

Housing and Human Services Commission Regular Meeting

April 9, 2025 | 6:00 p.m.

Neighborhood Resources Conference Room
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, April 9, 2025, at 6:00 p.m., at Neighborhood Resources Conference Room, 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 - April 9, 2025

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.

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. February 12, 2025, HHSC Regular Meeting Minutes.
2. March 5, 2025, HHSC Regular Meeting Minutes.

Action Agenda

3. Approval of City of Chandler 2025-2029 Consolidated Plan and Fiscal Year 2025-2026 Annual Action Plan Including Community Development Block Grant (CDBG) Funding Recommendations.
4. Approval of City of Chandler Fiscal Year 2025-2026 HOME Investment Partnerships Program (HOME) Funding Recommendations.

Member Comments/Announcements

Calendar

5. HHSC Regular Meeting, Wednesday, May 14, 2025, at 6:00 p.m.

Information Items

6. Human Services Allocations Update.
7. Heat Relief Update.

Adjourn



Housing and Human Services Commission Neighborhood Resources

Date: 04/09/2025
To: Housing and Human Services Commission
Subject: February 12, 2025, HHSC Regular Meeting Minutes.

Attachments

2.12.25 HHSC Meeting Minutes

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



Housing and Human Services Commission Neighborhood Resources

Date: 04/09/2025
To: Housing and Human Services Commission
Subject: March 5, 2025, HHSC Regular Meeting Minutes.

Attachments

3.5.25 HHSC Meeting Minutes

Housing and Human Services Commission Regular Meeting

March 5, 2025 | 6:00 p.m.

Neighborhood Resources Conference Room
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
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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, March 5, 2025, at 6:00 p.m., at Neighborhood Resources Conference Room, 235 S. Arizona Avenue, Chandler, AZ. One or more Commissioners may be attending by telephone.

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Housing and Human Services Commission Regular Meeting Agenda - March 5, 2025

Call to Order/Roll Call

Scheduled/Unscheduled Public Appearances

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Public Hearing

1. City of Chandler Draft 2025-2029 Consolidated Plan and 2025 Annual Action Plan.
 1. Open Public Hearing
 2. Staff / Civitas Presentation
 3. Discussion
 4. Close Public Hearing

Briefing

2. The Villas on McQueen Presentation.

Member Comments/Announcements

Calendar

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

Information Items

Adjourn



Housing and Human Services Commission Neighborhood Resources

Date: 04/09/2025

To: Housing and Human Services Commission

Subject: Approval of City of Chandler 2025-2029 Consolidated Plan and Fiscal Year 2025-2026 Annual Action Plan Including Community Development Block Grant (CDBG) Funding Recommendations.

Attachments

Community Development Block Grant ("CDBG") 2025-2029 Consolidated Plan and Fiscal Year ("FY") 2025-2026 Annual Action Plan



HHSC Memorandum

Neighborhood Resources - Memo No. NR25-014

Date: April 9, 2025

To: Housing and Human Services Commission

Thru: Leah Powell, Neighborhood Resources Director
Riann Balch, Community Resources Senior Manager

From: Karin Bishop, Community Development Senior Program Manager

Subject: Recommend that City Council pass and adopt Resolution No. 5895 approving and authorizing the City Manager to execute and submit the Community Development Block Grant ("CDBG") 2025-2029 Consolidated Plan and Fiscal Year ("FY") 2025-2026 Annual Action Plan to the United States Department of Housing and Urban Development ("HUD"); authorizing execution of all subrecipient contracts; and authorizing the City Manager to take all action necessary or prudent to implement the approved FY 2025-2026 Annual Action Plan.

Background: Each year, the City of Chandler receives federal CDBG funding, administered by HUD, to develop viable urban communities by providing decent housing and a suitable living environment and by expanding economic opportunities, principally for persons with low and moderate income. Funds support a wide range of community development activities directed toward revitalizing neighborhoods, economic development, and providing improved community facilities and services.

As a prerequisite for receiving CDBG funding, the City of Chandler is required every five (5) years, to prepare and submit a Five-Year Consolidated Plan that includes an Annual Action Plan, to be sent to HUD to establish priorities for future funding decisions.

Included in the Five-Year Consolidated Plan is the city's FY 2025-2026 Annual Action Plan that serves as the formal application for the use of entitlement funds that are received by the City of Chandler. The Annual Action Plan defines the one-year activities in relationship to the five-year goals and objectives of the Consolidated Plan covering Fiscal Years 2025-2029.

