterian Medical Services, Santa Fe Community Foundation, Santa Fe Community College, Santa Fe Public Schools, County – Kyra and Rachel and all those folks from the County and others who have come together in partnership to determine what we need to do around place-based care.

Some of the services that we're providing are on the old Agua Fria campus. So we have been in partnership and we absolutely have to be in partnership with everybody.

COMMISSIONER ANAYA: Has the public schools said if they were putting in money?

MS. FREEMAN: No, they have not said they would put any money into this. We certainly have purchased the building and have the ground lease and are doing evaluation processes together and those kinds of things.

COMMISSIONER ANAYA: Has the ask occurred? Have you asked the City or the schools?

MS. FREEMAN: No, we have not.

COMMISSIONER ANAYA: So, without a doubt I think this type of project is something that we need to understand better, number one, but I think we need to figure out how to come at it as a unified front. And so I guess I'd like to learn more about the project and the other players. Has the County – have we put any money into the project?

MS. FREEMAN: Not into the remodel or the services at Kaune. Currently the County funds our Dolly Parton Imagination Library and I think that's on the Commission agenda for today and we're very grateful for that. It's a great program.

COMMISSIONER ANAYA: Awesome. I appreciate the responses to my questions. Mr. Chair, in closing, and I have not been shy about my request and desire to see the Edgewood health facility funded. This project has been a long-standing project. Mayor Calkins at the time and the council at the time did a lot of work to help get the first project in place. We're at that point in time where it's been a bridge we've been building board by board. And I really appreciated the specifics relative to the challenges that are faced in the facility day in and day out. But I would say to you that this Commission, this County Commission and the prior County Commission that voted for that tax went out on a limb and said we want this thing to happen and they unanimously, the prior Commission, voted to get it to that point where we're at today.

In financing you can have a project that has everything but a few hundred thousand dollars and without them the deal just doesn't work. I did a lot of housing development finance early in my career and a lot of projects didn't happen whether they're a housing project or a healthcare facility or any facility if you just can't fill that last gap.

It's my understanding – I'm going to just ask it because I think it's that important

to ask, so Ms. Kelly, if you'd come up, I'd like to just ask on the record again, because I think it necessitates me asking it on the record. If we're able to get this project and fund it through his program, will it be built? And I'm going to preface this remark in saying we had a lot of discussion when we were going into the phase, Mayor, you'll recall with the prior Commission that said we've got to go finish the bucket, because the prior Commission didn't want to fund a project that we're going to string out over another five years, three years, two years. They wanted to see it done. So if we're able to get the funding on this piece, will we build the project? Straight up.

MS. KELLY: Commissioner Anaya, members of the Commission, yes, absolutely. Whatever the gap is from this, which we anticipate being about a million, First Choice has committed to funding that gap.

COMMISSIONER ANAYA: Okay.

MS. KELLY: I do also want to mention that we will be looking for other funding. That doesn't mean that we're not going to try looking for other funding to cover that gap, so that it reduces the amount that First Choice has to cover in costs, but this will complete that funding package and I do what to address what you had said earlier about talking about this project. I know when you talk about a \$7.5 million project in New Mexico most people roll their eyes and say, yeah, right; it's going to take you years. I do want to say the initial funding for the project came in last year in January which was the \$242,000 in capital outlay. In June we had the million dollar HRSA grant. By November we had the \$3 million from the GO bond. By December we had the commitment from WIC of the \$1.3 million. We're now working on this final piece, which is CDBG.

COMMISSIONER ANAYA: Thank you very much for those responses, and Mr. Chair, thank you for allowing me to make some additional comments. I would defer on a motion. I would like to make one but I'll defer making that till after my colleagues have had an opportunity to speak. Thank you, Mr. Chair.

CHAIR ROYBAL: Thank you, Commissioner Anaya. Do we have any other comments from the Board? Commissioner Hansen.

II. D. Citizen Input

GREG SHAFFER (County Attorney): If I could, Mr. Chair, I think we went a little bit – and I very much apologize for interjecting but we do call for a public hearing on this matter. We had presentations from the applicants regarding it so it might be a point in order to go ahead and ask and open a public hearing to see if there is anyone else in the public who would like to speak on these issues and then close it and wrap it up as we had started to do. I'd respectfully make that suggestion, Mr. Chair.

CHAIR ROYBAL: Are you saying for us to do that public hearing first or after comments from the Board?

MR. SHAFFER: Mr. Chair, it seems as if the comments are getting to the point of wrapping up and actually making some decisions, so again, I'd respectfully suggest you go ahead and have the public hearing and comment at this point at this point and then of course if Commissioners, as they make their comments have any follow-up questions of any of the applicants they can ask them.

CHAIR ROYBAL: Okay, so we'll go ahead and open it up to the public

for our public hearing. Do we have anybody from the public that would like to speak for or against any of these projects? Okay, seeing none we'll close public comment and I'll entertain any other comments from the Board. Commissioner Hansen.

COMMISSIONER HANSEN: So I too would like to make a motion, but I would like to ask the Housing, which I'm very concerned about the roofs and the situation there. Do you have access to any other money?

JOSEPH MONTTOYA (Housing Director): Mr. Chair, Commissioner Hansen, this is the only source of money that we're currently looking at for feasibility of this amount of project that we have in order for us to be able to move forward. We do believe that this is an emergency situation. We actually have a unit that the decking was so bad it actually went all the way through and as you know we have asbestos inside so this is a major health problem for some of our residents right now.

COMMISSIONER HANSEN: Thank you. So I think that with the fact that I completely support early childhood education but I think that we have some really dire needs here. I of course support the Edgewood health center but I also feel that the County has already gotten them \$3 million and I of course believe the need is necessary, but I would like to make a motion to support the housing project for Santa Fe County housing because I believe that those residents are in the most dire need and that it is a shovel ready project that we can use that money this year and get it done immediate and in the following years we can bring money forward for other projects, especially these two other worthy projects.

CHAIR ROYBAL: We still have comments. Do we have any other comments from the Board? Commissioner Moreno.

COMMISSIONER MORENO: Thank you. I understand. Joseph, if you could respond. Give us a feel for what the magnitude of the problem is and what can you do in a year?

MR. MONTTOYA: Mr. Chair, Commissioner Moreno, this funding will allow us to do almost 50 percent of the units, assuming the prices that we currently have under contract and so this will do a great deal in terms of really moving forward for the health and safety issues. We are identifying the roofs that are in the worst condition currently. As you know this last rainy season that we had, the last couple weeks, we had over 17 repairs that just happened in two days. We actually had water coming down. As you know, we're a little scared about the possibility of mold if we don't take care of those issues and if it really gets bad some of the roof structures are in fact actually getting – there's subsidence in some of the decking then we have asbestos problems. So these units are – the roofings are over 30 years old currently, way after the lifespan. Staff, including Director Anaya when he was there did a fantastic job of just patching and patching and continuing to try to make those repairs. However, we're at the point right now where we actually need new roofs.

I did want to also add that we're doing this in conjunction – as you know, one of the first things I did when I came on we applied for a HUD program for energy efficiency. So we're adding – not only will we be aiding a health and safety issue but energy efficiency issues on this. And so we're really proud because we will be actually having a \$50 minimum rent and this will help those tenants who are at the lowest end of income levels be able to continue to achieve residency.

COMMISSIONER MORENO: Thank you. Can I ask something of the East Mountain? Just a quick, simple question. How far along is the project? Have you broken ground? What stage is it in?

MS. KELLY: Sure, Commissioner, members of the Commission, we anticipate breaking ground this fall. We have everything in the plan and design phase. It is ready to break ground once this funding were to be awarded we would be moving forward with the project. We would break ground, anticipated October of 2017 and the facility would be complete and ready to move in no later than May of next year is what we're anticipating.

COMMISSIONER MORENO: Okay. Thank you very much. May I ask our Manager a question? Well, I forgot my question. I'll come back if we're still talking.

CHAIR ROYBAL: Commissioner Hamilton, did you have comments?

COMMISSIONER HAMILTON: Yes, I do. These are all such incredibly worthwhile and critical projects. This is a horrible choice. It's like Sophie's choice, right? Which kid do you like more? And there's also a certain amount of strategy associated with it. Commissioner Hansen just mentioned that the roofing, which is incredibly important, could potentially be finished in a year and the strategy behind that is that CDBG is currently available unbelievably – the federal government may pull all of that funding, so if you think that there's some time delay that's going to happen with that, the idea of putting it to something that could be finished and closed out and would allow us to reapply would be additional money for the County to utilize in these – in next year, these important projects.

On the other hand, the County is also invested in the community healthcare facility. There are multiple benefits to that, including being able to initiate that right away and sort of preserve the County's interest in getting that done. I just really wanted to point out that there are multiple ways to think about this in terms of the County making the best use of an opportunity to further its citizens and to maximize its ability to move forward with some public benefit. I don't think the choice is easy for the moment I'm going to leave it at that.

CHAIR ROYBAL: Commissioner Moreno.

COMMISSIONER MORENO: Thank you. If I can ask our Manager, with a year's worth of work on the housing stock that we have, and if we exhausted the money I think you indicated to me we could apply next year for more funding. Could you verify that?

MS. MILLER: Mr. Chair, Commissioner Moreno and Commissioners, there's a couple – all of these projects are good projects and this is really difficult. If you recall in the Housing Authority Board meeting we had initially thought we'd be able to apply for two projects because DFA has a housing set-aside that was set aside at a million dollars specifically for housing projects, and then they have the rest is for infrastructure, public facilities, community facilities, and we thought we could put in an application for both. And up until – basically until we enquired and our initial inquiry said yes, you could put in for both, so we were going to put in for the housing set-aside and bring forward the other projects to the Board for a selection.

They subsequently said since our last Housing meeting that that was not – that they would not allow us to have two projects open at once. So you can only have –

whether it's a housing project or whether it's one of the other eligible projects, you can only have one project open at a time. You cannot apply again until that project is closed. So that's one issue. So the question becomes how long will that funding be out there because that will limit if the program continues, which by the way, that's questionable just because it's been put on the chopping block at the federal level.

Let's just say it stays out there and funding is available next year, if we have an open project we will not be able to apply again. So one factor is how quickly can you close a project as to whether you can apply the next year and the next year. So I think that's a pertinent question as to quickly either project can close.

Another factor that I believe, and Paul could correct me if I'm wrong on this is that there is a specific deadline and funding cycle for the community based projects and the infrastructure projects and the housing set-aside is open continuously. So they don't have the same deadline to have an application in right now and do the funding right now. So that's another potential factor is that if we submitted a project and it did not get funded there's still the possibility you could apply for the housing one at a separate time, or you can apply for the housing as soon as we close it. That's if there's still funding in the housing set-aside.

Having previously run this program as DFA Secretary and also being on the MFA Board housing projects – they do a set-aside for them because they're trying to encourage housing entities to apply for them. They do have trouble getting applications for housing projects and they usually get a ton across the state for the other funding. So that's just kind of how the program works and the project works, so my point of that is that the housing set-aside may sit there for a while but there's no guarantee because I believe it's only a million dollars. But those are my pearls of wisdom. It's not the easiest one to understand how things might get selected.

