

MINUTES
HOUSING AND HUMAN SERVICES COMMISSION
NEIGHBORHOOD RESOURCES DEPARTMENT
235 S. Arizona Avenue, Chandler, AZ 85225
Wednesday, June 11, 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, Sharyn Younger, Frank Dichoza, Cecilia Hermosillo, Aimee Griffith-Johnson, and Cathy Koluch.

Commissioners absent: David Gonzalez, Lisa Loring, and Karin Tepper.

Staff present: Leah Powell, Neighborhood Resources Director, Riann Balch, Community Resources Senior Manager, Amy Jacobson, Housing & Redevelopment Senior Manager, Karin Bishop, Community Development Senior Program Manager, Larissa Gorski, Affordable Housing Manager, Dylan Raymond, Management Analyst Senior, and Elizabeth Garcia, Community Development Coordinator.

Public present: Shalini Lyer, Chandler resident.

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. April 9, 2025, HHSC Regular Meeting Minutes.

Motion: Commissioner Frank Dichoza made a motion to approve the Consent Agenda. Commissioner Sharon Younger seconded the motion.

Discussion: None.

Results: The motion was approved 8-0.

ACTION AGENDA

2. Elections of Chair and Vice Chair for the Housing and Human Services Commission

Commission Chair Mattisson called on each Commissioner to cast their vote to elect a Chair and Vice Chair for the Housing and Human Services Commission.

Motion: Commissioner Aimee Griffith-Johnson made a motion to elect Commissioner Ryan Magel as Chair. Commissioner Cecilia Hermosillo seconded the motion.

Commissioner Frank Dichoza made a motion to elect Commissioner Aimee Griffith-Johnson as Vice Chair. Commissioner Cathy Koluch seconded the motion.

Discussion: None.

Results: The motion was approved 8-0

3. Approval of 2024-2025 Public Housing Authority Write-Offs.

Commission Chair Mattisson called on Larissa Gorski, Affordable Housing Manager, to present on this item.

Ms. Gorski explained the Department of Housing and Urban Development (HUD) requires Public Housing Authorities to write off as uncollectible, the outstanding debt of former public housing residents that has not been collected within a reasonable time. The writing off uncollectible tenant accounts receivables is a recommended accounting process. Resolution No. HO188 indicates, the Housing and Redevelopment Division is requesting the write-off of \$23,098.14 in tenant accounts. Of the \$23,098.14 staff is requesting in write-offs, the amount is categorized as follows: \$11,838 for rent, \$11,087.14 for maintenance charges, and \$173 for late and miscellaneous charges.

Motion: Vice-Chair Ryan Magel made a motion to approve the recommendation to PHAC for the approval of 2024-2025 Public Housing Authority Write-Offs. Commissioner Griffith-Johnson seconded the motion.

Discussion: Commissioner Koluch requested more data on public housing, such as the dropout rate in education. Chair Mattisson asked if the write-offs are normal. Ms. Gorski replied that this year they are a bit high due to long-term tenants needing more maintenance, higher fees, and also includes scattered sites. Vice chair Magel asked if the department has enough staff to provide a review. Ms. Gorski replied that yes, she has staff and has placed more controls to identify and rectify it sooner. Commissioner Griffith-Johnson asked if they issued a 10-day notice before evicting. Ms. Gorski responded yes, eviction is a long process that can take up to three months.

Results: The motion was approved 8-0

4. Approval of Canceling July 9, 2025, HHSC Regular Meeting.

Commission Chair Mattisson called on Riann Balch, Community Resources Senior Manager, to present on this item. Ms. Balch proposed cancelling the meeting to accommodate Summer schedules.

Motion: Commissioner Griffith-Johnson made a motion to approve canceling the July 9, 2025, HHSC Regular Meeting. Commissioner Cecilia Hermosillo seconded the motion.

Discussion: None.

Results: The motion was approved 8-0

BRIEFING

5. Comprehensive Housing Plan Draft.

Commission Chair Mattisson called on Amy Jacobson, Housing & Redevelopment Senior Manager, to present on this item.

Ms. Jacobson introduced Rick Merrit from Elliott D. Pollack & Company to present on this item. Mr. Merrit presented the Chandler Housing Plan, outlining a comprehensive strategy to address rising housing costs and a growing affordability gap, especially for middle-income and essential workers. It highlights key challenges such as limited land, high development costs, restrictive zoning, and community resistance, while proposing actionable solutions like tax incentives (GPLET), a Housing Trust Fund, Community Land Trusts, zoning reforms, and support for diverse housing types like ADUs and townhomes. The plan emphasizes preserving existing affordable units, educating the public, and aligning efforts with the city's General Plan to ensure all residents have access to safe, affordable housing.

6. Federal Funding Update.

Commission Chair Mattisson called on Ms. Balch, Community Resources Senior Manager, and Karin Bishop, Community Development Senior Program Manager, to present on this item.

Ms. Balch shared that the Community Resources Department has fully spent the CSBG funding provided by Maricopa County for Housing Stability Services. That grant will not be renewed for a third year, but the department has submitted a request through the City budget process to continue Housing Stability Services.

Ms. Karin Bishop shared that HUD will provide funding allocations for CDBG and HOME in early August through the continuing resolution.

MEMBERS COMMENTS / ANNOUNCEMENTS

Chair Mattison invited the commission to volunteer at the Operation Back to School event facilitated by For Our City Chandler on July 12, 2025, at 8:00 a.m. at Compass Christian Church.

CALENDAR

7. HHSC Regular Meeting, Wednesday, August 13, 2025, at 6:00 p.m.

INFORMATION ITEMS

8. Ms. Balch, Community Resources Senior Manager, shared that starting June 13 to September 12, Chandler will offer Overnight Respite Services at AZCEND. Day services are also available at AZCEND Sunday through Friday, and on extreme-heat Saturdays, from 9 a.m. to 7 p.m. Individuals needing overnight shelter must check in at AZCEND between 6–7 p.m. to be transported to the Chandler

Senior Center for dinner and safe, climate-controlled sleeping. Guests return to AZCEND at 5:30 a.m. for breakfast and day respite services, including air-conditioning, snacks, rest areas, showers, laundry, and access to the city's Community Navigation Team.

9. **ADJOURN**

The meeting adjourned at 8:34 p.m.

Dated: _____

Chair Heather Mattisson

Recording Secretary Elizabeth Garcia