

## **Salas, Alfredo E.**

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**From:** Lehner, Catalina L.  
**Sent:** Tuesday, June 9, 2020 9:09 AM  
**To:** Salas, Alfredo E.  
**Subject:** FW: Project 2020-003461

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**From:** John Kees [mailto:johnckees@yahoo.com]  
**Sent:** Thursday, June 04, 2020 5:04 PM  
**To:** Lehner, Catalina L.; Saranam  
**Subject:** Re: Project 2020-003461

June 4, 2020

Mr. Dan Serrano, Chair

Environmental Planning Committee

City of Albuquerque

P.O. Box 1293 Albuquerque, NM 87103

Re: Project 2020-003461

Dear MR Serrano:

I am writing in support of the request from Saranam LLC for development of a second site in northwest Albuquerque.

Saranam is not a band-aid but needed charity offering an individual a meal for today or a bed for tonight. Rather, Saranam is a substantive, intensive, long term ministry to and with families struggling with homelessness and other challenges. The two-year program provides material, emotional and spiritual support to families of one or two parents and their children so that they can progress to becoming healthy, contributing members of their community. Over the years Saranam's participants have achieved an 80% success rate. The need is great, beyond the resources and facilities available,

but the second campus Saranam seeks to establish in northwest Albuquerque tremendous help and value.

I strongly recommend favorable consideration of the request from Saranam LLC for development of a second site in northwest Albuquerque

Sincerely

*John C. Kees and Pamela H. Kees*

The Rev. Dr. John C Kees

Associate Pastor, Retired

Central United Methodist Church

Residence: 11419 Isle Royale Rd. SE, ABQ 87123

Phone: 299-1749

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This message has been analyzed by Deep Discovery Email Inspector.

## Salas, Alfredo E.

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**From:** Lehner, Catalina L.  
**Sent:** Tuesday, June 9, 2020 9:10 AM  
**To:** Salas, Alfredo E.  
**Subject:** FW: Project 2020-003461

-----Original Message-----

From: Vera Olson [mailto:rvanolson@comcast.net]  
Sent: Thursday, June 04, 2020 10:00 PM  
To: Lehner, Catalina L.  
Cc: Tracy Sharp  
Subject: Project 2020-003461

Mr. Dan Serrano, Chair  
Environmental Planning Committee  
City of Albuquerque

Dear Mr. Serrano,

I am writing in support of the request from Saranam LLC for development of a second site in Northwest Albuquerque. I have been a donor and an active volunteer with Saranam for over ten years. I believe that homelessness is a huge problem in our city and I choose to believe that my involvement in Saranam is helping to alleviate it in some small measure. However, I see that the need is so great that an expansion of Saranam is warranted.

Over the years I have teamed with others who have dedicated time and money to this charity. I have worked with other committed volunteers who believe so strongly in Saranam that we have donated countless hours of hard work to the program. We have transformed empty apartments using donations into beautiful HOMES worthy of an HGTV show. But, the story does not stop there—that's only the beginning. Saranam does not just provide shelter for families; the families work hard under the guidance of Saranam staff to earn an education and gain the tools they need to be self sufficient.

As a home owner and a former neighborhood association president, I understand the wariness of some neighbors. But as a long time involved member of the Saranam community, I believe that the new Saranam campus would be an asset to the Taylor Ranch neighborhood. I strongly urge the Albuquerque Environmental Planning Committee to approve the amendment of the existing site plan.

Sincerely,  
Vera Olson  
505-328-3516

Sent from my iPad

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## Salas, Alfredo E.

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**From:** Lehner, Catalina L.  
**Sent:** Tuesday, June 9, 2020 9:10 AM  
**To:** Salas, Alfredo E.  
**Subject:** FW: Saranam - [#2019080] #PR-2020-003461/ SI-2020-00052  
**Attachments:** Response to safety concerns (1).pdf; [#2019080] #PR-2020-003461 SI-2020-00052  
Saranam Response to safety concerns.pdf

**From:** Tracy Weaver [mailto:saranam.tracy@gmail.com]  
**Sent:** Friday, June 05, 2020 8:07 AM  
**To:** testuderus@hotmail.com  
**Cc:** Richard Stevenson; Ron Bohannon; Lehner, Catalina L.  
**Subject:** Saranam - [#2019080] #PR-2020-003461/ SI-2020-00052

Mr. Studerus,

Thank you for your questions about the programming procedures around visitors and rule breaking. Along with others' questions about safety, I have put together a brief document that gives some more specific information about safety and how Saranam works with families regarding the activities that neighbors have questioned (ie. drugs, visitors, domestic violence, etc). At the end are specific pieces taken from our Program Handbook that shows how we handle violations of our strict rules and safety concerns. I hope this will provide some answers to your concerns, but I would be happy to discuss in more detail if you like.

Thanks,

Tracy

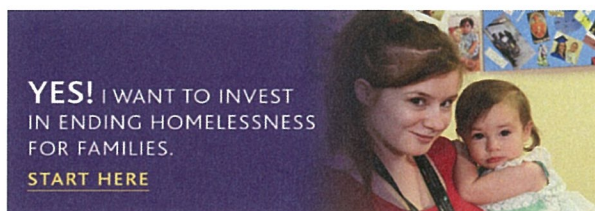


### Tracy Weaver

Executive Director  
Main: (505) 299-6154 ext 102  
Direct: (505) 917-7481  
[saranam.tracy@gmail.com](mailto:saranam.tracy@gmail.com)  
[www.saranamabq.org](http://www.saranamabq.org)



*Saranam empowers families to end their homelessness and poverty through housing, education and supportive communities.*



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## **Saranam's response to concerns about safety of our campus**

**5/18/20** Tracy spoke with Samantha Martinez of the APD Foothills Area Command, replacement for our contact, Jill Garcia who retired last fall.

- Asked her for a letter regarding our involvement and relationship with FAC APD.
- Discussed our on-going relationship with officers to do training with our families on safety at orientation with adult parents as well as throughout the year with whole families beginning in 2015 when our children/whole family programming began.
- Discussed that we have done safety assessments with APD around our properties and followed through with recommendations.
- Requested crime data from 2003-05 and 2005-07 for Fox Ridge Apartments. She said she does not have access to crime statistics prior to 2008 and recommended we make a formal request to APD Records Dept.

**5/26/20** Requested a letter from previous Crime Prevention Specialist at Foothills Area Command, Jill Gardia regarding Saranam's and Fox Ridge Apartment's relationship with APD over the past years.

**5/27/20** Jill Garcia has written a letter about her perspective of working with Saranam and Saranam families over the years as past Albuquerque Police Department Crime Prevention Specialist for the Foothills Area Command. (Attached)

**5/28/20** Saranam put in a request with APD Records Department for crime statistics for two years prior and two year after moving into the current complex (2003-05 and 2005-07) for a one mile radius as requested in the facilitated meeting.

- Spoke with Denise on 5/28. She said that APD only has records from March 2008 to present. To obtain them, one must go downtown and pay \$5 CASH for an address check. This can take 3 to 5 weeks--pre CV19. From there, they can tell you how many reports were filed at that particular address and one must pay \$5/sheet of each report. You cannot request a radius report.
- Since this does not meet any of the specific request parameters of prior to moving in and for years just post moving in, we did not request anything more.

**6/2/20** Written letter from APD Foothills Area Command received (attached).

We have received numerous letters of support from families who have/are in the program and other supporters that state their perspectives on safety. These letters should be on record.

### **Regarding some of the other aspects around property maintenance and safety:**

Saranam utilizes a professional management company who is responsible for all aspects of facility management. They respond to maintenance calls and upkeep of the property and are available 24/7. There is no on-site manager however Saranam staff are on-site weekdays 8am to 5pm, with evening classes/activities three evenings a week until 7pm and at least monthly weekend/Saturday activities.

Safety is of the utmost importance at Saranam. We screen out anyone we see as potentially dangerous. Of course, some of the families we work with have an abusive ex-partner. We work closely with them to move away from that person, obtaining restraining orders if there is active pursuit and following strict safety plans. Our families know that if their guests cause any problems, they may be asked to leave the program, so they are very careful of who they invite to their homes. All of our residents know each other well, and know who is visiting. We have, in 15 years, only had a few incidents where we have had to ask a family to leave due to putting the Saranam community in an unsafe situation.