From September 10, 2024, to January 31, 2025, the city conducted a public community survey and stakeholder survey for respondents to identify and prioritize community needs in the areas of housing, public services, public facilities, public improvements, economic development and neighborhood revitalization. The survey, which was available in English and Spanish, was distributed widely through mechanisms including the city's website and social media, public facilities, the Housing and Human Services Commission, and community non-profit partners. Additionally, Chandler residents and stakeholders were also invited to respond to Maricopa County's survey. A total of 304 responses were received from Chandler residents. Two public meetings were held on September 11, 2024. Those in attendance included 22 individuals that have received assistance from city programs, and 15 residents and service providers. Affordable housing was identified as the top priority, followed closely by public improvements, public facilities and economic development.

In compliance with HUD regulations and the Citizen Participation Plan, the city held a 30-day public comment period regarding the draft 2025–2029 Consolidated Plan and FY 2025–2026 Annual Action Plan, which included the CDBG funding recommendations based on formula funding expected in FY 2025–2026 and a contingency plan for a potential increase or decrease in funding. The public comment period began Monday, March 3, 2025, and ended Friday, April 4, 2025. In addition, two public hearings were held on February 12, 2025, and on March 5, 2025, to ensure multiple opportunities for input from the community regarding the draft 2025–2029 Consolidated Plan and FY 2025–2026 Annual Action Plan. Public comments received during the public comment period will be included in the finalized report submitted to HUD. A copy of the 2025–2029 Consolidated Plan and FY 2025–2026 Annual Action Plan is available on the city's website for review at <https://www.chandleraz.gov/residents/neighborhood-resources/community-development/plans-and-reports>.

As a member of the Maricopa County HOME Consortium, the City of Chandler will comply with the citizen participation plan prepared by the Maricopa County Human Services Department on behalf of all HOME Consortium members. The Maricopa County HOME Consortium Citizen Participation Plan for 2025–2029 is available on the city's website for review at <https://www.chandleraz.gov/residents/neighborhood-resources/community-development/plans-and-reports>.

Discussion: To date, HUD has not released the FY 2025–2026 annual allocation to Grantees. At HUD's guidance, the City of Chandler has prepared funding recommendations, and a contingency plan based on anticipated formula funding that it received in the prior fiscal year. A total of \$1,682,855 in CDBG funding recommendations are included in the FY 2025–2026 Annual Action Plan, which includes \$250,000 from a prior program year that was planned for relocation assistance and will be reallocated to capital projects. The city will

utilize \$286,571 for program administration, \$214,928 for Public Services, and \$1,181,356 for Capital Projects, Housing, and Neighborhood Revitalization.

The contingency plan states that any increase or decrease in CDBG funding for FY 2025-2026 will be applied to the City of Chandler's Community Navigation and Client Services Program and to the City of Chandler's Public Housing Youth Program ("PHYP"). The PHYP will not be reduced below \$40,000. Funding for Public Services will adhere to the fifteen percent statutory cap. Any increase or decrease for Capital Projects, Housing, and Neighborhood Revitalization will be primarily applied to Capital Projects. The formula amount for program administration will also be adjusted based on the total CDBG allocation to the city. The city's FY 2025-2026 CDBG Program Descriptions and Funding Recommendations are attached.

Financial Implications: The City of Chandler will utilize CDBG federal entitlement funds to support recommended program activities. No match is required. The City of Chandler pays for services supported by CDBG funds and then submits a request for reimbursement to HUD.

Attachments:

A – Resolution No. 5895

B – FY 2025-2026 CDBG Program Descriptions and Funding Recommendations

RESOLUTION NO. 5895

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, APPROVING AND AUTHORIZING THE CITY MANAGER TO EXECUTE AND SUBMIT THE COMMUNITY DEVELOPMENT BLOCK GRANT 2025–2029 CONSOLIDATED PLAN AND FISCAL YEAR 2025-2026 ANNUAL ACTION PLAN TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; AUTHORIZING EXECUTION OF ALL SUBRECIPIENT CONTRACTS; AND AUTHORIZING THE CITY MANAGER TO TAKE ALL ACTION NECESSARY OR PRUDENT TO IMPLEMENT THE APPROVED FISCAL YEAR 2025-2026 ANNUAL ACTION PLAN.

