

Housing and Human Services Commission Regular Meeting

June 5, 2024 | 6:00 p.m.

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



Commission Members

Chair Heather Mattisson
Vice Chair Ryan Magel
Commissioner Antonio Alcala
Commissioner Sharyn Younger
Commissioner David Gonzalez
Commissioner Aimee Griffith-Johnson
Commissioner Frank Dichoza
Commissioner Lisa Loring
Commissioner Cecilia Hermosillo
Commissioner Jeff Reynolds
Commissioner Karen Tepper

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, June 5, 2024, at 6:00 p.m., at Neighborhood Resources, 235 S Arizona Avenue, Chandler, AZ. 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 - June 5, 2024

Call to Order/Roll Call

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.

Action Agenda

1. Kingston Arms Designation
Approve Resolution No. HO180, Authorizing the Submission of a Certification to the US Department of Housing and Urban Development for its desire to renew the Designations of Kingston Arms Apartments, 127 N. Kingston St., for Occupancy by Elderly or Near Elderly Families.
2. Family Self -Sufficiency (FSS) Action Plan
Approve Resolution No. HO179, Authorizing the City of Chandler Housing and Redevelopment Family Self-Sufficiency Action Plan Effective July 1, 2024, and Certifying Compliance with the related US Department of Housing and Urban Development Regulations.
3. Maricopa County Head Start Lease
Approve Resolution No. HO181, Authorizing the Eleventh Amendment to the Lease Agreement between the City of Chandler and Maricopa County for space in the Recreation Building for use as a Head Start Facility at 660 S. Palm Ln.
4. Maricopa County Head Start Lease
Approve Resolution No. HO182, Authorizing the Two-Year Lease Extension Agreement between the City of Chandler and Maricopa County for space in the Recreation Building for use as a Head Start Facility at 130 N. Hamilton St.

Member Comments/Announcements

Calendar

5. HHSC Regular Meeting, Wednesday, July 10, 2024, at 6:00 p.m.

Information Items

Adjourn



Housing and Human Services Commission Neighborhood Resources

Date: 06/05/2024
To: Housing and Human Services Commission
Subject: Kingston Arms Designation
Approve Resolution No. HO180, Authorizing the Submission of a Certification to the US Department of Housing and Urban Development for its desire to renew the Designations of Kingston Arms Apartments, 127 N. Kingston St., for Occupancy by Elderly or Near Elderly Families.

Attachments

HHSC Memo Kingston Designation
Resolution H0180- Elderly Designation for Kingston Arms



HHSC Memorandum Neighborhood Resources Department- Memo No. HD24-08

Date: June 5, 2024

To: Housing and Human Services Commission

Thru: Leah Powell, Neighborhood Resources Director

From: Amy Jacobson, Housing and Redevelopment Senior Manager

Subject: Resolution No. HO180 Authorizing the Submission of a Certification to the States Department of Housing and Urban Development for its Desire To Renew The Designations of 127 North Kingston Street (Kingston Arms Apartments) For Occupancy By Elderly Or Near Elderly Families

Recommendation: Staff proposes to the Housing and Human Services Commission (HHSC) members the recommendation to the Public Housing Authority Commission (PHAC) the approval the submission of a certification to the United States Department of Housing and Urban Development (HUD) for its desire to renew the designation of 127 N. Kingston (Kingston Arms Apartments) for elderly or near elderly families. Facility.

Background: The City's Housing and Redevelopment Division, as the Public Housing Authority, assists 303 families in public housing. Since the inception of the City's Public Housing Authority, the apartments located at 127 N. Kingston (Kingston Arms Apartments) have been designated as elderly and near elderly units. Elderly is defined by HUD as a person 62 years of age or older and near elderly is defined as a person 55 years of age or older. Staff is recommending the continuation of this designation.

