

MINUTES
HOUSING AND HUMAN SERVICES COMMISSION
NEIGHBORHOOD RESOURCES DEPARTMENT
235 S. Arizona Avenue, Chandler, AZ 85225
Wednesday, February 12, 2025, 6:00 p.m.

CALL TO ORDER / ROLL CALL

Commission Chair Heather Mattisson called the meeting to order at 6:01 p.m.

Commissioners present: Heather Mattisson, Ryan Magel, Tony Alcala, David Gonzalez, Cecilia Hermosillo, Aimee Griffith-Johnson (6:05 p.m.), Jeff Reynolds, Julie Martin, Karin Tepper, and Sharyn Younger

Commissioners absent: Lisa Loring.

Staff present: Riann Balch, Community Resources Senior Manager, Karin Bishop, Community Development Senior Program Manager, Dylan Raymond, Management Analyst Senior, Larisa Gorski, Affordable Housing Manager, Kaitlyn Koponen, Housing Assistance Senior Program Manager, 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. December 11, 2024, HHSC Regular Meeting Minutes.

Motion: Commissioner David Gonzalez made a motion to approve the Consent Agenda. Commissioner Sharyn Younger seconded the motion.

Discussion: None.

Results: The motion was approved 9-0.

PUBLIC HEARING

2. City of Chandler Draft 2025-2029 Consolidated Plan and 2025 Annual Action Plan

Commission Chair Mattisson opened the public hearing at 6:05 p.m. and introduced Community Resources Senior Manager, Karin Bishop, and Grace Orr from Civitas to provide a presentation.

Ms. Bishop explained that the City of Chandler receives federal Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funding, administered by the United States Department of Housing and Urban Development (HUD). As a prerequisite for receiving CDBG and HOME funding, the city is required every five (5) years, to prepare and adopt a Five-Year Consolidated Plan that includes an Annual Action Plan, to be sent to HUD to establish priorities for future funding decisions.

The Consolidated Plan (ConPlan) serves as a strategic plan that establishes goals and priorities for utilizing the anticipated funding over the next five years (2025-29). The Annual Action Plan defines the one-year planned activities in relationship to the ConPlan goals and priorities.

In compliance with HUD regulations and the Citizen Participation Plan, the city is holding a public hearing to solicit citizen's feedback to identify housing and community development needs in the community for the next five years.

Tonight is the first of two public hearings being held to ensure opportunity for public input.

Additionally, a survey was made available from September 10, 2024, through January 31, 2025, for residents and stakeholders to provide input on identifying and prioritizing housing and community development needs and the best methods and programs to address those needs. Input received assists the city in the development of its draft 2025-29 Consolidated Plan and draft 2025 Annual Action Plan.

Ms. Bishop introduced Grace Orr with Civitas to provide a summary of the community survey and stakeholder survey responses received and the Consolidated Plan process. The purpose of this public hearing is to solicit feedback regarding the draft Con Plan 2025-2029 and 2025 Annual Action Plan. The presentation is attached as part of this minute record.

Ms. Orr asked if there were any questions. Commissioner Ryan Magel asked how accurately the demographic information reflects the city as a whole. Ms. Orr responded that it was reflective of the responses received from the city and the county surveys. Commissioner Gonzalez asked for the survey results of the demographic consistent to the income information. Ms. Orr responded that the information is reflective of the respondents with incomes below \$100,000.

There were no comments from the public. Commission Chair Mattison closed the public hearing at 6:34 p.m.

3. City of Chandler Draft 2025-2029 Consolidated Plan and 2025 Annual Action Plan Housing and Redevelopment 2025-2030 Five-Year Plan for Public Housing and Housing Choice Voucher Programs, 2025 Annual Plan and Capital Fund for Fiscal Year Beginning July 1, 2025, and Certifying Compliance with the Related Regulations.

Commission Chair Mattisson opened the public hearing at 6:35 p.m. and introduced Affordable Housing Manager Larissa Gorski and Housing Assistance Senior Program Manager Kaitlyn Koponen to present on this item.

Ms. Koponen stated that the City of Chandler Housing and Redevelopment Division (the Public Housing Agency/PHA) administers 303 units of Low Rent Public Housing and 495 Housing Choice Vouchers (formerly known as Section 8). The Public Housing Agency (PHA) is required to submit the PHA Annual Plan to the U.S. Department of Housing and Urban Development (HUD) by April 17, 2025, for its housing programs. The Annual Plan is a comprehensive guide to PHA policies, programs, operations, and strategies for meeting local housing needs and goals. Each year, staff reviews policies and revises supporting documents, as needed. This year the city will be submitting the 2025-2030 Five-Year Plan, 2025 Annual Plan and Capital Fund. The process allows for community input from program participants, residents, and the public in general. The city is currently in a public comment period from January 15, 2025, to March 1, 2025, for the City of Chandler Housing and Redevelopment Division's 2025 Annual Housing Plan. Two Resident Advisory Board (RAB) meeting was held on December 11, 2024, and January 28, 2025.