COMMISSIONER MORENO: Thank you, Ms. Manager. I was hoping you would make this easier than harder. Thank you.

CHAIR ROYBAL: Commissioner Anaya.

COMMISSIONER ANAYA: Mr. Chair, I asked if I could make a motion and I guess before I make my motion I'm going to just say this: I think we could, especially if we look at an increment, like we talked about in the budget hearing, I actually think we could facilitate the housing project and fund it. And so with that said, I think we could do both of those projects. This one – but I'm going to move the East Mountain health facility that we've already provided money to and that we're trying to put that last plank in. So I'd move that, Mr. Chair.

CHAIR ROYBAL: Okay, we did have a motion earlier from Commissioner Hansen, so being that she had that motion first, do we have a second to Commissioner Hansen's motion?

COMMISSIONER MORENO: Yes.

CHAIR ROYBAL: We have a motion and a second.

The motion failed by [2-3] voice vote with Commissioners Hansen and Moreno voting in favor and Commissioners Anaya, Hamilton and Roybal voting against.

CHAIR ROYBAL: Motion does not pass. So we have a motion from

Commissioner Anaya. Can you restate your motion for the record.

COMMISSIONER ANAYA: I move the Edgewood health commons project.

COMMISSIONER HAMILTON: I'll second.

CHAIR ROYBAL: So we have a motion and a second.

The motion passed by majority [4-1] voice vote with Commissioner Hansen casting the nay vote.

COMMISSIONER ANAYA: Mr. Chair.

CHAIR ROYBAL: Commissioner Anaya.

COMMISSIONER ANAYA: Mr. Chair, Commissioners, my new colleagues on the Commission, that is one of many difficult decisions that are tough to make. I greatly respect the move for the affordable housing and the roofs and I think we have an opportunity to address that. I really do. Thank you, Mr. Chair.

CHAIR ROYBAL: Thank you. Commissioner Hansen.

COMMISSIONER HANSEN: Well, I'm disappointed because I believe that the housing is really important. I of course support the Edgewood community center but I know how desperate the housing is in this community and I hope that we can find some money in some other place to do the housing and do the re-roofing and I am of course disappointed that that did not pass because I think it is an incredibly worthy project and the short amount of time that we have, this project could have been done. So I just wanted to make those comments.

CHAIR ROYBAL: Thank you, Commissioner Hansen. Do we have any other comments from the Board? In closing I'd like to say these were all very good projects and they all deserve to be funded and I wish we could have funded them all and I do want to work hard with Commissioner Anaya and my fellow Commissioners to identify funds to go ahead and make the repairs that are necessary for the housing. But I do appreciate – and these are, as Commissioner Anaya said, very hard decisions but they are decisions that we will be faced with on occasion and there's going to be times where we'll get the vote in the favor that we'd like to see and times when we won't, but ultimately, we are up here to make decisions and to represent our communities and our constituents and I think that sometimes these decisions are difficult but I believe that we all did a great job today.

I want to thank all of the presenters and speakers that were here today and congratulations the ones that did get a motion today and I'll give it over to Paul Olafson.

III. C. Resolution No. 2017-34, a Resolution Selecting a Community Development Block Grant (CDBG) Project; Authorizing the Submission of a New Mexico CDBG Program Application to the Department of Finance and Administration/Local Government Division/Community Development Bureau for the Project; and Authorizing the County Manager to Act as the Chief Executive Officer and Authorized Representative in All Matters Pertaining to the Application and Santa Fe County's Participation in the CDBG Program

MR. OLAFSON: Mr. Chair, Commissioners, thank you. I just wanted to note for the record that we did get a little bit out of order but in your packets there was also a presentation outlining the three projects. The three projects I think presented themselves very eloquently and adequately above and beyond what the packet had anyway, but with that we have had the public hearing and we've had the comments. The Commission has made their selection and the next item on the agenda is a resolution supporting the selection of the Edgewood health commons project as the 2017 Santa Fe County CDBG project for application.

COMMISSIONER ANAYA: Do you need a motion?

MR. OLAFSON: Well, Mr. Chair, I also want to say we have an attachment that will go with that resolution. *[Exhibit 5: Statement of Project]* I wanted to have that handed out before you make your motion of approval because this identifies the project as the Edgewood health commons project, or the East Mountain. I'm sorry.

So just if I might read it into the record. This is Exhibit A, Santa Fe County 2017 Community Development Block Grant, CDBG application project description. East Mountain Health Facility for \$750,000. This is to construct a new approximately 22,000 square foot East Mountain Health Facility to provide primary medical care, dental, behavioral health, Women/Infant/Children (WIC) care, sub-specialty care and extended hours.

COMMISSIONER ANAYA: Thank you, Mr. Olafson. Mr. Chair, I'd respectfully ask if you'd move it, if you'd move this resolution.

CHAIR ROYBAL: Okay. I'll make a motion to approve the motion to approve Resolution 2017-34, a resolution selecting a Community Development Block Grant project; authorizing the submission of a New Mexico CDBG program as read into the record by Mr. Olafson.

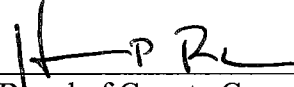
COMMISSIONER HAMILTON: I second.

The motion passed by unanimous [5-0] voice vote.

IV. Adjournment

Having completed the agenda and with no further business to come before this body, Chair Roybal declared this meeting adjourned at 3:42 p.m.

Approved by:



Board of County Commissioners
Henry Roybal, Chair

ATTEST TO:


GERALDINE SALAZAR
SANTA FE COUNTY CLERK



Respectfully submitted:

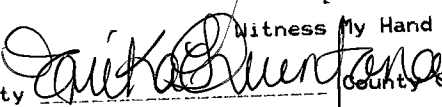

Karen Farrell, Wordswork
453 Cerrillos Road
Santa Fe, NM 87501



COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss

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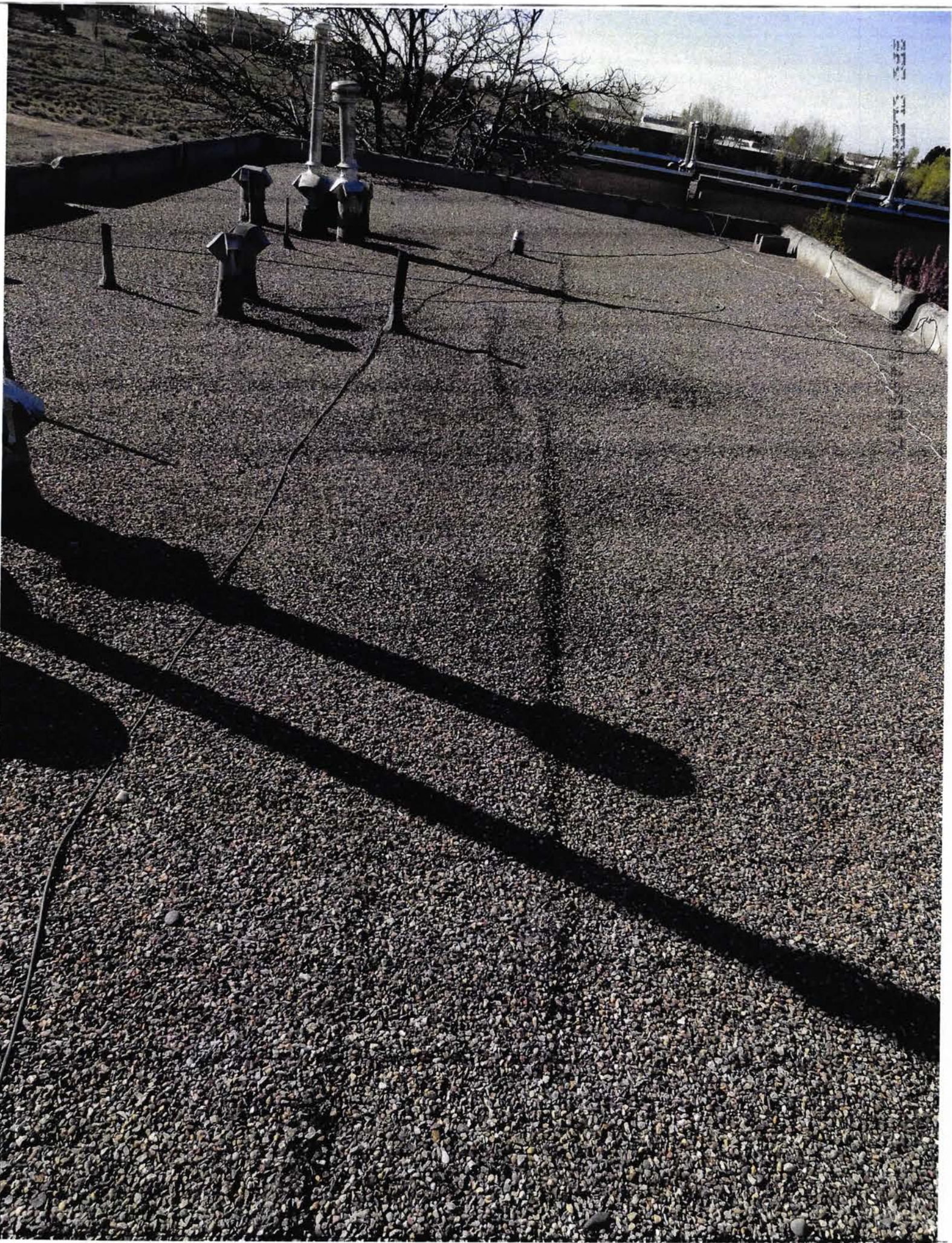
I Hereby Certify That This Instrument Was Filed for
Record On The 14TH Day Of June, 2017 at 04:00:56 PM
And Was Duly Recorded as Instrument # 1828358
Of The Records Of Santa Fe County

Deputy  Witness My Hand And Seal Of Office
Geraldine Salazar
County Clerk, Santa Fe, NM

