

Meeting Minutes

City Council Work Session

June 11, 2026 | 4:30 p.m.
Council Chambers Conference Room
88 E. Chicago St., Chandler, AZ



Call to Order

The meeting was called to order by Mayor Kevin Hartke at 4:30 p.m.

Roll Call

Council Attendance

Mayor Kevin Hartke
*Vice Mayor Angel Encinas
Councilmember Jane Poston
Councilmember Christine Ellis
Councilmember Matt Orlando
Councilmember OD Harris
Councilmember Jennifer Hawkins

Appointee Attendance

John Pombier, City Manager
Kelly Schwab, City Attorney
Jennifer Ekblad, City Clerk

*Vice Mayor Encinas attended virtually.

Staff in Attendance

Tadd Wille, Assistant City Manager
Dawn Lang, Deputy City Manager / Chief Financial Officer
Ryan Peters, Deputy City Manager
Leah Powell, Deputy City Manager
Matt Burdick, Communications & Public Affairs Director
Emilia Krajewski, Assistant to the City Manager
Amy Jacobson, Development Senior Manager
Dawn Gingerich, Assistant City Attorney

Discussion

1. Presentation and Discussion of Housing Development Activities Update

MAYOR HARTKE called for a staff presentation.

JOHN POMBIER, City Manager, introduced the discussion item.

LEAH POWELL, Deputy City Manager, presented the following presentation.

- Housing Development Activities Update
- Why are we here?
 - Public Housing Repositioning Next Steps
 - Request for Direction: Future development on Site 2 at 210 N. McQueen (3.6 acres)
 - Update on Comprehensive Housing Plan activities
 - Cross-Departmental Housing Task Force
 - Non-federal Development Activities – Missing Middle
 - Request for Direction: Community Land Trust
 - Developer Academy
- Where We Left Off May 2024
 - Council Direction:
 - Continue executing the City’s affordable housing strategy, including commencing construction of Chandler’s first Rental Assistance Demonstration (RAD) project and planning for subsequent repositioning of public housing assets.
 - Identify innovative programs that preserve neighborhood quality and streamline processes to approve housing options that meet residents’ diverse needs.
 - Recommendation: Develop a Comprehensive Housing Plan
- Public Housing Repositioning

AMY JACOBSON, Development Senior Manager, continued the presentation.

- Public Housing Sites Roadmap of Redevelopment
- Public Housing Repositioning Phase I & II

COUNCILMEMBER ORLANDO asked how many new affordable housing units there will be.

MS. JACOBSON answered there will be 407 new affordable housing units, resulting from Haven on Hamilton and Villas on McQueen.

MS. JACOBSON continued the presentation.

- Request for Direction – Options for Site 2
 - Demolition once vacant (est. Fall 2026) – Transfer of Assistance Use Restriction*
 - Council Direction:
 - Early 2027, issue a Request for Interest to build affordable housing with complimentary uses the market will support
 - OR

- Early 2027, come back to Council for direction on the specific type(s) of development for this site
 - *Property encumbered by HUD and must be used for affordable housing

COUNCILMEMBER HAWKINS asked what mixed income means at one of the sites.

MS. JACOBSON said a mixed income site would be composed of some affordable housing and some market rate housing.

COUNCILMEMBER ORLANDO asked why 2027 was the target date for the next step. He asked if a Request for Proposal (RFP) could be issued now.

MS. JACOBSON said it depends on when the site becomes vacant and is demolished. The site should be vacant by September or October. The RFP or procurement process could go through in late 2026 if the first steps are taken care of.

COUNCILMEMBER ORLANDO said developers look at property all the time and asked if there is a way to accelerate the process or work on it concurrently. He requested additional information on whether this process could be accelerated.

MS. POWELL added that some items will depend on direction from Council. There is a capacity issue from staffing, so they need to determine where Council priorities lie.

COUNCILMEMBER ORLANDO suggested outside consultants could be employed to get this done.