The draft 2025-2030 Five-Year Plan, 2025 Annual Plan and Capital Fund can be found on the city website at [chandleraz.gov/affordable housing](http://chandleraz.gov/affordable-housing) and available as a hard copy at the Housing Office located at 235 S. Arizona Ave in Chandler.

Ms. Koponen asked if there were any questions. Commissioner Aimee Griffith-Johnson asked why the earned income is being ended. Ms. Koponen responded that HOTMA eliminates the EID (Earned Income Disregard) from HUD regulations, families who were receiving the EID benefit as of December 31, 2023, may continue to receive the full benefit until the remaining timeframe for an individual family's EID expires. Because the EID lasts up to 24 consecutive months, no family will still be receiving the EID benefit after December 31, 2025.

There were no comments from the public. Commission Chair Mattison closed the public hearing at 7:01 p.m.

ACTION AGENDA

4. Resolution No. H0186 Approving the Submission of the City of Chandler Housing and Redevelopment 2025-2030 Five Year Plan for Public Housing and Housing Choice Voucher Program, 2025 Annual Plan and Capital Fund for the Fiscal Year beginning July 1, 2025, and Certifying Compliance with Related Regulations.

Staff proposes to the Housing and Human Services Commission (HHSC) members the recommendation to the Public Housing Authority Commission (PHAC) the approval of Resolution No. H0186 approving the submission of the City of Chandler Housing and Redevelopment Annual Plan and Capital Fund for the fiscal year beginning July 1, 2025, and certifying to compliance with the related regulations.

The City of Chandler Housing and Redevelopment Division (the Public Housing Agency/PHA) administers 303 units of Low Rent Public Housing and 495 Housing Choice Vouchers (also known as Section 8).

The Public Housing Agency (PHA) is required to submit the PHA Annual Plan to the U.S. Department of Housing and Urban Development (HUD) by April 17, 2025, for its housing programs. The Annual Plan is a comprehensive guide to PHA policies, programs, operations, and strategies for meeting local housing needs and goals. Each year, staff reviews policies and revises supporting documents, as needed.

This year the city will be submitting the 2025-2030 Five-Year Plan, 2025 Annual Plan and Capital Fund. The process allows for community input from program participants, residents, and the public in general. The City is currently in a public comment period from Jan. 15, 2025, to March 1, 2025, for the City of Chandler Housing and Redevelopment Division's 2025 Annual Housing Plan. Two Resident Advisory Board (RAB) meeting was held on December 11, 2024, and January 28, 2025. With comments received for participants whom attended.

The draft 2025-2030 Five-Year Plan, 2025 Annual Plan and Capital Fund can be found on the city's website at chandleraz.gov/affordablehousing.

Motion: Commissioner Tony Alcala made a motion to approve the recommendation to PHAC the approval of Resolution No. H0186 approving the Submission of the City of Chandler Housing and Redevelopment 2025-2030 Five Year Plan for Public Housing and Housing Choice Voucher Program, 2025 Annual Plan and Capital Fund for the Fiscal Year beginning July 1, 2025, and Certifying Compliance with Related Regulations. Commissioner Frank Dichoza seconded the motion.

Discussion: None.

Results: The motion was approved 10-0

5. Human Services Allocations Timeline.

Commission Chair Mattisson called on Ms. Riann Balch to present on this item. Ms. Balch reviewed the Human Services Allocations Procurement process that will include two Request for Proposals (RFPs): Core Services and General Services. The Contracts for core services will be eligible for up to four one-year renewals. The Available funding will be \$ 1,081,401 and is allocated in the base budget. One-time \$1,000,000 funding is included in the proposed budget. The total FY 2024-25 budget is anticipated to be approximately \$2,081,401. Capacity-building services will also be offered through a pilot program. The presentation is attached as part of this minute record.

MEMBERS COMMENTS / ANNOUNCEMENTS

None.

CALENDAR

6. HHSC Regular Meeting, Wednesday, April 9, 2025, at 6:00 p.m.

INFORMATION ITEMS

Mr. Dylan Raymond informed the commission the 2025 Chandler State of the City address will be on February 13, 2025, at 5:30 p.m. at Chandler Center of the Arts. Everyone is invited to attend.

ADJOURN

The meeting adjourned at 7:44 p.m.

Dated: _____

Chair Heather Mattisson

Recording Secretary Dylan Raymond