Saranam's application process is quite extensive. We intake 10-12 families each year from over 70 applications. The 14-page application is the first screener – if a family is unable to complete the application, they are not ready to do the hard work required by Saranam. The applicant must have a referral from another case worker, therapist, doctor, school, faith community, or organization that can vouch for them, ensuring that the family has been working hard to change their life already, and is wanting more than just the housing – wanting to go to school to improve their lives. We screen on eligibility – that the applicant is indeed a family with at least one adult and one minor child in their custody/guardianship. We do background checks screening out all sexual offenses and offenses against children and diving deep into understanding any drug or violent offenses with the focus on maintaining a safe community. We send applicants for observed drug test at a local lab. Then families in the program interview applicants. With their observations, perceptions and questions, the clinical staff then interviews applicants. A diverse cohort is put together where everyone has someone to relate to and something to learn from others.

Drugs are absolutely not allowed onsite. Alcohol is legal and our residents are allowed to purchase (as anyone may). We do closely monitor our families for any issues around sobriety including regular on-site drug testing of all families. If someone tests positive, we work them on developing a plan for sobriety including 12-step programs, counseling and continued drug testing, or removal from the program and site.



In our 15 year experience at our east side campus, crime is not perpetrated by those who live with us, but rather others who are trespassing. Families who live at Saranam are working very hard to change their lives and want to live in a safe neighborhood. Their close relationship with every single resident in the complex actually provides a very strong “neighborhood watch” where they know who is supposed to be on site and who is a stranger. Our families protect their neighborhood and support each other in a way that is closer than most neighbors do around the city. We have developed a close relationship with APD who come in to train both the parents and the children on issues of safety and who become a part of our community themselves.

**Additionally, below are sections of our Program Handbook related to the property, drugs, alcohol, safety and procedures for termination. Each family signs each section as well as our contract summary of the handbook:**

### ***Drugs & Alcohol***

1. Saranam understands that some family members may be in recovery from substance abuse. With this in mind, the community of Saranam can help provide support for their recovery. It is expected that all Saranam family members will remain sober on a daily basis.
2. All adults in your family will submit to random or unannounced drug testing at the discretion of Saranam.
3. Any positive drug/ test result will require one or more of the following:
  - a. Referral/Admission to a qualified drug/alcohol rehabilitation program as deemed necessary by Saranam.
  - b. Immediate participation in an appropriate Recovery group.
  - c. Cooperative Agreement (discipline) with Saranam regarding any further stay with the program.
  - d. Immediate dismissal from Saranam program and facility as deemed necessary by Saranam.
4. There will be no possession of any drugs or drug paraphernalia on/in Saranam residences or property.
5. No Saranam funds shall be used to purchase drugs or alcohol.
6. Failure to cooperate with the drug testing, failure to participate in rehabilitation/recovery, or possession of drugs/ paraphernalia will likely result in *immediate* termination of services by Saranam.

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ADULT #1 INITIALS

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ADULT#2 INITIALS

### ***Hand Guns & Weapons***

1. Hand guns and other weapons are not permitted on/in Saranam residences or property at any time.
2. Possession of a fire arm or weapon is grounds for immediate termination of services by Saranam.

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ADULT #1 INITIALS

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ADULT#2 INITIALS

### **FOX RIDGE APARTMENTS:**

1. All maintenance issues and hazards in and around the apartments should be reported to the [management company].
2. It is known that lead is a hazardous substance found in some oil based paints. To Saranam's knowledge the management company is in compliance with all hazardous lead regulations. Don't let your children chew on paint.
3. Residency is dependent on your adequate participation in the Saranam program.
4. The head of your household is responsible for seeing that all household members and visitors obey the rules.
5. Saranam may enter and inspect your apartment unit without prior permission or notice. Saranam will conduct home inspections on a regular basis. When possible, you will be notified as to the day of the inspection, but will not be present during the inspection. In the event of an emergency, safety concern, or when there is reason to believe that a family member is committing a severe infraction that compromises their family, other residents, the program or staff, Saranam will enter your apartment without prior notice.
6. Apartments and grounds are expected to be safe, orderly, and tidy, including vacuuming, sweeping and mopping the floors, cleaning the oven and stove, bathtub, toilet, trash, cigarette butts, etc. You are responsible for cleaning the apartment and patio on a regular basis. You are expected to keep the apartment in good condition throughout your stay.
7. NO drugs or people who use drugs are allowed on the property. Saranam may conduct random drug testing of all resident families and visitors. Refer to the Drug & Alcohol and Visitor sections of this handbook.



8. Smoking and vaping are allowed in designated areas ONLY. NO smoking or vaping in apartments.
9. NO fighting, violence, or threats of violence of any kind will be tolerated.
10. NO weapons of any kind are allowed on the property. Refer to Hand Guns & Weapons section of this handbook.
11. NO pets of any kind are allowed.
12. Only visitors who have been pre- approved by Saranam program are permitted to visit. NO overnight visitors permitted without prior approval of Saranam. Visitors are allowed only during daytime hours when the resident adult does not have class. All visitors must leave before T&C Quiet Hours. See Visitor section for more information.
13. All fixtures, improvements, furniture, pictures, bedding, pots, dishes, and all other items in the apartment belong to Saranam. (This does not include personal belongings brought to the property by you.) Theft, sale, or deliberate damage to the property will result in immediate removal of the responsible party from the property. Upon successful transition to Independent Living Phase of the program, all removable household items may be taken to furnish your new residence.
14. Each resident family is responsible for taking out their own trash to the trash dumpster (located in parking lot). No trash will be left outside the doors or inside the unit.
15. Parental supervision of children is required at all times! Parents are financially responsible for damages caused by their children.
16. Please keep your children's toys inside your apartment. Bicycles may be locked up to the bicycle rack. You are responsible for any stolen or broken items you leave outside.
17. No family members will be outside, in the courtyard or parking lot, after T&C Quiet Hours. No loud noise, yelling, disturbances or outside activity of any kind are allowed after 10:00 pm.

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ADULT #1 INITIALS

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ADULT#2 INITIALS

### **Visitors**

1. All visitors are expected to be sober and safe.
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4. You must obtain permission from your Saranam Case Manager for overnight visitors. Permission must be obtained at least 24 hours in advance.
5. Only short term visitation is allowed (not more than 5 days). For any visits that include an overnight stay, please see #4.
6. Saranam may request that a visitor submit to a background check or drug test. Any visitor who refuses to comply will be asked to immediately and permanently leave the property.
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8. Visitor regulations are for the protection of all of the families in residence. Sometimes families do not have the resources to maintain self-protective boundaries nor take on the responsibility for the safety of the entire community.

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### **CONSEQUENCES FOR BREAKING POLICY**

1. Discipline is involved in every aspect of living, with positive and negative consequences attached to most choices and actions. The purpose of consequences is to control and correct unacceptable behavior, in order to develop the skills and self-discipline necessary to function acceptably in society.
2. In community living, families live in intensified and unique inter-relationship, thus possible conflict will be known when it arises. For effective positive learning and growth, consequences must be interlaced with positive modeling and relationships, reasonable rules, clear structure, positive reinforcement, and

opportunities for individual input and responsibilities.

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2. Depending on the severity of the infraction, you, or any family member, may be asked to leave the property immediately (i.e. any type of drug or illegal activity, violence, or weapon possession).
  - a. In this case, you will be given verbal or written notice of termination that supersedes any previous notices issued.
  - b. You will be expected to remove your belongings at that time.
  - c. If you, a family member, or anyone present at the time exhibits violent or threatening behavior, the Albuquerque Police Department will be notified. Because the apartment is not in your name, no landlord/tenant agreement exists, and therefore Saranam may have you removed if necessary.
3. Once a family has been terminated from the Saranam program, they may re-apply for services. They will have to show proof that they have addressed, taken care of, and/or settled the issue for which they were terminated. If the family should be accepted back into the Saranam program, they will be allowed only one Cooperative Agreement for the same reason they were previously terminated, or two Cooperative Agreements for other purposes before termination for non-compliance begins.