Discussion: City of Chandler Public Housing Authority recognizes that the elderly residents of Public Housing may need additional supportive services when they reach the age of 62 years or older. To assist with this need, Kingston Arms Apartments were envisioned and constructed in the early 1970's as apartments designated for the purpose of serving "elderly and near elderly" low-income residents. HUD published a Public Housing Information (PIH) Notice requiring Public Housing Authorities to renew for the designation of housing for specific populations every two years. As a part of the renewal request, the Public Housing Authority Commission must submit a certification requesting the renewal and address four criteria regarding the location. The Public Housing Authority must: 1) identify the project by

name and location 2) the number of units and percentage of the project to be designated, 3) the total number of units in the affected project, and 4) the population served in the designated units. This information is outlined in the certifying resolution.

If HUD grants the request to continue the designation, the elderly designation continues for two (2) additional years and is subject to another renewal. The designation only applies to Kingston Arms Apartments.

Financial Implications: HUD funds the costs associated with the Public Housing Program. This request is to continue operations as they have been since the inception of Chandler's Public Housing Program. No cost impacts are anticipated with this request.

Proposed Motion: Move to recommend Resolution No.HO180 Authorizing the Submission of a Certification to the States Department of Housing and Urban Development for its Desire To Renew The Designations of 127 North Kingston Street (Kingston Arms Apartments) For Occupancy By Elderly Or Near Elderly Families

Attachments:

Resolution HO180

RESOLUTION NO. HO180

A RESOLUTION OF THE PUBLIC HOUSING AUTHORITY COMMISSION OF THE CITY OF CHANDLER, ARIZONA AUTHORIZING THE SUBMISSION OF A CERTIFICATION TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT TO RENEW THE DESIGNATION OF KINGSTON ARMS APARTMENTS, 127 NORTH KINGSTON STREET, CHANDLER, ARIZONA, FOR OCCUPANCY BY ELDERLY OR NEAR ELDERLY FAMILIES; AND FURTHER AUTHORIZING ALL ACTION NECESSARY TO CARRY OUT THE PURPOSES OF THIS RESOLUTION.

WHEREAS, the Public Housing Authority Commission of the City of Chandler recognizes that the elderly residents of Public Housing have been served by the designation of the apartments at Kingston Arms as “Elderly” since they were constructed in 1972; and

WHEREAS, the United States Department of Housing and Urban Development (“HUD”) has published a Notice requiring Public Housing Authorities to renew the “Elderly” designation by certifying that the statutory requirements of the original designation plan are being met and there are no unanticipated adverse impacts on the housing resources for the groups not being served due to the designation; and

WHEREAS, the current “Elderly” designation is set to expire in August of 2024; and

WHEREAS, the City of Chandler’s Housing and Redevelopment Division, as the City of Chandler Public Housing Authority, provides the following:

1. Requests that the project known as Kingston Arms Apartments, 127 N. Kingston Street Chandler, Arizona, remain designated for occupancy by elderly and near elderly families.
2. Specifies that 100 percent of apartments at this location, or all 37, have this “Elderly” designation.
3. Specifies that Kingston Arms Apartments consists of 37 total apartments in the project, but represents 26 percent of AMP 2, known as Elderly/Family Scattered Sites.
4. Identifies the population served in this designated apartment complex as Elderly/Near Elderly.

NOW, THEREFORE, BE IT RESOLVED by the Public Housing Authority Commission of the City of Chandler, Arizona as follows:

Section 1. That the Chairman, or designee, is authorized to sign and submit the necessary documents, agreements, contracts and certifications to HUD for renewal of the “Elderly” designation of Kingston Arms Apartments, 127 N. Kingston Street, Chandler, Arizona, and if granted, sign any contracts or documents as necessary.

Section 2. That the City Manager, or designee, is authorized to take all actions necessary to implement the designation plan.

PASSED AND ADOPTED by the Public Housing Authority Commission of the City of Chandler, Arizona, this ____ day of _____, 2024.

ATTEST:

CITY CLERK

CHAIRMAN

CERTIFICATION

I HEREBY CERTIFY that the above foregoing Resolution No. HO180 was duly passed and adopted by the Public Housing Authority Commission of the City of Chandler, Arizona, at a regular meeting held on the ____ day of _____ 2024, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

DMG



Housing and Human Services Commission Neighborhood Resources

Date: 06/05/2024
To: Housing and Human Services Commission
Subject: Family Self -Sufficiency (FSS) Action Plan
Approve Resolution No. HO179, Authorizing the City of Chandler
Housing and Redevelopment Family Self-Sufficiency Action Plan
Effective July 1, 2024, and Certifying Compliance with the related US
Department of Housing and Urban Development Regulations.