MS. POWELL agreed.

COUNCILMEMBER ELLIS noted that the concern regarding staffing workload was brought up before, and that consultants could add additional costs. She asked if there is anything that can be done in-house to relieve the workload or capacity.

COUNCILMEMBER ORLANDO agreed and noted there was an affordable housing gap and if Chandler could work on getting the groundwork done, construction could start quicker.

COUNCILMEMBER ELLIS emphasized the potential cost of consultant work in this field.

MR. POMBIER asked if there are any other staff members with a similar skill set that could do this work.

MS. JACOBSON said the site Haven on Hamilton is hopefully closing in July 2026, which will in turn cause additional work in construction monitoring. There is a need for additional assistance.

COUNCILMEMBER ELLIS noted that because of the Haven on Hamilton project, there would be a concurrent project at the same time as the Site 2 project.

MS. JACOBSON said yes.

MAYOR HARTKE said beginning the work for Site 2 depends on timing and whether there are grants or alternative funding sources available as there are finance questions that remain unanswered.

MS. POWELL shared that there is the potential for new federal dollars, but it needs to be approved. She noted that there are other types of federal funds that could be used such as Choice Neighborhoods. It comes down to capacity for research. It depends on Council preference and priority for the housing items that will be presented in the presentation. She asked Council if they would like more research on what the market will support.

Council consensus was to do more research on what the market will support.

MS. JACOBSON continued the presentation.

- Comprehensive Housing Plan

MAYOR HARTKE asked about the requirements for reporting on state laws HB2297 and SB1162.

MS. JACOBSON said it is an annual report issued to the Arizona Department of Housing.

MS. POWELL added that the last reports were completed in December 2024 and December 2025.

MS. POWELL continued the presentation.

- Elements of a Comprehensive Housing Plan
 - Analyze market demand/housing needs, including submarkets and specific geographic areas
 - Identify medium and long-term goals
 - Consider best practices of how cities successfully create housing options
 - City owned sites to deliver affordable housing
 - Identify housing product types and locations
 - Recommend competitive funding/grants/leverage private sector funding
 - Identify ways to acquire and develop resources (staff, funding, management systems, partnerships)
 - Recommend certain number of affordable/workforce housing units through development agreements
 - Evaluate future impact of housing projects and what influences specific project

- characteristics
- Address HB 2297 and SB1162 requirements and General Plan Housing Element requirement
- Chandler's Comprehensive Housing Plan Results
 - Activate a Housing Task Force to implement actions from the Chandler Housing Plan.
 - Add 2,000 attainable units over the next 10 years through private and public development.
 - Bolster programs to encourage infill and redevelopment opportunities.

MAYOR HARTKE asked what the bullet point "Add 2,000 attainable units over the next 10 years through private and public development" meant.

MS. POWELL said attainable did not just mean affordable housing. Affordable housing specifically is defined as subsidized housing, such as Chandler's public housing. There is also the option of workforce housing, where there is some element to make it more attainable, but it is not subsidized. Attainable also consists of looking at the demand for types of homes and housing. Ensuring that no residents are cost-burdened is an important part of attainable housing.

MAYOR HARTKE asked if it is according to income levels.

MS. POWELL said income levels are considered, but the focus is making sure that there is the right types of housing available on the market to match the current demand. Attainable housing should be financially possible to acquire and meet someone's needs. The Comprehensive Housing Plan looked at many demographics to look at what is needed in the market based on current levels. One of the findings of the plan is that there are not enough high value homes to meet current need.

MAYOR HARTKE asked if million-dollar homes are attainable housing.

MS. POWELL said the point of refocusing around attainable housing in contrast to affordable housing was to demonstrate housing options that can be afforded and would meet consumer needs.

MS. JACOBSON added that typically affordable housing is at a cost of 30% of one's monthly income. There are not that many housing options available at that rate, so creating more affordable housing options through subsidies is one action. She pointed out that the cost burden of renters is about 43%.