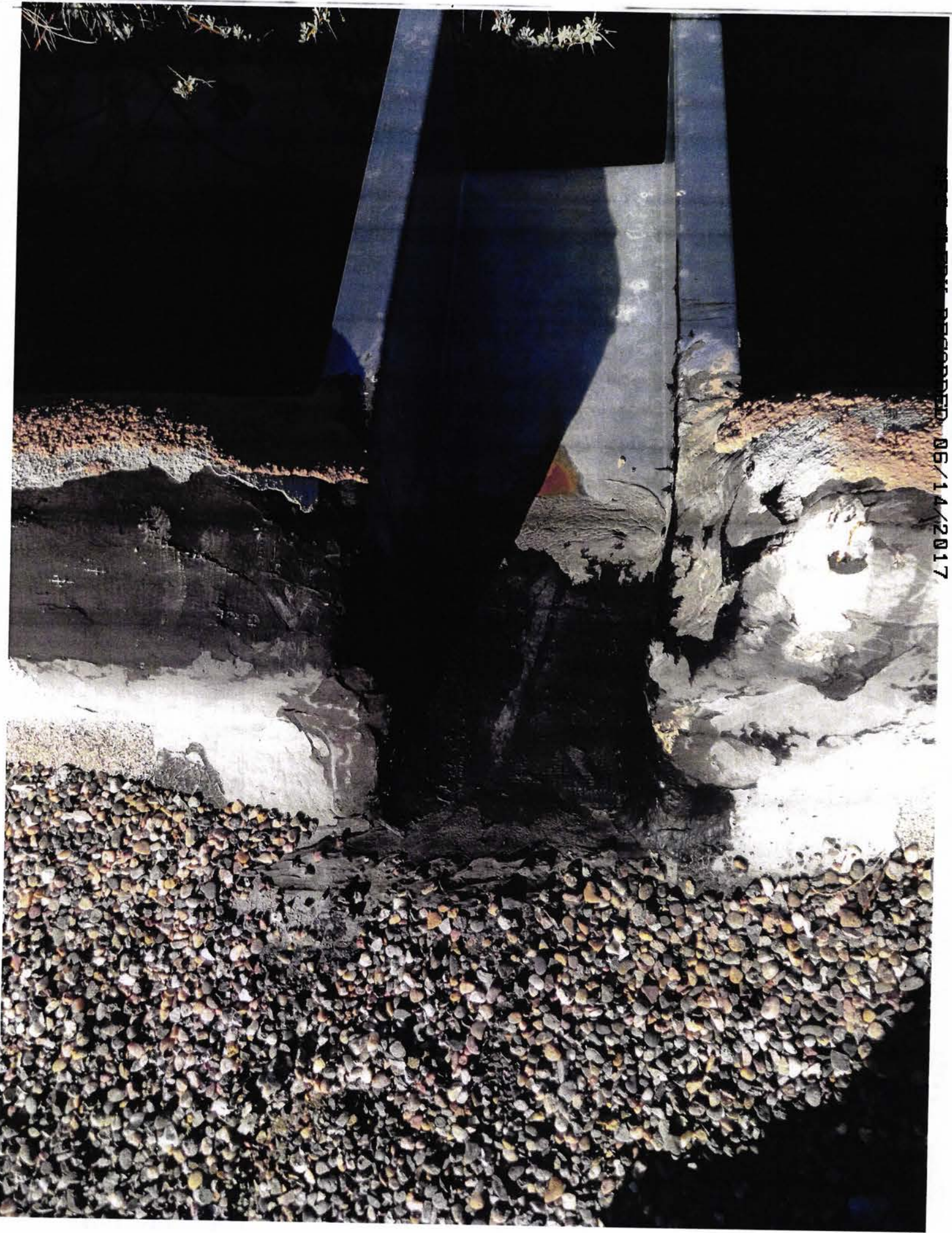
CDBG TALKING POINTS

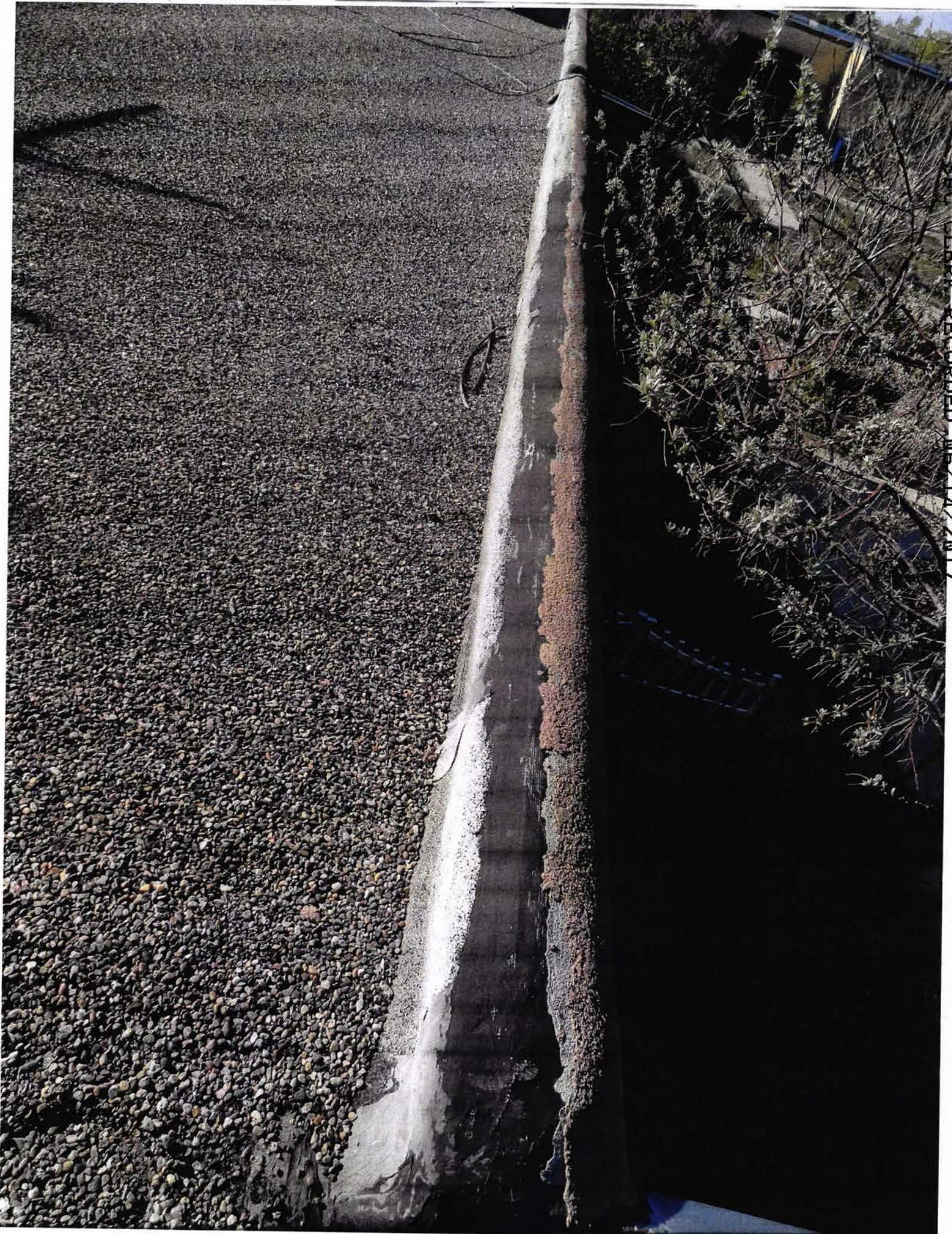
- **THREE CRITERIA FOR CDBG FUNDS:**
 1. **100% FOR LOW TO MODERATE INCOME PEOPLE: ALL PEOPLE IN OUR UNITS ARE LOW INCOME**
 2. **PREVENTION OF SLUM AND BLIGHT: CONTINUAL DECREASE IN HUD CAPITAL FUNDING DECREASES FUNDS FOR ROOF REPAIR AND COULD RESULT IN UNITS BEING VACANT DUE TO LACK OF WORKING ROOFS AND IN TURN THAT WILL LEAD TO SLUM AND BLIGHT APPEARANCE IN OUR HOUSING AREAS**
 3. **URGENT COMMUNITY NEED WHERE EXISTING CONDITIONS POSE A THREAT TO THE HEALTH AND WELFARE OF THE TENANTS: AS PROVIDED IN THE HOUSING PROJECT MANAGER’S REPORT, OUR ROOFS ARE NEARING THE END OF THEIR LIFE CYCLE AND REPAIRS ARE INCREASING IN AN EXPONENTIAL MANNER. THIS POSES A PERCEIVED AND REAL THREAT TO THE HEALTH AND WELFARE OF OUR TENANTS.**
- **IN THE PAST YEAR AND A HALF WE HAVE RE-ROOFED A TOTAL OF FIVE (5) SINGLE FAMILY UNITS AND SIX (6) DUPLEXES TOTALING 17 ROOFS. BETWEEN MARCH 27TH AND APRIL 7TH THERE HAVE BEEN A TOTAL OF 16 NEW EMERGENCY ROOF LEAKS THAT MAINTENANCE HAS REPAIRED.**
- **LEAKING ROOFS CAN CREATE MOLD AND EXPOSE ASBESTOS WHICH IS A THREAT TO TENANT HEALTH**
- **WE HAVE ATTEMPTED TO REPLACE THE ROOFS ON A YEARLY BASIS WITH OUR CAPITAL FUND PROGRAM GRANT HOWEVER WE HAVE NOT BEEN ABLE TO KEEP UP WITH THE DEMAND.**
- **THE AMOUNT FUNDS WE CURRENTLY RECEIVE DO NOT PROVIDE ENOUGH FUNDING TO KEEP THE ROOFS REPAIRED IN GOOD ORDER AS THEY ARE ALREADY AT THE END OF THEIR LIFE SPAN.**
- **BACK IN 2000 TO 2005 WE RECEIVED APPROXIMATELY \$400,000 FOR HOUSING UPGRADES. WE CURRENTLY RECEIVE APPROXIMATELY \$258,093 WHICH IS SIGNIFICANTLY LESS THAN PREVIOUS YEARS.**
- **WITH NO AIR CONDITIONERS IN THE UNITS, AN ENERGY EFFICIENT ROOF WILL KEEP FAMILIES COOLER DURING THE HOT WEATHER.**
- **ENERGY EFFICIENT ROOFING SAVES THE HOUSING AUTHORITY UTILITY COSTS DURING THE TIME THAT UNITS ARE VACANT. ENERGY EFFICIENCY GAINED WITH THE NEW ROOFING WILL SAVE ON HEATING BILLS AND IN TURN OFFSET THE INCREASE CAUSED BY THE \$50 MINIMUM RENT POLICY.**
- **CARBON FOOTPRINT WILL BE REDUCED**
- **ALL REPAIRS AS PROPOSED IN OUR PROJECT REQUEST FORM CAN BE DONE IN ONE YEAR (BEFORE THE NEXT APPLICATION CYCLE) BECAUSE WE ALREADY HAVE THE SCOPES OF WORK IN OUR SYSTEM AND 4 COUNTY APPROVED ROOFING CONTRACTORS**
- **MATCHING FUNDS AS REQUIRED BY CDBG ALREADY EXIST IN OUR CAPITAL FUNDS GRANT.**
- **WE WILL BE ABLE TO COMBINE THE ENERGY SAVINGS OF THE ROOFING WORK, WITH THE ENERGY PERFORMANCE CONTRACT CURRENTLY IN PROCESS, SO THAT COST SAVINGS CAN BE USED TOWARD THE PURCHASE OF NEW FURNACES.**
- **WE WILL HAVE UNITS RE-ROOFED IN ALL THREE SITES AND IN THREE DIFFERENT DISTRICTS.**
- **THERE IS A HOUSING SET ASIDE FOR THE STATE AND THEREFORE FAR LESS COMPETITION.**
- **HAVING A SAFE, DECENT AFFORDABLE PLACE TO LIVE IS A BASIC HUMAN NEED. BESIDES FOOD AND WATER, THE MOST FUNDAMENTAL NEED WE HAVE AS HUMANS IS FOR HOUSING. IN ORDER FOR US TO CARE FOR OUR HEALTH, EDUCATION AND FURTHER ANY OTHER ASPIRATIONS WE MIGHT DESIRE TO PURSUE WE NEED HOUSING FIRST.**

