



Public Housing Authority Commission Regular Meeting

November 7, 2022, 6:00 p.m.

Chandler City Council Chambers
88 E. Chicago St., Chandler, AZ

Commission Members

Chair Kevin Hartke
Vice Chair Terry Roe
Commissioner René Lopez
Commissioner Christine Ellis
Commissioner OD Harris
Commissioner Mark Stewart
Commissioner Matt Orlando
Commissioner Lisa Loring



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 general public that the PUBLIC HOUSING AUTHORITY COMMISSION will hold a Regular Meeting open to the public on Monday, November 7, 2022, at 6:00 p.m., in the Chandler City Council Chambers, 88 E. Chicago Street, Chandler, Arizona. One or more members of the Commission may attend this meeting by telephone.

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2181. Requests should be made as early as possible to allow time to arrange accommodation.

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

Agenda

Call to Order/Roll Call

Unscheduled Public Appearances

Consent Agenda

1. **July 2022 Public Housing Authority Commission Minutes**
Move to approve the Public Housing Authority Commission meeting minutes of the Regular Meeting of July 11, 2022.
2. **Resolution No. HO171 increasing the Payment Standards for the Housing Choice Voucher Program (Section 8 Program)**
Move the Public Housing Authority Commission pass and adopt Resolution No. HO171 revising and increasing the Payment Standards for the Housing Choice Voucher Program (Section 8 Program).

3. **Agreement No. HO2-988-4387, Amendment No. 1, with Brightview Landscape Services, Inc., for Public Housing Landscape Maintenance**
Move Public Housing Authority Commission (PHAC) approve Agreement No. HO2-988-4387, Amendment No. 1, with Brightview Landscape Services, Inc., for public housing landscape maintenance, in an amount not to exceed \$100,000, for a one-year term, November 15, 2022, through November 14, 2023.

Adjourn



Public Housing Authority Commission Memorandum City Clerk's Office
Memo No.

Date: November 7, 2022
To: Public Housing Authority Commission
From: City Clerk's Office
Subject: July 2022 Public Housing Authority Commission Minutes

Proposed Motion:

Move to approve the Public Housing Authority Commission meeting minutes of the Regular Meeting of July 11, 2022.

Attachments

July 11, 2022 PHAC Minutes

Meeting Minutes

Public Housing Authority Commission

Regular Meeting

July 11, 2022, | 6:00 p.m.
Chandler City Council Chambers
88 E. Chicago St., Chandler, AZ



Call to Order

The meeting was called to order by Chairman Kevin Hartke at 6:00 p.m.

Roll Call

Commissioner Attendance

Chairman Kevin Hartke
Vice Chairman Terry Roe
Commissioner OD Harris
Commissioner Mark Stewart
Commissioner Rene Lopez
Commissioner Christine Ellis
Commissioner Matt Orlando

Appointee Attendance

Joshua Wright, City Manager
Kelly Schwab, City Attorney
Dana DeLong, City Clerk

Absent

Commissioner Lisa Loring - excused

Scheduled/Unscheduled Public Appearances

None.

Consent Agenda and Discussion

Discussion was held on Item 2.

1. June 2022 Public Housing Authority Commission Minutes
Move to approve the Public Housing Authority Commission meeting minutes of the Regular Meeting of June 20, 2022.

2. Resolution No. H0170 Recommending the Submittal of a Rental Assistance Demonstration (RAD) Application to HUD to Implement the Redevelopment of Chandler Public Housing Portfolio

Move the Public Housing Authority Commission pass and adopt Resolution No. HO170, recommending the submittal of an application to U.S. Department of Housing and Urban Development (HUD) for HUD's Rental Assistance Demonstration (RAD) program and the implementation of the redevelopment of the Chandler Public Housing Portfolio with the City of Chandler Housing and Redevelopment Division as Developer/Co-Developer, and recommending authorization of the City Manager or his designee to take all action necessary to submit application and implement and operate all phases of the redevelopment and disburse public housing and/or affordable housing funds for related projects.

MAYOR HARTKE called for a presentation.

LEAH POWELL, Neighborhood Resources Director, presented the following presentation.