COUNCILMEMBER HARRIS emphasized that providing different housing products for different Chandler residents' needs is important as aging residents or those with older homes may face additional cost burdens.

MS. POWELL agreed and said another tool offered through the city is the Housing Rehabilitation program, where homeowners who are low- and moderate-income may get necessary assistance to improve their living conditions, such as emergency repairs or exterior home improvements.

COUNCILMEMBER HARRIS agreed and stated he wanted to protect the residents from leaving Chandler.

MS. POWELL continued the presentation.

- Cross-Departmental Housing Task Force
- Purpose & Need
 - Purpose
 - Establish a coordinated internal structure to:
 - Coordinate citywide housing policy
 - Streamline development processes
 - Align infrastructure planning
 - Support housing production for all residents
 - Advance Chandler's General Plan (2026)
 - Implement Comprehensive Housing Study strategies
 - Why This is Needed
 - Current coordination lacks formal structure to:
 - Proactively address systemic issues
 - Streamline development barriers
 - Align cross-departmental strategies
 - Focus on Development
 - The Development Senior Manager will be responsible for coordination and outcomes of the HTF.
- Governance and Structure
- Deliverables and Timeline

COUNCILMEMBER ORLANDO asked what the end goal of this project is.

MS. POWELL explained that the end goal will be to return to Council with a plan for what can be built where, and what development does infrastructure support in the city.

COUNCILMEMBER ORLANDO asked if only city-owned property will be examined in this plan.

MS. POWELL said the entire city will be under consideration. They will look at vacant lots, infills, and redevelopment.

COUNCILMEMBER POSTON said the comprehensive water plan is underway and asked if that will play a role in the comprehensive housing plan. She asked who would provide input to the plan.

MS. POWELL explained that city staff from different departments would create the plan, but they plan to meet with outside subject matter experts, such as developers.

COUNCILMEMBER POSTON asked why an outside contractor for a comprehensive water plan was being considered if it could be completed internally.

MR. POMBIER said the water consultant provides a specialized technical service that cannot be done internally.

MAYOR HARTKE asked if there was room to bring in other local developer experts to give insight into housing markets.

MS. POWELL said yes, that is the intention of the task force.

COUNCILMEMBER ORLANDO asked if financial institutions like banks would be involved.

MS. POWELL agreed and stated staff have started meeting with banks to provide feedback and information.

MAYOR HARTKE noted that there is a cyclical housing market and emphasized the importance of timing in maintaining value.

MS. POWELL continued the presentation.

- Non-Federal Developmental Activities – Missing Middle
- A Housing ‘Infusion’ – Small Development Products
 - Zoning changes to support DRAP housing:
 - More areas zoned for housing
 - ADUs allowed by right
 - Middle housing types allowed by right
 - Pre-approved plans to expedite approvals
- Three Potential Delivery Models
 - Public-Private Partnerships
 - City-owned land and vacant lots developed through public-private partnerships or community land trusts
 - Purpose: Maintain affordability through Income Qualifications, Deed Restriction, or Community Land Trust
 - Potential Products: Duplex, triplex, and cottage court on vacant lots along Morales and Washington Streets
 - Small Developers
 - Local entrepreneurs and small-scale builders creating infill housing and mixed-use projects