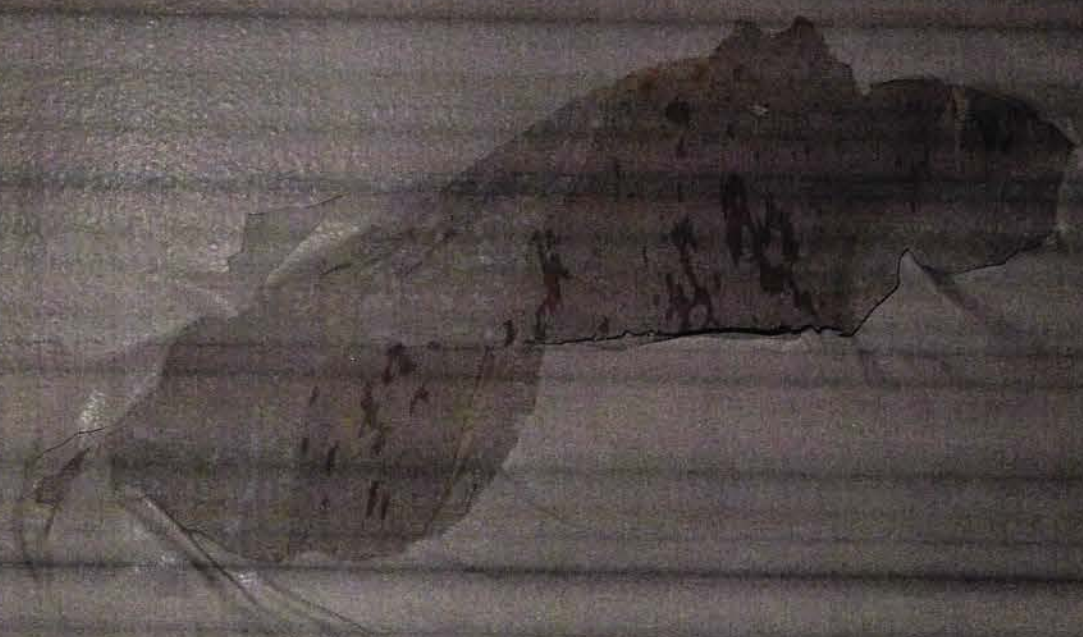




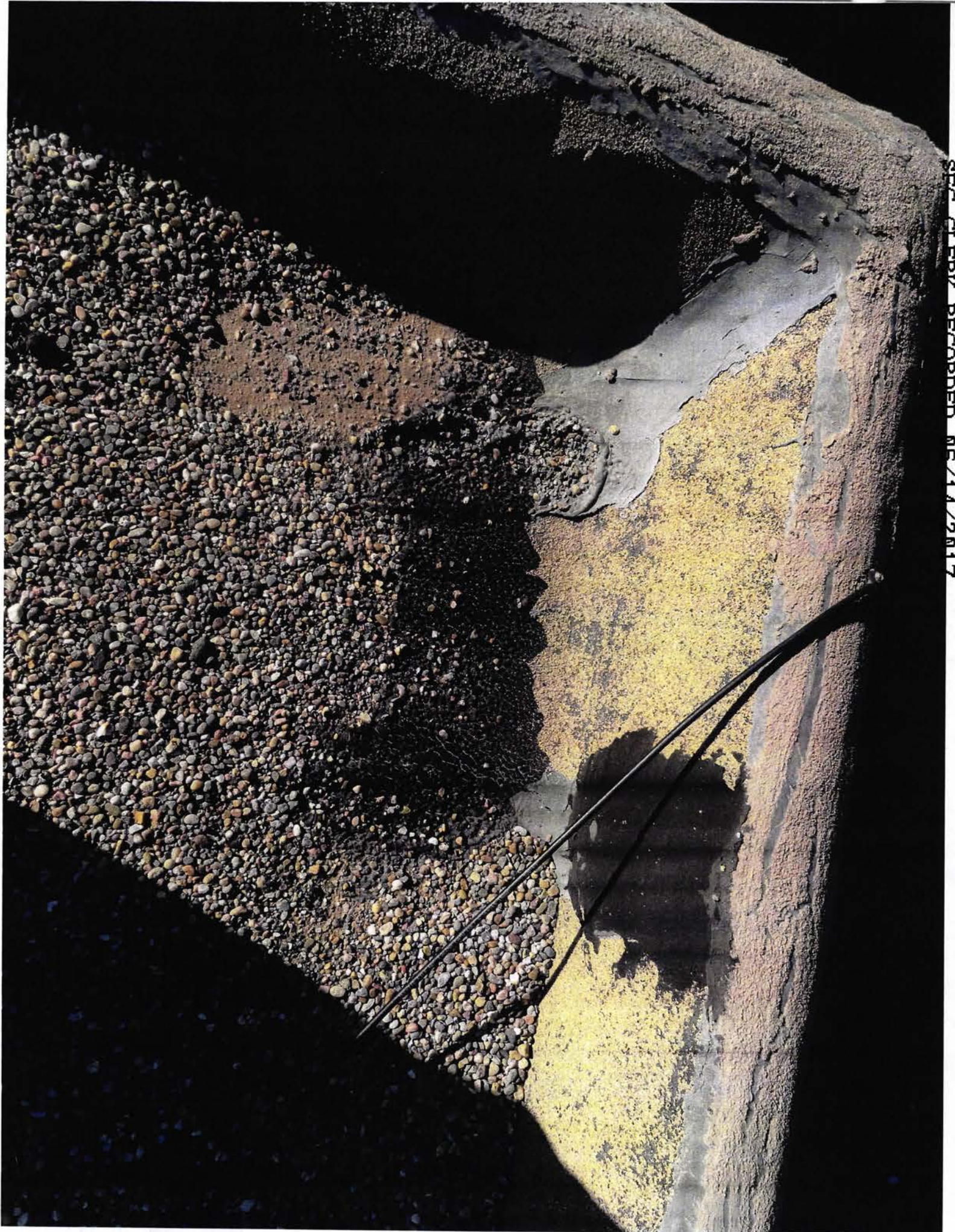
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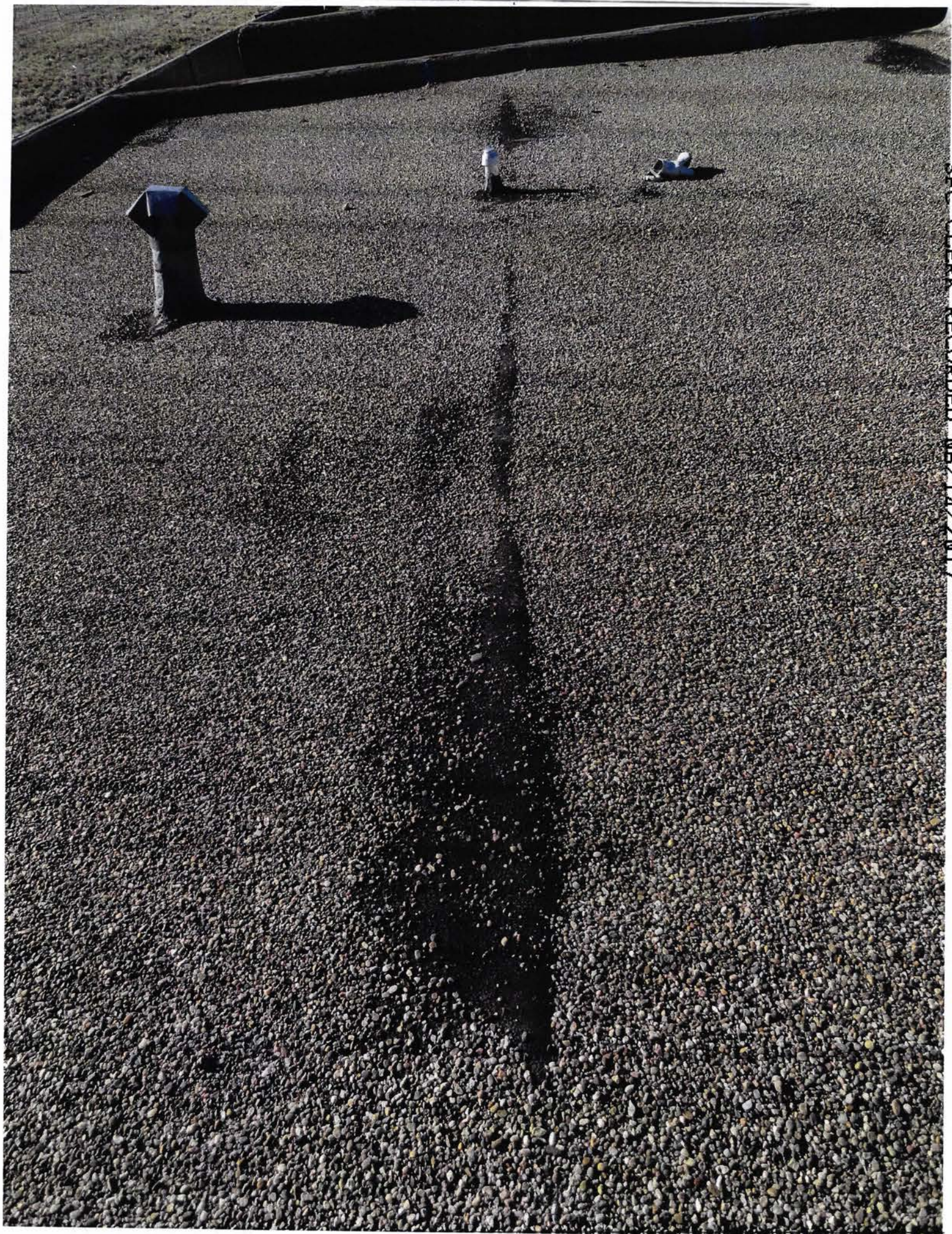


