

MINUTES
HOUSING AND HUMAN SERVICES COMMISSION
Neighborhood Resources Department
235 South Arizona Avenue, Chandler, AZ 85225
Wednesday, August 10, 2022, 6:00 p.m.

CALL TO ORDER / ROLL CALL

Chair Tony Alcala called the meeting to order at 6:00 p.m.

Commissioners present: Tony Alcala, Heather Mattisson, Cecilia Hermosillo, David Gonzalez, Greg Rodriquez, Jeff Reynolds, Julie Martin, Karen Tepper, Lisa Loring, and Ryan Magel.

Commissioners absent: Cynthia Hardy (excused)

Staff present: Leah Powell, Neighborhood Resources Director, Riann Balch, Community Resources Manager, Amy Jacobson, Housing and Redevelopment Manager, Karin Bishop, Community Development & Resources Supervisor, Dylan Raymond, Community Resources Coordinator, Kelly Schwab, City Attorney, Kevin Mayo, Planning Administrator, and Monica Thompson, Community Development Coordinator.

Public present: None

SCHEDULED/UNSCHEDULED PUBLIC APPEARANCES/CALL TO PUBLIC

Members of the audience may address any item not on the agenda. State Statute prohibits the Board or Commission from discussing an item that is not on the agenda, but the Board or Commission does listen to your concerns and has staff follow up on any questions you raise.

CONSENT AGENDA

Items listed on the Consent Agenda may be enacted by one motion and one vote. If a discussion is required by members of the Board or Commission, the item will be removed from the Consent Agenda for discussion and determination will be made if the item will be considered separately.

1. June 8, 2022, HHSC Meeting Minutes.

Motion: Commissioner David Gonzalez made a motion to approve the June 8, 2022, HHSC Meeting Minutes. Commissioner Julie Martin seconded the motion.

Discussion: None.

Results: The motion was approved 10-0.

DISCUSSION

2. Update on Rental Assistance Demonstration (RAD) and Discussion about Affordable Housing.

Chair Tony Alcala introduced Housing and Redevelopment Manager Amy Jacobson to present on Housing Affordability and provide an update on the Rental Assistance Demonstration (RAD) project. Ms. Jacobson thanked the Housing and Human Services Commissioners for their conversations and questions at the last meeting and said she will speak to the pressing issue of housing affordability and the City's efforts to address the housing crisis.

Ms. Jacobson introduced Kevin Mayo, Planning Administrator, who will assist with the presentation. Mr. Mayo began by explaining the factors impacting the housing crisis including high employment/population growth, low housing inventory, low rental vacancy rates, low interest rate/high inflation, unstable supply chains, and labor/materials cost. This has resulted in increased housing costs, diminishing housing affordability, and increased housing cost burden in Chandler and throughout the state. Mr. Mayo presented a graph showing the inventory of multi-family apartments in Chandler for both existing and delivered units from 2018 through 2022. He noted that there are currently 5,000 units on the market per the MLS, which is only 20-23% of typical listings. Mr. Mayo summarized that household income growth has not kept pace with the rising cost to purchase or rent a home.

Ms. Jacobson shared a table of current affordable housing prices by household income bracket demonstrating an increased cost burden on lower-income households. She further discussed the various types of housing available to low-income households including shelter and transitional housing, subsidized housing, and Federally subsidized affordable housing. Ms. Jacobson explained that the City is working to increase the inventory of all types of housing for households at all income levels by keeping housing affordable and in good repair, and helping people to stay in their homes and communities. Mr. Mayo said from January 2018 to April 2022 the City has added 2,709 single family units and 4,275 multi-family units. In addition, the City's Public Housing Authority provides 303 public housing units and is looking to reposition multifamily properties through the Rental Assistance Demonstration (RAD), or other repositioning options allowed by the U.S. Department of Housing and Urban Development (HUD). In addition, the Community Development Division's Housing Rehabilitation Program assists families by addressing health and safety issues to ensure families can remain in their homes. Commissioner Martin asked if the programs discussed are for low-income residents. Community Resources Manager Riann Balch responded that the Housing Rehabilitation Program serves low-to-moderate income households. She emphasized that keeping families in their homes is an important strategy to prevent housing instability and homelessness.

Ms. Jacobson also discussed additional programs the City operates, such as the Tenant-Based Rental Assistance Program (TBRA), Emergency Housing Vouchers (EHV), and the landlord incentive program. Ms. Jacobson shared that one of the biggest challenges with the Housing Choice Voucher (Section 8) program is finding landlords that will accept vouchers even with the landlord incentive program. Commissioner Loring asked why it is difficult to find landlords that accept vouchers. Ms. Jacobson explained that the voucher payment standards do not keep up with market rents. Commissioner Hermosillo asked if HUD has a pre-set amount that it pays. Ms. Jacobson responded that HUD's payment standards must be below 110% of fair market rents, per HUD regulations. Subsidy amounts are based on the number of bedrooms required by the recipient household. Commissioner Jeff Reynolds asked if families could pay more to make up the difference between

the subsidy amount and the rent amount. Ms. Jacobson explained that families must pay 30% of their monthly adjusted gross income for rent and utilities, but may not pay more than 40%. Commissioner Reynolds complimented the program and encouraged other Commissioners to refer landlords who may want to participate. Commissioner Loring asked if regulatory issues stopped landlords from wanting to participate. Ms. Jacobson responded that generally landlords participating in the program are compliant and receptive.

Chair Alcala thanked Ms. Jacobson and Mr. Mayo for the information.

3. Commission Photos

Chair Alcala asked Community Resources Manager Riann Balch to discuss Commission photos. Ms. Balch asked the Commission to consider a photo opportunity at a future meeting, including headshots of Commission members and a group photo. Photos taken may be included in future presentations and reports highlighting the work of the Commission. Ms. Balch requested that the Commission identify a future meeting date for photos to be taken. The Commission tabled the discussion item for the September meeting.

4. Commission Materials

Chair Alcala asked Community Development & Resources Supervisor Karin Bishop to present the discussion item. Ms. Bishop informed the Commission that binders were created for new Commissioners and distributed at the New Commissioner Orientation. Commission binders were distributed to all members to use as a quick reference tool. Items in the binder can also be found on the City of Chandler website.

MEMBERS COMMENTS / ANNOUNCEMENTS

Ms. Balch welcomed new Commissioner Lisa Loring, who is also the new representative to the Public Housing Authority Commission. Commissioner Loring shared that she has three children, who all graduated from Chandler High School, has been in the Public Housing community for 15 years, and owns her own business as a licensed hairstylist. Commissioner Loring said she is pleased to serve on the Commission and is here to learn.

CALENDAR

5. HHSC Meeting, Wednesday, September 14, 2022, at 6:00 p.m.
6. HHSC Meeting, Wednesday, October 12, 2022, at 6:00 p.m.
7. HHSC Meeting, Wednesday, November 9, 2022, at 6:00 p.m.
8. HHSC Meeting, Wednesday, December 14, 2022, at 6:00 p.m.

INFORMATION ITEMS

None.

ADJOURN

The meeting adjourned at 7:25 p.m.

Dated: September 15, 2022

Tony Alcala

Chair Tony Alcala


Recording Secretary Monica Thompson