WHEREAS, as a prerequisite for receiving federal Community Development Block Grant (“CDBG”) funding, the City of Chandler 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 the United States Department of Housing and Urban Development (“HUD”) to establish priorities for future funding decisions; and

WHEREAS, the City of Chandler, as a member of the Maricopa County HOME Consortium, has agreed to comply with the Citizen Participation Plan prepared by the Maricopa County Human Services Department on behalf of all HOME Consortium members for both CDBG and HOME Investment Partnerships Program funds; and

WHEREAS, the City of Chandler, in coordination with the City’s Housing and Human Services Commission, assessed needs, held two public hearings, and presented the draft 2025-2029 Consolidated Plan and Fiscal Year (“FY”) 2025–2026 Annual Action Plan, along with the draft Citizen Participation Plan, for public consideration by making it available for public comment for the HUD required 30-day citizen participation review and comment period; and

WHEREAS, this Council has determined by reviewing all pertinent information that it is necessary and in the best interest of the City of Chandler to approve and authorize the submittal of the 2025-2029 Consolidated Plan and FY 2025–2026 Annual Action Plan to HUD.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Chandler, Arizona as follows:

- Section 1. Approves and adopts the 2025-2029 Consolidated Plan and FY 2025–2026 Annual Action Plan, a copy of which will be kept on file in the office of the City of Chandler’s Director of Neighborhood Resources.
- Section 2. Authorizes the City Manager, or his designee, to execute and submit the 2025-2029 Consolidated Plan and FY 2025–2026 Annual Action Plan with all documents and materials as may be required to HUD for final approval.

Section 3. Authorizes the City Manager, or his designee, to take those actions necessary or prudent to implement the City's CDBG program for FY 2025-2026, including, but not limited to, executing subrecipient contracts, expending funds, hiring personnel or contractors, scheduling activities, establishing procedures for monitoring and evaluating program activities, and other steps necessary to ensure that the CDBG program can be carried out in a timely and effective manner, including but not limited to establishing administrative procedures not inconsistent with federal, state or local law.

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona, this ____ day of _____, 2025.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Resolution No. 5895 was duly passed and adopted by the City Council of the Chandler, Arizona, at a regular meeting held on the ____ day of _____, 2025 and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

DMG

**CITY OF CHANDLER
FISCAL YEAR 2025-2026
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
PROGRAM DESCRIPTIONS AND FUNDING RECOMMENDATIONS**

CDBG Public Services:

COC Community Development and Resources – Community Navigation and Client Services

Recommendation: \$164,928

Funding to continue to provide community navigation and client services to individuals experiencing unsheltered homelessness in Chandler. This funding helps to identify and establish relationships; coordinate care and communications with appropriate service providers; facilitate access to housing; and provide support and advocacy necessary to maintain housing.

COC Housing and Redevelopment – Public Housing Youth Program

Recommendation: \$50,000

Funding to continue to provide after school and intersession programming to youth, ages 6-18, who reside in Chandler's four Public Housing family sites. Activities include academic support; mentoring; youth development; arts; books and reading services; and sports and recreation. Programming is offered Monday through Friday on regular school days at each public housing site. During intersession, youth from all four sites come together to participate in regular programming and special events. In the summer months, activities are offered in the morning for younger children, in the afternoon for all ages, and in the evening for teens.

CDBG Capital Projects, Housing, and Neighborhood Revitalization:

COC Community Development and Resources – Homeowner Rehabilitation Operations

Recommendation: \$75,000

Funding to continue support for staff who identify, assess, and prepare single-family Chandler homeowners with low- and moderate-income that have significant housing rehabilitation needs to receive assistance. The city will process client applications to determine eligibility for program assistance. The Homeowner Rehabilitation program works in tandem with a third-party contractor which provides emergency repairs, minor repairs, ADA modifications and exterior improvements. The city is evaluating the ability to include additional eligible services that are covered under the housing rehabilitation program.

Homeowner Rehabilitation Program Activities**Recommendation: \$125,000**

Funding to continue emergency repairs, minor repairs, ADA modifications and exterior improvements for eligible Chandler residents with low- and moderate-income who own and occupy a single-family home. Programs benefit households by: (1) addressing the health, safety, or welfare of households; (2) making improvements or modifications to remove accessibility barriers; and (3) elevating neighborhoods. The city is evaluating the ability to include additional eligible services.