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[#2019080] #PR-2020-003461/ SI-2020-00052

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  - a. In this case, you will be given verbal or written notice of termination that supersedes any previous notices issued.
  - b. You will be expected to remove your belongings at that time.
  - c. If you, a family member, or anyone present at the time exhibits violent or threatening behavior, the Albuquerque Police Department will be notified. Because the apartment is not in your name, no landlord/tenant agreement exists, and therefore Saranam may have you removed if necessary.
3. Once a family has been terminated from the Saranam program, they may re-apply for services. They will have to show proof that they have addressed, taken care of, and/or settled the issue for which they were terminated. If the family should be accepted back into the Saranam program, they will be allowed only one Cooperative Agreement for the same reason they were previously terminated, or two Cooperative Agreements for other purposes before termination for non-compliance begins.

\_\_\_\_\_  
ADULT #1 INITIALS

\_\_\_\_\_  
ADULT#2 INITIALS

## Salas, Alfredo E.

---

**From:** Lehner, Catalina L.  
**Sent:** Tuesday, June 9, 2020 9:10 AM  
**To:** Salas, Alfredo E.  
**Subject:** FW: Saranam - [#2019080] #PR-2020-003461/ SI-2020-00052  
**Attachments:** SFoothills APD.pdf; Jill Garcia.docx

**From:** Tracy Weaver [mailto:saranam.tracy@gmail.com]  
**Sent:** Friday, June 05, 2020 8:12 AM  
**To:** testuderus@hotmail.com  
**Cc:** Richard Stevenson; Ron Bohannon; Lehner, Catalina L.  
**Subject:** Re: Saranam - [#2019080] #PR-2020-003461/ SI-2020-00052

I also meant to attach two letters: one from current APD Foothills Area Command as well as one from the previous Crime Prevention Specialist there that retired last fall. Please see attached.

Thanks,  
Tracy



### Tracy Weaver

Executive Director  
Main: (505) 299-6154 ext 102  
Direct: (505) 917-7481  
[saranam.tracy@gmail.com](mailto:saranam.tracy@gmail.com)  
[www.saranamabq.org](http://www.saranamabq.org)



*Saranam empowers families to end their homelessness and poverty through housing, education and supportive communities.*



On Fri, Jun 5, 2020 at 8:06 AM Tracy Weaver <[saranam.tracy@gmail.com](mailto:saranam.tracy@gmail.com)> wrote:

Mr. Studerus,

Thank you for your questions about the programming procedures around visitors and rule breaking. Along with others' questions about safety, I have put together a brief document that gives some more specific information about safety and how Saranam works with families regarding the activities that neighbors have questioned (ie. drugs, visitors, domestic violence, etc). At the end are specific pieces taken from our Program Handbook that shows how we handle violations of our strict



rules and safety concerns. I hope this will provide some answers to your concerns, but I would be happy to discuss in more detail if you like.

Thanks,  
Tracy



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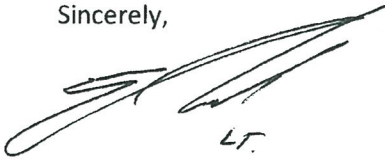
To whom it may Concern,

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Each year, Saranam requests the Foothills Area Command to provide lessons on how the police department is available to help the residents and the program achieve their goals. We have used these lessons to bridge past fear and unpleasant experiences between the families and the police department. We feel the families learn to trust and cooperate with our department. We not only work with the adults in the program, but also with the children of the families. Often, special units have been brought out to teach the children how fingerprints are collected, what units the Department has, and the many ways that officers travel in our city (Horse Mounted, Bike patrol, and the different styles of police cars for viewing and interaction).

The Foothills Area Command has conducted several Crime Prevention through Environmental Design (CPTED) surveys of both the apartment complex, as well as, the family center. Each time a CPTED is completed, recommendations are made on how to make the property safer for both the residents and staff. CPTED recommendations are often taken into consideration and changes are made to the property. During my approximately two years of working within the Foothills Area Command, I have seen the dedication of the staff at Saranam and the willingness to incorporate the police department within their mission. Thank you for allowing me to express my experiences with Saranam.

Sincerely,

A handwritten signature in black ink, appearing to be "J. L. F.", with a stylized, flowing script.

Jill Garcia  
PO Box 51882  
Albuquerque, NM 87181-1882

May 27, 2020

Mr. Dan Serrano, Chair  
Environmental Planning Committee  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

Dear Mr. Serrano,

I would like to express my support of the Saranam home being considered in the Taylor Ranch neighborhood of Albuquerque. I am now retired, but as the past Albuquerque Police Department Crime Prevention Specialist for the Foothills Area Command (generally the area east of Eubank within the city limits) I had a wonderful relationship with the families in the Saranam program and the leadership/instruction team. Actually, working with the families and team at Saranam was probably one of the most rewarding aspects of my many years as a Crime Prevention Specialist. I cannot speak for APD, but I can tell you and the EPC my experiences with Saranam.

Saranam's program truly changes lives and lifts people out of poverty and hopelessness, one of the very few I have seen that holds residents accountable while teaching the skills needed to succeed in life. The program pulls from many aspects of the community to teach and train the residents how to not just get to a stable place, but to use the experience as a 'launch pad' to sustain and build a life of accomplishment and achievement.

My role with APD for many years involved monthly formal teaching visits from August (when the new families in the program arrive for orientation week) through December and off and on throughout the year for additional structured visits to provide Crime Prevention services and bring a wide array of APD specialized units and leaders to teach the families on Family Nights for learning life skills. The Saranam residents and staff were excellent at calling 242-COPS or 911 and then looping me in for advice about any incidents they witnessed and protecting the property and families. In my opinion, they were an asset to the neighborhood at Fox Ridge Apartments with their willingness to work with us to build good community ties.

May 27, 2020

I felt that having the Saranam families in the area of Eubank and Lomas was a boon to the neighborhood as the residents were stakeholders in the area and had worked so hard for a stable residence that they were, perhaps (in my opinion), even more prone to work hard at being proactive about crime prevention since they had to re-build their lives from the ground-up. Once in a stable environment with multiple responsibilities and expectations placed upon the residents, it was up to them to complete the process by being willing to contact police for neighbors being disruptive, seeing suspicious incidents near the property, etc. and being good witnesses.

I am sure that if approved for the Taylor Ranch site, Saranam will work very closely with the APD Crime Prevention Specialist in the North West Area Command and the APD Community Policing teams and North West Area Command leadership, just as they did in the APD Foothills Area Command.

If the Taylor Ranch neighborhoods have concerns, I would strongly encourage them to talk to Saranam staff and take a tour of the entire property at Fox Ridge Apartments (and the adjacent learning center with library, teaching area, etc.) and subscribe to the Saranam newsletter to learn firsthand what the program is all about and see the success stories of these (mostly female-led) families.

Thank you for your consideration,

Jill Garcia  
PO Box 51882  
Albuquerque, NM 87181-1882



## Salas, Alfredo E.

---

**From:** Lehner, Catalina L.  
**Sent:** Tuesday, June 9, 2020 9:11 AM  
**To:** Salas, Alfredo E.  
**Subject:** FW: Saranam - [#2019080] #PR-2020-003461/ SI-2020-00052  
**Attachments:** [#2019080] #PR-2020-003461 SI-2020-00052 Saranam Response to safety concerns.pdf; SFoothills APD.pdf; Jill Garcia.docx

**From:** Tracy Weaver [mailto:saranam.tracy@gmail.com]  
**Sent:** Friday, June 05, 2020 8:14 AM  
**To:** Joshua.kofford@airgas.com  
**Cc:** Ron Bohannon; Richard Stevenson; Lehner, Catalina L.  
**Subject:** Saranam - [#2019080] #PR-2020-003461/ SI-2020-00052

Mr. Kofford,

Thank you for your questions about the safety and crime statistics around Saranam's east side campus. In response to yours and others' questions about safety and statistics, I have put together a brief document that gives some more specific information about safety and how Saranam works with families regarding the activities that neighbors have questioned (ie. drugs, visitors, domestic violence, etc). At the end are specific pieces taken from our Program Handbook that shows how we handle violations of our strict rules and safety concerns. I am also attaching two letters, one from current APD Foothills Are Command and one from the recently retired Crime Prevention Specialist we worked with at APD for years. I hope this will provide some answers to your concerns, but I would be happy to discuss in more detail if you like.