- Purpose: Attract development that is a compliment to the neighborhood
 - Potential Products: Duplex, triplex, cottage court and live-work spaces
- Existing Residents
 - Current residents and their families adding units, renovating, or developing accessory dwelling units (ADUs)
 - Purpose: Encourage existing residents to invest in their properties
 - Potential Products: Small single unit to be used for rental income or building on vacant land, microbusinesses
- City Owned Properties – 2025
- Missing Middle Pilot Program
 - Four parcels in the Pueblo Viejo Neighborhood
 - Parcel 303-09-068 - 7,218 sq ft.
 - Parcel 303-09-149 - 7,118 sq ft.
 - Parcel 303-09-151 - 7,126 sq ft.
 - Parcel 303-09-155 - 7,131 sq ft.
 - RFP for Developers to build units for affordable home ownership
 - The goal would be to use different developers
 - Alternative building processes and products to be considered
 - May consider live/work option (integrated uses) for specific sites
 - Properties would remain affordable through the following options
 - Community Land Trust
 - Land Use Restrictive Agreement (LURA) and Deeds of Trust
- Missing Middle Pilot Program
- Exploring What We May Be Able to Build
 - Types of housing units to be built may include:
 - Detached Duplex
 - Urban Cottage
 - Urban Cottage with an attached Auxiliary Dwelling Unit
 - Cottage Courtyard

COUNCILMEMBER ORLANDO confirmed that these would be homes for sale to the public.

MS. POWELL said yes.

MS. POWELL continued the presentation.

- Washington Street Realignment
- Southside Village
- Community Land Trust (CLT)
 - Nonprofit organization permanently holds title to the land
 - Homeowner purchases the structure only
 - A long-term ground lease (typically 99 years, renewable) governs the relationship
 - CLT retains land and enforces affordability on every resale with no sunset date

- Built-in foreclosure prevention: CLT can cure defaults
- Active nonprofit provides resale support, oversight, and community accountability
- Residents may participate in CLT governance — a democratically controlled community asset
- Founded in 2008 in partnership with Newtown Community Development Corporation, the Chandler Community Land Trust now stewards 69 permanently affordable homes.

MAYOR HARTKE asked if the equity upon sale of a CLT home consists of improvements the homeowner made.

MS. POWELL explained that the CLT home land is owned by the trust, and the structure is owned by the owner. As time progresses, the value of the home increases similar to a conventionally owned home. There is an investment into the home building.

MAYOR HARTKE said the overall market increase is similar between a CLT home and a conventional home.

MS. POWELL said CLT homes were already built, refurbished, and then sold to new homeowners. The vacant land would have new CLT homes built on it and maintenance would be needed on the new builds. The home would be sold at market rate, without the value of land, which would lower the price. There is also the options of homebuyer assistance, down payment assistance, which is capped at a certain level. The CLT homes are not federally subsidized, typically a homebuyer fits within the 80-120% of area median income.

MAYOR HARTKE said most likely in a normal market, a homebuyer can acquire a CLT home for a lower cost but there may be a difference in equity to conventional homes.

COUNCILMEMBER POSTON asked about the appraisal process when a CLT home goes for sale.

MS. POWELL explained that the home is appraised without the land value.

COUNCILMEMBER POSTON how does the homeowner and the nonprofit buying it back come to an agreement on what to sell the home for.

MS. POWELL said there is a formula in the home buying process which is set.

DAWN GINGERICH, Assistant City Attorney, said there would be an appraisal process.

MS. POWELL clarified that there is a possibility that the nonprofit could include other funding sources.

MS. JACOBSON said there are caps to allow the CLT the right of first refusal to sell it to another first-time home buyer and there are additional subsidies that could be available to first-time home buyers as well.

COUNCILMEMBER POSTON asked if the homeowner could sell the CLT home directly to the next homeowner at an affordable rate.

MS. POWELL explained it depends on the situation. A qualified buyer may be able to accept transfer directly, and sometimes a home will go to the market if a buyer is already not lined up.

MS. JACOBSON added that the CLT nonprofit does the income qualification for homebuyers and the nonprofit could purchase the home until another homebuyer could qualify.

COUNCILMEMBER HAWKINS asked if there are any downsides to CLT homes.

MS. POWELL said there is a third party that Chandler works with. The recommendation is to continue working with the existing third party, Newtown Community Development Corporation. There could be the need for administrative contributions from Chandler; when the program was first established it was set up with neighborhood stabilization program funds. Chandler has continued to add to the land trust with HOME funds. The fees to administer the program are built into the sales. The remaining determination is to see if additional fees are needed.