Attachments

HHSC Memo - FSS Action Plan
Resolution H0179 - FSS Action Plan



HHSC Memorandum Neighborhood Resources Department- Memo No. HD24-09

Date: June 5, 2024

To: Housing and Human Services Commission

Thru: Leah Powell, Neighborhood Resources Director

From: Amy Jacobson, Housing and Redevelopment Senior Manager

Subject: Resolution No. HO179 Approving the City of Chandler Housing and Redevelopment Family Self Sufficiency Action Plan Effective July 1, 2024, and Certifying Compliance with the Related United States Department of Housing and Urban Development Regulations, and Further Directing All Other Action Necessary to Carry Out the Purposes of this Resolution

Recommendation: Staff proposes to the Housing and Human Services Commission (HHSC) members the recommendation to the Public Housing Authority Commission (PHAC) the approval of the submission of Family Self Sufficiency Action Plan Effective July 1, 2024, and Certifying Compliance with the Related United States Department of Housing and Urban Development Regulations, and Further Directing All Other Action Necessary to Carry Out the Purposes of this Resolution.

Background: The FSS Program is a voluntary program designed to assist low-income families participating in Public Housing and Housing Choice Voucher programs (Section 8 Program) in achieving economic independence and self-sufficiency through goal setting and specialized case management. The goals may include education and job training, money management, career advancement, improved life skills, and preparation for homeownership. Participants are considered self-sufficient and able to graduate when goals are accomplished and/or their income exceeds rental subsidy program limits, including being off welfare cash assistance for a minimum of 12 months. FSS is up to a five-year program, including two one-year extensions. Currently, there are a total of 120 participants enrolled in the FSS Program, with 60 participants from Public Housing and 60 participants from Section 8.

An annual grant from HUD provides funding for two full-time FSS positions. The Housing Division has participated in this program since 2000.

Discussion: The FSS Program is available to qualified individuals and families in the Public Housing and Section 8 programs and each program has its own assigned staff person to provide case management. A participant may choose not to continue with the FSS Program and still maintain housing assistance. Generally, participants who have zero or extremely low income, attending college or a training program, or whose financial circumstances are anticipated to change positively due to earned income, are ideal candidates for this program since there is the potential for their earned income to increase. As a Participant's earned income increases and their rental portion increases, the housing assistance payments saved is the amount put into an interest-bearing escrow account. Once a Participant has met their goals, the escrow balance will then be released to them, better preparing the Participant to be more self-sufficient.

Financial Implications: HUD provides funding for the two (2) FSS Specialist positions.

Proposed Motion: Move to recommend Resolution No. HO179 Approving the City of Chandler Housing and Redevelopment Family Self Sufficiency Action Plan Effective July 1, 2024, and Certifying Compliance with the Related United States Department of Housing and Urban Development Regulations, and Further Directing All Other Action Necessary to Carry Out the Purposes of this Resolution.

Attachments:

Resolution HO179

FSS Annual Plan

RESOLUTION NO. HO179

A RESOLUTION OF THE PUBLIC HOUSING AUTHORITY COMMISSION OF THE CITY OF CHANDLER, ARIZONA APPROVING THE CITY OF CHANDLER HOUSING AND REDEVELOPMENT FAMILY SELF-SUFFICIENCY ACTION PLAN EFFECTIVE JULY 1, 2024, AND CERTIFYING COMPLIANCE WITH THE RELATED UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT REGULATIONS; AND FURTHER DIRECTING ALL OTHER ACTION NECESSARY TO CARRY OUT THE PURPOSES OF THIS RESOLUTION.