Thanks,  
Tracy



### Tracy Weaver

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*Saranam empowers families to end their homelessness and poverty through housing, education and supportive communities.*



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[#2019080] #PR-2020-003461/ SI-2020-00052

## **Saranam's response to concerns about safety of our campus**

**5/18/20** Tracy spoke with Samantha Martinez of the APD Foothills Area Command, replacement for our contact, Jill Garcia who retired last fall.

- Asked her for a letter regarding our involvement and relationship with FAC APD.
- Discussed our on-going relationship with officers to do training with our families on safety at orientation with adult parents as well as throughout the year with whole families beginning in 2015 when our children/whole family programming began.
- Discussed that we have done safety assessments with APD around our properties and followed through with recommendations.
- Requested crime data from 2003-05 and 2005-07 for Fox Ridge Apartments. She said she does not have access to crime statistics prior to 2008 and recommended we make a formal request to APD Records Dept.

**5/26/20** Requested a letter from previous Crime Prevention Specialist at Foothills Area Command, Jill Garcia regarding Saranam's and Fox Ridge Apartment's relationship with APD over the past years.

**5/27/20** Jill Garcia has written a letter about her perspective of working with Saranam and Saranam families over the years as past Albuquerque Police Department Crime Prevention Specialist for the Foothills Area Command. (Attached)

**5/28/20** Saranam put in a request with APD Records Department for crime statistics for two years prior and two year after moving into the current complex (2003-05 and 2005-07) for a one mile radius as requested in the facilitated meeting.

- Spoke with Denise on 5/28. She said that APD only has records from March 2008 to present. To obtain them, one must go downtown and pay \$5 CASH for an address check. This can take 3 to 5 weeks--pre CV19. From there, they can tell you how many reports were filed at that particular address and one must pay \$5/sheet of each report. You cannot request a radius report.
- Since this does not meet any of the specific request parameters of prior to moving in and for years just post moving in, we did not request anything more.



**6/2/20** Written letter from APD Foothills Area Command received (attached).

We have received numerous letters of support from families who have/are in the program and other supporters that state their perspectives on safety. These letters should be on record.

**Regarding some of the other aspects around property maintenance and safety:**

Saranam utilizes a professional management company who is responsible for all aspects of facility management. They respond to maintenance calls and upkeep of the property and are available 24/7. There is no on-site manager however Saranam staff are on-site weekdays 8am to 5pm, with evening classes/activities three evenings a week until 7pm and at least monthly weekend/Saturday activities.

Safety is of the utmost importance at Saranam. We screen out anyone we see as potentially dangerous. Of course, some of the families we work with have an abusive ex-partner. We work closely with them to move away from that person, obtaining restraining orders if there is active pursuit and following strict safety plans. Our families know that if their guests cause any problems, they may be asked to leave the program, so they are very careful of who they invite to their homes. All of our residents know each other well, and know who is visiting. We have, in 15 years, only had a few incidents where we have had to ask a family to leave due to putting the Saranam community in an unsafe situation.

Saranam's application process is quite extensive. We intake 10-12 families each year from over 70 applications. The 14-page application is the first screener – if a family is unable to complete the application, they are not ready to do the hard work required by Saranam. The applicant must have a referral from another case worker, therapist, doctor, school, faith community, or organization that can vouch for them, ensuring that the family has been working hard to change their life already, and is wanting more than just the housing – wanting to go to school to improve their lives. We screen on eligibility – that the applicant is indeed a family with at least one adult and one minor child in their custody/guardianship. We do background checks screening out all sexual offenses and offenses against children and diving deep into understanding any drug or violent offenses with the focus on maintaining a safe community. We send applicants for observed drug test at a local lab. Then families in the program interview applicants. With their observations, perceptions and questions, the clinical staff then interviews applicants. A diverse cohort is put together where everyone has someone to relate to and something to learn from others.

Drugs are absolutely not allowed onsite. Alcohol is legal and our residents are allowed to purchase (as anyone may). We do closely monitor our families for any issues around sobriety including regular on-site drug testing of all families. If someone tests positive, we work them on developing a plan for sobriety including 12-step programs, counseling and continued drug testing, or removal from the program and site.

In our 15 year experience at our east side campus, crime is not perpetrated by those who live with us, but rather others who are trespassing. Families who live at Saranam are working very hard to change their lives and want to live in a safe neighborhood. Their close relationship with every single resident in the complex actually provides a very strong "neighborhood watch" where they know who is supposed to be on site and who is a stranger. Our families protect their neighborhood and support each other in a way that is closer than most neighbors do around the city. We have developed a close relationship with APD who come in to train both the parents and the children on issues of safety and who become a part of our community themselves.

**Additionally, below are sections of our Program Handbook related to the property, drugs, alcohol, safety and procedures for termination. Each family signs each section as well as our contract summary of the handbook:**

### ***Drugs & Alcohol***

1. Saranam understands that some family members may be in recovery from substance abuse. With this in mind, the community of Saranam can help provide support for their recovery. It is expected that all Saranam family members will remain sober on a daily basis.
2. All adults in your family will submit to random or unannounced drug testing at the discretion of Saranam.
3. Any positive drug/ test result will require one or more of the following:
  - a. Referral/Admission to a qualified drug/alcohol rehabilitation program as deemed necessary by Saranam.
  - b. Immediate participation in an appropriate Recovery group.
  - c. Cooperative Agreement (discipline) with Saranam regarding any further stay with the program.
  - d. Immediate dismissal from Saranam program and facility as deemed necessary by Saranam.
4. There will be no possession of any drugs or drug paraphernalia on/in Saranam residences or property.
5. No Saranam funds shall be used to purchase drugs or alcohol.
6. Failure to cooperate with the drug testing, failure to participate in rehabilitation/recovery, or possession of drugs/ paraphernalia will likely result in *immediate* termination of services by Saranam.

\_\_\_\_\_  
ADULT #1 INITIALS

\_\_\_\_\_  
ADULT#2 INITIALS



### ***Hand Guns & Weapons***

1. Hand guns and other weapons are not permitted on/in Saranam residences or property at any time.
2. Possession of a fire arm or weapon is grounds for immediate termination of services by Saranam.

\_\_\_\_\_  
ADULT #1 INITIALS

\_\_\_\_\_  
ADULT#2 INITIALS

### **FOX RIDGE APARTMENTS:**

1. All maintenance issues and hazards in and around the apartments should be reported to the [management company].
2. It is known that lead is a hazardous substance found in some oil based paints. To Saranam's knowledge the management company is in compliance with all hazardous lead regulations. Don't let your children chew on paint.
3. Residency is dependent on your adequate participation in the Saranam program.
4. The head of your household is responsible for seeing that all household members and visitors obey the rules.
5. Saranam may enter and inspect your apartment unit without prior permission or notice. Saranam will conduct home inspections on a regular basis. When possible, you will be notified as to the day of the inspection, but will not be present during the inspection. In the event of an emergency, safety concern, or when there is reason to believe that a family member is committing a severe infraction that compromises their family, other residents, the program or staff, Saranam will enter your apartment without prior notice.
6. Apartments and grounds are expected to be safe, orderly, and tidy, including vacuuming, sweeping and mopping the floors, cleaning the oven and stove, bathtub, toilet, trash, cigarette butts, etc. You are responsible for cleaning the apartment and patio on a regular basis. You are expected to keep the apartment in good condition throughout your stay.
7. NO drugs or people who use drugs are allowed on the property. Saranam may conduct random drug testing of all resident families and visitors. Refer to the Drug & Alcohol and Visitor sections of this handbook.



