

Housing and Human Services Commission Regular Meeting

September 14, 2022 | 6:00 p.m.

Neighborhood Resources Department
235 S. Arizona Ave., Chandler AZ



Commission Members

Antonio Alcala, Chair
Heather Mattisson, Vice Chair
Cecilia Hermosillo
Cynthia Hardy
David Gonzalez
Greg Rodriquez
Jeff Reynolds
Julie Martin
Karen Tepper
Lisa Loring
Ryan Magel

Pursuant to Resolution No. 4464 of the City of Chandler and to A.R.S. § 38-431.02, notice is hereby given to the members of the Housing and Human Services Commission and to the general public that the Housing and Human Services Commission will hold a REGULAR MEETING open to the public on Wednesday, September 14, 2022, at 6:00 p.m., at the Neighborhood Resources Department, 235 S. Arizona Avenue, Chandler, Arizona. One or more Commissioners may be attending by telephone.

Persons with disabilities may request a reasonable modification or communication aids and services by contacting the City Clerk's office at (480) 782-2181(711 via AZRS). Please make requests in advance as it affords the City time to accommodate the request.

Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.

Housing and Human Services Commission Regular Meeting Agenda - September 14, 2022

Call to Order/Roll Call

Scheduled/Unscheduled Public Appearances

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. **August 10, 2022, HHSC Meeting Minutes.**
Move Housing and Human Services Commission to approve the Housing and Human Services Commission meeting minutes of the August 10, 2022, Regular Meeting.

Public Hearing

2. **Program Year (PY) 2021-2022 Consolidated Annual Performance and Evaluation Report (CAPER).**

Action Agenda

3. **Program Year (PY) 2021-2022 Consolidated Annual Performance and Evaluation Report (CAPER).**

Discussion

4. **Commission Photos.**
5. **Agency Tours.**

Member Comments/Announcements

Calendar

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

Adjourn



Housing and Human Services Commission Neighborhood Resources

Date: 09/14/2022
To: Housing and Human Services Commission
From: Monica Thompson, Community Development Coordinator
Subject: **August 10, 2022, HHSC Meeting Minutes.**

Attachments

2022 MINUTES HHSC Meeting 08.10.22

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.
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INFORMATION ITEMS

None.

ADJOURN

The meeting adjourned at 7:25 p.m.

Dated: _____

Chair Tony Alcala

Recording Secretary Monica Thompson



Housing and Human Services Commission Neighborhood Resources

Date: 09/14/2022
To: Housing and Human Services Commission
From: Monica Thompson, Community Development Coordinator
Subject: **Program Year (PY) 2021-2022 Consolidated Annual Performance and Evaluation Report (CAPER).**

Attachments

2022 MEMO HHSC PY2021-22 CAPER Public Hearing



HHSC Memorandum

Neighborhood Resources - Memo No. NR22-027

Date: September 14, 2022

To: Housing and Human Services Commission

Thru: Leah Powell, Neighborhood Resources Director *HP*
Riann Balch, Community Resources Manager *RB*

From: Karin Bishop, Community Development and Resources Supervisor *KB*

Subject: Public Hearing on the Program Year 2021-2022 Chandler Consolidated Annual Performance and Evaluation Report (CAPER).

Background: Each year, the City of Chandler is required to evaluate the programs funded by the United States Department of Housing and Urban Development (HUD) and publish the results in a CAPER. The purpose of this report is to measure Chandler's success meeting the priority needs, goals and strategies described in the City's 2020-2025 Five-Year Consolidated Plan.

As part of the process for creating the CAPER, the City is required to conduct a 15-day public comment period and conduct one public hearing. The public comment period began on Monday, August 29, 2022, and concludes on Thursday, September 15, 2022. A public hearing will be held on Wednesday, September 14, 2022, during the Housing and Human Services Commission meeting. Public comments received at the public hearing or during the public comment period will be included in the final CAPER report that will be submitted to HUD on or before September 28, 2022.

The draft Program Year 2021-2022 CAPER is available for review on the City's website at: <https://www.chandleraz.gov/residents/neighborhood-resources/community-development/plans-and-reports>. A hardcopy of the report is also available for review at the Neighborhood Resources Department.

Discussion: The Program Year 2021-2022 CAPER has been prepared to meet HUD's requirements for an annual performance evaluation. This report summarizes the City's accomplishments for the Community Development Block Grant (CDBG) Program. In addition, the CAPER describes accomplishments on those human service programs funded

annually with the City's General Fund dollars, which support non-profit programs and leverage the federally-funded programs to expand services to Chandler residents.

The City of Chandler also receives federal HOME Investment Partnerships (HOME) Program funding, also administered by HUD through the Maricopa HOME Consortium. Accomplishments for the HOME Programs are included in the Maricopa HOME Consortium's CAPER.