WHEREAS, pursuant to United States Department of Housing and Urban Development (“HUD”) regulations, an Action Plan should be established for each program to set the standard for program operations, management and implementation of federally funded Housing Programs; and

WHEREAS, the City of Chandler Housing and Redevelopment Division, as the Chandler Public Housing Authority (“PHA”), has developed the Action Plan for the Family Self-Sufficiency (“FSS”) Program, attached as Exhibit “A,” and

WHEREAS, the FSS Action Plan incorporates the Housing Program policies attached to the plan to implement the City of Chandler FSS Program; and

WHEREAS, the Public Housing Authority Commission of the City of Chandler is the entity charged with approving the FSS Action Plan and authorizing the submittal of that plan to HUD for approval.

NOW, THEREFORE, BE IT RESOLVED by the Public Housing Authority Commission of the City of Chandler, Arizona as follows:

Section 1. That the FSS Action Plan, in the form attached hereto as Exhibit “A,” as well as the documents attached and incorporated therein, are hereby approved.

Section 2. That the City of Chandler Housing and Redevelopment Division, as the City of Chandler PHA, be directed to submit the FSS Action Plan approved herein to HUD for review and approval.

Section 3. That the staff of the City of Chandler Housing and Redevelopment division be directed to perform all acts necessary to give effect to this Resolution, including, without limitation, providing any required certification of compliance with applicable regulations.

PASSED AND ADOPTED by the Public Housing Authority Commission of the City of Chandler, Arizona, this ____ day of _____, 2024.

ATTEST:

CITY CLERK

CHAIRMAN

CERTIFICATION

I HEREBY CERTIFY that the above foregoing Resolution No. HO179 was duly passed and adopted by the Public Housing Authority Commission of the City of Chandler, Arizona, at a regular meeting held on the ____ day of _____ 2024, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY
DMG

EXHIBIT "A"



Housing and Human Services Commission Neighborhood Resources

Date: 06/05/2024
To: Housing and Human Services Commission
Subject: Maricopa County Head Start Lease
Approve Resolution No. HO181, Authorizing the Eleventh Amendment to the Lease Agreement between the City of Chandler and Maricopa County for space in the Recreation Building for use as a Head Start Facility at 660 S. Palm Ln.

Attachments

Resolution H0181- Palm
Lease-Palm
HHSC Memo - Palm Head Start

RESOLUTION NO. HO181

A RESOLUTION OF THE PUBLIC HOUSING AUTHORITY COMMISSION OF THE CITY OF CHANDLER, ARIZONA APPROVING THE ELEVENTH AMENDMENT TO THE LEASE AGREEMENT BETWEEN THE CITY OF CHANDLER AND MARICOPA COUNTY FOR SPACE IN THE RECREATION BUILDING AT 660 S. PALM LANE, CHANDLER, ARIZONA FOR USE AS A HEAD START FACILITY.

WHEREAS, the existing lease between the City of Chandler as lessor (the “City”) and Maricopa County as lessee (the “County”) for a Head Start program facility located at the public housing site at 660 S. Palm Lane, Chandler, Arizona will expire on June 30, 2024; and

WHEREAS, the City and County wish to extend the lease at a rental rate of \$3,999.96 per year, payable in monthly amounts of \$333.33, and make certain changes to the terms and conditions.

NOW, THEREFORE, BE IT RESOLVED by the Public Housing Authority Commission of the City of Chandler, Arizona as follows:

Section 1. That Eleventh Amendment to Lease Agreement (L7078) Between City and County for the Head Start program facility located at 660 S. Palm Lane, Chandler, Arizona is approved in substantially the form attached hereto as Exhibit “A.”

Section 2. That the Mayor is authorized to sign the Eleventh Amendment to Lease Agreement (L-7178) between the City of Chandler and Maricopa County.

PASSED AND ADOPTED by the Public Housing Authority Commission of the City of Chandler, Arizona, this ____ day of _____, 2024.

