CHANDLER arizona
Community of Innovation

Memorandum for Record

Date: March 10, 2025

Re: Certification of Public Hearing for 2025-2030 5 year Strategic Plan, 2025 Annual Plan and Capital Fund, and Resident Advisory Board Comments

The City of Chandler Housing and Redevelopment Division (COCHRD) conducted a public hearing for the 2025-2030 5 year Strategic Plan, 2025 Annual Plan and Capital Fund on Feb. 5, 2025, in compliance with 24 CFR Part 605. The 45-day comment period began Jan. 15, 2025, through March 1, 2025.

Policy and plan documents were made available on the website at chandleraz.gov/affordablehousing and in the Housing Office located at 235 S. Arizona Ave., Chandler AZ 85225. No public comments were received during the public hearing comment period.

COCHRD conducted two resident advisory board meetings held Dec. 11, 2024, and Jan. 25, 2025, where the plan and policy materials were discussed. The following comments were received regarding the plan at the resident meetings.

December 11,2024

Q: Please explain the payment standard?
A: Is the flat amount per bedroom size in Chandler, does not consider utilities or income.

Q: Are our payment standards going down?
A: We are transitioning to Small Area Fair Market Rents effective January 1, 2025.

Q: What happens when a tenant is having issues with the landlord charging for repairs and damage repairs?

A: The specialist can assist and verify with the landlord, otherwise it is a tenant/landlord issue.
Q: Does the inspection have to pass prior to re-exam?
A: Yes
Q: If my recertification is in January, will my inspection happen before?
A: Yes, there is a work ahead to ensure landlord/tenant compliance prior to the re-certification.
Q: How early in advance are the inspections scheduled?
A: As early as 120 days in advance.
Q: Trying to understand why is my public housing rent going up?
A: There could be multiple reasons, we encourage you to meet with your housing specialist to review your file.
Q: Can you explain if my public housing home can be painted on the inside?
A: Per our policy you cannot paint the inside of the home.
Q: Is there rent-to-own with Section 8?
A: No, Section 8 is voucher program.
Q: Are the proposed changes going to apply the same for the new project on Villas on McQueen?
A: At this time the proposed changes will be effective July 1, 2025 through June 30, 2026.
Q: Is there Family Self Sufficiency (FSS) program available for Section 8?
A: Yes, please contact your Housing Specialist, or/and inquire for an FSS Program interest form.
Q: How can one get on the Family Self Sufficiency (FSS) program?
A: Upon inquiry an interest form can be provided and one of our FSS Specialist will connect with you about the program.
Q: What is the difference between Section 8 and Public Housing?
A: Section 8 is portable assistance and Public Housing is City owned units where assistance cannot be transferred out of Public Housing.
Q: What does it mean to be out of the FSS program?
A: You either graduate or leave the program.
Q: How do I inquire about the FSS program?

A: Contact your Housing Specialist, or/and inquire for an FSS Program interest form.
Q: Which program is easier to get into Section 8 or Public Housing?
A: It all depends upon Waiting List openings and timing.
Q: When will the waiting list open for the new project on Villas on McQueen?
A: More information is expected to be available at the end of 2025.
Q: Can you be on more than one waiting list?
A: Yes

January 25, 2025

Q: Are there any resources for elderly residents that need transportation to and from appointments?
A: These services are not provided, but there is a Resource List available upon request and available on our website.
Q: Does the PHA offer programs with rent-to-own?
A: Not at this time.
Q: Can there be doggie waste stations at the public housing sites?
A: We will look into if and how that can be implemented.
Q: Who choses who will be moving to the new RAD project locations ?
A: Depending on you location, sites are predetermined for RAD.
Q: How is the Housing department funding with the current political events?
A: There are no changes to funding.
Q: Can the PHA have more programming available for residents such as Spanish language classes?
A: Classes are currently available at our local libraries.
Q: What is EID?
A: Earned Income Disallowance
Q: Did income limits change?
A: Yes, income limits can change annually and are given from HUD or Maricopa County.
Q: Can we change head of household and continue to be program participants?
A: This is dependent upon the circumstances.

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Respectfully submitted by,

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