Housing and Human Services Commission Regular Meeting

October 8, 2025 | 6 p.m.

Neighborhood Resources Department
235 S. Arizona Ave., Chandler AZ



Chair Ryan Magel
Vice Chair Aimee Griffith-Johnson
Commissioner Antonio Alcala
Commissioner Sharyn Younger
Commissioner David Gonzalez
Commissioner Heather Mattisson
Commissioner Frank Dichoza
Commissioner Lisa Loring
Commissioner Cecilia Hermosillo
Commissioner Cathy Koluch
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, October 8, 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 - October 8, 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. June 11, 2025, HHSC Regular Meeting Minutes.

Briefing

2. Resolution No. H0189 Certifying that the Indicators Identified in the Section 8 Management Assessment Program Certification for the City of Chandler Housing and Redevelopment Division are True and Accurate for the Fiscal Year Ending June 30, 2025.

3. Federal Funding Update.

4. General Fund Allocations Update.

Member Comments/Announcements

Calendar

5. HHSC Regular Meeting, Wednesday, November 12, 2025, at 6:00 p.m.

Information Items

Adjourn

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Housing and Human Services Commission **Neighborhood Resources**

Date: 10/08/2025
To: Housing and Human Services Commission
Subject: June 11, 2025, HHSC Regular Meeting Minutes.

Attachments

6.11.25 HHSC Meeting Minutes

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 Griffth-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 provide 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

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Housing and Human Services Commission **Neighborhood Resources**

Date: 10/08/2025

To: Housing and Human Services Commission

Subject: Resolution No. H0189 Certifying that the Indicators Identified in the Section 8 Management Assessment Program Certification for the City of Chandler Housing and Redevelopment Division are True and Accurate for the Fiscal Year Ending June 30, 2025.

Attachments

HHSC Memo SEMAP

Resolution and SEMAP Certification

MEMORANDUM NEIGHBORHOOD RESOURCES DEPARTMENT HHSC MEMO NO. HD25-07

Date: October 8, 2025

To: Housing and Human Services Commission

Thru: Riann Balch, Acting Neighborhood Resources Director
Amy Jacobson, Housing and Redevelopment Senior Manager

From: Larissa Gorski, Affordable Housing Manager

Subject: Briefing Item to Housing and Human Services Commission - Resolution HO189 Certifying that the Indicators Identified in the Section 8 Management Assessment Program Certification for the City of Chandler Housing and Redevelopment Division are True and Accurate for the Fiscal Year Ending June 30, 2025.

Proposed Motion:

Move Public Housing Authority Commission adopt Resolution No. HO189, certifying that the indicators identified in the Section 8 Management Assessment Program (SEMAP) certification for the City of Chandler Housing and Redevelopment Division are true and accurate for the fiscal year ending June 30, 2025.

Background:

On September 10, 1998, the United States Department of Housing and Urban Development (HUD) published the final rule on the SEMAP. This rule established an assessment system for the operation of Section 8 tenant-based programs to assist eligible families in affording decent, safe rental units at the correct subsidy cost. SEMAP provides policies and procedures that enable HUD to measure the performance of public housing agency management. It also allows HUD field offices to practice accountability monitoring and risk management. Public Housing Authorities must submit a SEMAP certification at the end of each fiscal year, with the current submission due by August 29, 2025.

Discussion:

The SEMAP certification includes 14 key performance indicators:

- Proper selection of applicants from the Section 8 waiting list
- Sound determination of reasonable rent for each unit leased
- Setting payment standards within the required range of HUD fair market rent
- Accurate verification of family income
- Timely annual reexaminations of family income

- Correct calculation of the tenant share of the rent and the subsidy portion
- Maintenance of a current schedule of allowances for tenant utility costs
- Ensuring units pass inspection before entering assistance contracts
- Timely annual housing quality inspections
- Performance of quality control inspections to ensure housing quality
- Ensuring that landlords and tenants promptly correct housing quality deficiencies
- Ensuring that all available rental vouchers are used
- Expanding housing choice outside areas of poverty or minority concentration
- Enrolling families in the Family Self-Sufficiency (FSS) Program as required and helping FSS families achieve increases in employment income

HUD bases the rating of the first seven SEMAP indicators on the certification submitted by the housing authority, which is detailed in Exhibit A. HUD will also review the latest independent auditor's annual report for the Housing and Redevelopment Division. The scores for the remaining indicators are verified using data from the Public and Indian Housing Information Center (PIC), HUD's database that collects, maintains, and reports information on families participating in the Section 8 Voucher Program.