- Public Housing Repositioning
- Agenda
 - Background of Repositioning of Public Housing
 - Recap Progress
 - Timeline
 - Public Housing Redevelopment Needs
 - PHAC Resolution
- Chandler Housing Mission Statement
 - Work together with our community partners to maintain safe, decent and affordable housing for low-income individuals and families within our community.
- Housing Portfolio
 - Proximity to Services and Amenities
- Recap of Development Progress
 - 2019
 - Initiated RAD Feasibility, Development Strategies and Structure
 - PHAC RAD Work Session – Defining the Issue: Oct. 7, 2019
 - 2020
 - PHAC Approved Annual Public Housing Five-Year Plan: Aug 24, 2020
 - Conducted Meetings and Surveyed Public Housing Residents
 - Issued RFQE for experienced RAD Developer(s)
 - 2021
 - Issued RFP for RAD Developer(s)
 - PHAC Work Session – Request for Direction: July 12, 2021
 - 2022

- Updated Affordable Housing Study
- Council approved acquisition of remaining Trails End property: February 10, 2022
- City Council Work Session: April 11, 2022
- Approval of Resolution to Enter in RAD DA: July 11, 2022
- Trails End Acquisition Closes: July 15, 2022
- Housing Continuum
- Diminishing Housing Affordability

COMMISSIONER LOPEZ asked about the new housing unit and asked how much were intended for Section 8 or voucher housing compared to the rest of the units there and what they would be used for.

MS. POWELL responded that 157 units are being built and 78 of those units are being moved from existing public housing and the remaining would be affordable housing on a voucher system. It would be populated from a waitlist or those who qualify for affordable housing. The goal is to place seniors into those units as the demand for those is great.

COMMISSIONER ELLIS asked for clarification if this is a new property.

MS. POWELL said that the City has owned vacant property for about 20 years. The City purchased an apartment complex adjacent to this owned property. The families currently residing there would be moved to safe housing. The intention is to demolish the current buildings and incorporate it into the larger property so that the number of new units can be increased.

COMMISSIONER ELLIS asked if the property was privately owned.

MS. POWELL answered that the newly purchased piece of it was privately owned.

COMMISSIONER STEWART asked how much general fund dollars are being used for this project.

MS. POWELL said that no general fund dollars are being used for this project. It is funded by federal dollars and it is a public-private partnership.

AMY JACOBSON, Housing and Redevelopment Manager, continued the presentation.

- Defining the Problem
 - Infrastructure Challenges in Public Housing
 - Chandler's aging units – Built in 1972
 - Major Capital Needs \$22M in next 20 years
 - Significant Plumbing and Electrical Systems

- Replacement Repair/Maintenance costs increasing
 - Properties are aging – reaching end of useful life
- Public Housing Capital Needs
- Interior Unit
- Overall Portfolio Strategy
 - Improve physical conditions
 - Opportunities for Public/Private Development
 - Secure improved access to affordable housing
 - Reposition the portfolio for long term success
 - Leverage Current Land Inventory
 - Create Mixed-Use & Mixed-Income, Including Market Rate Housing
 - Increase Housing Choice
 - Earn Development Fees
 - Increase Senior Housing Inventory
- How Do We Meet Our Objectives?
 - Reposition Public Housing Through Rental Assistance Demonstration (RAD)
 - Unit is taken out of the Federal Public Housing Inventory and converted to Public Housing (Section 9) to Section 8 assistance
 - Preserve affordable housing availability, using a project-based unit or Housing Choice Voucher
 - Tenants Continue to Pay 30% of their income to Rent
- Benefits of Conversions
- Proposed First Project Site
 - City-Owned Vacant Land Trails End
 - Located at 1032 E. Trails End
 - Vacant Land (3.48 acres)
 - New Construction
 - Family Housing
 - Resident Community Center & Amenities
 - Move Public Housing Residents on one site and Reduce Relocation of Tenants
 - Comply with General Plan and Area Plan
- Resolution No. 5604
 - Next Steps
 - Submit RAD Application to HUD
 - Focus on first project: Trails End Property
 - Rental Assistance Demonstration (RAD)/Section 18
 - Low Income Housing Tax Credit (LIHTC) application
 - Layered Approach (public and private funds)
 - Long-Term Ground Lease

CHAIRMAN HARTKE asked what else is attached to the use of federal dollars for these projects and agreements.