Public Facilities and Infrastructure Improvements**Recommendation: \$881,356**

Funding will support public facility and infrastructure improvements in low- and moderate-income areas within the City of Chandler.

COC Neighborhood Preservation - Code Enforcement in Low-Mod Neighborhoods**Recommendation: \$100,000**

Funding to continue the systematic, proactive inspection program in CDBG eligible areas, with an emphasis on north Chandler. The program supports a Code Inspector specifically assigned to low- and moderate-income areas to initiate code enforcement inspections and take necessary enforcement actions to remediate neighborhood degradation. Residents receive an advisory notice providing information about common code violations for self-evaluation and correction prior to inspection.



Housing and Human Services Commission Neighborhood Resources

Date: 04/09/2025

To: Housing and Human Services Commission

Subject: Approval of City of Chandler Fiscal Year 2025-2026 HOME Investment Partnerships Program (HOME) Funding Recommendations.

Attachments

Fiscal Year ("FY") 2025-2026 HOME Investment Partnerships Program Funds



HHSC Memorandum

Neighborhood Resources - Memo No. NR25-015

Date: April 9, 2025

To: Housing and Human Services Commission

Thru: Leah Powell, Neighborhood Resources Director
Riann Balch, Community Resources Senior Manager

From: Karin Bishop, Community Development Senior Program Manager

Subject: Recommend that City Council pass and adopt Resolution No. 5896 approving and authorizing the City Manager to allocate Fiscal Year ("FY") 2025-2026 HOME Investment Partnerships Program Funds; authorizing execution of all contracts and subrecipient agreements; and authorizing the City Manager to take all actions necessary or prudent to implement the adopted FY 2025-2026 HOME Investment Partnerships Program Funds.

Background: Each year, the City of Chandler receives federal HOME Investment Partnerships Program funding, administered by the United States Department of Housing and Urban Development ("HUD"), through the Maricopa County HOME Consortium. Eligible HOME activities include building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing rental assistance for individuals with low and moderate income. HOME-funded activities proposed by the city are included in Maricopa County's Consolidated Plan and Annual Action Plan submitted to HUD.

The Chandler Housing and Human Services Commission ("HHSC") approved the initial funding recommendations and contingency plan based on the anticipated formula funding for FY 2025-2026. HOME funds for FY 2025-2026 are proposed to be allocated to continue to support the Tenant-Based Rental Assistance ("TBRA") Program, which provides housing for persons experiencing homelessness in Chandler.

In compliance with HUD regulations and the Citizen Participation Plan, the city, in partnership with the Maricopa County HOME Consortium, held a 30-day public comment period regarding the initial HOME funding recommendations and contingency plan for a potential increase or decrease in funding. The public comment period began Monday, March 3, 2025, and ended Friday, April 4, 2025. In addition, two public hearings were held on February 12, 2025, and on March 5, 2025, to ensure multiple opportunities for input

from the community regarding the initial HOME funding recommendations and contingency plan.

Discussion: To date, HUD has not released the FY 2025-2026 annual allocation to Grantees. At HUD's guidance, the City of Chandler has prepared funding recommendations, and a contingency plan based on anticipated formula funding that it received in the prior fiscal year. The City of Chandler recommends funding in the amount of \$374,298 to continue to support the TBRA Program, and \$24,953 for program administration. The contingency plan states that any increase or decrease in HOME funding for FY 2025-2026 will be applied to the TBRA program. The formula amount for program administration will also be adjusted based on the total HOME allocation to the city. The FY 2025-2026 HOME Program Description and Funding Recommendation is attached.

Financial Implications: Federal HOME funds require a 25% local match. The City of Chandler will provide the required match through general funds used to support staffing and operations. The City of Chandler pays for services supported by HOME funds and then submits a request for reimbursement to Maricopa County.

Attachments:

A – Resolution No. 5896

B – FY 2025-2026 HOME Program Description and Funding Recommendation

RESOLUTION NO. 5896

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, APPROVING AND AUTHORIZING THE CITY MANAGER TO ALLOCATE FISCAL YEAR 2025-2026 HOME INVESTMENT PARTNERSHIPS PROGRAM FUNDS; AUTHORIZING EXECUTION OF ALL CONTRACTS AND SUBRECIPIENT AGREEMENTS; AND AUTHORIZING THE CITY MANAGER TO TAKE ALL ACTION NECESSARY OR PRUDENT TO IMPLEMENT THE ADOPTED FISCAL YEAR 2025-2026 HOME INVESTMENT PARTNERSHIPS PROGRAM FUNDING ALLOCATIONS.