Financial Implications:

Submission of the SEMAP certification is required for the City of Chandler to continue receiving Section 8 Housing Choice Voucher program funding. There are no direct financial implications for the City as a result of this action.

Attachments

Resolution HO189

Section 8 Management Assessment Program (SEMAP) Certification

Docusign Envelope ID: 30BEF9C0-3BCC-41CB-9AE9-8A208A375D4A

RESOLUTION NO. HO189

A RESOLUTION OF THE PUBLIC HOUSING AUTHORITY COMMISSION OF THE CITY OF CHANDLER, ARIZONA, CERTIFYING THAT THE INDICATORS IDENTIFIED IN THE SECTION EIGHT MANAGEMENT ASSESSMENT PROGRAM CERTIFICATION FOR THE CITY OF CHANDLER HOUSING AND REDEVELOPMENT DIVISION ARE TRUE AND ACCURATE FOR THE FISCAL YEAR ENDING JUNE 30, 2025.

WHEREAS, the. United States Department of Housing and Urban Development (HUD) has initiated annual reporting of indicators for the Section Eight Management Assessment Program (SEMAP); and

WHEREAS, the City of Chandler Housing and Redevelopment Division has developed the following indicators as identified in HUD attachment Exhibit "A;" and

WHEREAS, the Public Housing Authority Commission approves these indicators and certifies that they are true and correct for the fiscal year ending June 30, 2025.

NOW, THEREFORE, BE IT RESOLVED by the Public Housing Authority Commission of the City of Chandler that the indicator identified in the SEMAP certification for the City of Chandler Housing and Redevelopment Division are true and accurate for the fiscal year ending June 30, 2025, as set forth in Exhibit "A," attached hereto and by reference made a part hereof.

PASSED AND ADOPTED by the Public Housing Authority Commission of the City of Chandler, Arizona, this 11TH day of August 2025.

ATTEST:

Dana R. DiLong _____ Kevin Hartke _____

CITY CLERK CHAIRMAN

CERTIFICATION

I HEREBY CERTIFY that the above foregoing Resolution No. HO189 was duly passed and adopted by the Public Housing Authority Commission of the City of Chandler, Arizona at a regular meeting held on the 11th day of August 2025, and that a quorum was present thereat.

Dana R. DiLong _____

CITY CLERK

CITY OF CHANDLER CORPORATE SEAL ARIZONA

APPROVED AS TO FORM:

Dawn M Grigsby for _____

CITY ATTORNEY

DMG

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EXHIBIT “A”

Docusign Envelope ID: 30BEF9C0-3BCC-41CB-9AE9-8A208A375D4A

Section 8 Management Assessment Program (SEMAP) Certification

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0215
(exp. 12/31/2026)

Public reporting burden for this collection of information is estimated to average 12 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and you are not required to respond to, a collection of information unless it displays a currently valid OMB control number.

This collection of information is required by 24 CFR sec 985.101 which requires a Public Housing Agency (PHA) administering a Section 8 tenant-based assistance program to submit an annual SEMAP Certification within 60 days after the end of its fiscal year. The information from the PHA concerns the performance of the PHA and provides assurance that there is no evidence of seriously deficient performance. HUD uses the information and other data to assess PHA management capabilities and deficiencies, and to assign an overall performance rating to the PHA. Responses are mandatory and the information collected does not lend itself to confidentiality.

Instructions Respond to this certification form using the PHA's actual data for the fiscal year just ended.

PHA Name	For PHA FY Ending (mm/dd/yyyy)	Submission Date (mm/dd/yyyy)
Chandler Housing and Redevelopment	06/30/2025	08/29/2025

Check here if the PHA expends less than $300,000 a year in Federal awards ☐
Indicators 1 - 7 will not be rated if the PHA expends less than $300,000 a year in Federal awards and its Section 8 programs are not audited for compliance with regulations by an independent auditor. A PHA that expends less than $300,000 in Federal awards in a year must still complete the certification for these indicators.

Performance Indicators

1. Selection from the Waiting List. (24 CFR 982.54(d)(1) and 982.204(a))
(a) The PHA has written policies in its administrative plan for selecting applicants from the waiting list.

PHA Response **Yes** ☑ **No** ☐

(b) The PHA's quality control samples of applicants reaching the top of the waiting list and of admissions show that at least 98% of the families in the samples were selected from the waiting list for admission in accordance with the PHA's policies and met the selection criteria that determined their places on the waiting list and their order of selection.