8. Smoking and vaping are allowed in designated areas ONLY. NO smoking or vaping in apartments.
9. NO fighting, violence, or threats of violence of any kind will be tolerated.
10. NO weapons of any kind are allowed on the property. Refer to Hand Guns & Weapons section of this handbook.
11. NO pets of any kind are allowed.
12. Only visitors who have been pre- approved by Saranam program are permitted to visit. NO overnight visitors permitted without prior approval of Saranam. Visitors are allowed only during daytime hours when the resident adult does not have class. All visitors must leave before T&C Quiet Hours. See Visitor section for more information.
13. All fixtures, improvements, furniture, pictures, bedding, pots, dishes, and all other items in the apartment belong to Saranam. (This does not include personal belongings brought to the property by you.) Theft, sale, or deliberate damage to the property will result in immediate removal of the responsible party from the property. Upon successful transition to Independent Living Phase of the program, all removable household items may be taken to furnish your new residence.
14. Each resident family is responsible for taking out their own trash to the trash dumpster (located in parking lot). No trash will be left outside the doors or inside the unit.
15. Parental supervision of children is required at all times! Parents are financially responsible for damages caused by their children.
16. Please keep your children's toys inside your apartment. Bicycles may be locked up to the bicycle rack. You are responsible for any stolen or broken items you leave outside.
17. No family members will be outside, in the courtyard or parking lot, after T&C Quiet Hours. No loud noise, yelling, disturbances or outside activity of any kind are allowed after 10:00 pm.

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ADULT #1 INITIALS

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ADULT#2 INITIALS

### **Visitors**

1. All visitors are expected to be sober and safe.
2. All regular visitors must be included on your Visitor List.
3. No visitors are allowed in the apartments when you are not there.
4. You must obtain permission from your Saranam Case Manager for overnight visitors. Permission must be obtained at least 24 hours in advance.
5. Only short term visitation is allowed (not more than 5 days). For any visits that include an overnight stay, please see #4.
6. Saranam may request that a visitor submit to a background check or drug test. Any visitor who refuses to comply will be asked to immediately and permanently leave the property.
7. You will be financially responsible for any damage caused by a visitor. In addition, any illegal, destructive, or harmful behavior by your visitors may have negative consequences for you in the Saranam program, including possible eviction.
8. Visitor regulations are for the protection of all of the families in residence. Sometimes families do not have the resources to maintain self-protective boundaries nor take on the responsibility for the safety of the entire community.

\_\_\_\_\_  
ADULT #1 INITIALS

\_\_\_\_\_  
ADULT#2 INITIALS

### **CONSEQUENCES FOR BREAKING POLICY**

1. Discipline is involved in every aspect of living, with positive and negative consequences attached to most choices and actions. The purpose of consequences is to control and correct unacceptable behavior, in order to develop the skills and self-discipline necessary to function acceptably in society.
2. In community living, families live in intensified and unique inter-relationship, thus possible conflict will be known when it arises. For effective positive learning and growth, consequences must be interlaced with positive modeling and relationships, reasonable rules, clear structure, positive reinforcement, and

opportunities for individual input and responsibilities.

3. The consequences of each individual's choices and actions with regard to the Saranam program, will be in accordance to the *Saranam Program Handbook* as deemed necessary by Saranam.

\_\_\_\_\_  
ADULT #1 INITIALS

\_\_\_\_\_  
ADULT#2 INITIALS

### ***Discharge/Termination from Saranam***

1. If you or your family members are in violation of the program Rules and have failed to make corrections per a Cooperative Agreement, you and your Case Manager will establish an exit plan with a specific exit date.
2. Depending on the severity of the infraction, you, or any family member, may be asked to leave the property immediately (i.e. any type of drug or illegal activity, violence, or weapon possession).
  - a. In this case, you will be given verbal or written notice of termination that supersedes any previous notices issued.
  - b. You will be expected to remove your belongings at that time.
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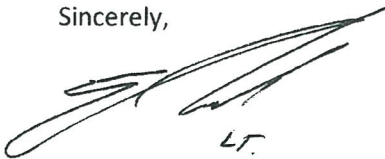
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Sincerely,

A handwritten signature in black ink, appearing to be "L.T.", with a stylized, flowing script.

Jill Garcia  
PO Box 51882  
Albuquerque, NM 87181-1882

May 27, 2020

Mr. Dan Serrano, Chair  
Environmental Planning Committee  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

Dear Mr. Serrano,

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May 27, 2020

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I am sure that if approved for the Taylor Ranch site, Saranam will work very closely with the APD Crime Prevention Specialist in the North West Area Command and the APD Community Policing teams and North West Area Command leadership, just as they did in the APD Foothills Area Command.

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Thank you for your consideration,

Jill Garcia  
PO Box 51882  
Albuquerque, NM 87181-1882



## Salas, Alfredo E.

---

**From:** Lehner, Catalina L.  
**Sent:** Tuesday, June 9, 2020 9:11 AM  
**To:** Salas, Alfredo E.  
**Subject:** FW: Saranam - [#2019080] #PR-2020-003461/ SI-2020-00052  
**Attachments:** [#2019080] #PR-2020-003461 SI-2020-00052 Saranam Response to safety concerns.pdf

**From:** Tracy Weaver [mailto:saranam.tracy@gmail.com]  
**Sent:** Friday, June 05, 2020 8:28 AM  
**To:** Lehner, Catalina L.  
**Subject:** Saranam - [#2019080] #PR-2020-003461/ SI-2020-00052

Catalina,

I have copied you on my response to a couple of questions that have been raised about safety and programming aspects. The following document has info about my attempts to get crime stats for 2003-05 as well as some info around safety and how Saranam handles rule infractions or safety issues that were brought up at our facilitated meeting. Please include this in the record as well, if appropriate.

Thank you,  
Tracy



### Tracy Weaver

Executive Director  
Main: (505) 299-6154 ext 102  
Direct: (505) 917-7481  
[saranam.tracy@gmail.com](mailto:saranam.tracy@gmail.com)  
[www.saranamabq.org](http://www.saranamabq.org)



*Saranam empowers families to end their homelessness and poverty through housing, education and supportive communities.*



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[#2019080] #PR-2020-003461/ SI-2020-00052

## **Saranam's response to concerns about safety of our campus**

**5/18/20** Tracy spoke with Samantha Martinez of the APD Foothills Area Command, replacement for our contact, Jill Garcia who retired last fall.

- Asked her for a letter regarding our involvement and relationship with FAC APD.
- Discussed our on-going relationship with officers to do training with our families on safety at orientation with adult parents as well as throughout the year with whole families beginning in 2015 when our children/whole family programming began.
- Discussed that we have done safety assessments with APD around our properties and followed through with recommendations.
- Requested crime data from 2003-05 and 2005-07 for Fox Ridge Apartments. She said she does not have access to crime statistics prior to 2008 and recommended we make a formal request to APD Records Dept.

**5/26/20** Requested a letter from previous Crime Prevention Specialist at Foothills Area Command, Jill Garcia regarding Saranam's and Fox Ridge Apartment's relationship with APD over the past years.

**5/27/20** Jill Garcia has written a letter about her perspective of working with Saranam and Saranam families over the years as past Albuquerque Police Department Crime Prevention Specialist for the Foothills Area Command. (Attached)

**5/28/20** Saranam put in a request with APD Records Department for crime statistics for two years prior and two year after moving into the current complex (2003-05 and 2005-07) for a one mile radius as requested in the facilitated meeting.

- Spoke with Denise on 5/28. She said that APD only has records from March 2008 to present. To obtain them, one must go downtown and pay \$5 CASH for an address check. This can take 3 to 5 weeks--pre CV19. From there, they can tell you how many reports were filed at that particular address and one must pay \$5/sheet of each report. You cannot request a radius report.
- Since this does not meet any of the specific request parameters of prior to moving in and for years just post moving in, we did not request anything more.



**6/2/20** Written letter from APD Foothills Area Command received (attached).

We have received numerous letters of support from families who have/are in the program and other supporters that state their perspectives on safety. These letters should be on record.

**Regarding some of the other aspects around property maintenance and safety:**

Saranam utilizes a professional management company who is responsible for all aspects of facility management. They respond to maintenance calls and upkeep of the property and are available 24/7. There is no on-site manager however Saranam staff are on-site weekdays 8am to 5pm, with evening classes/activities three evenings a week until 7pm and at least monthly weekend/Saturday activities.

Safety is of the utmost importance at Saranam. We screen out anyone we see as potentially dangerous. Of course, some of the families we work with have an abusive ex-partner. We work closely with them to move away from that person, obtaining restraining orders if there is active pursuit and following strict safety plans. Our families know that if their guests cause any problems, they may be asked to leave the program, so they are very careful of who they invite to their homes. All of our residents know each other well, and know who is visiting. We have, in 15 years, only had a few incidents where we have had to ask a family to leave due to putting the Saranam community in an unsafe situation.