MS. JACOBSON answered that each individual development agreement would be brought in front of PHAC to further detail what the particular development agreement would be. In order for us to continue the process we would ask for the authority to submit for the RAD application and go for other additional financing sources.

CHAIRMAN HARTKE restated what demands does the government make if we accept these funds for projects like this.

MS. JACOBSON answered that there is a prescribed way that HUD has allowed Public Housing Authorities to go through the RAD transition. There is an application and a financing package that would be due. If we use the low-income housing tax credits there is a partnership we would have to form with the developer, which would encompass a limited liability company, then we would proceed through a closing. In terms of the project, if we meet the affordability requirements, 60% of the area median income for families that are at or below that area median income level, anyone would be able, for the low-income housing tax credit units, to reside in the project. There would be a transition of our 78 public housing residents to the project, the other remaining units would be filled by those who meet the 60% area median income.

CHAIRMAN HARTKE confirmed that aside from the use of the low-income housing tax credits, there are no other strings attached.

MS. JACOBSON confirmed that that is correct. If an individual living in the project would like to move there is a mobility allowance with the project-based allocation voucher.

CHAIRMAN HARTKE ensured that Chandler in working with PHAC and staff are the ones to determine and place individuals.

MS. JACOBSON answered that there would be a management company that would be a part of the partnership. The management company would assist with eligibility requirements, waitlist, and low-income tax credit compliance.

CHAIRMAN HARTKE asked about the extent of the management company's involvement.

MS. JACOBSON replied that the management company is part of the partnership so there would be something in the agreement that we would have a say in the process. We would create a property management agreement with the property management company and the developer that would be advantageous for the City as well as the project.

COMMISSIONER ORLANDO asked how long the Rental Assistance Demonstration program has been active.

MS. JACOBSON answered that the program began in 2012.

COMMISSIONER ORLANDO said that there have been properties throughout the valley. Commissioner Orlando asked if the eligibility criteria would change if we implemented the RAD program.

MS. JACOBSON said the eligibility would be the same. Public Housing residents would not be rescreened as they have a right to return but the low-income housing tax credit units would be screened for eligibility.

COMMISSIONER ORLANDO asked if low-income housing tax credits is a method for the developer to sell bonds at a reduced cost.

MS. JACOBSON responded that there are 4% low-income housing tax credits with a bond allocation as part of the deal structure.

COMMISSIONER ORLANDO asked how long they have to have the property.

MS. JACOBSON answered that the minimum is 15 years with 15 years extended use requirement for 30 years.

COMMISSIONER ORLANDO said it is a long-term commitment.

MS. JACOBSON said yes.

COMMISSIONER ORLANDO asked if the local control would be able to have input to ensure that the residents needs are being served.

MS. JACOBSON answered yes.

COMMISSIONER ORLANDO asked if there is potential to include market rate units.

MS. JACOBSON said that in this development, there would not be market rate units. In different developments there could be market rate units included in mixed income properties.

COMMISSIONER ORLANDO asked if an attorney was hired for this.

MS. JACOBSON answered that a number of legal, financial, and real estate consultants were hired.

COMMISSIONER ELLIS asked how we calculate 30% of income for rental payment and where does that money come from on a fixed income.

MS. JACOBSON explained how rent is calculated: 30% of their yearly income is allocated for rent. If the tenant cannot afford the 30%, the difference is subsidized by HUD. The subsidy comes through on an annual contract which the housing authority has with HUD in order to pay the difference.

COMMISSIONER ELLIS asked about the difference between vouchers and direct payments from HUD to the tenant.

MS. JACOBSON said that for this development, it would be a project-based voucher.

COMMISSIONER ELLIS asked what happens after the 30 years.

MS. JACOBSON said that future City ownership is being negotiated in the development agreement. These projects have a right of first refusal at which time the Authority could take ownership of the project.

VICE CHAIRMAN ROE asked about the Kingston Arms project.

MS. JACOBSON said that the Kingston Arms project houses 37 seniors.

