

Public Housing Authority Commission Regular Meeting

Monday, December 8, 2025, 6:00 p.m.

Chandler City Council Chambers
88 E. Chicago St., Chandler, AZ

Commission Members

Chair Kevin Hartke
Vice Chair Christine Ellis
Commissioner Angel Encinas
Commissioner Jane Poston
Commissioner Matt Orlando
Commissioner OD Harris
Commissioner Jennifer Hawkins
Commissioner Lisa Loring

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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 general public that the PUBLIC HOUSING AUTHORITY COMMISSION will hold a Regular Meeting open to the public on Monday, December 8, 2025 at 6:00 p.m., in the Chandler City Council Chambers, 88 E. Chicago Street, Chandler, Arizona. One or more members of the Commission may attend this meeting by telephone.

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2181. Requests should be made as early as possible to allow time to arrange accommodation.

Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.

Agenda

Call to Order/Roll Call

Unscheduled Public Appearances

Consent Agenda

1. **Approval of Minutes**
   Move Public Housing Authority Commission approve the Public Housing Authority Commission Regular Meeting minutes of August 11, 2025.

2. **Resolution No. HO191, 2026 Small Area Fair Market Rents (SAFMRs) for the Housing Choice Voucher Program (Section 8 Program)**
   Move the Public Housing Authority Commission (PHAC) pass and adopt Resolution No. HO191 of the Public Housing Authority Commission of the City of Chandler, Arizona, updating Small Area Fair Market Rents (SAFMRs) for the Housing Choice Voucher Program (Section 8 Program).

Adjourn

ITEM 1

Public Housing Authority Commission Memorandum City Clerk's Office
Memo No.

Date:	December 08, 2025
To:	Public Housing Authority Commission
From:	City Clerk's Office
Subject:	Approval of Minutes

Proposed Motion:

Move Public Housing Authority Commission approve the Public Housing Authority Commission Regular Meeting minutes of August 11, 2025.

Attachments

August 11, 2025 Meeting Minutes

Meeting Minutes
Public Housing Authority Commission
Regular Meeting

August 11, 2025, | 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 Chair Christine Ellis
Commissioner Angel Encinas
Commissioner Jane Poston
Commissioner Matt Orlando
Commissioner OD Harris
Commissioner Jennifer Hawkins
Commissioner Lisa Loring

Appointee Attendance

John Pombier, Acting City Manager
Kelly Schwab, City Attorney
Dana DeLong, City Clerk

Unscheduled Public Appearances

None.

Consent Agenda and Discussion

1. Approval of Minutes
   Move Public Housing Authority Commission approve the Public Housing Authority Commission Regular Meeting minutes of June 23, 2025.

2. 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

Move Public Housing Authority Commission pass and 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.

Consent Agenda Motion and Vote

Commissioner Harris moved to approve the Consent Agenda of the August 11, 2025, Regular Public Housing Authority Commission Meeting; Seconded by Vice Chair Ellis.

Motion carried unanimously (8-0).

Adjourn

The meeting was adjourned at 6:02 p.m.

ATTEST: _____ _____

City Clerk Mayor

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Public Housing Authority Commission Memorandum Neighborhood Resources Memo No. HD25-12

Date: December 08, 2025
To: Public Housing Authority Commission
Thru: John Pombier, City Manager
Tadd Wille, Assistant City Manager
Riann Balch, Neighborhood Resources Director
Amy Jacobson, Housing & Redevelopment Senior Manager
From: Larissa Gorski, Affordable Housing Manager
Subject: Resolution No. HO191, 2026 Small Area Fair Market Rents (SAFMRs) for the Housing Choice Voucher Program (Section 8 Program)

Proposed Motion:

Move the Public Housing Authority Commission (PHAC) pass and adopt Resolution No. HO191 of the Public Housing Authority Commission of the City of Chandler, Arizona, updating Small Area Fair Market Rents (SAFMRs) for the Housing Choice Voucher Program (Section 8 Program).

Background:

The U.S. Department of Housing and Urban Development (HUD) allows Public Housing Authorities (PHAs) to set the payment standards for the Housing Choice Voucher Program (Section 8 Program). Payment standards are used to calculate the housing assistance payment that the PHA pays to the landlord on behalf of the family leasing the unit. Family contribution to rent is set at 30 to 40 percent of the family's adjusted income. Each PHA has latitude in establishing its schedule of payment standard amounts by bedroom size. The range of possible payment standard amounts is based on HUD's published Small Area Fair Market Rents (SAFMRs) schedule for the zip code in which the PHA has jurisdiction. The PHA may set its Payment Standard amounts from 90 to 110 percent of the published SAFRMs.