Housing and Human Services Commission Neighborhood Resources

Date: 09/14/2022
To: Housing and Human Services Commission
From: Monica Thompson, Community Development Coordinator
Subject: **Program Year (PY) 2021-2022 Consolidated Annual Performance and Evaluation Report (CAPER).**

Attachments

2022 MEMO HHSC Approval of PY2021-22 CAPER
CAPER Presentation



HHSC Memorandum

Neighborhood Resources - Memo No. NR22-028

Date: September 14, 2022

To: Housing and Human Services Commission

Thru: Leah Powell, Neighborhood Resources Director *HP*
Riann Balch, Community Resources Manager *RB*

From: Karin Bishop, Community Development and Resources Supervisor *KB*

Subject: Approval on the Program Year 2021-2022 Chandler Consolidated Annual Performance and Evaluation Report (CAPER).

Proposed Motion: Staff recommends the Housing and Human Services Commission approve the Program Year (PY) 2021–2022 Chandler Consolidated Annual Performance and Evaluation Report (CAPER).

Background: Each year, the City of Chandler is required to evaluate the programs funded by the United States Department of Housing and Urban Development (HUD) and publish the results in a CAPER. The purpose of this report is to measure Chandler's success meeting the priority needs, goals and strategies described in the City's 2020–2025 Five-Year Consolidated Plan.

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Discussion: The Program Year 2021-2022 CAPER has been prepared to meet HUD's requirements for an annual performance evaluation. This report summarizes the City's accomplishments for the Community Development Block Grant (CDBG) Program. In addition, the CAPER describes accomplishments on those human service programs funded annually with the City's General Fund dollars, which support non-profit programs and leverage the federally-funded programs to expand services to Chandler residents.

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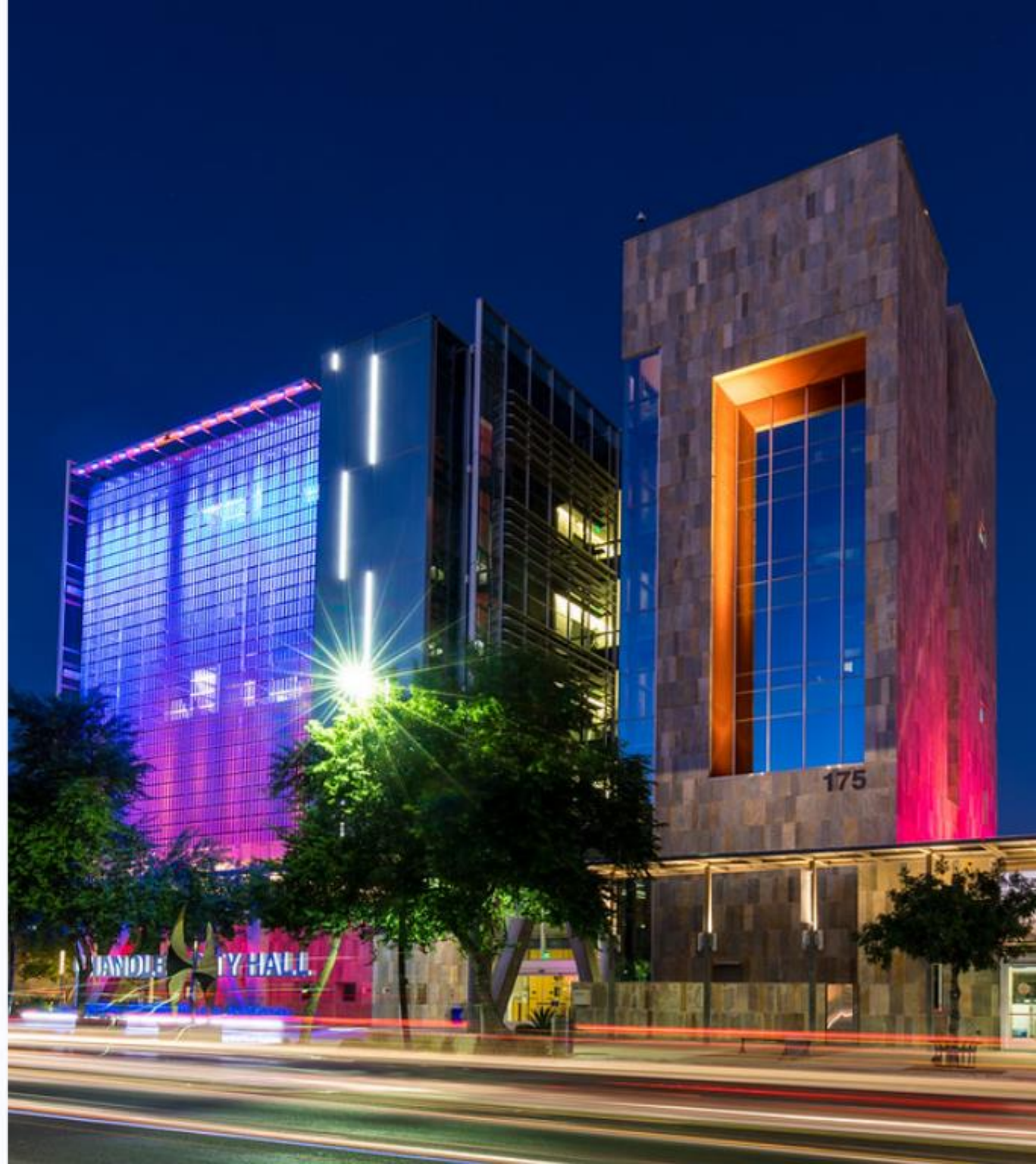
Consolidated Annual Performance and Evaluation Report (CAPER)

Program Year 2021-2022

Public Hearing - Housing and Human Services Commission
September 14, 2022

What is the CAPER?