ATTEST:

CITY CLERK

CHAIRMAN

CERTIFICATION

I HEREBY CERTIFY that the above foregoing Resolution No. HO181 was duly passed and adopted by the Public Housing Authority Commission of the City of Chandler, Arizona, at a regular meeting held on the ____ day of _____ 2024, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY
DMG

EXHIBIT "A"

**ELEVENTH AMENDMENT TO LEASE AGREEMENT (L7178)
BETWEEN CITY OF CHANDLER AND MARICOPA COUNTY
660 SOUTH PALM LANE, CHANDLER, ARIZONA
C-22-05-115-4-12**

RECITALS

- A. City of Chandler, an Arizona municipal corporation (Lessor), and Maricopa County, a political subdivision of the State of Arizona (Lessee), (collectively, Parties) are Parties to that certain Lease Agreement dated October 27, 2004, and subsequently amended or renewed by Renewal Letter dated November 14, 2007; Amended and Restated dated February 11, 2010; by Renewal Letter dated January 3, 2012; by Fourth Amendment dated October 31, 2012; by Fifth Amendment dated June 12, 2013; by Sixth Amendment dated March 17, 2015; by Seventh Amendment dated March 23, 2016; by Eighth Amendment dated June 7, 2017; by Ninth Amendment dated June 24, 2020, and by Tenth Amendment dated May 18, 2022 (collectively, Agreement). The Agreement is for Lessee's use of a portion of the property owned by the City of Chandler located at 660 South Palm Lane, Chandler, Arizona.
- B. The term of the Agreement expires on June 30, 2024.
- C. Lessor and Lessee now mutually desire to enter into this Eleventh Amendment to the Agreement ("Amendment") to: (a) replace and extend the term; (b) state base rent; (c) revise the termination provisions; and (d) provide County administrative authority provision.

AGREEMENT

NOW THEREFORE, in consideration of the foregoing and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, Lessor and Lessee now agree as follows:

- 1. The Recitals, by this reference, are incorporated into this Amendment.
- 2. Capitalized terms used in this Amendment without definition shall have the meanings assigned to such terms in the Agreement unless the context expressly requires otherwise.
- 3. The term of the Agreement in Section 2 of the Amended and Restated Lease, as renewed by Letter dated October 4, 2011, and Letter dated January 3, 2012, as amended by Section 1 of the Fourth through Eighth Amendments, Section 3 of the Ninth Amendment and Tenth Amendments to the Agreement, is deleted in its entirety and replaced with the following:

Upon the effective date of this Amendment, the term of the Agreement is hereby extended through June 30, 2027 (Term). Lessee shall have the option to renew the Term for two additional periods of one-year each upon mutual written agreement of the Parties.

- 4. Rent in Section 3 of the Amended and Restated Lease, as restated in the Letter dated October 4, 2011, and the Letter dated January 12, 2012, as amended by Section 2 of the Fourth, Sixth, Seventh, and Eighth Amendments, and Section 4 of the Ninth and Tenth Amendments to the Agreement, is hereby deleted in its entirety and replaced with the following:

During the Term, Lessee agrees to pay as base rent in equal monthly installments as follows:

<u>Monthly</u>	<u>Fiscal Year</u>	
\$333.33	\$3,999.96	plus rental tax

5. Section 20 of the Agreement is hereby deleted and replaced in its entirety with the following:

20. Termination Before End of Term; Non-appropriation.

- (a) Lessor or Lessee each reserve the right to terminate this Lease at any time by giving ninety (90) days written notice to the other.
- (b) Lessee may terminate this Agreement at the end of any fiscal year during the term of the Agreement due to non-appropriation of funds. Lessee's fiscal year ends on June 30 and federal fiscal year ends September 30 of each year.
- (c) Lessor anticipates that the Leased Premises may be redeveloped during the Term of this Agreement. In such event, Lessor will terminate this Agreement. Lessor will endeavor to provide Lessee with at least ninety (90) days prior written notice, but in no event shall Lessor give Lessee less than sixty (60) days prior written notice of such termination.
- (d) In the event of an early termination, the rent payment heretofore made by Lessee shall be prorated on the number of days remaining in the final month of occupancy. Lessor shall refund the prorated amount to Lessee within thirty (30) days after termination. Lessor and/or any of its employees, agents, officers, directors, members, successors or assigns hereby waives any and all rights to bring any claim against Lessee or its employees, agents, officers, directors, members, successors or assigns from or relating any way to Lessee's termination or cancellation of this Agreement pursuant to these Sections 20c) and 20(e).
- (e) The Agreement is subject to cancellation pursuant to the provisions of A.R.S. § 38-511.

