MINUTES
HOUSING AND HUMAN SERVICES COMMISSION
NEIGHBORHOOD RESOURCES DEPARTMENT
235 S. Arizona Avenue, Chandler, AZ 85225
Wednesday, October 8, 2025, 6:00 p.m.

CALL TO ORDER / ROLL CALL

Commission Chair Ryan Magel called the meeting to order at 6:07 p.m.

Commissioners present: Ryan Magel, Aimee Griffth-Johnson, Tony Alcala, Sharyn Younger, Frank Dichoza, Cecilia Hermosillo, David Gonzalez, Cathy Koluch, and Lisa Loring (6:15p.m.).

Commissioners absent: Heather Mattisson, and Karen Tepper.

Staff present: Riann Balch, Community Resources Senior Manager, Amy Jacobson, Housing & 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. June 11, 2025, HHSC Regular Meeting Minutes.

Motion: Commissioner Frank Dichoza made a motion to approve the Consent Agenda. Commissioner Cathy Koluch seconded the motion.

Discussion: None.

Results: The motion was approved 7-0.

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.

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

Mrs. Jacobson explained that the United States Department of Housing and Urban Development (HUD) published the final rule on the SEMAP in 1998. 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. The SEMAP certification includes 14 key performance indicators that allow HUD field offices to practice accountability monitoring and risk management. Public Housing Authorities (PHA) must submit a SEMAP certification at the end of each fiscal year, with the current submission due by August 29, 2025. Submission of the SEMAP certification is required for the City of Chandler to continue receiving Section 8 Housing Choice Voucher program funding. Mrs. Jacobson shared that Chandler's PHA received a response from HUD to the SEMAP certification submission and Chandler's PHA received a score of 103 and was rated, once again, as high performing.

3. Federal Funding Update.
   Commission Chair Magel called on Karin Bishop, Community Development Senior Program Manager, to present on this item.

   Ms. Bishop shared that the federal government is currently in a shutdown, which has some implications for the Neighborhood Resources department since it manages federal funding through Community Development Block Grant Program (CDBG), HOME Investment Partnerships (HOME) Program, and public housing.

   Ms. Bishop reported that the city received its CDBG grant agreement and funding for Fiscal Year 2025-2026 on September 30, 2025, one day prior to the shutdown. She went on to explain that this allows the city to move forward with several planned projects and activities. However, before the city can spend any federal funds, an environmental review must be completed. Depending on the type of planned project, an environmental review may require HUD's direct approval, which may prompt temporary delays.

   Ms. Bishop continued her update reporting that Maricopa County, who receives the HOME funds on behalf of the region, also received its grant agreement prior to the shutdown. She anticipates that Maricopa County will proceed with drafting intergovernmental agreements (IGAs) with Maricopa County HOME Consortium members which include the City of Chandler. The IGA between Maricopa County and the City of Chandler will authorize the allocation of HOME funds to the city for Fiscal Year 2025-2026.

   Mrs. Jacobson shared the Public Housing and Section 8 programs are currently operating as usual. She reported that HUD has allocated and released funds to the city for October and part of November. If needed the city will supplement the remainder of November with reserve funds. If the

federal government shutdown extends beyond November, there may be delays in payments to landlords. Currently, the potential financial impact is uncertain, so it is difficult to provide more specific information. For now, the city's housing programs remain stable, and all regular processes continue. The PHA has received numerous inquiries from residents regarding rent obligations, and staff have confirmed that rent is still due, and operations are proceeding as normal.

4. General Funding Update.
   Commission Chair Magel called on Dylan Raymond, Management Analyst Senior, to present on this item.

   Mr. Raymond shared the Human Services Allocations presentation that outlines funding priorities and processes for Fiscal Year 2025–2026, guided by the 2024 Community Needs Assessment. A community needs assessment is conducted every five years and included input from focus groups, community surveys and individual interviews with nonprofit executives, neighborhood leaders and subject matter experts. Key findings included the need for housing stability, access to health and behavioral health services, access to quality childcare education and afterschool programming for youth, and essential support like food, transportation and livable wages. Funding is divided between Core and General Services through an annual RFP process review involving commissioners, subject matter experts, and city staff.

MEMBERS COMMENTS / ANNOUNCEMENTS

Chair Magel asked if Commission members had any announcements. Commissioner Aimee Griffith-Johnson shared that she's going to be a grandmother for the first time! Commissioner Griffith-Johnson also shared that she has been invited to serve on AHCCCS's new Beneficiary Advisory Council (BAC), established to ensure beneficiary voices are represented in shaping Medicaid policies. The Council will provide input to state directors and policymakers on critical decisions affecting Arizona's healthcare system. Lastly, Commissioner Griffith-Johnson announced that she is launching a podcast.

Commissioner Tony Alcala shared that Chandler Unified School District has a school district bond and override, and the city also has a bond, on the ballot. Commissioner Alcala extended an open invitation to anyone interested in touring Galveston Elementary School, located in downtown Chandler. As the Principal of Galveston Elementary School, Commissioner Alcala said that the school serves an outstanding group of students and expressed interest in showing other commissioners the campus in person. Commissioner Alcala stated that the recent $35 million investment from the school district has truly transformed the neighborhood—relocating power lines underground, improving lighting and visibility, enhancing property values, and, most importantly, creating a sense of pride and excitement among the students.

CALENDAR

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

INFORMATION ITEMS

ADJOURN

The meeting adjourned at 7:11 p.m.

Dated: _____

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Chair Ryan Magel

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Recording Secretary Elizabeth Garcia