

Meeting Minutes

City Council Special Meeting

May 12, 2025 | 9:30 a.m.
City Hall, 5th Floor Conference Room
175 S. Arizona Ave., Chandler, AZ



Call to Order

The meeting was called to order by Mayor Kevin Hartke at 9:32 a.m.

Roll Call

Council Attendance

Mayor Kevin Hartke
Vice Mayor Christine Ellis
Councilmember Angel Encinas
Councilmember Jane Poston
Councilmember Matt Orlando
Councilmember OD Harris
Councilmember Jennifer Hawkins

Appointee Attendance

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

Staff in Attendance

Leah Powell, Neighborhood Resources Director
Riann Balch, Community Resources Senior Manager
Ryan Reeves, Airport Manager
Cherie Stone, Government Relations Senior Program Manager

Others in Attendance

Congressman Greg Stanton, District 4

Discussion

1. Welcome and Introductions - Mayor Kevin Hartke

MAYOR HARTKE welcomed and introduced Congressman Greg Stanton, District 4 and other participants.

2. Discussion of 2025 Federal Policies

CONGRESSMAN GREG STANTON led with opening remarks about water and infrastructure. The Council and Congressman Stanton discussed issues important to Chandler and ways they can partner to address these issues.

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

- Congressman Stanton
- Meeting Intent
 - Strategic Framework Direction
 - What is the City Already Doing?
 - Community Development
 - Public Housing
 - Challenges and Future Impacts
 - Funding
 - Policies
- What Do the Guiding Documents Say?
 - General Plan and Other Guiding Documents
 - Provide for a variety of housing choices for all income levels
 - Continue to encourage private investment in affordable housing
 - Increase capacity for and coordination of affordable housing programs and projects
 - Concentrate of improving housing affordability citywide
 - Encourage compatible infill projects
 - Housing element included the General Plan / Comprehensive Housing Plan
 - Downtown Area Update
- Actions and Strategies
 - Keep Housing Affordable and in Good Repair
 - City Public Housing Authority Providing 303 units
 - 163 family units
 - 37 senior units
 - 103 single-family homes
 - Repositioning Public Housing through Rental Assistance Demonstration (RAD)
 - Villas on McQueen 157 units
 - Haven on Hamilton 250 units
 - Additional Sites
 - Housing Rehabilitation Program
 - Average of 25 homes per year received assistance with repairs related to health and safety
 - Let's Pull Together
 - FY 2023/2024, volunteers worked on over 250 homes
- Actions and Strategies
 - Help People Stay in Their Homes and Communities
 - Tenant Based Rental Assistance (TBRA)

- 25 vouchers providing for 24 months of assistance
 - HOME funded
 - Follow HUD HOME Rent Limits
 - Tenant pays 30% of their income
- Emergency Housing Vouchers (EHV)
 - 28 vouchers provide assistance through 2030*
 - *Program now sunsets December 2026
 - ARPA funded
 - Follow HUD payment standards
 - Tenant pays 30% of their income
- VASH
 - 20 Veterans with wrap around services from VA
- Chandler Connect: FY 2023-2024
 - Street Outreach and Engagement
 - 621 households, including 782 persons served
 - 86% positive outcomes
- Operation Open Door
 - Non-Congregate Shelter
 - 171 households, including 356 persons served
 - 98% positive outcomes
- Housing Stability Case Management: FY 2023-2024
 - Supports TBRA, EHV, HCV, and VASH Tenants
 - 100 Households, including 212 persons served
 - 97% positive outcomes
- Challenges and Future Impacts
- President's Proposed FY 2026-2027 Budget
 - CDBG-Funded Programs at Risk
 - Client Services
 - Homeless outreach and navigation services
 - 1 FTE Community Navigator
 - 0.5 FTE Client Resources Representative
 - Public Housing Youth Program
 - Recreational and educational activities for youth
 - Two 0.5 FTE Recreation Coordinators
 - Code Enforcement
 - Targeted enforcement in low-mod areas (North Chandler)
 - 1 FTE Code Enforcement Officer
- President's Proposed FY 2026-2027 Budget
 - CDBG-Funded Programs at Risk (cont.)
 - Capital Improvements
 - Public Facility and infrastructure improvements in low/mod areas
 - Neighborhood facilities, parks, streets, sidewalks
 - Housing Rehabilitation Program
 - Serves approximately 25 households per year