WHEREAS, the City of Chandler anticipates receiving a Fiscal Year (“FY”) 2025-2026 annual allocation of federal HOME Investment Partnerships Program (“HOME”) funds through the Maricopa County HOME Consortium through its entitlement from the United States Department of Housing and Urban Development (“HUD”) to use for the City’s FY 2025-2026 HOME program; and

WHEREAS, Title II of the Cranston-Gonzalez National Affordable Housing Act (the “Act”) makes available funds to assist the City of Chandler in creating a more viable community; and

WHEREAS, decent, safe, affordable housing is at the core of family stability and strong neighborhoods; and

WHEREAS, since 1982, the HOME program has expanded the supply of decent, safe, affordable housing; strengthened public-private partnerships; improved the lives of individuals with low- and moderate-income; and strengthened neighborhoods; and

WHEREAS, the City of Chandler, as a member of the Maricopa County HOME Consortium, has agreed to comply with the Citizen Participation Plan prepared by the Maricopa County Human Services Department on behalf of all HOME Consortium members for Community Development Block Grant and HOME funds; and

WHEREAS, the City of Chandler, in coordination with the City’s Housing and Human Services Commission, assessed needs, held two public hearings, and presented the draft FY 2025-2026 HOME funding recommendations for public consideration available for public comment for the HUD required 30-day citizen participation review and comment period; and

WHEREAS, City of Chandler staff have worked in coordination with Maricopa County to prepare an Annual Action Plan for the Maricopa County HOME Consortium for the use of HOME resources for FY 2025-2026.

NOW, THEREFORE BE IT RESOLVED, that the City Council of the City of Chandler, Arizona, as follows:

- Section 1. Approves and authorizes the City Manager, or his designee to make, on behalf of the City, the submittal of an application to HUD, through the Maricopa County HOME Consortium, for the City's FY2025-2026 HOME program funds.
- Section 2. Authorizes the City Manager, or his designee, to: (a) submit with the application all documents, submissions, plans, and materials required by the Act and other applicable law; and (b) prepare, submit, negotiate, and execute all contracts for services and to use the funds to be made available to the City under Title II of the Act for financing and implementation of all referenced City programs and projects.
- Section 3. Authorizes the City Manager, or his designee, to take those actions necessary or prudent to implement the City's HOME program for FY 2025-2026, including, but not limited to, executing contracts and subrecipient agreements, expending funds, hiring personnel or contractors, scheduling activities, establishing procedures for monitoring and evaluating program activities, and other steps necessary to ensure that the HOME program can be carried out in a timely and effective manner, including but not limited to establishing administrative procedures not inconsistent with federal, state or local law.

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona, this ____ day of _____, 2025.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Resolution No. 5896 was duly passed and adopted by the City Council of the Chandler, Arizona, at a regular meeting held on the ____ day of _____, 2025 and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

DMG

CITY OF CHANDLER
FISCAL YEAR 2025-2026
HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)
PROGRAM DESCRIPTION AND FUNDING RECOMMENDATION

HOME Housing Activities:

City of Chandler Housing and Redevelopment – Tenant-Based Rental Assistance
Recommendation: \$374,298

Funding to continue to provide a Tenant-Based Rental Assistance ("TBRA") Program for persons experiencing homelessness in Chandler. HOME TBRA funds will be used to provide rental assistance for TBRA participants for a period of up to 24 months per household. TBRA participants will also receive individualized case management and supportive services to promote housing stability.



Housing and Human Services Commission Neighborhood Resources

Date: 04/09/2025
To: Housing and Human Services Commission
Subject: HHSC Regular Meeting, Wednesday, May 14, 2025, at 6:00 p.m.



Housing and Human Services Commission Neighborhood Resources

Date: 04/09/2025
To: Housing and Human Services Commission
Subject: Human Services Allocations Update.



Housing and Human Services Commission Neighborhood Resources

Date: 04/09/2025
To: Housing and Human Services Commission
Subject: Heat Relief Update.