COUNCILMEMBER HAWKINS asked how this is currently funded.

MS. POWELL said through Maricopa County HOME funds, no general fund dollars have been contributed to this program.

MS. POWELL continued the presentation.

- Request for Direction – CLT
 - Council Direction:
 - Pursue discussions with Newtown Community Development Corporation to include the Missing Middle Pilot Project Properties as part of the Chandler Community Land Trust

COUNCILMEMBER HAWKINS asked what the dollar amount of funding for the suggested program is.

MS. POWELL said the cost is still unknown, as the proposed development is a different structure than other CLT homes in Chandler. Their current model has been priced out of the Chandler market because of the cap on the federal subsidy. The presented proposal today is one way to move forward without federal funding through maximizing the number of units on one site.

COUNCILMEMBER HAWKINS asked if Chandler owns CLT properties and asked what other funds could be applied to the administrative costs.

MS. POWELL answered that most of the administrative costs are covered through the sale of the home. The city does not subsidize Newtown on an annual basis. What is unknown about the current proposal is if additional fees are needed to cover additional costs. Chandler will need to work with Newtown to see what is needed to cover administrative costs

COUNCILMEMBER ORLANDO said the existing model was using existing properties and asked if the difference in the new model was to build new homes. Building new homes could have access to different methods of funding.

MS. POWELL agreed. She said in the existing CLT model, the city subsidized the purchase of existing homes, and the CLT used their own proceeds to refurbish.

COUNCILMEMBER ORLANDO said in the proposed model, a third-party builder would be contracted to build the home. It would then be turned over to the trust. The builder would then be paid through the first sale of the home, and any potential trust dollars.

MS. POWELL confirmed and said it is comparable to HOA costs to maintain the home.

COUNCILMEMBER ORLANDO requested including financial organizations in discussions of this idea to see if additional grant funds could match local investments.

MAYOR HARTKE asked if there was Council consensus to pursue discussions with Newtown Community Development Corporation to include the Missing Middle Pilot Project Properties as part of the Chandler Community Land Trust.

MS. POWELL clarified she would like to confirm that the city is comfortable with committing the land discussed to this project.

COUNCILMEMBER ORLANDO asked if the city is looking at running the program through Newtown or through a new community land trust.

MS. POWELL answered that the current CLT is administered through Newtown.

VICE MAYOR ENCINAS asked if there is any number of units or style to review at this point. He noted Newtown properties are usually single-family homes and asked if multiple units would be on a property.

MS. POWELL responded that the city is looking at a different design, such as two urban cottages on one parcel or detached duplexes like what was built in Tempe. Newtown has implemented new models in other communities, but the RFP from a builder will determine the options for this site.

COUNCILMEMBER ORLANDO added that the value of surrounding properties should increase due to improvements made on vacant lots or community infrastructure improvements to support the CLT.

MS. POWELL said yes, even though the surrounding homes would not be compared in the appraisal process.

MS. POWELL continued the presentation.

- Legacy Owner Academy
 - A comprehensive academy designed to unlock the development potential of family-held land through education, mentorship, and community.
- The Challenge Facing Generational Landowners
 - Land Locked in Potential
 - Acres of generational land sit undeveloped — not from lack of will, but from lack of knowledge, capital access, and a clear path forward.
 - Knowledge Gap
 - Most small landowners lack access to affordable, practical development education tailored to modest-scale projects on family-held properties.
 - Wealth Left on the Table
 - Without actionable strategies, generational land rarely converts into generational wealth — leaving families without the economic foundation they deserve.
- Our Solution: The Academy
 - A practical, community-based learning program specifically built for small generational landowners and entrepreneurs ready to develop their land.
 - Education
 - Structured curriculum on zoning, financing, and project management
 - Mentorship
 - 1-on-1 guidance from experienced small developers and land planners
 - Community
 - Peer cohorts, shared ideas, and a network of aligned owners
 - Resources
 - Templates, checklists, partnership networks, and capital connections
- Two Potential Audiences — Distinct Needs, Shared Mission
 - Generational Landowners
 - Own inherited land
 - Want to build equity without selling