PHA Response **Yes** ☑ **No** ☐

2. Reasonable Rent. (24 CFR 982.4, 982.54(d)(15), 982.158(f)(7) and 982.507)
(a) The PHA has and implements a reasonable written method to determine and document for each unit leased that the rent to owner is reasonable based on current rents for comparable unassisted units (i) at the time of initial leasing, (ii) before any increase in the rent to owner, and (iii) at the HAP contract anniversary if there is a 5 percent decrease in the published FMR in effect 60 days before the HAP contract anniversary. The PHA's method takes into consideration the location, size, type, quality, and age of the program unit and of similar unassisted units, and any amenities, housing services, maintenance or utilities provided by the owners.

PHA Response **Yes** ☑ **No** ☐

(b) The PHA's quality control sample of tenant files for which a determination of reasonable rent was required shows that the PHA followed its written method to determine reasonable rent and documented its determination that the rent to owner is reasonable as required for (check one):

PHA Response ☑ **At least 98% of units sampled** ☐ **80 to 97% of units sampled** ☐ **Less than 80% of units sampled**

3. Determination of Adjusted Income. (24 CFR part 5, subpart F and 24 CFR 982.516)
The PHA's quality control sample of tenant files shows that at the time of admission and reexamination, the PHA properly obtained third party verification of adjusted income or documented why third party verification was not available; used the verified information in determining adjusted income; properly attributed allowances for expenses; and, where the family is responsible for utilities under the lease, the PHA used the appropriate utility allowances for the unit leased in determining the gross rent for (check one):

PHA Response ☑ **At least 90% of files sampled** ☐ **80 to 89% of files sampled** ☐ **Less than 80% of files sampled**

4. Utility Allowance Schedule. (24 CFR 982.517)
The PHA maintains an up-to-date utility allowance schedule. The PHA reviewed utility rate data that it obtained within the last 12 months, and adjusted its utility allowance schedule if there has been a change of 10% or more in a utility rate since the last time the utility allowance schedule was revised.

PHA Response **Yes** ☑ **No** ☐

5. HQS Quality Control Inspections. (24 CFR 982.405(b))
A PHA supervisor (or other qualified person) reinspected a sample of units during the PHA fiscal year, which met the minimum sample size required by HUD (see 24 CFR 985.2), for quality control of HQS inspections. The PHA supervisor's reinspected sample was drawn from recently completed HQS inspections and represents a cross section of neighborhoods and the work of a cross section of inspectors.

PHA Response **Yes** ☑ **No** ☐

6. HQS Enforcement. (24 CFR 982.404)
The PHA's quality control sample of case files with failed HQS inspections shows that, for all cases sampled, any cited life-threatening HQS deficiencies were corrected within 24 hours from the inspection and, all other cited HQS deficiencies were corrected within no more than 30 calendar days from the inspection or any PHA-approved extension, or, if HQS deficiencies were not corrected within the required time frame, the PHA stopped housing assistance payments beginning no later than the first of the month following the correction period, or took prompt and vigorous action to enforce the family obligations for (check one):

PHA Response ☑ **At least 98% of cases sampled** ☐ **Less than 98% of cases sampled**

7. Expanding Housing Opportunities. (24 CFR 982.54(d)(5), 982.153(b)(3) and (b)(4), 982.301(a) and 983.301(b)(4) and (b)(12)).
Applies only to PHAs with jurisdiction in metropolitan FMR areas.
Check here if not applicable ☐

(a) The PHA has a written policy to encourage participation by owners of units outside areas of poverty or minority concentration which clearly delineates areas in its jurisdiction that the PHA considers areas of poverty or minority concentration, and which includes actions the PHA will take to encourage owner participation.
PHA Response **Yes** ☑ **No** ☐

(b) The PHA has documentation that shows that it took actions indicated in its written policy to encourage participation by owners outside areas of poverty and minority concentration.
PHA Response **Yes** ☑ **No** ☐

(c) The PHA has prepared maps that show various areas, both within and neighboring its jurisdiction, with housing opportunities outside areas of poverty and minority concentration; the PHA has assembled information about job opportunities, schools and services in these areas; and the PHA uses the maps and related information when briefing voucher holders.
PHA Response **Yes** ☑ **No** ☐

(d) The PHA's information packet for voucher holders contains either a list of owners who are willing to lease, or properties available for lease, under the voucher program, or a list of other organizations that will help families find units and the list includes properties or organizations that operate outside areas of poverty or minority concentration.
PHA Response **Yes** ☑ **No** ☐

(e) The PHA's information packet includes an explanation of how portability works and includes a list of neighboring PHAs with the name, address and telephone number of a portability contact person at each.
PHA Response **Yes** ☑ **No** ☐