6. The Agreement is hereby amended to add the following section:

43. Delegation of Authority. The Assistant County Manager for Maricopa County and/or the Real Estate Director for Maricopa County shall administer this Agreement, including executing documents necessary to administer this Agreement.

7. The foregoing paragraphs contain all the changes made by this Amendment. All other terms and conditions of the Agreement remain the same and in full force and effect, except as herein amended.

THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the last date written below.



LESSOR: City of Chandler, an Arizona Municipal Corporation

Kevin Hartke,
Mayor

ASST. CLERK
CITY OF CHANDLER



ATTEST:

City Clerk Date

APPROVED as to FORM:

City Attorney Date


C-22-05-115-4-12

LESSEE: Maricopa County, a political subdivision of the State of Arizona




Chairman of the Board of Supervisors

ATTEST:

 MAY 14 2024

Clerk of the Board Date ~~050824~~

APPROVED as to FORM:

DocuSigned by:
 5/3/2024
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Deputy County Attorney Date



HHSC Memorandum Neighborhood Resources Department- Memo No. HD24-07

Date: June 5, 2024

To: Housing and Human Services Commission

Thru: Leah Powell, Neighborhood Resources Director

From: Amy Jacobson, Housing and Redevelopment Manager

Subject: Resolution NO. HO181 Approving the Eleventh Amendment to the lease agreement between the City of Chandler and Maricopa County authorizing a two-year lease extension for space in the recreation building at 660 S. Palm Lane, Chandler, Arizona, for use as a Head Start Facility

Recommendation: Staff proposes to the Housing and Human Services Commission (HHSC) members the recommendation to the Public Housing Authority Commission (PHAC) the approval of the Eleventh Amendment to the lease agreement between the City of Chandler and Maricopa County authorizing a two-year lease extension for space in the recreation building at 660 S. Palm Lane, Chandler, Arizona, for use as a Head Start Facility.

Background: Maricopa County has operated a Head Start pre-school program in the Public Housing Recreation Building, located at 660 S. Palm Lane, since 1993. In 1993, the County contributed \$60,000 towards the remodeling of the existing building to better accommodate Head Start's licensing needs.

Discussion: The original amended and restated lease with the current terms, conditions and rent amount was executed in 2017. The current three-year term of the amended renewal lease with Maricopa County Head Start ends June 30, 2024. The current lease amount is \$3,999.96 per year. The existing lease includes an option to extend the lease for a two-year period at an annual rate of \$3,999.96 per year. Maricopa County is requesting to exercise the option for a two-year lease extension under the same terms and conditions outlined in the current lease. The Head Start Program serves both the Public Housing residents' children and neighborhood children. Head Start is a valuable resource that better prepares low-income children for a school environment.

Financial Implications: All costs associated with the lease and the Head Start program are paid for by Maricopa County Head Start or by the United States Department of Housing and

Memo No. HD24-07

June 5, 2024

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Urban Development through the Public Housing operating budget.

Proposed Motion: Move to recommend Resolution No. HO181 Approving the Eleventh Amendment to the lease agreement between the City of Chandler and Maricopa County authorizing a two-year lease extension for space in the recreation building at 660 S. Palm Lane, Chandler, Arizona, for use as a Head Start Facility.

Attachments:

Resolution HO181

Eleventh Amendment to 660 S. Palm Lane



Housing and Human Services Commission Neighborhood Resources

Date: 06/05/2024
To: Housing and Human Services Commission
Subject: Maricopa County Head Start Lease
Approve Resolution No. HO182, Authorizing the Two-Year Lease
Extension Agreement between the City of Chandler and Maricopa
County for space in the Recreation Building for use as a Head Start
Facility at 130 N. Hamilton St.

