MINUTES
HOUSING AND HUMAN SERVICES COMMISSION
NEIGHBORHOOD RESOURCES DEPARTMENT
235 S. Arizona Avenue, Chandler, AZ 85225
Wednesday, April 10, 2024, 6:00 p.m.

CALL TO ORDER / ROLL CALL

Commission Chair Heather Mattisson called the meeting to order at 6:09 p.m.

Commissioners present: Heather Mattisson, Ryan Magel, Tony Alcala, Cecilia Hermosillo, Sharyn Younger, Lisa Loring (telephonically), and David Gonzales (6:15 p.m.)

Commissioners absent: Aimee Griffith-Johnson, Julie Martin, Jeff Reynolds, and Karen Tepper

Staff present: Riann Balch, Community Resources Senior Manager, Karin Bishop, Community Development Senior Program Manager (virtually), Amy Jacobson, Housing and Redevelopment Senior Manager (virtually), Dylan Raymond, Management Analyst Senior, and Elizabeth Garcia, 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. March 6, 2024, HHSC Regular Meeting Minutes.

Motion: Commission Vice-Chair Magel made a motion to approve the Consent Agenda. Commissioner Sharyn Younger seconded the motion.

Discussion: None.

Results: The motion was approved 6-0.

PUBLIC HEARING

2. City of Chandler 2024-25 Annual Action Plan Including Community Development Block Grant (CDBG) Funding Recommendations.

   Commission Chair Mattisson opened the public hearing at 6:12 p.m., and introduced Community Resources Senior Manager, Karin Bishop, to present on this item.

Ms. Bishop provided an overview of the Annual Action Plan process, the purpose of CDBG funds, and the CDBG funding recommendations and contingency plans necessary because the U.S. Department of Housing and Urban Development (HUD) has not yet released the Fiscal Year 2024-2025 award. The planned activities will address the Five-Year Consolidated Plan goals that will be presented for approval to the Chandler City Council on April 18, 2024. Ms. Bishop explained that the Fiscal Year 2024-2025 Annual Action Plan is the fifth year of the Five-Year Consolidated Plan. Ms. Bishop reported that as part of the development of the Annual Action Plan, the city released a survey (in English and Spanish) to the public seeking input on community development priorities in Chandler. The survey was widely distributed through social media, the city's website, posting at public facilities, and made available to advisory boards and commissions. The city received 98 survey responses. Ms. Bishop stated that HUD requires a 30-day public comment period and two public hearings. Ms. Bishop noted that public comments are being accepted beginning Friday, March 15, 2024, through Sunday, April 14, 2024, by mail, phone, or email at community.development@chandleraz.gov. Tonight's public hearing was the second of two public hearings being held to ensure opportunity for public input. Ms. Bishop asked if there were any questions.

Commissioner David Gonzalez asked if it was normal to receive 98 responses. Ms. Bishop thanked Commissioner Gonzalez for his assistance in promoting the survey. Ms. Bishop said last year the response were higher, but that she is pleased with the result.

There were no comments from the public.

Chair Mattison closed the public hearing at 6:27 p.m.

3. City of Chandler FY 2024-2025 HOME Investment Partnerships Program (HOME) Funding Recommendations.

Chair Mattison opened the public hearing at 6:27 p.m. and asked Ms. Bishop to present on this item. Ms. Bishop described the purpose of the HOME funds and the City of Chandler's involvement in the Maricopa County HOME Consortium. Ms. Bishop provided an overview of the HOME funding recommendations and contingency plans that will be incorporated into the Maricopa County HOME Consortium's Annual Action Plan for Fiscal Year 2024-2025. Ms. Bishop stated that HUD requires a 30-day public comment period and two public hearings. She said public comments are being accepted beginning Friday, March 15, 2024, through Sunday, April 14, 2024, by mail, phone, or email at community.development@chandleraz.gov. Tonight's public hearing was the second of two public hearings being held to ensure opportunity for public input.

There were no comments from the public.

Chair Mattisson closed the public hearing at 6:31 p.m.

ACTION AGENDA

4. Approval of the City of Chandler FY 2024-2025 Annual Action Plan Including Community Development Block Grant (CDBG) Funding Recommendations.

   Chair Mattisson stated Ms. Bishop already presented this information in the public hearing and asked for a motion to approve the City of Chandler FY 2024-2025 Annual Action Plan Including Community Development Block Grant (CDBG) Funding Recommendations.

   Motion: Commissioner Tony Alcala made a motion to approve the City of Chandler FY 2024-2025 Annual Action Plan Including Community Development Block Grant (CDBG) Funding Recommendations. Commissioner Gonzalez seconded the motion.

   Discussion: None.