(f) The PHA has analyzed whether voucher holders have experienced difficulties in finding housing outside areas of poverty or minority concentration and, where such difficulties were found, the PHA has considered whether it is appropriate to seek approval of exception payment standard amounts in any part of its jurisdiction and has sought HUD approval when necessary.
PHA Response **Yes** ☑ **No** ☐

8. Payment Standards. The PHA has adopted payment standards schedule(s) in accordance with § 982.503.

*see attached SAFMR document

PHA Response **Yes** ☑ **No** ☐

Enter FMRs and payment standards (PS)

0-BR FMR	1-BR FMR	2-BR FMR	3-BR FMR	4-BR FMR
PS	PS	PS	PS	PS

If the PHA has jurisdiction in more than one FMR area, and/or if the PHA has established separate payment standards for a PHA-designated part of an FMR area, attach similar FMR and payment standard comparisons for each FMR area and designated area.

9. Annual Reexaminations. The PHA completes a reexamination for each participating family at least every 12 months. (24 CFR 982.516)
PHA Response **Yes** ☑ **No** ☐

10. Correct Tenant Rent Calculations. The PHA correctly calculates tenant rent in the rental certificate program and the family rent to owner in the rental voucher program. (24 CFR 982, Subpart K)
PHA Response **Yes** ☑ **No** ☐

11. Initial HQS Inspections. Newly leased units pass HQS inspection within the time period required. This includes both initial and turnover inspections for the PBV program. (24 CFR 982.305; 983.103(b)-(d)).
PHA Response **Yes** ☑ **No** ☐

12. Periodic HQS Inspections. The PHA has met its periodic inspection requirement for its units under contract (982.405 and 983.103(e)).
PHA Response **Yes** ☑ **No** ☐

13. Lease-Up. The PHA executes housing assistance contracts for the PHA's number of baseline voucher units, or expends its annual allocated budget authority.
PHA Response **Yes** ☑ **No** ☐

14a. Family Self-Sufficiency Enrollment. The PHA has enrolled families in FSS as required. (24 CFR 984.105)
Applies only to PHAs required to administer an FSS program.
Check here if not applicable ☐
PHA Response

a. Number of mandatory FSS slots (Count units funded under the FY 1992 FSS incentive awards and in FY 1993 and later through 10/20/1998. Exclude units funded in connection with Section 8 and Section 23 project-based contract terminations; public housing demolition, disposition and replacement; HUD multifamily property sales; prepaid or terminated mortgages under section 236 or section 221(d)(3); and Section 8 renewal funding. Subtract the number of families that successfully completed their contracts on or after 10/21/1998.) **9**

or, Number of mandatory FSS slots under HUD-approved exception

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b. Number of FSS families currently enrolled: 59

c. Portability: If you are the **initial** PHA, enter the number of families currently enrolled in your FSS program, but who have moved under portability and whose Section 8 assistance is administered by another PHA: 0

Percent of FSS slots filled (b + c divided by a): 6.55

14b. Percent of FSS Participants with Escrow Account Balances. The PHA has made progress in supporting family self-sufficiency as measured by the percent of currently enrolled FSS families with escrow account balances. (24 CFR 984.305)
Applies only to PHAs required to administer an FSS program .

Check here if not applicable ☐

PHA Response **Yes** ☑ **No** ☐

Portability: If you are the **initial** PHA, enter the number of families with FSS escrow accounts currently enrolled in your FSS program, but who have moved under portability and whose Section 8 assistance is administered by another PHA: 0

Deconcentration Bonus Indicator (Optional and only for PHAs with jurisdiction in metropolitan FMR areas).

The PHA is submitting with this certification data which show that:

(1) Half or more of all Section 8 families with children assisted by the PHA in its principal operating area resided in low poverty census tracts at the end of the last PHA FY;

(2) The percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area during the last PHA FY is at least two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the last PHA FY;

or

(3) The percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area over the last two PHA FYs is at least two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the second to last PHA FY.

PHA Response **Yes** ☑ **No** ☐ **If yes, attach completed deconcentration bonus indicator addendum.**

I hereby certify under penalty of perjury that, to the best of my knowledge, the above responses are true and correct for the PHA fiscal year indicated above. I also certify that, to my present knowledge, there is not evidence to indicate seriously deficient performance that casts doubt on the PHA's capacity to administer Section 8 rental assistance in accordance with Federal law and regulations.

Warning: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802).

Executive Director, signature: [signature]

Date (mm/dd/yyyy): 7/25/2025

Chairperson, Board of Commissioners, signature: _____

Date (mm/dd/yyyy): _____

The PHA may include with its SEMAP certification any information bearing on the accuracy or completeness of the information used by the PHA in providing its certification.