- Consolidated Annual Performance and Evaluation Report
- Required reporting for HUD's Annual Report to Congress
- Highlights performance measures for federal funds (CDBG and HOME)





An opportunity to:

Communicate the services provided

Demonstrate how we leverage federal funds to provide additional human services

Evaluate our progress toward our five year goals and annual goals

Address actions taken on barriers to fair housing

Share successes in housing stability, public services, capital projects and neighborhood revitalization

Accomplishments

31 homeowners received assistance through the Housing Rehabilitation Program.

1 unit acquired and rehabilitated by Affordable Rental Movement (ARM) of Save the Family for affordable rental housing in Chandler.

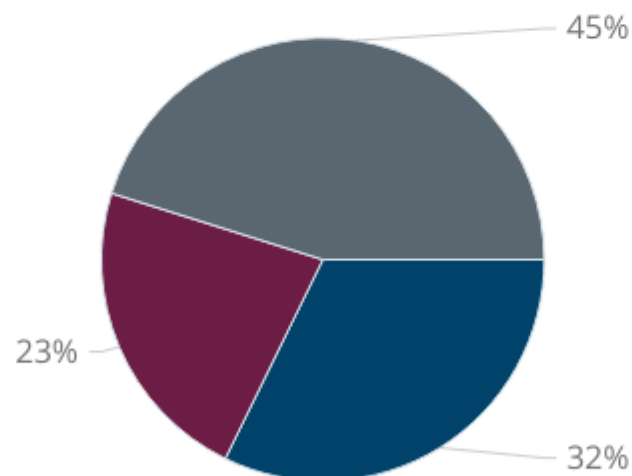
36 households who were previously experiencing homelessness received Tenant-Based Rental Assistance (TBRA) and supportive services.

Housing Stability

Households Served

CDBG Funds

Housing Rehabilitation Program



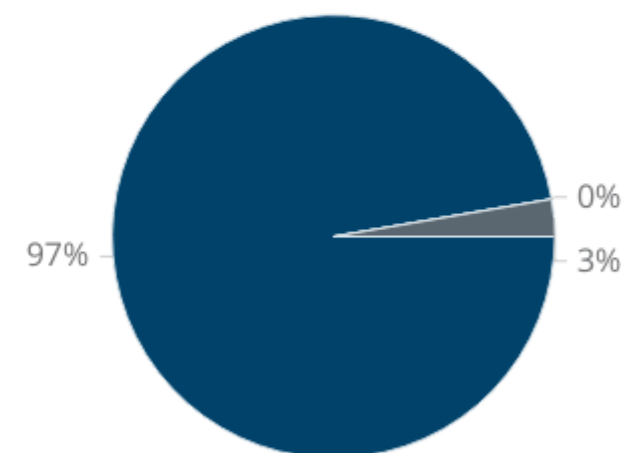
Extremely Low-Income 10

Low-Income 7

Moderate-Income 14

HOME Funds

TBRA and ARM of Save the Family



Extremely Low-Income 36

Low-Income 0

Moderate-Income 1



Family Self-Sufficiency and Homeownership



11 Public Housing and **15** Housing Choice
Voucher recipients saved for a future home
purchase

Public Services

238 youth residing in public housing participated in youth programs

36 residents participated in fair housing training or called the hotline

16 individuals experiencing homelessness received emergency shelter and transitional housing services

334 individuals experiencing homelessness connected with shelter and support services

219 individuals experiencing homelessness and at higher risk of contracting coronavirus connected with shelter and support services

31 individuals impacted by the coronavirus pandemic and at-risk of homelessness received rent and utility assistance





Capital Projects

Provided renovations to meet recommended ADA compliance improvements at Vida (a.k.a. East Mini) Park, benefitting 8,240 individuals.



Capital Projects

Rehabilitation of three Community Living Homes, which support 12 individuals with intellectual and developmental disabilities (IDD).

Improved the accessibility of the kitchens to better meet the needs of the individuals living in the home and allow them to participate in meal preparation.





Neighborhood Revitalization

Improved neighborhood conditions through code enforcement activities in CDBG-eligible areas including over:

46,622 property inspections;
2,208 violations; and
1,457 notices issued.

The CAPER Process

- 15-day Public Comment Period August 29, 2022 to September 15, 2022
- Public Comments accepted in writing or by phone; staff will incorporate into the final report
- Report available at chandleraz.gov or hardcopy upon request
- Will be presented to City Council for approval on September 22, 2022