   Results: The motion was approved 7-0.

5. Approval of the City of Chandler FY 2024-2025 Annual Action Plan HOME Investment Partnerships Program (HOME) Funding Recommendations.

   Chair Mattisson stated Ms. Bishop already presented this information in the public hearing and asked for a motion to approve the City of Chandler FY 2024-2025 Annual Action Plan HOME Investment Partnerships (HOME) Program Funding Recommendations.

   Motion: Commissioner Cecilia Hermosillo made a motion to approve the City of Chandler FY 2024-2025 Annual Action Plan HOME Investment Partnerships (HOME) Program Funding Recommendations. Commissioner Younger seconded the motion.

   Discussion: None.

   Results: The motion was approved 7-0.

6. Recommend Approval of the Ground Lease with Villas on McQueen, LLC.

   Chair Mattisson called on Amy Jacobson, Housing and Redevelopment Senior Manager to present on this item. Ms. Jacobson stated that the City of Chandler is introducing ground lease with Villas on McQueen, LLC as a part of the City's efforts to establish and preserve affordable housing. This is a 99-year lease of the land located at 77 North McQueen for the Villas on McQueen project. The tenant will construct an 157-unit apartment complex and related improvements on the premises and will operate the complex as affordable housing. Construction is anticipated to be completed in 2026. Approval of the ground lease will be presented to Council for approval on May 9, 2024. Ms. Jacobson asked if there were any questions. Commissioner Tony Alcala asked if a third party would build and operate the units or if the City of Chandler would fill that role. Ms. Jacobson responded that The City of Chandler will own the land and have a ground lease to the partnership - Villas on McQueen, LLC. The Villas on McQueen LLC, is composed of tax credit investors, Villas on McQueen MM which includes Gorman & Co., and city's non-profit. A combination of funding sources will ensure ongoing affordability including RAD Project Based Vouchers, federal low-income housing tax credits and HOME funds for households at or below 60% AMI. Commissioner Alcala asked if staffing from the

LLC would manage these units. Ms. Jacobson responded that Gorman & Company Property Management Company will manage the property and will be handling the leasing responsibilities. The city will administer the PBVs and require annual housing quality inspections for all the units. The city will require regular reporting on leasing, maintenance of the units and other requirements through a sub-management agreement. City staff may provide social services on site. Vice-Chair Magel asked if there is an operating agreement. Ms. Jacobson replied that there will be an operating agreement that defines terms and conditions governing the Managing Members. Mr. Magel asked about the CCRs and if they will affect public housing. More specifically, will public housing rules and regulations be in effect. Ms. Jacobson stated that this project is moving from public housing to project-based vouchers through a public/private partnership so public housing rules will not apply. The city will still have public housing units in Chandler but projects like this reduce the need for HUD capital and operating funds. Mr. Magel commented that he was thankful for finding new innovative partnerships to keep housing affordable.

Motion: Commissioner Gonzalez made a motion to Recommend Approval of the Ground Lease with Villas on McQueen, LLC. Commissioner Hermosillo seconded the motion.

Discussion: None.

Results: The motion was approved 7-0.

BRIEFING

7. Human Services Allocations Process Update.

Staff will be presenting recommendations to update the human services allocations process to Mayor and Council next week at a work session. Primary recommendations include partnering with the procurement office to purchase services through a Request For Proposal (RFP) process; dedicating a portion of the available funds to core services; increasing the base funding amount; and creating a capacity building pilot program to provide training and technical assistance to non-profit organizations serving Chandler residents. Next steps will be based on feedback from Council. It is anticipated that final recommendations will go before Council for approval in the next several months and implementation will begin with the FY 2025-2026 funding cycle.

MEMBERS COMMENTS / ANNOUNCEMENTS

None.

CALENDAR

8. HHSC Youth Subcommittee Meeting, Tuesday, April 16, 2024, at 5:30 p.m.
9. HHSC Special Populations Subcommittee Meeting, Wednesday, April 24, 2024, at 5:15 p.m.
10. HHSC Basic Needs Subcommittee Meeting, Thursday, April 25, 2024, at 5:30 p.m.
11. HHSC Regular Meeting, Wednesday, May 8, 2024, at 6:00 p.m.

INFORMATION ITEMS

Mr. Dylan Raymond informed the commission that Chandler's Housing and Stability team will be hosting a Landlord Appreciation Event on Tuesday, April 30, 2024, at 11:00 a.m. to express our

appreciation for their partnership, share information about our programs, and celebrate award recipients.

ADJOURN

The meeting adjourned at 7:37 p.m.

Dated: _____ _____

Chair Heather Mattisson

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Recording Secretary Elizabeth Garcia