

MINUTES
HOUSING AND HUMAN SERVICES COMMISSION
NEIGHBORHOOD RESOURCES DEPARTMENT
235 S. Arizona Avenue, Chandler, AZ 85225
Wednesday, December 11, 2024, 6:00 p.m.

CALL TO ORDER / ROLL CALL

Commission Vice Chair Ryan Magel called the meeting to order at 6:09 p.m.

Commissioners present: Ryan Magel, Heather Mattisson (Virtual), Sharyn Younger (Virtual), David Gonzalez, Frank Dichoza, Lisa Loring, Cecilia Hermosillo, Jeff Reynolds, and Karen Tepper.

Commissioners absent: Aimee Griffith-Johnson and Tony Alcala.

Staff present: Riann Balch, Community Resources Senior Manager, Amy Jacobson, Housing and Redevelopment Senior Manager, Karin Bishop, Community Development Senior Program Manager, 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. September 11, 2024, HHSC Regular Meeting Minutes.

Motion: Commissioner Jeff Reynolds made a motion to approve the Consent Agenda. Commissioner David Gonzalez seconded the motion.

Discussion: None.

Results: The motion was approved 9-0.

ACTION AGENDA

2. 2025 HHSC Meeting Schedule.

Vice Chair Magel called Riann Balch, Community Resources Senior Manager to present on the item. Ms. Balch advised that meetings are traditionally held on the second Wednesday of the month at 6:00 p.m. in the Neighborhood Resources Office, 235 S. Arizona Avenue, Chandler.

Ms. Balch reviewed the schedule and explained that staff adjusted the March meeting date to observe Chandler Unified School District's Spring Break.

Motion: Commissioner Frank Dichoza made a motion to approve the 2025 HHSC Meeting Schedule. Commissioner Karen Tepper seconded the motion.

Discussion: None.

Results: The motion was approved 9-0.

DISCUSSION

3. RAD Tour Discussion.

Vice Chair Magel called on Riann Balch, Community Resources Senior Manager, and Amy Jacobson, Housing and Redevelopment Senior Manager to present on the item. Ms. Jacobson reviewed the status of the project and Ms. Balch gaged Commissioner's interest in a tour. Ms. Jacobson asked if Commissioners would be available during the day to tour the properties as that is when staff are available on site to provide information. Commissioners indicated interest and availability. One idea is to have an early HHSC meeting following a tour.

BRIEFING

4. 2025 Public Housing Annual Plan Calendar.

Vice Chair Magel called on Ms. Jacobson to present the item. Ms. Jacobson presented the 2025 Public Housing Authority (PHA) Annual Plan Calendar. The calendar delineates the timeline for updating the PHA Five-Year Annual Plan and Annual Plan which describes the Authority's policies, programs, operations, and strategies for meeting local housing needs and goals.

Vice Chair asked if there were any questions or discussion. There was none.

5. 2025 Payment Standards for the Housing Choice Voucher Program (Section 8 Program).

Vice Chair Magel called on Ms. Jacobson to present the item. Ms. Jacobson explained that the City of Chandler, Housing and Redevelopment Division (the "Housing Authority") administers the U.S. Department of Housing and Urban Development's ("HUD") Housing Choice Voucher ("HCV") Program contract for the City of Chandler to provide affordable housing for up to 495 families. HUD publishes Small Area Fair Market Rents ("SAFMRs") on an annual basis, calculated at the zip code level rather than for an entire metropolitan area, and requires certain public housing authorities to use the SAFMRs in the administration of the HCV Program. HUD has designated the Housing Authority as a mandatory SAFMR PHA. In accordance with 24 CFR 982.503, the Housing Authority is required to implement SAFMRs-based payment standards no later than January 1, 2025. The Housing Authority has established the SAFMRs-based Payment Standards Schedule effective January 1, 2025.

Vice Chair asked if there were any questions or discussion. There was none.

MEMBERS COMMENTS / ANNOUNCEMENTS

CALENDAR

6. HHSC Regular Meeting, Wednesday, January 8, 2025, 6:00 p.m.

INFORMATION ITEMS

7. Annual Budget Survey

Vice Chair Magel called on Dylan Raymond, Management Analyst Senior to present on the item. Mr. Raymond shared that It's that time of year again! The City of Chandler is starting its budget process and encourages residents to provide their thoughts about the community and its future. Starting Monday, Nov. 25, Chandler residents will be able to find the survey at chandleraz.gov/budget and will be available through Friday, Jan. 10, 2025. City staff asks residents to answer at least the first six general questions of the survey which should take about two minutes. The remaining questions allow you to provide funding priorities as well as feedback on the Council Strategic Focus Areas. You can share thoughts and ideas on any or all of the topics including open text boxes for comments. The budget survey results are shared with the Mayor, City Councilmembers, City Manager, and staff to assist in the formulation of the city's financial plan. Please take this opportunity to let us know what is going well, and what could use some additional attention during the next Budget Year. In addition to the online survey, paper copies will be also available in English, Spanish, and Mandarin Chinese, and may be picked up at various city facilities, including libraries, community centers, and the lobby of City Hall.

Amy Jacobson shared that she is working on a new development agreement for 250 affordable units and will bring back additional details at the next meeting.

Karin Bishop, Community Development Senior Program Manager informed the Commission that the city has started work on the next Five-Year Consolidated Plan to develop priorities for Community Development funding, and staff sent out the two different surveys to collect public input.

ADJOURN

The meeting was adjourned at 7:31 p.m.

Dated: _____

Vice Chair Ryan Magel

Recording Secretary Elizabeth Garcia