Saranam's application process is quite extensive. We intake 10-12 families each year from over 70 applications. The 14-page application is the first screener – if a family is unable to complete the application, they are not ready to do the hard work required by Saranam. The applicant must have a referral from another case worker, therapist, doctor, school, faith community, or organization that can vouch for them, ensuring that the family has been working hard to change their life already, and is wanting more than just the housing – wanting to go to school to improve their lives. We screen on eligibility – that the applicant is indeed a family with at least one adult and one minor child in their custody/guardianship. We do background checks screening out all sexual offenses and offenses against children and diving deep into understanding any drug or violent offenses with the focus on maintaining a safe community. We send applicants for observed drug test at a local lab. Then families in the program interview applicants. With their observations, perceptions and questions, the clinical staff then interviews applicants. A diverse cohort is put together where everyone has someone to relate to and something to learn from others.

Drugs are absolutely not allowed onsite. Alcohol is legal and our residents are allowed to purchase (as anyone may). We do closely monitor our families for any issues around sobriety including regular on-site drug testing of all families. If someone tests positive, we work them on developing a plan for sobriety including 12-step programs, counseling and continued drug testing, or removal from the program and site.



In our 15 year experience at our east side campus, crime is not perpetrated by those who live with us, but rather others who are trespassing. Families who live at Saranam are working very hard to change their lives and want to live in a safe neighborhood. Their close relationship with every single resident in the complex actually provides a very strong "neighborhood watch" where they know who is supposed to be on site and who is a stranger. Our families protect their neighborhood and support each other in a way that is closer than most neighbors do around the city. We have developed a close relationship with APD who come in to train both the parents and the children on issues of safety and who become a part of our community themselves.

**Additionally, below are sections of our Program Handbook related to the property, drugs, alcohol, safety and procedures for termination. Each family signs each section as well as our contract summary of the handbook:**

### ***Drugs & Alcohol***

1. Saranam understands that some family members may be in recovery from substance abuse. With this in mind, the community of Saranam can help provide support for their recovery. It is expected that all Saranam family members will remain sober on a daily basis.
2. All adults in your family will submit to random or unannounced drug testing at the discretion of Saranam.
3. Any positive drug/ test result will require one or more of the following:
  - a. Referral/Admission to a qualified drug/alcohol rehabilitation program as deemed necessary by Saranam.
  - b. Immediate participation in an appropriate Recovery group.
  - c. Cooperative Agreement (discipline) with Saranam regarding any further stay with the program.
  - d. Immediate dismissal from Saranam program and facility as deemed necessary by Saranam.
4. There will be no possession of any drugs or drug paraphernalia on/in Saranam residences or property.
5. No Saranam funds shall be used to purchase drugs or alcohol.
6. Failure to cooperate with the drug testing, failure to participate in rehabilitation/recovery, or possession of drugs/ paraphernalia will likely result in *immediate* termination of services by Saranam.

\_\_\_\_\_  
ADULT #1 INITIALS

\_\_\_\_\_  
ADULT#2 INITIALS

### ***Hand Guns & Weapons***

1. Hand guns and other weapons are not permitted on/in Saranam residences or property at any time.
2. Possession of a fire arm or weapon is grounds for immediate termination of services by Saranam.

\_\_\_\_\_  
ADULT #1 INITIALS

\_\_\_\_\_  
ADULT#2 INITIALS

### **FOX RIDGE APARTMENTS:**

1. All maintenance issues and hazards in and around the apartments should be reported to the [management company].
2. It is known that lead is a hazardous substance found in some oil based paints. To Saranam's knowledge the management company is in compliance with all hazardous lead regulations. Don't let your children chew on paint.
3. Residency is dependent on your adequate participation in the Saranam program.
4. The head of your household is responsible for seeing that all household members and visitors obey the rules.
5. Saranam may enter and inspect your apartment unit without prior permission or notice. Saranam will conduct home inspections on a regular basis. When possible, you will be notified as to the day of the inspection, but will not be present during the inspection. In the event of an emergency, safety concern, or when there is reason to believe that a family member is committing a severe infraction that compromises their family, other residents, the program or staff, Saranam will enter your apartment without prior notice.
6. Apartments and grounds are expected to be safe, orderly, and tidy, including vacuuming, sweeping and mopping the floors, cleaning the oven and stove, bathtub, toilet, trash, cigarette butts, etc. You are responsible for cleaning the apartment and patio on a regular basis. You are expected to keep the apartment in good condition throughout your stay.
7. NO drugs or people who use drugs are allowed on the property. Saranam may conduct random drug testing of all resident families and visitors. Refer to the Drug & Alcohol and Visitor sections of this handbook.

8. Smoking and vaping are allowed in designated areas ONLY. NO smoking or vaping in apartments.
9. NO fighting, violence, or threats of violence of any kind will be tolerated.
10. NO weapons of any kind are allowed on the property. Refer to Hand Guns & Weapons section of this handbook.
11. NO pets of any kind are allowed.
12. Only visitors who have been pre- approved by Saranam program are permitted to visit. NO overnight visitors permitted without prior approval of Saranam. Visitors are allowed only during daytime hours when the resident adult does not have class. All visitors must leave before T&C Quiet Hours. See Visitor section for more information.
13. All fixtures, improvements, furniture, pictures, bedding, pots, dishes, and all other items in the apartment belong to Saranam. (This does not include personal belongings brought to the property by you.) Theft, sale, or deliberate damage to the property will result in immediate removal of the responsible party from the property. Upon successful transition to Independent Living Phase of the program, all removable household items may be taken to furnish your new residence.
14. Each resident family is responsible for taking out their own trash to the trash dumpster (located in parking lot). No trash will be left outside the doors or inside the unit.
15. Parental supervision of children is required at all times! Parents are financially responsible for damages caused by their children.
16. Please keep your children's toys inside your apartment. Bicycles may be locked up to the bicycle rack. You are responsible for any stolen or broken items you leave outside.
17. No family members will be outside, in the courtyard or parking lot, after T&C Quiet Hours. No loud noise, yelling, disturbances or outside activity of any kind are allowed after 10:00 pm.

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ADULT #1 INITIALS

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ADULT#2 INITIALS



### ***Visitors***

1. All visitors are expected to be sober and safe.
2. All regular visitors must be included on your Visitor List.
3. No visitors are allowed in the apartments when you are not there.
4. You must obtain permission from your Saranam Case Manager for overnight visitors. Permission must be obtained at least 24 hours in advance.
5. Only short term visitation is allowed (not more than 5 days). For any visits that include an overnight stay, please see #4.
6. Saranam may request that a visitor submit to a background check or drug test. Any visitor who refuses to comply will be asked to immediately and permanently leave the property.
7. You will be financially responsible for any damage caused by a visitor. In addition, any illegal, destructive, or harmful behavior by your visitors may have negative consequences for you in the Saranam program, including possible eviction.
8. Visitor regulations are for the protection of all of the families in residence. Sometimes families do not have the resources to maintain self-protective boundaries nor take on the responsibility for the safety of the entire community.

\_\_\_\_\_  
ADULT #1 INITIALS

\_\_\_\_\_  
ADULT#2 INITIALS

### **CONSEQUENCES FOR BREAKING POLICY**

1. Discipline is involved in every aspect of living, with positive and negative consequences attached to most choices and actions. The purpose of consequences is to control and correct unacceptable behavior, in order to develop the skills and self-discipline necessary to function acceptably in society.
2. In community living, families live in intensified and unique inter-relationship, thus possible conflict will be known when it arises. For effective positive learning and growth, consequences must be interlaced with positive modeling and relationships, reasonable rules, clear structure, positive reinforcement, and

opportunities for individual input and responsibilities.

3. The consequences of each individual's choices and actions with regard to the Saranam program, will be in accordance to the *Saranam Program Handbook* as deemed necessary by Saranam.