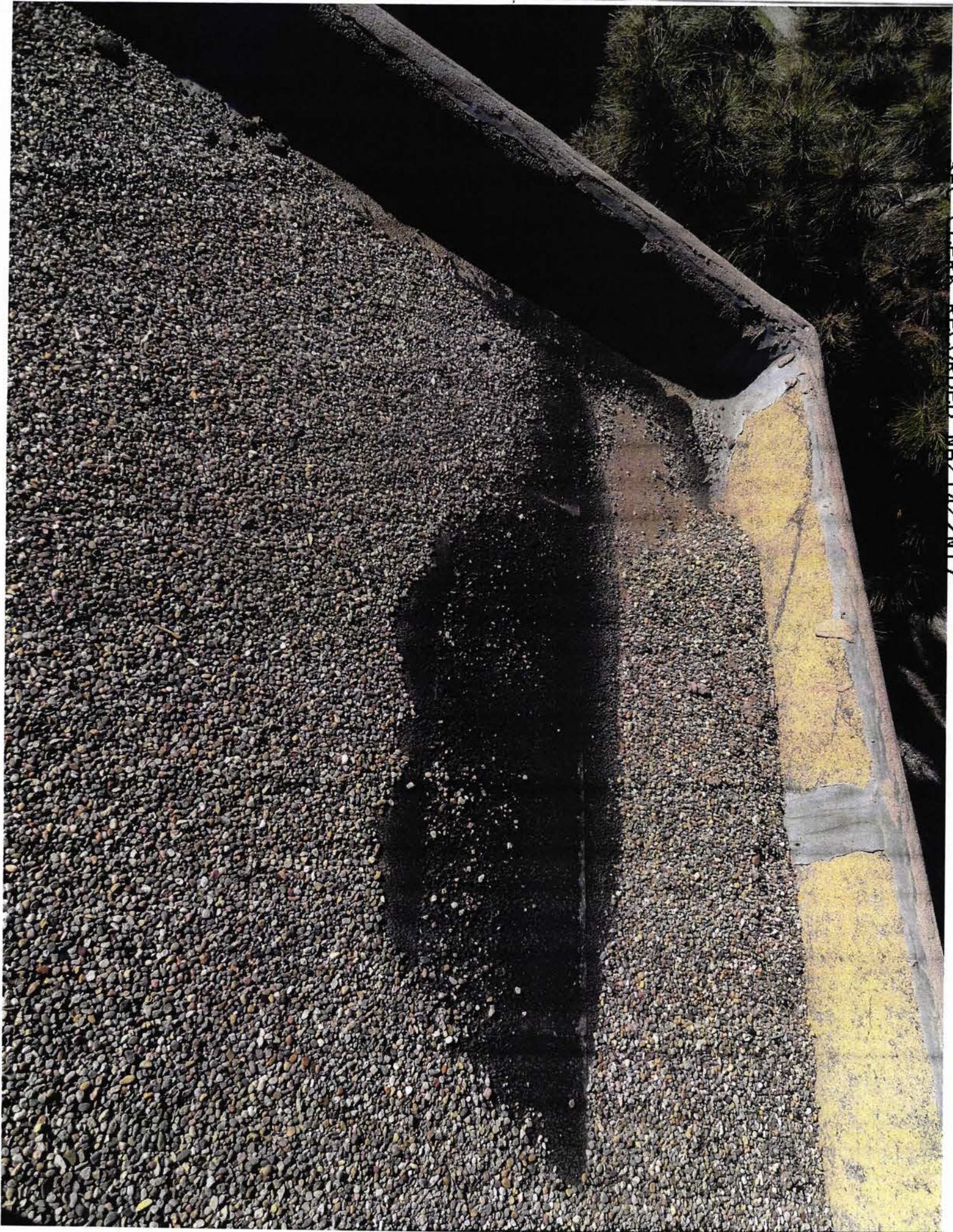


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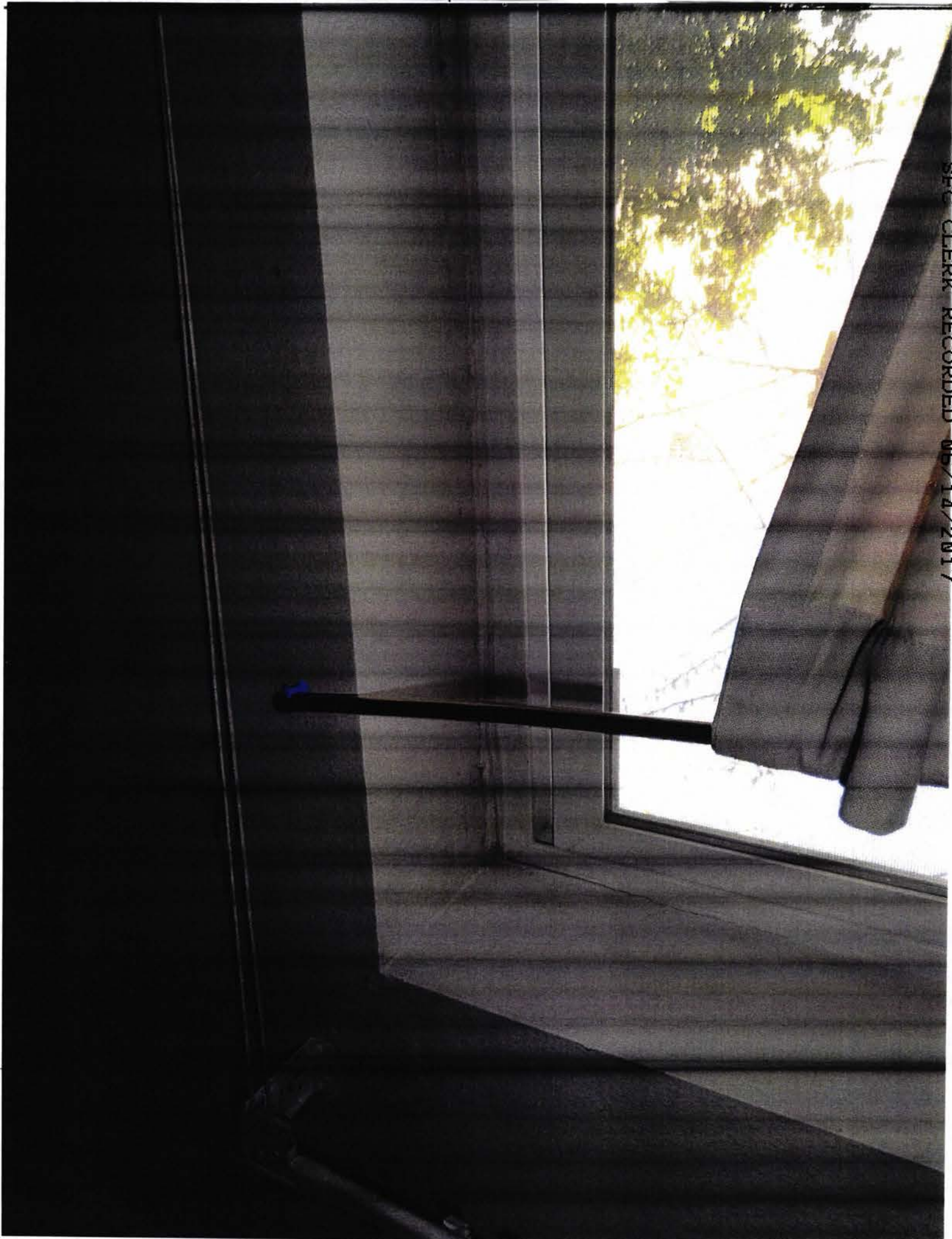








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4-10-17



SFC CLERK RECORDED BE/14/2017

To whom it may concern,

I, Lara Curtis, am a 13½ year resident in the Camino de Jacobo County Housing. In all the time I've lived here the roofs have never been replaced. We have had minor repairs as needed, but it only works for a short time. The roofs leak and are an issue inside the units. My walls have had to be repaired due to inside water damage.

Please consider us for the roof replacement.

Thank You,
Lara Curtis

4-11-17

I Emily Rodriguez Have lived
at 10 Camino De Jacobo for
many years the roof has always
leaked on the walls and floor that
has Has left mildew and mold
on the walls. I have to always
cleaned it up for my children.

Emily Rodriguez.

April 10, 2017

SFC CLERK RECORDED BE/14/2017

To whom it may concern:

I am a tenant of Valle Vista since 2006. My address is 19 San Mateo Way N. SF NM 87508. I think the houses of Valle Vista need new roofing because they are old, and also for the bad weather that we have here in New Mexico.

Sincerely
María L. Narva.

04/11/2017

YO Cesar Delgado y

Karla Terrazas

Queremos decir que en Abril 2017

Housing nos arreglo el techo de
nuestra casa donde rentamos

Por que estaba

entrando el agua a la

casa y todo esta bien

ahora.

04-11-17 11:57 RCVD

Cesar Delgado

Karla Terrazas

#2 Sierra Place North.

SFC CLERK RECORDED 06/14/2017

April 8, 2017-

Tasha Garcia
26 Camino de Jacobo
Santa Fe, NM 87507
(505) 795-3321

SFC CLERK RECORDED ME/14/2017

My name is Tasha Garcia, a paraplegic residence at the Santa Fe County Housing establishment on Jacobo. According to the history on this community built in the 1970s, we haven't had any required safe roofing maintenance made. In which that leads to leaking roofs, ~~which~~ ^{may} lead to molding that may and will cause Respiratory disorders with in the residents who are too old to see or smell such a problem.

The roofs are also liable of collecting snow which can/will buckle, cave in. The snow must be swept from roof, obtain an up to date drainage system.

The roofs which we live under are a poor design and not up to date.

I personally and being a residence of the Jacobo Community wish/hope and beg for your consideration to please fund our housing with up to date roofs.

Sincerely,
Tasha Garcia
#26.

April 10, 2017

Jeffrey Hurtado
5 Camino de Jacobo
Santa Fe, NM 87507

My name is Jeff Hurtado, I have lived at Camino de Jacobo housing since 1999. In these years the county has never received funding for NEW Roofs. They have only repaired, resurfaced which is all only a temporary fix to the problem. The costly yearly repairs is just like putting a bandaid on it. When it rains or snows water gets into the ceiling, insulation, wood, and stucco which then leads to MOLD and has been an issue in some units in the past and present time, and can cause severe HEALTH PROBLEMS and if proven can be a liability to the County Housing.

The damage doesn't stop at the ROOF it goes into the inside of the unit causing water damage to the sheetrock, framing, insulation, floors, and then intensive repairs are needed, not to mention the cost of labor.

So with this being said, having NEW ROOFS this will eliminate the cost of yearly repairs and lead to better living conditions for the residents which are of all ages from elderly, to babies.

Not to mention the Safety and health of all.

Your consideration in this matter is greatly appreciated.

Jeff Hurtado,

East Mountain Regional Health Facility

First Choice Community Healthcare is a nonprofit 501(c)3, Federally Qualified Health Center (FQHC) that provides access to affordable, quality, patient-centered, comprehensive health care to all people who need it -- regardless of ability to pay.

The First Choice East Mountain Health Facility is currently located in an 8,000 sq. ft. portable building that is over 40 years old. Current patient visits are approximately 18,000 per year. Over 5,000 unique patients are served at this site.

Total Project Cost: \$7.5 million

Building: 22,000 square feet

- 16 exam rooms
- 10 dental operatories

Services provided:

- Primary medical care
- Dental
- **Behavioral Health**
- WIC
- Sub-specialty Care
- **Extended hours care**



Economic Impact and Job Creation:

- **85 new jobs with annual salaries of \$5.6 million**
- **Total estimated annual impact to the region \$28 million**

Funding: CDBG funding will provide the final amount of funding needed to complete funding and begin the project.

How does the project meet CDBG requirements?