- 1 FTE Housing Rehabilitation Specialist
- Program Administration
 - 1 FTE CDBG Coordinator
 - 0.5 FTE CDBG Senior Program Manager
 - 0.5 FTE Client Resources Representative
- Relocation Assistance
 - Support for up to 80 households from public housing
 - Moving to The Haven on Hamilton (Fall 2027)
- President's Proposed FY 2026-2027 Budget
 - HOME-Funded Programs at Risk
 - Tenant-Based Rental Assistance (TBRA) Program
 - Rental assistance for up to 24 months per household
 - Currently supporting 25 households
 - No capacity to add new clients without additional funding
 - Public Housing Redevelopment (RAD) Projects
 - HOME funds for Gap Financing
 - Assists low-income households
- President's Proposed FY 2026-2027 Budget
 - Rental Assistance Programs at Risk
 - Housing Choice Voucher (HCV)
 - 43% funding reduction approximately 214 impacted households
 - Impact to landlords accepting vouchers
 - Public Housing
 - Reduced ability to operate City-owned housing sites
 - Potential forced sale of scattered sites
 - Significant reduction of multi-family sites
 - Family Self-Sufficiency Program elimination
 - Would impact 120 Chandler households annually
- Policy Change Impacts
 - Current and Proposed
 - Difficult to Develop Areas (DDA)
 - Previous DDAs have lost their designation and will no longer qualify for LIHTC funding
 - No process to be granted an exception
 - Emergency Housing Vouchers
 - City administers 28 Emergency Housing Vouchers
 - Program funding will be exhausted December 2026 (not 2030)
 - Awaiting guidance on absorbing these vouchers into HCV program
 - Additional Policy Changes (Proposed in President's Budget)
 - Two-year assistance cap for all able-bodied adults
 - Would impact over 550 Chandler households
- Other Issues
 - VASH Vouchers

- VA terminated VASH voucher for Chandler household for non-participation in case management. Voucher shouldn't have been terminated while PHA was on shortfall.
- Chandler was unable to transfer Veteran to HCV because:
 - HUD believes Veteran must be on waitlist
 - HUD believes termination makes Veteran ineligible for HCV
- Chandler stepped in with case management and landlord engagement to keep Veteran housed, but Veteran now owes approximately \$20,000 because no subsidy is in place
- VA will only reinstate VASH voucher if Veteran gets a payee which requires rating of "incapacitated" – VA doctor does not support.
- HUD asked city to request waiver of requirement for Veteran to be on waitlist but will not backdate subsidy should they approve
- Chandler working with Veteran intensively on case management and payback plan for Veteran portion.
- Questions

RYAN REEVES, Airport Manager, presented the following presentation.

- Chandler Municipal Airport (CHD)
 - Facility Overview
 - Facility Overview
 - Aeronautical business include:
 - Flight training
 - Fixed base operator
 - Charter services
 - Aircraft repair & maintenance
 - Aircraft sales
 - Aircraft avionics
 - Aircraft rental
- Facility Overview
 - 17th busiest GA airport in US 240,000+ operations
 - 48th busiest airport in US
 - 6th busiest airport in Arizona
 - "Regional Reliever" classification by FAA
 - Two parallel runways (4,870 ft. and 4,401 ft.)
 - Only public airport in Maricopa County with runways <5,000 ft.
 - One of three GA airports in Maricopa County with two runways
- Airport Operations
 - An operation is one take-off or one landing
 - 1995: Air Traffic Control Tower built
 - 2006: Highest year for operations
- CHD's Role
 - National Plan of Integrated Airport Systems
 - 382 Existing NPIAS Airports
 - 2,950 non-primary
 - 2,564 General Aviation

- 259 Relievers
- 127 Comm. Service