VICE CHAIRMAN ROE said when they began discussing this they had talked about a better project for Chandler and asked if when they originally discussed this, the City was not looking to become an owner.

MS. JACOBSON said she did not have that information. For this project, moving families onto the project from other sites, it would free up additional sites to potentially use for senior housing.

VICE CHAIRMAN ROE asked about the public private partnership versus City ownership.

MS. JACOBSON answered that these project financed developments on bond allocation is a tax exemption for the LLC. The City can revert ownership, if the City desired, after a certain amount of time. During the time the project is operating, it would be a City ground lease to the developer to own and operate the project in a way that would benefit the City and house residents.

VICE CHAIRMAN ROE asked if this would happen over 30 years.

MS. JACOBSON said yes.

VICE CHAIRMAN ROE said these types of properties are challenged with age and demand. The need for affordable housing is great.

COMMISSIONER HARRIS said it is important to make sure our seniors are housed. Rent increases put seniors in a challenging place. Commissioner Harris asked if the first rights for this property would automatically be included in senior housing, seniors would be moved to this site, and then the other site would be vacated for use for another project.

MS. JACOBSON said that was correct.

COMMISSIONER HARRIS asked if this project would allow for others to move in and asked who has first rights to move in first.

MS. JACOBSON answered that the eligibility and selection criteria is being developed. The current public housing residents would be the first to move into the new project. There would be a site-specific waitlist to this project. There could be a preference built into waitlist criteria to service those who are already working in Chandler.

COMMISSIONER HARRIS asked how we are vetting the property management company to ensure they are providing the best service. Commissioner Harris did not want to hear of complaints from residents because the property management company was not responsive or did not give them a high standard of service. Residents should be treated with grace and respect.

COMMISSIONER LOPEZ commented that this project is the right path to provide relief to the housing demand. Commissioner Lopez emphasized the public private partnership as well as mixed use developments.

COMMISSIONER ORLANDO asked what happens after the application is submitted.

MS. JACOBSON said next, PHAC would approve the development agreement with the co-developer, then proceed with the HUD steps through the RAD process. We would need HUD approval for the housing authority to move forward. After 180 days, a financing plan is determined to detail the development budget, sources, uses, and cash flow pro forma. After HUD approval, we will move forward with closing the project. The anticipated timeline projects construction beginning around fall 2023 and completion within 1.5 - 2 years.

COMMISSIONER ORLANDO stated that there are no budgetary decisions being made, negotiations can still be made with HUD or the developer. Commissioner Orlando asked what the public comment timeline is to receive input.

MS. JACOBSON said that the public comment period is required under HUD. There would be two resident meetings before applying to HUD. One meeting has been conducted with residents by sites 2 and 3. Another meeting is scheduled for July 28.

COMMISSIONER ORLANDO asked about what public comment would be done after the application.

MS. JACOBSON answered that there would be two public meetings, the substantial amendment public hearing and 45-day public comment period. Public comments would likely not be open until the end of the year.

COMMISSIONER ORLANDO commented that this City is built upon public private partnerships. This is the next step of these partnerships. This is a good step in the right direction.

CHAIRMAN HARTKE said that this process has been in the works since 2019. This is just to start the process into RAD.

CHAIRMAN HARTKE read the following comment cards.

SUE HANDLER, 252 S. Windstream Pl.

We do not want more low income housing. We do not want to have the city accepting federal funds.

DEBBIE OEHLER, 1180 W. Linda Ln.

There's an obvious lack of transparency in the Mayor and City Council's dealings with the Citizens of Chandler. I just found out that today was an important meeting that Residents could attend – an important one, they should know about, yet I only heard about it on Saturday, 2 days before. Most Residents are not present here tonight because, I will hazard a guess, most know nothing about it!

PHIL ELLSWORTH, 3225 S. Diamond Dr. was received but was not read.

Vehemently oppose federal funding of any subsidized projects which may impact financially the city & therefore residents of Chandler. P3 concept is only as good as contract prepared by city. As mentioned, long term ramifications must be considered. As housing units age, are destroyed by renters, and need continuous upkeep. As mentioned by Mr. Roe, at no time should City of Chandler become or be considered "owner" of the property. Residents currently pay taxes on too many "subsidized" projects. Strongly encourage incoming several City residents in any committees developed to review & disseminate information to their fellow City residents. Transparency will be crucial in getting full buy-in for a project(s) of this type.