- Santa Fe County adopted a resolution of support two years ago for the project
- In February 2017, Santa Fe County Commission also adopted a resolution to support contractual requirements needed to move the project forward
- In 2016, Santa Fe County residents voted to appropriate \$3,000,000 in General Obligation Bonds to the project
- The project is listed on the Santa Fe County Infrastructure Capital Improvement Plan
- Santa Fe County will own the facility and be able to prove site control
- The project is highly leveraged – which provides higher points in scoring of CDBG
- The CDBG match requirement is in place and has already been garnered through State Capital Outlay

Conceptual Project Budget Summary

First Choice Community Healthcare, Inc. - Edgewood Community Health Center
Based on a 5 acre site (1 acre undeveloped) and a new 21,840 SF Clinic Bldg.

Updated 4/4/2017

Prepared by Gregory T. Hicks & Associates, P.C.

Category	Description	Cost	Totals
1	Construction - Sitework / Infrastructure		
	Square feet \$ / Sq. Ft.		
Sitework & Utility Infrastructure Costs	Site area based on a 5-acre site: 43,560 SF/Acre X 4 - Bldg. SF = 152,400	\$5.77	\$879,348
2	Construction - Buildings		
	Square feet \$ / Sq. Ft.		
Building Construction Cost	New Health Center Bldg.: 1 Story medical / dental facility 21,840	\$254	\$5,547,360
3	Fixtures, Furnishings & Equipment		
	Square feet \$ / Sq. Ft.		
Medical Equipment, Comm. Systems & Furnishings	Includes medical equipment, furnishings, I/T & A/V equipment, etc. as provided by users. 21,840	\$40	\$0
Dental Equipment	8 stations @ \$45,000 Ea. = \$360,000.00 Est.		\$0
	FF & E w/ Tax	TOTAL	\$0
Total of Construction Costs (Incl. tax) Items 1+2 (without equip. & furnishings)			\$6,426,708
4	Architect / Engineer Fees		
a. Programming Services	Architect / Engineer 4.00% of Basic Services amount Estimated \$21,449 NMGR Tax at 7.3125% on above \$1,568		
b. Basic Services	Architect / Engineer (not incl. tax) thru end of construction 7.00% of Total Construction amount (1+2+3 Eqpt.) Estimated \$536,222 NMGR Tax at 7.3125% on above \$39,211		
c. Reimbursables	Printing / Phone / Mileage, etc. 3.00% of (4.a + 4.b) Estimated \$17,954 NMGR Tax at 7.3125% on above \$1,313		
	A/E Fees w/ Tax	TOTAL	\$617,716
5	Other Project & Consultant Services Fees		
a. Site Topographic Survey	TBD Estimated \$6,000 NMGR Tax at 7.3125% on above \$439		
b. Geotechnical Investigation	TBD Estimated \$5,000 NMGR Tax at 7.3125% on above \$366		
c. Traffic Impact Study	TBD Estimated \$7,500 NMGR Tax at 7.3125% on above \$548		
d. Environmental Assessment	TBD Estimated \$5,000 NMGR Tax at 7.3125% on above \$366		
	Other Fees w/ Tax	TOTAL	\$25,218
6	Miscellaneous Project Expenses		
a. Owner Paid Special Testing & Inspection Services Required by Code During Const.	Estimated \$21,500		
b. Municipal / County Fees:	Epcor Water - Utility hook up fee (Does not include waterline extension costs.) Town of Edgewood Impact Fees 21,840 SF bldg. X \$0.335 Estimated \$1,000 \$7,316		
c. Utility Fees:	PNM Electric some costs assumed to be offset by revenue credit formula Gas Co. of NM Century Link - Telephone Comcast - Data Estimated In sitework est. \$0 \$5,000 \$5,000		
	Misc. Expenses	TOTAL	\$64,816
Subtotal of Project Costs w/ Tax (less contingency)			\$7,134,459
7	Contingencies		
	Owner Contingency 5.00%	TOTAL	\$356,723
\$\$\$ GRAND TOTAL of Project Costs Above w/ Contingency			\$7,491,182

Notes:
1. All categories include New Mexico Gross Receipts Tax (NMGRTax) unless noted otherwise as a separate item.
2. Cost per SF is based on Gerald Martin GC final construction costs for FCCH Los Lunas 6/14/11 + 23% inflation projected to 2018.

THE UNITED WAY EARLY LEARNING CENTER AT KAUNE

UWSFC is in the process of purchasing and remodeling Kaune Elementary School to create an Early Learning Center serving **184 children, 6 weeks to 5 years**, with an early childhood workforce development component. UWSFC is committed to serving children and their families from across Santa Fe County in a high-quality setting that promotes kindergarten readiness, healthy lifestyles for families, and family economic stability. We are also committed to partnering with the Santa Fe Community College to provide workforce development opportunities. The project is located in one of the most impoverished areas in Santa Fe County. Although the program will be open to children from all economic backgrounds, 70 percent (130) of students are expected to be low-income.

ECONOMIC IMPACT

Like any major renovation project, Kaune ELC will inject revenue into the building sector, creating 37 jobs both at the site and in the surrounding community. Through its ongoing operations, the Kaune ELC will support 65 good, permanent jobs both at the Center, and in the local economy. Services provided at Kaune ELC will increase labor force participation by young parents who can't re-enter the workforce without access to affordable, high-quality child care. Finally, by improving long-term outcomes for children, Kaune ELC will reduce numerous public sector costs and increase lifetime income and productivity.

TABLE 1 ECONOMIC BENEFITS OF KAUNE EARLY LEARNING CENTER			
	Jobs	Income	Cost savings & other long term impacts*
Economic Contribution			
Renovation	37	\$1.7 million	
Operations	65	\$2.7 million	
Return on investment in ECE			\$2.1 million
Parent Employment and Earnings		\$300,000	
Total	102	\$4.7 million	\$2.1 million
*Per cohort of 130 low income children			

PROJECT TIMELINE

The construction of the Kaune ELC is planned in three phases. Breaking the entire project into smaller parts will allow us to begin serving our children much sooner than waiting for funds to be available for the entire center, before beginning construction. **Phase one will complete the Infant/Toddler wing; phase two will complete the PreK wing (including three- and four-year-olds); and phase three will complete the adult learning/workforce development facility.**

Our anticipated timeline for phase one is as follows: We have signed a contract with HB Construction and will begin site improvements and basic infrastructure work sometime in April 2017. Work will continue throughout the summer with the funds we have available. **On the receipt of CDBG funds in September 2017, we anticipate completing phase one by the end of December 2017. (Estimated time for the entire phase one construction is four-to-five months.) This will allow the infant/toddler wing to begin serving the community in early in 2018.**

The total project cost is approximately 7.5 million dollars. This includes \$3,072,000 for the purchase of the facility; \$1,778,000 for the construction of phase one; \$1,627,000 for the construction of phase two; and 1 million dollars for the construction of phase three. **We are currently requesting \$750,000 in CDBG funding for phase one.**

Real Estate Contract between United Way of Santa Fe County and Santa Fe Public Schools for the purchase of Kaune Elementary School Building; purchase price \$3,072,000. First cash payment of \$1M on June 7, 2016; Second cash payment of \$1,050M due June 7, 2017 (includes 5% interest); Final payment of \$1,072 (includes 5% interest) due June 7, 2018. Approved by State Board of Finance in April 2016.

Ground Lease between United Way of Santa Fe county and Santa Fe Public Schools; 10-year term. United Way of Santa Fe County intends to purchase the land no later than the end of the term.

Justification for Ground Lease: Article 5 of the Casa Linda Addition covenants limits the use of the land which was conveyed to the Santa Fe Public Schools to park, residential use, or school purposes. Beginning in 1972, the covenants are successively renewed every ten years unless changed by a vote of a majority of homeowners. The next time that the covenants may be modified is 2022. UWSFC will ask homeowners to modify the covenants at that time. If successful, we will purchase the property. We have a very good relationship with the homeowners in the area: they are involved with the repurposing of the school, and are supportive of the Early Childhood Center at Kaune.

Capital Campaign Funds Raised to Date: \$3,0303,862

UWSFC has raised, to date, \$1,110,000 towards the construction of phase one. With the receipt of \$750,000 in CDBG funds, we would be able to complete the construction of phase one.

#1

Capital Campaign Total Raised: \$3,303,862

First Kaune payment: June 7, 2016	\$	1,000,000
Closing Costs	\$	12,678
Second Kaune Payment: June 7, 2017	\$	1,000,000
5% interest on second payment	\$	50,000
Architectural Plans	\$	30,182
Furniture	\$	2,380
Ground Lease of Kaune	\$	38,250
Insurance, Repairs & Maintenance, Utilities	\$	59,836
Total Raised	\$	2,193,326

PRIMARY FUNDERS: Daniels Fund \$1M; Dell Foundation \$500K; Corporate and Individual donors.

#2

Capital Campaign Raised for Phase I Remodel

Cost: \$1,550,000

Brindle Foundation	\$	250,000
Frost Foundation	\$	250,000
Anonymous	\$	348,914
State of NM Capital Outlay	\$	250,000
Community gifts	\$	11,542
Commerative Bracelet Sales	\$	80
Total Raised for Phase I Remodel	\$	1,110,536



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Ownership Interest	TAB 4
Certified Cost Estimates	TAB 5
United Way Early Learning Center at Kaune – Santa Fe County Economic Analysis	TAB 6

UPDATED

**Santa Fe County
2017 Community Development Block Grant (CDBG)
Project Request Form**

Project Name:	United Way Early Learning Center at Kaune		
Project Location:	1409 Monterey Drive, Santa Fe, NM 87505		
Requestor Name:	United Way of Santa Fe County	Phone Number:	982-2002
Address:	440 Cerrillos Road, Suite A, Santa Fe NM 87505	Email Address:	katherinef@uwsfc.org
Project Type: (Road, building, park, etc.)	Building purchase and remodel	Total Project Cost:	7,000,000
		CDBG Funds Requested:	\$ 750,000
Project Description: Please describe the project details including the type of project, size, equipment/furniture needed and location.			
<p>Purchase and remodel of Kaune Elementary school to create a childcare center serving 184 children, 6 weeks to 5 years, with an early childhood workforce development component. Kaune is a 32,000-square foot building and will include 13 classrooms. We are purchasing the facility from the Santa Fe Public Schools for \$3M. The remodel of the school will cost \$3M and the remodel of the adult learning space will cost \$1M. Furniture, outdoor learning spaces, IT, etc. are included in the cost of the project. We have currently raised \$3.3M, and have paid our first payment of \$1M to the SFPS. We are committed to serving children and their families from across Santa Fe County in a high-quality setting that promotes kindergarten readiness, healthy lifestyles for families, and family economic stability. We are committed to partnering with the Santa Fe Community College to provide workforce development opportunities. The project is located in one of the most impoverished areas in Santa Fe County.</p>			
Project Benefits: Please describe the need for the project, public benefits, and any urgent issues. Please explain how the project will improve existing conditions.			
<p>High-quality early childhood opportunities for low income families are extremely limited in Santa Fe County, especially for infants and toddlers. The costs of high-quality child care for those able to pay averages \$1,400 a month, higher than the cost of state college tuition. More than 50% of children enter kindergarten at least one year behind. Research suggests that 75% of those children will not graduate from high school. The United Way Early Learning Center at Kaune will change that trajectory for the children it serves. Economic research suggests that for every \$1 spent on early childhood education there is a public/private return of between \$3 and \$7. The center will provide a safe, nurturing environment for children that allows their parents peace of mind while they are working. It allows young mothers, who may not return to work because they are unable to secure adequate childcare, to return to the workforce. The Center will also create at least 45 new jobs for Santa Fe County.</p>			
Project Readiness: Please describe if and how the project is part of a planning process/approved planning document and when construction can start.			
<p>The project has been planned by UWSFC. The purchase of the building was approved by the Santa Fe Public School Board and the State Board of Finance. The first payment of \$1M was made to the Santa Fe Public Schools on June 7, 2016 when we closed on the property. The next two payments are due June 7, 2017 and June 7, 2018. Architectural design and assessment of the building is complete with cost estimates. A construction contract is currently being executed. Planning documents are in order. Construction for the school is planned in three phases; the infant toddler wing, the pre-kindergarten wing, and the workforce development area.</p>			