Attachments

HHSC Memo - Hamilton Head Start
Resolution H0182- Hamilton
Lease - Hamilton



HHSC Memorandum Neighborhood Resources Department- Memo No. HD24-06

Date: June 5, 2024

To: Housing and Human Services Commission

Thru: Leah Powell, Neighborhood Resources Director

From: Amy Jacobson, Housing and Redevelopment Manager

Subject: Resolution NO. HO182 Approving the Tenth Amendment to the lease agreement between the City of Chandler and Maricopa County authorizing a two-year lease extension for space in the recreation building at 130 N. Hamilton Street, Chandler, Arizona, for use as a Head Start Facility

Recommendation: Staff proposes to the Housing and Human Services Commission (HHSC) members the recommendation to the Public Housing Authority Commission (PHAC) the approval of the Ninth Amendment to the lease agreement between the City of Chandler and Maricopa County authorizing a two-year lease extension for space in the recreation building at 130 N. Hamilton Street, Chandler, Arizona, for use as a Head Start Facility.

Background: Maricopa County has operated a Head Start pre-school program in the Public Housing Recreation Building, located at 130 N. Hamilton Street, since 1991. In 1995, the County contributed \$70,000 towards the remodeling of the existing building to better accommodate Head Start's licensing needs.

Discussion: The original amended and restated lease with the current terms, conditions and rent amount was executed in 2017. The current two-year term of the amended renewal lease with Maricopa County Head Start ends June 30, 2024. The current lease amount is \$3,999.96 per year. The existing lease included an option to extend the lease for a two-year period at an annual rate of \$3,999.96 per year. Maricopa County is requesting to exercise the option for a two-year lease extension under the same terms and conditions outlined in the current lease. The Head Start Program serves Public Housing residents' children as well as children from the surrounding neighborhood. Head Start is a valuable resource that prepares low-income children for a school environment.

Memo No. HD24-06

June 5, 2024

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Financial Implications: All costs associated with the lease and the Head Start program are paid for by Maricopa County Head Start or by the United States Department of Housing and Urban Development through the Public Housing operating budget.

Proposed Motion: Move to recommend Resolution No. HO182 Approving the Tenth Amendment to the lease agreement between the City of Chandler and Maricopa County authorizing a two-year lease extension for space in the recreation building at 130 N. Hamilton Street, Chandler, Arizona, for use as a Head Start Facility.

Attachments:

Resolution HO182

Tenth Amendment to 130 N. Hamilton Street

RESOLUTION NO. HO182

A RESOLUTION OF THE PUBLIC HOUSING AUTHORITY COMMISSION OF THE CITY OF CHANDLER ARIZONA APPROVING THE TENTH AMENDMENT TO THE LEASE AGREEMENT BETWEEN THE CITY OF CHANDLER AND MARICOPA COUNTY, ARIZONA FOR SPACE IN THE RECREATION BUILDING AT 130 N. HAMILTON STREET, CHANDLER, ARIZONA FOR USE AS A HEAD START FACILITY.

WHEREAS, the existing lease between the City of Chandler as lessor (the "City") and Maricopa County as lessee (the "County") for a Head Start program facility located at the public housing site at 130 N. Hamilton Street, Chandler, Arizona will expire on June 30, 2024; and

WHEREAS, the City and County wish to extend the lease at a rental rate of \$3,999.96 per year, payable in monthly amounts of \$333.33, and make certain changes to the terms and conditions.

NOW, THEREFORE, BE IT RESOLVED by the Public Housing Authority Commission of the City of Chandler, Arizona as follows:

Section 1. That Tenth Amendment to Lease Agreement (C6552) between City and County for the Head Start program facility located at 130 N. Hamilton Street, Chandler, Arizona is approved in substantially the form attached hereto as Exhibit "A."

Section 2. That the Mayor is authorized to sign the Tenth Amendment to Lease Agreement (C6552) between the City and County.

PASSED AND ADOPTED by the Public Housing Authority Commission of the City of Chandler, Arizona, this ___ day of ____, 2024.