MAYOR HARTKE called for speakers in the audience.

RUTH JONES, 2734 E. Birchwood Pl., stated she has concerns about Item 2. Any time you work with HUD there are requirements. While we do need to increase the housing for our elderly, it is important to note that HUD projects cannot discriminate based on classification. Only their income can be examined for criteria. There is no guarantee that this would be increasing the housing for the elderly with this project. If we have a goal to help the elderly, we need to be careful about who we partner with. Whether it comes from the general fund, or tax dollars, Chandler citizens would be paying for this. There has not been public mention of how many units we are looking to bring in, what the total cost would be, and what the return on total investment would be. We need to be cognizant of what we are spending our money on. We need to make sure that our citizens have a full understanding. What citizens want to know is how many projects are you talking about. None of this information has been presented. So far there is an open agreement. There has been no clear mention of what this project would entail. For this to be a viable project for the City of Chandler, it needs to be transparent to its citizens before they make an agreement.

CHAIRMAN HARTKE asked if we do have the capacity to determine senior placing in this project, and that this is just starting the process and have not committed to spending any dollars.

MS. POWELL answered that we can designate a project for seniors only. Kingston Arms is an example of a senior-only project. The intention of this first project is to build a much larger senior-only project. HUD and Fair Housing rules allow the designation a senior only project. Ms. Powell answered that when we bring forward a development agreement, the development agreement would detail everything from number of units to associated financials. This item is not a financial commitment. This is permission to move forward with the next step to apply to HUD, negotiate a development agreement with the developer, which would be approved through the Housing and Human Services Commission, PHAC, and City Council.

CHAIRMAN HARTKE said we are aware of the need in our community and upcoming decisions would be at the hands of future Councils.

MS. POWELL said yes. What's best for Chandler is to get this first project off the ground and see what we learn from it, and then proceed with each project individually. Each project would be looked at with its own merit and get what is best for Chandler and Chandler residents.

CHAIRMAN HARTKE noted that the approval of this one project would start the investigation of whether or not this would work for us.

MS. POWELL said that was correct. Any future project would be evaluated as an individual project with its own development agreement for approval by PHAC and City Council.

COMMISSONER HARRIS said there is a community conversation that happens prior to final decisions.

MS. POWELL said yes, everything we do that is related to public housing requires public comment period. In this case of moving residents, there are additional requirements of public meetings with those residents.

COMMISSIONER HARRIS asked if we have had those conversations yet. Community feedback would be after this point.

MS. POWELL said that HUD requires early conversation with residents that would be impacted, and we have had those conversations. Additional discussion would address the final development agreement when it is ready. There have been four public meetings with residents already.

COMMISSIONER HARRIS asked how these meetings have been publicized.

MS. POWELL answered that those residents being impacted are contacted directly on everything having to do with their housing. Information is at the housing sites, the housing youth program, and sending letters by mail. HHSC and PHAC go through the public process as required by state law.

COMMISSIONER HARRIS confirmed that we have already reached out to the people being affected by the project.

MS. POWELL said that the residents of site 2 and site 4, as well as all residents. The public process for the site will go through as it gets developed.

VICE CHAIRMAN ROE thanked Ms. Powell for the information shared. Vice Chairman Roe asked what we can do to continue engaging people in the public process.

MS. POWELL shared that we use the public process, posting on social media, the publishing of public meetings, website postings, newspaper articles, interviews with radio and TV, and are open for public requests through Lucy or through email discussion.

VICE CHAIRMAN ROE confirmed that people can choose to be notified of future discussion. MS. POWELL said yes.

COMMISSIONER ORLANDO asked to see a list of the meetings, subject matter, attendance, and to review a potential timeframe as soon as possible.

MS. POWELL said staff will provide that information for Thursday's meeting.

COMMISSIONER ELLIS asked to review how HUD is able to earmark service for specific populations and where.