- Assistance in formulating development plan
- Interested in ADUs or rentals
- Multi-generational decision-making
- Aspiring Entrepreneurs Owning Land in Chandler
 - Want to enter real estate development
 - Limited access to traditional financing
 - Looking for low-cost entry strategies
 - Interested in partnership opportunities
 - Driven by community impact that compliments Chandler's vision for housing development

MAYOR HARTKE asked if the primary audience would be South Chandler.

MS. POWELL said Ray to the Loop 202, Alma School to McQueen, and the Hightown area. Staff is seeking legacy residents who are present and ready to do the work.

COUNCILMEMBER ELLIS asked if owners developing their own land would be included in this program.

MS. POWELL said yes, this proposal was brought up by an interested party looking to add ADUs to their property.

COUNCILMEMBER HAWKINS asked what is the plan for the educational part of the program.

MS. POWELL said it is envisioned as a multi-week course and more course information will depend on the instructor. The City of Chandler will partner with the City of Phoenix who has a similar program.

COUNCILMEMBER HAWKINS asked about the frequency of the program.

MS. POWELL said it depends on how many classes it would end up being as the details are still in the works. The City of Phoenix is running a similar pilot program. It exists in other states, and Arizona has not implemented this program yet.

MS. POWELL continued the presentation.

- Questions?

MAYOR HARTKE said each subject in the presentation sounds like it adheres to the requirement for additional affordable housing units as required by legislature.

MS. POWELL said every state has their own nuances in housing development. When creating material for the academy, it will need to be specific to Arizona's housing laws and policies.

MAYOR HARTKE asked what further direction from Council is needed.

MS. POWELL said direction is needed regarding discussions with Newtown Community Development Corporation to include the Missing Middle Pilot Project Properties as part of the Chandler Community Land Trust, and for Site 2, Early 2027, issue a Request for Interest to build affordable housing with complimentary uses the market will support or come back to Council for direction on the specific type(s) of development for this site.

COUNCILMEMBER ORLANDO asked why 2,000 attainable units is the goal listed in the Comprehensive Housing Plan.

MS. POWELL this was based on the numbers in the Comprehensive Housing Plan.

COUNCILMEMBER ORLANDO asked if it was based on the land the city owns.

MS. POWELL said based on need.

MS. JACOBSON said there is a gap in individuals facing high costs for housing, and the market was surveyed to determine housing options. There is a chart in the Comprehensive Housing Plan that goes over income level and how many units are recommended to address need.

COUNCILMEMBER ORLANDO commented that to meet the goal of 2,000 attainable housing units over the next ten years would mean 200 attainable housing units must be added per year. He asked if the timeframe can be reduced or if the units per year can be increased to meet need.

MS. POWELL said yes, there are different recommendations in the plan that need to be vetted. One recommendation is a housing trust fund, to encourage developer activities in the affordable housing market. Other actions such as reducing parking requirements for development could be a catalyst for having more units delivered faster. The housing task force will vet the recommendations and return to Council for feedback.

MS. JACOBSON noted that the 2,000 number would include the developments recently added to the market such as Haven on Hamilton and Villas on McQueen, which would reduce the number of units needed per year.

Public Comment

None.

Adjourn

The meeting was adjourned at 5:38 p.m.

ATTEST: _____
City Clerk

Mayor

Approval Date of Minutes: June 25, 2026

Certification

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Work Session of the City Council of Chandler, Arizona, held on the 11th day of June 2026. I further certify that the meeting was duly called and held and that a quorum was present.

DATED this _____ day of June, 2026.

City Clerk