\_\_\_\_\_  
ADULT #1 INITIALS

\_\_\_\_\_  
ADULT#2 INITIALS

### ***Discharge/Termination from Saranam***

1. If you or your family members are in violation of the program Rules and have failed to make corrections per a Cooperative Agreement, you and your Case Manager will establish an exit plan with a specific exit date.
2. Depending on the severity of the infraction, you, or any family member, may be asked to leave the property immediately (i.e. any type of drug or illegal activity, violence, or weapon possession).
  - a. In this case, you will be given verbal or written notice of termination that supersedes any previous notices issued.
  - b. You will be expected to remove your belongings at that time.
  - c. If you, a family member, or anyone present at the time exhibits violent or threatening behavior, the Albuquerque Police Department will be notified. Because the apartment is not in your name, no landlord/tenant agreement exists, and therefore Saranam may have you removed if necessary.
3. Once a family has been terminated from the Saranam program, they may re-apply for services. They will have to show proof that they have addressed, taken care of, and/or settled the issue for which they were terminated. If the family should be accepted back into the Saranam program, they will be allowed only one Cooperative Agreement for the same reason they were previously terminated, or two Cooperative Agreements for other purposes before termination for non-compliance begins.

\_\_\_\_\_  
ADULT #1 INITIALS

\_\_\_\_\_  
ADULT#2 INITIALS

## Salas, Alfredo E.

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**From:** Lehner, Catalina L.  
**Sent:** Tuesday, June 9, 2020 9:11 AM  
**To:** Salas, Alfredo E.  
**Subject:** FW: Saranam - [#2019080] #PR-2020-003461/ SI-2020-00052

**From:** Tracy Weaver [mailto:saranam.tracy@gmail.com]  
**Sent:** Friday, June 05, 2020 9:09 AM  
**To:** Lehner, Catalina L.  
**Subject:** Re: Saranam - [#2019080] #PR-2020-003461/ SI-2020-00052

Thank you and I absolutely understand the scope of this process. I have continued to ask the question of how we should be responding to neighbors to Ron and Richard and believe it is important to continue to build relationships with them (responding to their concerns), even if their concerns are not actually what is on the table nor the purpose of this specific permissive use question.

Thanks,  
Tracy



### Tracy Weaver

Executive Director  
Main: (505) 299-6154 ext 102  
Direct: (505) 917-7481  
[saranam.tracy@gmail.com](mailto:saranam.tracy@gmail.com)  
[www.saranamabq.org](http://www.saranamabq.org)



*Saranam empowers families to end their homelessness and poverty through housing, education and supportive communities.*



On Fri, Jun 5, 2020 at 9:04 AM Lehner, Catalina L. <[CLehner@cabq.gov](mailto:CLehner@cabq.gov)> wrote:

Good morning, Tracy.

Yes, I will include these documents and the emails you sent today as part of the record. However, the Staff report and attachments were published yesterday; anything received after that will be sent separately to the EPC on Tuesday morning.



I appreciate that you provided responses to people's questions for the record, since questions about the program are likely to come up based on public comment. However, I want to clarify that the EPC is charged with reviewing only the site plan; their authority is limited to just the site plan and if it meets IDO standards for the permissive, multi-family use. They do not have authority regarding internal programming of the space or what agreements are made between SARANAM and the landlord.

I will be in touch with Richard at Tierra West this morning. Thank you.



CATALINA LEHNER

senior planner

she | her | hers

o 505.924.3935

e [clehner@cabq.gov](mailto:clehner@cabq.gov)

[cabq.gov/planning](http://cabq.gov/planning)

**From:** Tracy Weaver [mailto:[saranam.tracy@gmail.com](mailto:saranam.tracy@gmail.com)]

**Sent:** Friday, June 05, 2020 8:28 AM

**To:** Lehner, Catalina L.

**Subject:** Saranam - [#2019080] #PR-2020-003461/ SI-2020-00052

Catalina,

I have copied you on my response to a couple of questions that have been raised about safety and programming aspects. The following document has info about my attempts to get crime stats for 2003-05 as well as some info around safety and how Saranam handles rule infractions or safety issues that were brought up at our facilitated meeting. Please include this in the record as well, if appropriate.

Thank you,

Tracy



## Tracy Weaver

Executive Director  
Main: (505) 299-6154 ext 102  
Direct: (505) 917-7481  
[saranam.tracy@gmail.com](mailto:saranam.tracy@gmail.com)  
[www.saranamabq.org](http://www.saranamabq.org)



*Saranam empowers families to end their homelessness and poverty through housing, education and supportive communities.*



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This message has been analyzed by Deep Discovery Email Inspector.

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This message has been analyzed by Deep Discovery Email Inspector.

## Salas, Alfredo E.

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**From:** Lehner, Catalina L.  
**Sent:** Tuesday, June 9, 2020 9:11 AM  
**To:** Salas, Alfredo E.  
**Subject:** FW: Project 2020-003461

-----Original Message-----

From: Claudia Ryan [mailto:cdryan65@gmail.com]  
Sent: Friday, June 05, 2020 3:01 PM  
To: Lehner, Catalina L.  
Cc: Tracy Sharp Weaver  
Subject: Project 2020-003461

Mr. Dan Serrano  
Environmental Planning Committee  
P.O. Box 1293  
Albuquerque, NM 87103

Dear Mr. Serrano

I am writing on behalf of Saranam. It's hard to know exactly where to start in recommending that a neighborhood with some reservations open itself to having Saranam build a new facility. While I'm sure everyone has heard the story of Saranam in detail, what I'd like to emphasize is that this is not a homeless shelter. Shelter is provided separately for each family along with household furnishings; adult education is required to provide the stepping-stone to self-sufficiency; and all is done in a supportive community.

I've been lucky enough to be involved in many ways through the life of Saranam. Currently, I'm on the Property Committee which oversees the management and maintenance of the current property. I would not be investing my time with this group if I felt Saranam and its participants were in any way detrimental to the surrounding community.

I hope everyone in a decision-making role can see the positive potential of Saranam which is already proved through its years of success with the goal of helping families to overcome homelessness.

Thank you for your time,  
Claudia C. Ryan

Sent from my iPad=

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This message has been analyzed by Deep Discovery Email Inspector.



## Salas, Alfredo E.

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**From:** Lehner, Catalina L.  
**Sent:** Tuesday, June 9, 2020 9:12 AM  
**To:** Salas, Alfredo E.  
**Subject:** FW: Saranam Project 2020-003461

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**From:** Jane Corkern [mailto:docandjane@gmail.com]  
**Sent:** Friday, June 05, 2020 3:36 PM  
**To:** Lehner, Catalina L.  
**Subject:** Saranam Project 2020-003461

June 5, 2020

Mr. Dan Serrano, Chair  
Environmental Planning Committee  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

Re: Project 2020-003461

Dear Mr. Serrano,

Saranam is a state-of-art program with outstanding success through transformed lives and tackling the cycle of poverty. I strongly encourage the approval of this referenced project.

As a long-time donor, volunteer apartment decorator, warehouse organizer, playground dirt shoveler and Walmart shopper for Saranam, I've seen their joy and heard their stories of hope and change, and I've grown through my involvement. I would welcome Saranam to my neighborhood in a heartbeat!

The rigorous vetting process by staff, board and current residents ensures the selection of families with a commitment to Saranam's program for their success. Each family must agree to abide by the rules and are held accountable by staff and peers.

Through education, guidance and counseling, residents achieve personal education, career, financial, parenting and life training goals. Children are given tutoring, guidance, after-school activities and learn to live and play in a community.

Adults and children are given validation and positive encouragement through mentoring, role playing, and team projects that build skills, confidence, and fun. Each September I look forward to hearing what the new residents do with their challenge to write, create and act out their own skit for Central United Methodist Church.

Have no fear. This is a wonderful opportunity for Taylor Ranch who I feel certain will come to love and enjoy their new neighbors.

Respectfully yours,

Jane Corkern  
505-292-6833

CC: Tracy Weaver, Saranam Executive Director

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This message has been analyzed by Deep Discovery Email Inspector.

## Salas, Alfredo E.

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**From:** Lehner, Catalina L.  
**Sent:** Tuesday, June 9, 2020 9:12 AM  
**To:** Salas, Alfredo E.  
**Subject:** FW: Recommendation Letter to Mr. Serrano

-----Original Message-----

From: Jeanne Jurgensen [mailto:jjfworth@aol.com]  
Sent: Friday, June 05, 2020 7:51 PM  
To: Lehner, Catalina L.  
Subject: Recommendation Letter to Mr. Serrano

June 3, 2020  
Mr. Don Serrano, Chair  
City of Albuquerque  
P.O. Box 1295  
Albuquerque, NM 87103

Re: Project 2020-003461

Dear Mr. Serrano,

I am writing in support of the request from Saranam, LLC, for the development of a second site in Northwest Albuquerque.