Project Cost Details (Planning, Design, Land Acquisition, Construction)	Project Cost per Year					
	2017	2018	2019	2020	2021	Total
Planning / Design / Land Purchase	\$1,062M	\$1,072M	\$	\$	\$	\$2,134M
Construction	\$1,778M	\$1,627M	\$1M	\$	\$	\$4,405M
Other Funding Source: Will requested funds be used with other funding? If yes, please describe amount and source of funding.						
Yes, Daniels Fund, \$1M; Dell Foundation, \$500k; Brindle Foundation, \$250K; Frost Foundation, \$250K; Individual and corporate donors, \$1.3M						
Fiscal Impact	Operational Cost per Year					5 year Average
	Year 1	Year 2	Year 3	Year 4	Year 5	
Operations & Maintenance	\$1.96M	\$2.12M	\$2.43M	\$2.43M	\$2.43M	\$2.25M

United Way of Santa Fe County’s Response to
Request for Additional Information to Supplement CDBG Proposal

Real Estate Contract, Ground Lease, and Land Acquisition

Real Estate Contract between United Way of Santa Fe County and Santa Fe Public Schools for the purchase of Kaune Elementary School Buildings; purchase price \$3,072,000. First cash payment of \$1M on June 7, 2016; Second cash payment of \$1,050M due June 7, 2017 (includes 5% interest); Final payment of \$1,072 (includes 5% interest) due June 7, 2018. Approved by State Board of Finance in April 2016.

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UNITED WAY EARLY LEARNING CENTER AT KAUNE - PROJECT TIMELINE

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The total project cost is approximately 7.5 million dollars. This includes \$3,072,000 for the purchase of the facility; \$1,778,000 for the construction of phase one; \$1,627,000 for the construction of phase two; and 1 million dollars for the construction of phase three.

We are currently requesting \$750,000 in CDBG funding for phase one.

UWSFC has raised, to date, \$1,110,000 towards the construction of phase one. (This total includes \$250,000 of re-allocated capital, currently on the Governor's desk.) With the receipt of \$750,000 in CDBG funds, we would be able to complete the construction of phase one.

Our anticipated timeline for phase one is as follows: We have signed a contract with HB Construction and will begin site improvements and basic infrastructure work sometime in April 2017. Work will continue throughout the summer with the funds we have available. **On the receipt of CDBG funds in September 2017, we anticipate completing phase one by the end of December 2017. (Estimated time for the entire phase one construction is four-to-five months.) This will allow the infant/toddler wing to begin serving the community in early in 2018.**

The construction and completion timeline for phases two and three are dependent upon raising the balance of project funds needed. We estimate the total construction time for phase two to be the same as phase one – four to five months.

UWSFC is in the process of purchasing the building while leasing the land under a ten year lease. UWSFC made the first of three \$1,000,000 annual payments on June 7, 2016. The second payment will be made June 7, 2017, and the third payment will be due June 7, 2018. UWSFC has already raised the funds for the second payment. If we receive a commitment of CDBG funding to allow us to complete phase one, we will then focus our fundraising activities first, on raising money for the third payment; second, on raising funds for phase two; and third, on finding diverse funding partners for phase three.

The purchase agreement between the Santa Fe Public School District and UWSFC makes clear the intention of both parties to convey the land as well as the building. However, local neighborhood covenants disallow the transfer of the land until the covenants are officially amended – and amendments are limited to every twelve years – hence the land lease covering the period until the covenants can be amended to allow the transfer.

The timely completion of phase one will allow us to begin meeting one of the most critical unmet needs in our community – high-quality, affordable early care and education.

Ownership Interest

On the matter of county ownership interest for use of CDBG funds we consulted with our attorney David P. Buchholtz, Rodey Law. His research determined that local governments may engage "subrecipients" including local agencies and non-profits to participate in CDBG projects. In that regard, New Mexico's constitutional restrictions on the allocation of public money do not extend to programs which distribute federal funds. Therefore, anti-donation clause and public ownership of public improvements would not appear to be a concern.



VIGIL & ASSOCIATES
ARCHITECTURAL GROUP, P.C.


April 6, 2017

Katherine Freeman
President/CEO
United Way of Santa Fe County
440 Cerrillos Rd., Suite A
Santa Fe, NM 87501

RE: Cost Estimates

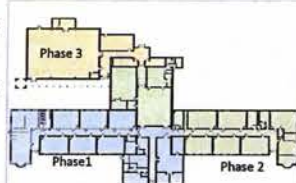
Katherine,
Attached is the cost estimate for Kaune. The total construction cost estimate reflects the actual hard construction cost for construction and the project cost estimate includes associated soft costs for each phase of the project the project. Let me know if you have any questions.

Sincerely,


Joe Muhlberger, A.I.A.
Vice -President.
Vigil & Associates Architectural Group



PROJECT: United Way Early Learning Center at
V&A JOB #: 16-012
DATE: October 17, 2016
REVISION: 2.0



4.2 LEVEL I UNIFORMAT - PROBABLE COST COMPARISON

Full Scope of Work Building Square Footage: 34,807 100.00%
One Scope of Work Building Square Footage: 13,088 37.60%
Two Scope of Work Building Square Footage: 13,384 38.45%
Work Building Square Footage (scope of work): 8,335 23.95%

Comparison of Scopes of Work

Building	Full Scope of Work			Phase One			Phase Two		
	Price per S.F.	% of Bldg & Site Cost	Cost	Price per S.F.	% of Bldg & Site Cost	Cost	Price per S.F.	% of Bldg & Site Cost	Cost
A. Substructure	\$0.33	0.59%	\$11,500.00	\$0.42	0.52%	\$5,520.00	\$0.45	0.69%	\$5,980.00
B. Shell	\$2.05	3.68%	\$71,260.00	\$4.21	5.14%	\$55,070.00	\$1.21	1.87%	\$16,190.00
C. Interiors	\$16.39	29.43%	\$570,486.65	\$22.50	27.48%	\$294,467.50	\$20.62	31.84%	\$276,019.16
D. Services	\$19.63	35.24%	\$683,163.35	\$34.84	42.55%	\$455,920.85	\$16.98	26.21%	\$227,242.50
E. Equipment & Furnishings	\$0.78	1.39%	\$27,000.00	\$1.60	1.96%	\$21,000.00	\$0.45	0.69%	\$6,000.00
F. Special Construction	\$7.58	13.60%	\$263,727.50	\$16.26	19.86%	\$212,769.75	\$3.81	5.88%	\$50,957.75
Total Building Cost			1,600,137.50			1,023,748.10			\$576,389.41

Site	Full Scope of Work			Phase One			Phase Two		
	Price per S.F.	% of Bldg & Site Cost	Cost	Price per S.F.	% of Bldg & Site Cost	Cost	Price per S.F.	% of Bldg & Site Cost	Cost
G. Site Work		17.46%	\$338,405.00		4.47%	\$47,855.00		33.51%	\$290,550.00
Total Site Cost			\$338,405.00			\$47,855.00			\$290,550.00

General Cost	Full Scope of Work			Phase One			Phase Two		
	Cost			Cost			Cost		
X. General									
a. Total Building & Site Work Cost	\$1,938,542.50			\$1,071,603.10			\$866,939.41		
	% by Bldg & Site Cost			% by Bldg & Site Cost			% by Bldg & Site Cost		
b. Contractor Fees									
General Requirements	8% \$155,083.40			8% \$85,728.25			8% \$69,355.15		
Overhead & Profit	5% \$96,927.13			5% \$53,580.15			5% \$43,346.97		
Bonds	1% \$19,385.43			1% \$10,716.03			1% \$8,669.39		
Total Bldg., Site, & Constr. Fees	\$2,209,938.45			\$1,221,627.53			\$988,310.92		

Construction Contingency	Full Scope of Work			Phase One			Phase Two		
	% by Total Bldg., Site, & Constr. Fees			% by Total Bldg., Site, & Constr. Fees			% by Total Bldg., Site, & Constr. Fees		
Y. Construction Contingency	12%	\$265,192.61		12%	\$146,595.30		12%	\$118,597.31	
Total Bldg., Site, Constr. Fees & Contingency (MACC)		\$2,475,131.06			\$1,368,222.83			\$1,106,908.23	
Price per Square Foot of MACC		\$71.11			\$104.54			\$82.70	

Z. NMGRY On Construction Cost	Total Bldg., Site, C. Fees & Cntgcy			Total Bldg., Site, C. Fees & Cntgcy			Total Bldg., Site, C. Fees & Cntgcy		
	8.3125%	\$205,745.27		8.3125%	\$113,733.52		8.3125%	\$92,011.75	

TOTAL CONSTRUCTION COSTS

(Includes Bldg., Site, Constr. Fees & Contingency & NMGRY)

\$2,680,876.33

\$1,481,956.35

\$1,198,919.98

Indirect Cost/Soft Costs	Full Scope of Work			Phase One			Phase Two		
	Cost			Cost			Cost		
1. Design Fees									
2. Permit & Impact Fees	\$15,000.00			\$15,000.00			\$5,000.00		
3. Existing Roofing Report	\$5,200.00			\$5,200.00			\$0.00		
4. Environmental Assessment Report	\$0.00			\$0.00			\$0.00		
5. Survey	\$3,000.00			\$3,000.00			\$0.00		
6. Geotech	\$0.00			\$0.00			\$0.00		
7. Special Inspections	\$2,000.00			\$2,000.00			\$2,000.00		
8. Furnishings & Equipment	\$295,859.50			\$111,248.00			\$113,764.00		
9. Playground Equipment	\$235,000.00			\$45,000.00			\$190,000.00		
10. Technology Equipment	\$304,561.25			\$114,520.00			\$117,110.00		
Total Indirect Cost	\$860,620.75			\$295,968.00			\$427,874.00		

TOTAL PROJECT COSTS

(Includes Construction Cost and Indirect Cost)

\$3,541,497.08

\$1,777,924.35

\$1,626,793.98

UNITED WAY EARLY LEARNING CENTER AT KAUNE: SANTA FE COUNTY ECONOMIC ANALYSIS

United Way Early Learning Center at Kaune (Kaune ELC) will benefit the Santa Fe economy in several important ways. Like any major renovation project, it will inject revenue into the building sector, creating 37 jobs both at the site and in the surrounding community. Through its ongoing operations, the Kaune ELC will support 65 good, permanent jobs both at the Center, and in the local economy. Third, services provided at Kaune ELC will increase labor force participation by young parents who can't re-enter the workforce without access to affordable, high-quality child care. Finally, by improving long-term outcomes for children, Kaune ELC will reduce numerous public sector costs and increase lifetime income and productivity.