Discussion:

The City of Chandler PHA has been designated by HUD as a SAFMR PHA and, in accordance with (24 CFR 982.503), is required to implement and annually update payment standards based on HUD-published SAFMRs by zip code. The proposed City of Chandler's 2026 Payment Standards Schedule (Exhibit A) reflects no payment standards adjustments compared to payment standards issued in 2025, except for a decrease in zip code 85225 for all bedroom sizes. Under federal regulation, when a payment standard decreases, an assisted family already under a Housing Assistance Payment (HAP) contract is protected from an immediate reduction in subsidy through the hold harmless provision. Per the Administrative Plan, the payment standard used under the hold harmless provision will remain the previously adopted 2025 payment standard. This higher payment standard will continue to be applied until one of the following occurs:

- The family moves to a different unit;
- The family's voucher size decreases; or
- A future increase in the payment standard meets or exceeds the 2025 amount.

The City of Chandler is applying these protections consistent with HUD requirements and the PHA Administrative Plan. The tenant's rent portion and subsidy calculation will continue using the previous 2025 payment standard until one of the above conditions is met. Documentation of the payment standard change, regulatory citation, and rationale for the hold harmless provision has been added to the file for compliance purposes.

Financial Implications:

All costs associated with the Housing Choice Voucher Program are funded by HUD.

Attachments

Resolution HO191

Exhibit A 2026 SAFMR Payment Standards

RESOLUTION NO. HO191

A RESOLUTION OF THE PUBLIC HOUSING AUTHORITY COMMISSION OF THE CITY OF CHANDLER, ARIZONA, REVISING AND INCREASING THE PAYMENT STANDARDS FOR THE HOUSING CHOICE VOUCHER PROGRAM (SECTION 8 PROGRAM).

WHEREAS, the City of Chandler, Housing and Redevelopment Division (the "Housing Authority") administers the U.S. Department of Housing and Urban Development's ("HUD") Housing Choice Voucher ("HCV") Program contract for the City of Chandler to provide affordable housing for up to 485 families; and

WHEREAS, HUD publishes Small Area Fair Market Rents ("SAFMRs") on an annual basis, calculated at the zip code level rather than for an entire metropolitan area, and requires certain public housing authorities to use the SAFMRs in the administration of the HCV program; and

WHEREAS, HUD has designated the Housing Authority as a mandatory SAFMR PHA; and

WHEREAS, in accordance with 24 CFR 982.503, the Housing Authority is required to implement SAFMRs-based payment standards no later than January 1, 2026; and

WHEREAS, the Housing Authority has established the SAFMRs-based Payment Standards Schedule described in Exhibit "A," effective January 1, 2026.

NOW THEREFORE, BE IT RESOLVED by the Public Housing Authority Commission of the City of Chandler that the SAFMRs-based revised Payment Standards Schedule for the Housing Authority's HCV Program, attached hereto as Exhibit "A" and made a part hereof, becomes effective January 1, 2026.

PASSED AND ADOPTED by the Public Housing Authority Commission of the City of Chandler, Arizona, this 8th day of December, 2025.

ATTEST:

_____ _____

CITY CLERK MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above foregoing Resolution No. HO191 was duly passed and adopted by the Public Housing Authority Commission of the City of Chandler, Arizona at a regular meeting held on 8th day of December, 2025 and that a quorum was present thereat.

_____
CITY CLERK

APPROVED TO FORM:

_____
CITY ATTORNEY
DMG

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EXHIBIT "A"

PAYMENT STANDARDS
HOUSING CHOICE VOUCHER PROGRAM

EFFECTIVE JANUARY 1, 2026

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

85225	Payment Standard
0	$ 1,661
1	$ 1,804
2	$ 2,101
3	$ 2,805
4	$ 3,102
5	$ 3,567
6	$ 4,033

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

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

85249	Payment Standard
0	$ 2,070
1	$ 2,268
2	$ 2,637
3	$ 3,546
4	$ 3,969
5	$ 4,565
6	$ 5,490

85286	Payment Standard
0	$ 1,890
1	$ 2,070
2	$ 2,403
3	$ 3,231
4	$ 3,618
5	$ 4,299
6	$ 4,871