MS. POWELL said that everything done with HUD is governed under an annual plan and a five year plan. PHAC reviews and renews designations consistently. The authority goes through PHAC to HUD in order to designate the site as a senior specific site.

COMMISSIONER STEWART commented that the housing issue is a national issue. This is trying to create a public private partnership, where the City acts to make sure community members can get appropriate housing. Upgrading housing in a fair way to service residents is important.

COMMISSIONER HARRIS shared that providing fair and equitable housing for our veterans is important.

COMMISSIONER LOPEZ clarified that this is just moving forward with the application and there is no approval of a project today.

3. Agreement No. HO0-918-4191, Amendment No. 2, for Public Housing Environmental Review Consulting Services, in an amount not to exceed \$168,000
Move the Public Housing Authority Commission (PHAC) approve Agreement No. HO0-918-4191, Amendment No. 2, with SWCA, Inc., dba SWCA Environmental Consultants, for public housing environmental review consulting services, in an amount not to exceed \$168,000, for a one-year term, July 6, 2022, through July 5, 2023.

Consent Agenda Motion and Vote

Commissioner Lopez moved to approve the Consent Agenda of the July 11, 2022, Regular Public Housing Authority Commission Meeting; Seconded by Commissioner Ellis.

Motion carried unanimously (7-0).

Adjourn

The meeting was adjourned at 7:10 p.m.

ATTEST: _____
City Clerk

Mayor



**Public Housing Authority Commission Memorandum Neighborhood
Resources Memo No. HD22-14**

Date: November 7, 2022
To: Public Housing Authority Commission
Thru: Joshua H. Wright, City Manager
Tadd Wille, Assistant City Manager
Leah Powell, Neighborhood Resources Director
From: Amy Jacobson, Housing and Redevelopment Manager
Subject: Resolution No. HO171 of the Public Housing Authority Commission of the City of Chandler, Arizona, revising and increasing the Payment Standards for the Housing Choice Voucher Program (Section 8 Program).

Proposed Motion:

Move the Public Housing Authority Commission pass and adopt Resolution No. HO171 revising and increasing the Payment Standards for the Housing Choice Voucher Program (Section 8 Program).

Background:

The U.S. Department of Housing and Urban Development (HUD) allows Public Housing Authorities (PHAs) to set the Payment Standards for the Housing Choice Voucher Program. Payment Standards are used to calculate the housing assistance payment that the PHA pays to the landlord on behalf of the family leasing the unit. Family contribution to rent is set at 30 to 40 percent of the family's adjusted income. Each PHA has latitude in establishing its schedule of Payment Standard amounts by bedroom size. The range of possible Payment Standard amounts is based on HUD's published Fair Market Rent (FMR) schedule for the area in which the PHA has jurisdiction. Ordinarily, a PHA may set its Payment Standard amounts from 90 to 110 percent of the published FMRs. However, due to the challenging housing market, HUD has approved the Chandler Public Housing Authority's continued use of a specific regulatory waiver for establishment of payment standard from 111 to 120 percent of the FMR, pursuant to Notice PIH 2021-34, "Expedited Regulatory Waivers for the Public Housing and Housing Choice Voucher (including Mainstream and Mod Rehab) Programs."

Discussion:

The 2022 FMR increased October 1, 2022, therefore, staff recommends increasing the current Payment Standards effective January 1, 2023. The Housing Choice Voucher Program's Payment Standards are currently set at 119 percent of the FMR (with a waiver) and staff recommends increasing the current Payment Standards by an average of 32 percent to help offset the continued increases in market rents. Without the increase, payments for units ranging from studios to two bedrooms would fall below the 90 percent minimum payment standard.

Staff provided a briefing item to the Housing and Human Services Commission (HHSC) on October 12, 2022; HHSC recommended PHAC increase the Payment Standards for the Housing Choice Voucher Program effective January 1, 2023.

Since 1998, Chandler's Payment Standards have varied within the Program, but generally have hovered around an average of 99 percent of the published FMR. The current Payment Standard for Chandler was changed April 1, 2022, in response to the rising costs in the rental market and HUD's waiver to make the program competitive with market rents. Rental rates have increased significantly in the last few years in the Chandler rental market and are hampering the City's voucher participants' ability to find reasonably priced rental units within the existing Payment Standard. These factors limit choices for prospective renters in the Housing Choice Voucher Program, increase the time searching for rental units, and, in some cases, eliminate the option to renew a lease where a tenant is currently leasing. Currently, there are 80 voucher holders searching for housing.