Saranam is an extremely well-organized and impressive organization where I had the pleasure of volunteering for several years: helping to build a playground, monthly shopping, library work and apartment decorating. I loved volunteering at Saranam and although I can no longer volunteer due to personal health issues, I continue to support Saranam financially.

Saranam is a two-year multi-generational program that creates a safe and caring environment for previously homeless families where they can focus on the skills they need to improve their lives: parenting skills, life skills, the skills needed to get good jobs and skills to become engaged community members.

Saranam is an important and very much needed program. Every year there are more applicants than spaces available. My guess is that there will be an even greater need now.

Safety of everyone involved in the program is a priority. This includes a rigorous vetting process of all applicants prior to their being accepted into the program.

I am extremely impressed by Saranam and I whole-heartedly recommend that the Albuquerque Environmental Planning Committee approve of the amendment of the existing site plan.

Sincerely,



Jeanne Jurgensen  
505-459-1367

CC: Tracy Weaver, Saranam Executive Director

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This message has been analyzed by Deep Discovery Email Inspector.

**Salas, Alfredo E.**

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**From:** Lehner, Catalina L.  
**Sent:** Tuesday, June 9, 2020 9:12 AM  
**To:** Salas, Alfredo E.  
**Subject:** FW: Project 2020-003461

**From:** Jennifer Pontzer [mailto:jpontzer@isosgroup.com]  
**Sent:** Friday, June 05, 2020 8:07 PM  
**To:** Lehner, Catalina L.  
**Cc:** saranam.tracy@gmail.com  
**Subject:** Project 2020-003461

Dear Catalina Lehner,

I am writing to express my strong support of Saranam's expansion with its planned purchase of a piece of land in the Taylor Ranch neighborhood.

I have had the opportunity to work closely with Tracy Weaver and her amazing team over the years when I provided pro bono services to help the organization develop performance measures on its impact. I was so impressed with all I learned about the organization and its work. Saranam has demonstrated the effectiveness of its holistic model and multi-generational approach to end the cycle of homelessness and poverty.

The expansion would enable Saranam to amplify its positive impact on New Mexican families, our local community and the economy. Support on the path to self sufficiency is needed now more than ever and contributes to solving multiple, inter-related challenges. In addition, Saranam's work has the potential to serve as a model for other communities, further benefiting Albuquerque and New Mexico.

I strongly endorse this project and Saranama's mission. I am happy to provide any further information.

Thank you for considering my comments.

-Jennifer Pontzer

--  
Jennifer Pontzer, MS, PMP  
Managing Director and COO  
ISOS Group, Inc.  
[isosgroup.com](http://isosgroup.com)  
505.301.7687

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This message has been analyzed by Deep Discovery Email Inspector.

**Salas, Alfredo E.**

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**From:** Lehner, Catalina L.  
**Sent:** Tuesday, June 9, 2020 9:13 AM  
**To:** Salas, Alfredo E.  
**Subject:** FW: TRNA letter for EPC hearing 6-11-20  
**Attachments:** TRNA letter regarding the Saranam project.docx

This is the last one.

**From:** Rene' Horvath [mailto:[aboard111@gmail.com](mailto:aboard111@gmail.com)]  
**Sent:** Tuesday, June 09, 2020 8:55 AM  
**To:** Lehner, Catalina L.  
**Subject:** TRNA letter for EPC hearing 6-11-20

Dear Catalina,  
I am sending you TRNA's letter for this Thursday's Saranam/EPC Hearing. Please let me know you received it.  
Thank you,  
Rene' Horvath  
898-2114

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This message has been analyzed by Deep Discovery Email Inspector.



June 8, 2020

Environmental Planning Commission

Re: Saranam Transitional Housing Project

Agenda Number: 3

Project #: 2020-003461 SI-2020-00052

Hearing Date: June 11, 2020

Dear Chairman Serrano and fellow Commissioners,

The TRNA Board would like to provide comments for the Saranam housing project proposed for the vacant parcel on the north east corner of the Montano & Taylor Ranch Dr. intersection, adjacent to the Mesa View United Methodist Church and duck pond.

TRNA Board supports the Saranam Project and Program. We learned about Saranam when they asked to present their program and site proposal to the Board last November 2019. After their presentation, we felt Saranam had a very good record in helping many women with their families avoid homelessness and become sustainable after attending a rigorous 2 year education program.

We had planned to introduce Saranam to our membership at our March 25th Annual meeting, and to ask for a facilitated meeting . Unfortunately none of these meetings took place in March or April due to the health restrictions and closures put in place due to the Covid 19 virus.

An online facilitated meeting did take place on May 14th via "Go To Meeting". Many of the neighbors that live behind the vacant parcel attended the meeting and expressed concerns about the type of homeless project that was being planned and how this would affect their neighborhood in terms of loitering, crime, drugs, and the potential to lower their property values. It's unfortunate the online session was not the usual face to face facilitated meeting, with Saranam, which might have helped to alleviate their concerns. While the Saranam representatives did their best at the "Go To" online facilitated meeting, it was still difficult to alleviate those concerns. Some participants did expressed

support for Saranam. Not everyone was able to comment, as time ran out. Most of the conversation centered around possible impacts related to a homeless shelter.

TRNA now would like to focus our comments on the site plan:

**1. APS buildings:** Concerns have been expressed about the appearance of using APS portables. Are they going to look as good as shown in the pictures? Will they be placed on a foundation? What materials will be used? Are the windows going to be framed (in white) as shown in the picture? Will the architectural details be as shown in the conceptual drawings. We support the Planners recommendations to list the materials to be used and to demonstrate the architecture will match what is shown in the pictures as a condition of approval. We hope this applies to the storage and classroom units as well.

**2. Setbacks:** We requested that the residential dwellings be set back away from Montano to avoid the traffic noise from the roadway, and to blend in visually with the existing (old YMCA) building, maintaining the nice open appearance along Montano. We appreciate that they moved the residential buildings back. We hope the 4 storage buildings that are closest to Montano will blend in as well, and that the placement of the storage buildings will not require any trees to be cut down to accommodate them.

**3. Driveway to Montano road:** There were questions regarding the driveway leading out to Montano. Why was it planned there? Is it necessary? It was explained to us that the driveway was a one-way emergency fire exit for the project site. The driveway is not to be used as an entrance from Montano. We recommend noting this on the site plan and installing signage to indicate the driveway restriction to motorists using Montano.

**4. Cluster building layout:** We like the clustering effect of the buildings into small groups around gathering spaces and playgrounds. We hope that there is enough room for the gathering spaces for the residents as this is a nice amenity for the residents. We support meeting the Open space requirement.

**5. One story buildings:** We appreciate that the housing units are one story. This is more in scale with the surrounding area.

**6. Architecture:** Again, it is important that the architecture looks nice and blends in with the surrounding area.

**7. Parking:** A few people have raised the concern about whether there is enough parking for the residents. We have learned that there will be a shared parking agreement with the Church, and that this should not be an issue.

**8. Number of units:** The current site plan has 30 residential dwelling units, 4 storage units, 6 class rooms, which is a total of 40 APS portable units on the site. If it is determined that less buildings would fit the site better to provide a nice visual appearance, with adequate gathering spaces, we would support a reduction if necessary.

**9. The Park and site landscaping/visual appearance:** Landscaping for this site and the Park area is critical to maintaining a nice visual appearance along Montano as this is the gateway into Taylor Ranch. We would like to bring back the nice park appearance which we have enjoyed for years. We realize the Park landscaping is a separate issue. We do encourage that the Park landscape and the site plan landscaping will ultimately compliment each other as one continuous park like unit.

Overall, TRNA feels this is a worthy project that could serve as a model for other projects in Albuquerque. TRNA supports the Planner's recommendations for any improvements to make the site plan look good and function well.

Thank you,  
Rene' Horvath  
TRNA Land Use Director