ATTEST:

CITY CLERK

CHAIRMAN

CERTIFICATION

I HEREBY CERTIFY that the above foregoing Resolution No. HO182 was duly passed and adopted by the Public Housing Authority Commission of the City of Chandler, Arizona, at a regular meeting held on the ___ day of _____ 2024, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY
DMG

EXHIBIT "A"

**TENTH AMENDMENT TO LEASE AGREEMENT (C6552)
BETWEEN CITY OF CHANDLER AND MARICOPA COUNTY
130 N HAMILTON STREET, CHANDLER, ARIZONA
C-22-06-098-4-11**

RECITALS

- A. City of Chandler, an Arizona municipal corporation (Lessor), and Maricopa County, a political subdivision of the State of Arizona (Lessee), (collectively, Parties) are Parties to that certain Lease Agreement dated April 13, 2005, and subsequently amended or renewed by Renewal Letter dated May 21, 2008; Amended and Restated Lease dated June 21, 2010 (Lease); by Renewal Letter dated July 9, 2012; by Fourth Amendment dated June 12, 2013; by Fifth Amendment dated March 17, 2015; by Sixth Amendment dated March 23, 2016; by Seventh Amendment dated June 7, 2017; by Eighth Amendment dated June 24, 2020; and by Ninth Amendment dated June 8, 2022 (collectively, Agreement). The Agreement is for Lessee's use of a portion of the property owned by the City of Chandler located at 130 N. Hamilton Street, Chandler, Arizona.
- B. The term of the Agreement expires on June 30, 2024.
- C. Lessor and Lessee now mutually desire to enter into this Tenth Amendment to the Agreement (Amendment) to amend the Agreement to: (a) replace and extend the term; (b) state base rent; (c) revise the termination provisions; and (d) provide County administrative authority provision.

AGREEMENT

NOW THEREFORE, in consideration of the foregoing and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, Lessor and Lessee now agree as follows:

- 1. The Recitals, by this reference, are incorporated into this Amendment.
- 2. Capitalized terms used in this Amendment without definition shall have the meanings assigned to such terms in the Agreement unless the context expressly requires otherwise.
- 3. The term of the Agreement in Section 2 of the Amended and Restated Lease, as renewed by Letter dated July 9, 2012, as amended by Section 1 of the Fourth through Seventh Amendments, Section 3 of the Eighth Amendment, and Section 4 of the Ninth Amendment to the Agreement, is deleted in its entirety and replaced with the following:

Upon the effective date of this Amendment, the term of the Agreement is hereby extended through June 30, 2027 (Term). Lessee shall have the option to renew the Term of this Agreement for two (2) additional periods of one (1) year each. The Agreement shall be renewed upon mutual agreement of the Parties in writing.

4. Rent in Section 3 of the Amended and Restated Lease, as stated in the Letter dated July 9, 2012, as amended by Section 2 of the Fifth Amendment through the Seventh Amendments, Section 4 of the Eighth Amendment, and Section 5 of the Ninth Amendment to the Agreement, is hereby deleted in its entirety and replaced with the following:

During the Term, Lessee agrees to pay as base rent in equal monthly installments as follows:

<u>Monthly</u>	<u>Fiscal Year</u>
\$333.33	\$3,999.96 plus rental tax

5. Section 20 of the Agreement is hereby amended by adding the following:
 - 20.6 Lessor anticipates that the Leased Premises may be redeveloped during the Term of this Lease. In such event, Lessor will terminate this Lease. Lessor will endeavor to provide Lessee with at least ninety (90) days prior written notice, but in no event shall Lessor provide less than sixty (60) days prior written notice of such termination.
6. The Agreement is hereby amended to add the following section:
 43. Delegation of Authority. The Assistant County Manager for Maricopa County and/or the Real Estate Director for Maricopa County shall administer this Agreement, including executing documents necessary to administer this Agreement.
7. The Agreement is subject to cancellation pursuant to the provisions of A.R.S. §38-511.
8. The foregoing paragraphs contain all the changes made by this Amendment. All other terms and conditions of the Agreement remain the same and in full force and effect, except as herein amended.

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C-22-06-098-4-11

LESSEE: Maricopa County, a political subdivision of the State of Arizona



Chairman of the Board of Supervisors

ATTEST:



Clerk of the Board

MAY 14 2024
Date 050824

APPROVED as to FORM:

DocuSigned by:

07695337ADCA460...

Deputy County Attorney

5/3/2024
Date



Housing and Human Services Commission Neighborhood Resources

Date: 06/05/2024

To: Housing and Human Services Commission

Subject: HHSC Regular Meeting, Wednesday, July 10, 2024, at 6:00 p.m.