The proposed Payment Standards will increase the housing assistance payments, which is the amount the PHA pays monthly to landlords on behalf of the tenants. There is adequate funding within the remaining Housing Choice Voucher Program budget, which is entirely funded by HUD, to accommodate the increased costs. Alternatively, if the Payment Standards are not increased, prospective tenants may not be able to find dwelling units to rent and Housing Choice Vouchers will go underutilized. Any underutilized Housing Choice Voucher Program funding at the end of the year is returned to HUD and future Housing Choice Voucher Program budgets are adjusted downward based on past performance.

Financial Implications:

All costs associated with the Housing Choice Voucher Program are funded by HUD.

RESOLUTION NO. HO171

A RESOLUTION OF THE PUBLIC HOUSING AUTHORITY COMMISSION OF THE CITY OF CHANDLER, ARIZONA, REVISING AND INCREASING THE PAYMENT STANDARDS FOR THE HOUSING CHOICE VOUCHER PROGRAM (SECTION 8 PROGRAM).

WHEREAS, the City of Chandler, Housing and Redevelopment Division (the “Housing Authority”) administers the Housing Choice Voucher Program contract to provide affordable housing for up to 486 families; and

WHEREAS, the United States Department of Housing and Urban Development (“HUD”) publishes Fair Market Rents effective October 1st, then subsequently each Housing Authority determines Payment Standards as the amount that is needed to support the reasonable cost of a rental unit, based on bedroom size, within the local market; and

WHEREAS, HUD has established that Payment Standards must be set between 90 percent to 110 percent, or up to 120 percent with a HUD waiver pursuant to Notice PIH 2022-30, of the annually published Fair Market Rents; and

WHEREAS, the Housing Authority increased the current Payment Standards April 1, 2022 with HUD approved waivers, and the market and rental conditions now warrant another increase; and

WHEREAS, the current Payment Standards for Chandler are set for each bedroom size at 119 percent of Fair Market Rents. Due to escalating rents in the Chandler market area, the Payment Standards will be increased by an average of 32 percent which is 119 percent of the current published Fair Market Rents.

NOW THEREFORE, BE IT RESOLVED by the Public Housing Authority Commission of the City of Chandler that a revised Payment Standards Schedule for the Chandler Housing Authority’s Section 8 Housing Choice Voucher Program become effective Jan. 1, 2023, attached hereto as Exhibit A and made a part hereof.

PASSED AND ADOPTED by the Public Housing Authority Commission of the City of Chandler, Arizona, this ____ day of _____, 2022.

CERTIFICATION

I HEREBY CERTIFY that the above foregoing Resolution No. HO171 was duly passed and adopted by the Public Housing Authority Commission of the City of Chandler, Arizona at a regular meeting held on ____ day of _____, 2022 and that a quorum was present thereat.

CITY CLERK

APPROVED TO FORM:

CITY ATTORNEY
DMG

Exhibit A

Chandler Housing and Redevelopment Division
Housing Choice Voucher Program
Proposed Payment Standards
Effective 01/01/2023

Bedroom Size	Current Payment Standards 04/01/2022	Proposed Payment Standards Effective 01/01/2023	Payment Standards % of Increase*
0	\$ 1,196	\$ 1,599	34%
1	\$ 1,298	\$ 1,746	34%
2	\$ 1,560	\$ 2,071	33%
3	\$ 2,172	\$ 2,839	31%
4	\$ 2,473	\$ 3,232	31%
5	\$ 2,844	\$ 3,717	31%
6	\$ 3,215	\$ 4,202	31%

*Percentages are approximate and average 32 percent increase for overall bedroom sizes.