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SEMAP Certification - Addendum for Reporting Data for Deconcentration Bonus Indicator

Date (mm/dd/yyyy) _____

PHA Name City of Chandler Housing and Redevelopment

Principal Operating Area of PHA Chandler, AZ (Maricopa County)
(The geographic entity for which the Census tabulates data)

Special Instructions for State or regional PHAs Complete a copy of this addendum for each metropolitan area or portion of a metropolitan area (i.e., principal operating areas) where the PHA has assisted 20 or more Section 8 families with children in the last completed PHA FY. HUD will rate the areas separately and the separate ratings will then be weighted by the number of assisted families with children in each area and averaged to determine bonus points.

2020 Census Poverty Rate of Principal Operating Area 7.29

Criteria to Obtain Deconcentration Indicator Bonus Points

To qualify for bonus points, a PHA must complete the requested information and answer yes for only one of the 3 criteria below. However, State and regional PHAs must always complete line 1) b for each metropolitan principal operating area.

1) 267 a. Number of Section 8 families with children assisted by the PHA in its principal operating area at the end of the last PHA FY who live in low poverty census tracts. A low poverty census tract is a tract with a poverty rate at or below the overall poverty rate for the principal operating area of the PHA, or at or below 10% whichever is greater.

348 b. Total Section 8 families with children assisted by the PHA in its principal operating area at the end of the last PHA FY.

76.72 c. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the last PHA FY (line a divided by line b).

Is line c 50% or more? **Yes** ☑ **No** ☐

2) _____ a. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the last completed PHA FY.

_____ b. Number of Section 8 families with children who moved to low poverty census tracts during the last completed PHA FY.

_____ c. Number of Section 8 families with children who moved during the last completed PHA FY.

_____ d. Percent of all Section 8 mover families with children who moved to low poverty census tracts during the last PHA fiscal year (line b divided by line c).

Is line d at least two percentage points higher than line a? **Yes** ☐ **No** ☐

3) _____ a. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the second to last completed PHA FY.

_____ b. Number of Section 8 families with children who moved to low poverty census tracts during the last two completed PHA FYs.

_____ c. Number of Section 8 families with children who moved during the last two completed PHA FYs.

_____ d. Percent of all Section 8 mover families with children who moved to low poverty census tracts over the last two completed PHA FYs (line b divided by line c).

Is line d at least two percentage points higher than line a? **Yes** ☐ **No** ☐

If one of the 3 criteria above is met, the PHA may be eligible for 5 bonus points.

See instructions above concerning bonus points for State and regional PHAs.

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The City of Chandler Housing and Redevelopment Program Payment Standards for 2025

Notice of 2025 Payment Standards for all HCV Programs

Effective 01/01/2025

85224	Payment Standard
0	$1,777
1	$1,984
2	$ 2,261
3	$3,040
4	$3,473
5	$3,993
6	$4,514

85248	Payment Standard
0	$1,683
1	$1,845
2	$2,142
3	$2,880
4	$3,258
5	$3,732
6	$4,207

85225	Payment Standard
0	$1,727
1	$1,892
2	$2,200
3	$3,104
4	$3,473
5	$3,808
6	$4,304

85249	Payment Standard
0	$2,070
1	$2,268
2	$2,637
3	$3,546
4	$3,969
5	$4,565
6	$5,160

85226	Payment Standard
0	$1,692
1	$1,854
2	$2,366
3	$2,898
4	$3,240
5	$3,726
6	$4,212

85286	Payment Standard
0	$1,890
1	$2,070
2	$2,403
3	$3,231
4	$3,618
5	$4,299
6	$4,703

Neighborhood Resources | Housing and Redevelopment
T: 480 782 3200 | F: 480 782 3220 | Mail Stop 101, PO Box 4008, Chandler, AZ 85224-4008 | Location: 235 S. Arizona Ave., Chandler, AZ 85225 | chandleraz.gov/affordablehousing | National Number for Relay Service 7-1-1 | TTY 800-367-8939 | Espanol Voz. TTY 800-842-2088

CHANDLER arizona
Community of Innovation

Housing and Human Services Commission **Neighborhood Resources**

Date: 10/08/2025
To: Housing and Human Services Commission
Subject: Federal Funding Update.

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Community of Innovation

Housing and Human Services Commission **Neighborhood Resources**

Date: 10/08/2025
To: Housing and Human Services Commission
Subject: General Fund Allocations Update.

ITEM 5

CHANDLER arizona
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Housing and Human Services Commission **Neighborhood Resources**

Date: 10/08/2025
To: Housing and Human Services Commission
Subject: HHSC Regular Meeting, Wednesday, November 12, 2025, at 6:00 p.m.