The Kaune ELC's major economic benefits, which fall into three broad categories -- Contribution, Labor Force Participation, and Return on Investment -- are presented in Table 1 and described in more detail below. In total, the Center will support 102 jobs, \$4.7 million in income for workers, and \$2.1 million in public sector cost savings and other future impacts.

TABLE 1 ECONOMIC BENEFITS OF KAUNE EARLY LEARNING CENTER			
	Jobs	Income	Cost savings & other long term impacts*
Economic Contribution			
Renovation	37	\$1.7 million	
Operations	65	\$2.7 million	
Return on investment in ECE			\$2.1 million
Parent Employment and Earnings		\$300,000	
Total	102	\$4.7 million	\$2.1 million
*Per cohort of 130 low income children			

Economic Contribution

The renovation and operation of the Kaune ELC will contributeⁱ to the Santa Fe

ⁱ Many similar studies use the term "economic impact" instead of "economic contribution". We prefer the term "contribution" in this context because it refers to the gross change in economic activity associated with an industry in an existing regional economy, while "impact" refers to the net change in economic activity. Early care and education already contributes significantly to the Santa Fe and New Mexico economies. The Kaune Early Learning Center will increase that contribution. Whether or not the expansion has an "economic impact" will, however, depend on the source of the funds.ⁱ An event, such as a marked increase in consumption of a good or service, is said to have an "economic impact" if it produces a net change to the economic base of a region that would not have occurred in the absence of the event. The only way a net change can occur is if new revenue is brought into the region or revenues that would otherwise be lost to the region are retained. A net change in the size of the economic base will not occur if consumers simply consume less of one thing in order to

economy by increasing spending and employment by the Center and by building contractors working at the site. The new spending will stimulate expenditures and employment by supply chain businesses and employees of all the affected firms. The IMPLAN® On-Line modeling system was used to estimate the effect of the Kaune ELC on the Santa Fe economy. IMPLAN is a widely-used software package and database for estimating local economic effects using input-output analysis.ⁱⁱ

RENOVATION

United Way of Santa Fe County will invest over \$3 million in renovations to create a 13-classroom childcare center serving 184 children at Kaune ELC. The renovation effort will support 38 temporary jobs paying \$1.7 million in wages and salaries. Included in this total are 23 jobs related to the construction ("direct" employment), eight jobs in supply chain businesses supporting the construction effort ("indirect" employment), and seven jobs at businesses frequented by construction and supply chain employees ("induced" employment) (Table 2).

TABLE 2 ECONOMIC CONTRIBUTION OF KAUNE EARLY LEARNING CENTER PHASE 1 CONSTRUCTION			
Impact Type	Employment	Labor Income (\$)	Economic Activity (\$)
Direct	23	\$1.1 million	\$3.9 million
Indirect	8	\$315,000	\$1 million
Induced	7	\$286,000	\$883,000
Total Impact	38	\$1.7 million	\$5.8 million

consume more of another. Similarly, new spending by a local government will not produce an economic impact if it is entirely funded through an increase in local taxes. If, however, the revenue to fund the new services is derived from sources outside the region, such as a tax paid primarily by tourists or a federal grant, the new spending will increase the size of the economic base by bringing new revenue into the region and thus have a measurable economic impact. Because funding sources for the project have not yet been fully identified, the current analysis focuses on the extent to which Kaune ELC will increase the contribution ECE makes to the Santa Fe economy.

ⁱⁱ Input-output analysis is based on the premise that regional economies are composed of interconnected households, industries, and institutions. These sectors purchase output from each other and supply inputs to each other in a complex web of interdependencies. A significant change to one sector will therefore impact the many other sectors to which it is connected.

The initial change is called the "direct" effect. As the initial change travels outward through the regional economy, it produces "indirect" and "induced" effects." The mathematical relationships between the initial change in one sector of the economy and the changes in employment, income and productivity it catalyzes in other sectors of the economy are represented by "multipliers".

Direct effects represent the initial change to the industry in question.

Indirect effects result when the industries that supply the industry in question respond to the change in demand.

Induced effects reflect changes in local spending that result from income changes in the directly and indirectly affected industry sectors

Kaune ELC will also include an adult learning space where workforce development opportunities will be provided in collaboration with Santa Fe Community College. Renovation of the adult learning space will cost an addition \$1 million and support 12 person-years of employment and \$550,000 in additional wages and salaries for Santa Fe workers.

OPERATIONS

Kaune ELC will inject vital resources into one of the most impoverished areas in Santa Fe County, including 65 permanent jobs paying \$2.9 million in annual income and \$4.8 million in additional economic activity. The majority of new jobs (49) will be located at the Center. Kaune jobs will provide total compensation, averaging almost \$42,000 annually, far better pay than is typical for early education programs statewide and in Santa Fe.¹

	Employment	Labor Income (\$)	Output (\$)
Direct Effect	49	\$2.1 million	\$2.6 million
Indirect Effect	5	\$173,000	\$753,000
Induced Effect	11	\$470,000	\$1.5 million
Total Effect	65	\$2.7 million	\$4.8 million

Return on Investment

High-quality ECE benefits all children, but it has the greatest impact on children from economically disadvantaged families. Research shows that every \$1 invested in high-quality early childhood education for vulnerable children generates between \$3 and \$7 in benefits.² Although the Kaune ELC program will be open to children from all economic backgrounds, 70 percent (130) of students are expected to be from low-income families.

Each low-income child served by the Kaune ELC will generate an average of \$15,800 in benefits for Santa Fe County over the course of their lifetime. Santa Fe public schools will benefit from fewer special education placements and less elementary school grade retention, saving an average of \$1,400 per Kaune child. Longer term benefits, including better adult health and lower healthcare costs, increased educational attainment, including increased likelihood of graduating high school, better jobs, higher lifetime earnings, and reduced crime will produce benefits of \$1,400, \$9,600, and \$3,400, respectively.³

TABLE 4. EARLY CARE AND EDUCATION AT KAUNE ELC: RETURN ON INVESTMENT PER CHILD

	Lifetime benefits*
Elementary education savings	\$1,400
Reduced juvenile & adult crime	\$3,400
Improved educational & employment outcomes	\$9,600
Better health & lower healthcare costs	\$1,400
Benefits per child served	\$15,800
Benefits per cohort (130 children)	\$2.1 million
*Lifetime present value, discounted at 3% per annum	

Employment Opportunities for Young Parents

High-quality early childhood opportunities for low-income families are extremely limited in Santa Fe County, especially for infants and toddlers. Kaune ELC will provide a safe, nurturing environment that will help parents go to work or school confident that their children are exceptionally well cared for.

The opportunity to go back to school, obtain additional training, and/or re-enter the workforce is particularly important for mothers, who are more likely than fathers to sacrifice employment opportunities⁴ to care for children. Child care costs have been shown to influence mothers' employment decisions.⁵ In a survey of non-working mothers, 40 percent cited child care costs as their primary barrier to employment.⁶ Studies of child care subsidies show increased rates of parental labor force participation⁷ and, for working mothers, the duration of employment, number of hours worked, and earnings.⁸

Kaune ELC will provide full-day, year-round care for infants and toddlers as well as extended-day New Mexico Pre-K with before and after care. Most of the care provided at Kaune will be state-subsidized and thus provided at low-or-no cost to low-income, working parents. Research has shown that every 1 percent increase in child care subsidies yields a .24 to .25 percent increase in maternal labor force participation.^{9 10} Assuming that the typical low-income family receives an 87.3 percent subsidy for care received at Kaune,ⁱⁱⁱ their labor force participation should increase by roughly 21 percent ($87.3\% \times 24\%$).

Fifty-five percent of low-income Santa Fe mothers with children under 6 at home are employed.¹¹ A 21 percent increase for Kaune mothers would bring 13 additional mothers into the workforce. Working full time for the Santa Fe living wage (\$11.09), these mothers would generate roughly \$300,000 in additional annual income for their families.

ⁱⁱⁱ Assumes 75 percent subsidy for infants and toddlers receiving state child care assistance and a 94 percent subsidy for preschoolers attending NM Pre-K with state subsidized wrap-around care.

¹ New Mexico Department of Workforce Solutions. Partial Occupational Profile for Childcare Workers in New Mexico. Retrieved from: <https://www.jobs.state.nm.us>

² Lynch, R. and Vaghul, K.. The Benefits and Costs of Investing in Early Childhood Education: The fiscal, economic, and societal gains of a universal prekindergarten program in the United States, 2016-2050. Washington Center for Equitable Growth. December 2015

³ Derivation of these estimates is described in Santa Fe Pre-K Benefit Cost Analysis, available from the author

⁴ Parker, Kim. Women more than men adjust their careers for family life. Pew Research Center. October 1, 2015. Retrieved from: <http://www.pewresearch.org/fact-tank/2015/10/01/women-more-than-men-adjust-their-careers-for-family-life/>

⁵ Larner, M., Turman, D., & Behrman, R. (1997). Welfare to Work. The Future of Children, 7(1). Retrieved May 10, 2015, from <https://www.princeton.edu>

⁶ Larner, M., Turman, D., & Behrman, R. (1997). Welfare to Work. The Future of Children, 7(1). Retrieved May 10, 2015, from <https://www.princeton.edu>

⁷ Morrissey T. Child care and parent labor force participation: a review of the research literature. Rev Econ Househ 2016. doi:10.1007/s11150-016-9331-3.

⁸ Mills, G., Compton, J., & Golden, O. (2011). Assessing the Evidence about Work Support Benefits and Low-Income Families. Urban Institute. Retrieved May 10, 2015, from www.urban.org

⁹ Baker, Michael, Jonathan Gruber, and Kevin Milligan. 2005. Universal Childcare, Maternal Labor Supply and Family Well-Being. National Bureau of Economic Research, Working Paper No. 11832.

¹⁰ Lefebvre, Pierre, and Philip Merrigan. 2005. Low-Fee (\$5/Day/Child) Regulated Childcare Policy and the Labor Supply of Mothers with Young Children: A Natural Experiment from Canada. *CIRANO Working Papers* 2005s-08.

¹¹ American Community Survey 5 year Public Use Microdata 2011-2015



Exhibit A: Santa Fe County 2017 Community Development Block Grant (CDBG) Application
Project Description

East Mountain Health Facility: \$750,000.00

Construct a new, approximately 22,000 square foot East Mountain Health Facility to provide primary medical care, dental, behavioral health, Women/ Infant/Children (WIC) care, sub-specialty care, and extended hours.

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