**Public Housing Authority Commission Memorandum Neighborhood
Resources Memo No. N/A**

Date: November 7, 2022
To: Public Housing Authority Commission
Thru: Josh Wright, City Manager
Tadd Wille, Assistant City Manager
Leah Powell, Neighborhood Resources Director
From: Amy Jacobson, Housing and Redevelopment Manager
Subject: Agreement No. HO2-988-4387, Amendment No. 1, with Brightview Landscape Services, Inc., for Public Housing Landscape Maintenance

Proposed Motion:

Move Public Housing Authority Commission (PHAC) approve Agreement No. HO2-988-4387, Amendment No. 1, with Brightview Landscape Services, Inc., for public housing landscape maintenance, in an amount not to exceed \$100,000, for a one-year term, November 15, 2022, through November 14, 2023.

Background/Discussion:

The Housing and Redevelopment Division contracts with an outside vendor for the landscaping of five public housing apartment sites. The contract includes, but is not limited to, weed control, tree/shrub trimming, periodic landscaping raking and turn mowing. The total amount of landscaping proposed under the contract is \$70,000 for approximately 16 acres. This Agreement also includes a contingency allowance for additional landscaping tasks at the City's 103 scattered site homes. The scope includes a base level of landscape service for the apartment locations.

Housing and Redevelopment Division staff recommend additional services be included under the contract for irrigation repairs, pre-emergent and herbicide treatments, additional tree trimming/removal and emergency landscaping service due to storm damage. Up to \$30,000 in additional funding would be reserved for these services.

Evaluation:

On November 4, 2021, PHAC approved an agreement with Brightview Landscape, Inc., for public housing landscape maintenance, for a one-year term, with the option of up to four (4) additional one-year extensions. The vendor has agreed to renew with the same pricing, terms, and conditions. Staff recommends extension of this agreement for the term of November 15, 2022, through November 14, 2023. This is the first extension of the original agreement.

Fiscal Impact

Account No.	Fund Name	Program Name	Dollar Amount	CIP Funded Y/N
224.4650.5259.0.0.0	PHA Family Sites	Public Housing Operating fund	\$80,000	N
227.4650.5259.0.0.0	PHA Elderly & Scattered	Public Housing Operating fund	\$20,000	N

Attachments

4387 Public Housing Landscape Services Amendment No. 1



City Clerk Document No. _____

Public Housing Authority Commission Meeting Date: November 7, 2022

**AMENDMENT TO CITY OF CHANDLER AGREEMENT
PUBLIC HOUSING LANDSCAPE MAINTENANCE
CITY OF CHANDLER AGREEMENT NO. HO2-988-4387**

THIS AMENDMENT NO. 1 (Amendment No. 1) is made and entered into by and between the City of Chandler, an Arizona municipal corporation (City), and BrightView Landscape Services, Inc., (Contractor), (City and Contractor may individually be referred to as Party and collectively referred to as Parties) and made _____, 2022 (Effective Date).

RECITALS

WHEREAS, the Parties entered into an agreement for public housing landscape maintenance services (Agreement); and

WHEREAS, the term of the Agreement was November 15, 2021, through November 14, 2022, with the option of up to four one-year extensions; and

WHEREAS, the Parties wish to exercise the first option through this Amendment to extend the Agreement for one year.

AGREEMENT

NOW THEREFORE, the Parties agree as follows:

1. The recitals are accurate and are incorporated and made a part of the Agreement by this reference.
2. Section III is amended to read as follows: The Agreement is extended for a one-year period November 15, 2022, through November 14, 2023.
3. Section IV is amended to read as follows: The City will pay the Contractor the per unit cost set forth in Exhibit B of the original Agreement, which is incorporated into and made a part of this Amendment No. 1 by this reference. Total payments made to the Contractor during the term of this Amendment No. 1 will not exceed \$100,000.

4. All other terms and conditions of the Agreement remain unchanged and in full force and effect. If a conflict or ambiguity arises between this Amendment No. 1 and the Agreement, the terms and conditions in this Amendment No. 1 prevail and control.

IN WITNESS WHEREOF, the Parties have entered into this Amendment on the Effective Date.

FOR THE CITY

By: _____

Its: Mayor _____

FOR THE CONTRACTOR

By: Jon Hasbrouck _____

VPGM
Its: _____

APPROVED AS TO FORM:

By: _____
City Attorney 

ATTEST:

By: _____
City Clerk