

Meeting Minutes

Public Housing Authority Commission

Regular Meeting

December 9, 2024, | 6:00 p.m.
Chandler City Council Chambers
88 E. Chicago St., Chandler, AZ



Call to Order

The meeting was called to order by Chairman Hartke at 6:00 p.m.

Roll Call

Commissioner Attendance

Chairman Kevin Hartke
Vice Chairman OD Harris
Commissioner Angel Encinas
Commissioner Christine Ellis
Commissioner Mark Stewart
Commissioner Matt Orlando
Commissioner Jane Poston
Commissioner Lisa Loring

Appointee Attendance

Joshua Wright, City Manager
Kelly Schwab, City Attorney
Dana DeLong, City Clerk

Unscheduled Public Appearances

None.

Consent Agenda and Discussion

1. Approval of Minutes
Move the Public Housing Authority Commission approve the Public Housing Authority Commission Regular Meeting minutes of August 12, 2024.
2. Purchase of General Contractor Services
Move Public Housing Authority Commission approve the purchase of general contractor services, from Skyline Builders and Restoration, Inc., and Jim Brown & Sons Roofing, Inc., utilizing the State of Arizona Contract No. CTR061839, in a combined amount of \$535,825.76, and authorize the City Manager to sign a linking agreement with Skyline

Builders and Restoration, Inc., and Jim Brown & Sons Roofing, Inc. Commissioner Harris moved to approve the Consent Agenda of the August 9, 2024, Regular Public Housing Authority Commission Meeting; Seconded by Commissioner Ellis.

3. Agreement No. HO5-910-4860, with Boyjin Development, LLC, for Public Housing Kitchen Cabinet Replacements
Move Public Housing Authority Commission (PHAC) approve Agreement No. HO5-910-4860, with Boyjin Development, LLC, for public housing kitchen cabinet replacements, in an amount not to exceed \$197,637.92.
4. Resolution No. HO185 of the Public Housing Authority Commission of the City of Chandler, Arizona, revising the payment standard to Small Area Fair Market Rents (SAFMRs) for the Housing Choice Voucher Program (Section 8 Program)
Move Public Housing Authority Commission (PHAC) pass and adopt Resolution No. HO185 of the Public Housing Authority Commission of the City of Chandler, Arizona, revising the payment standard to Small Area Fair Market Rents (SAFMRs) for the Housing Choice Voucher Program (Section 8 Program).

AMY JACOBSON, Housing & Redevelopment Senior Manager, presented the following presentation.

- 2025 Payment Standard
- What are Payment Standards?
 - Payment standards are Maximum Rent Payment to landlords
 - Family Contributes 30% of adjusted income to rent
 - Subsidy is the difference of what family pays and maximum payment standard limit
- Small Area Fair Market Rents
 - Mandated by the US Department of Housing and Urban Development (HUD)
 - Must use SAFMRs to calculate Payment Standards for Housing Choice Voucher Program
 - Zip Code Based Payment Standards
- City of Chandler Public Housing 2025 Payment Standards
- City of Chandler Public Housing 2025 Payment Standards
- Questions?

MAYOR HARTKE asked if this action will benefit individuals with housing vouchers by providing increased housing choice.

MS. JACOBSON responded that is correct, the utilization rate of Housing Choice Vouchers is currently 96%. The increase is nominal, as Chandler has remained competitive with payment standards.

COUNCILMEMBER ELLIS asked if this action would increase the amount of housing available for voucher use.

MS. JACOBSON said this will allow for payment up to the amount of the payment standard to assist someone with a voucher to allow families to be housed in all areas of the city. It would increase voucher utilization.

COUNCILMEMBER ELLIS asked if this applies to all types of apartments.

MS. JACOBSON replied that any type of rental housing such as single-family homes, apartments, or townhouses are available.

VICE CHAIRMAN HARRIS asked if non-Chandler residents can use the voucher for housing in Chandler.

MS. JACOBSON responded that when a waitlist is made available for a Housing Authority, anyone who meets the requirements may apply. An individual that meets low- or moderate-income household requirements is eligible. When the waitlist is closed, applicants that may meet preferences such as living and working in Chandler may be prioritized. Once applicants are selected off the waitlist, then they receive the voucher and have choice mobility and may select where they like to live in Chandler. There is preference for individuals who live and work in Chandler, as well as individuals who are elderly and disabled.

VICE CHAIRMAN HARRIS asked about individuals receiving vouchers from jurisdictions outside of Chandler and how vouchers may be issued and used for non-residents.

MS. JACOBSON said if someone has a voucher from another city, they can transfer to Chandler depending on the landlord's preference.

Consent Agenda Motion and Vote

Commissioner Stewart moved to approve the Consent Agenda of the December 9, 2024, Regular Public Housing Authority Commission Meeting; Seconded by Commissioner Ellis.

Motion carried unanimously (8-0).

Adjourn

The meeting was adjourned at 6:10 p.m.

ATTEST: _____
City Clerk

Mayor