

Housing and Human Services Commission Regular Meeting

March 4, 2026 | 6:00 p.m.

Neighborhood Resources Conference Room
235 S. Arizona Ave., Chandler AZ
or TEAMS Meeting ID: 229 263 892 313 65
Passcode: w8e9us9D



Commission Members

Chair Ryan Magel
Vice Chair Aimee Griffith-Johnson
Commissioner Antonio Alcala
Commissioner Sharyn Younger
Commissioner David Gonzalez
Commissioner Heather Mattisson
Commissioner Frank Dichoza
Commissioner Lisa Loring
Commissioner Cecilia Hermosillo
Commissioner Cathy Koluch
Commissioner Karen Tepper

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 Housing and Human Services Commission and to the general public that the Housing and Human Services Commission will hold a REGULAR MEETING open to the public on Wednesday, March 4, 2026, at 6:00 p.m., at Neighborhood Resources Conference Room, 235 S Arizona Avenue, Chandler, AZ. One or more Commissioners may be attending by TEAMS.

Persons with disabilities may request a reasonable modification or communication aids and services by contacting the City Clerk's office at (480) 782-2181(711 via AZRS). Please make requests in advance as it affords the City time to accommodate the request.

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

Housing and Human Services Commission

Regular Meeting Agenda - March 4, 2026

Call to Order/Roll Call

Unscheduled Public Appearances

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.

Public Hearing

1. Public Hearing on the Draft 2026 Annual Action Plan for Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) Program Funds.
 1. Open Public Meeting
 2. Staff Presentation
 3. Commission Discussion
 4. Close Public Hearing

Action Agenda

2. Recommend Resolution No. H0192 approving the submission of the City of Chandler Housing and Redevelopment Division's 2026 Annual Plan for the Public Housing and Housing Choice Voucher Programs and Capital Fund for the Fiscal Year Beginning July 1, 2026, and Certifying Compliance with the Related Regulations.

Member Comments/Announcements

Calendar

3. HHSC Regular Meeting, Wednesday, April 8, 2026, at 6:00 p.m.

Information Items

4. Instant Language Assistance (ILA) Presentation.

Adjourn



Housing and Human Services Commission Neighborhood Resources

Date: 03/04/2026

To: Housing and Human Services Commission

Subject: Public Hearing on the Draft 2026 Annual Action Plan for Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) Program Funds.

1. Open Public Meeting
2. Staff Presentation
3. Commission Discussion
4. Close Public Hearing

Attachments

2026 MEMO Public Hearing AAP



HHSC Memorandum

Neighborhood Resources - Memo No. NR26-009

Date: March 04, 2026

To: Housing and Human Services Commission

Thru: Riann Balch, Neighborhood Resources Director

From: Karin Bishop, Community Development Senior Program Manager

Subject: Public Hearing on 2026 Annual Action Plan for Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) Funds for Fiscal Year (FY) 2026-2027.

Background: Each year, the City of Chandler receives federal CDBG funds from the United States Department of Housing and Urban Development (HUD), and HOME funds, administered by HUD, through the Maricopa HOME Consortium. CDBG funds support a wide range of community development activities directed toward revitalizing neighborhoods, economic development, and providing improved community facilities and services benefiting households with low and moderate income. HOME funds are utilized to increase housing opportunities for households with low and moderate income.

As a prerequisite for receiving these federal funds, the City of Chandler is required to prepare and submit a Five-Year Consolidated Plan and subsequent Annual Action Plans (AAPs) for HUD approval. The AAP serves as the formal application for the use of entitlement funds that are received by the City of Chandler. The AAP defines one-year activities in relationship to the five-year goals and objectives of the City's 2025-2029 Consolidated Plan that was approved by City Council on April 24, 2025. The FY 2026-2027 AAP is the second year of the current Five-Year Consolidated Plan.

The City is a member of the Maricopa County HOME Consortium and receives HOME Investment Partnerships (HOME) Program funds through the HOME Consortium. Chandler HOME-funded activities are included in Maricopa County's Annual Action Plan.

In developing the FY 2026-2027 Annual Action Plan, the City of Chandler conducted a survey for a period of 21 days and was available to the public and key stakeholders to identify community development and housing needs in Chandler. The survey (available in English and Spanish), along with its associated QR code was promoted and distributed

widely through mechanisms including the city's website, public facilities such as libraries, city clerk's office, recreation centers, as well as public housing and housing choice voucher resident emails, and a PHA Resident Advisory Board meeting held on January 28, 2026. The survey was also distributed to community partners including the Chandler Unified School District, non-profit organizations serving households with low and moderate income, and Maricopa Association of Governments (MAG). A total of 113 surveys were received. Survey responses were received from households with a wide range of incomes, with 68% of respondents reporting a household income of less than \$45,000. Responses helped guide the City in developing the Annual Action Plan for FY 2026-2027.

The five (5) goals identified in the 2025-2029 Consolidated Plan were prioritized (High to Low) by survey respondents. Two of the goals emerged as the top priority:

- **Preserve and Develop Affordable Housing** through assistance to homeowners with low and moderate income in addressing emergency or minor repairs necessary to maintain decent, safe, and sanitary living conditions; and
- **Providing Public Services** by delivering basic needs to individuals and families with low and moderate income, persons at risk of or experiencing homelessness and persons with special needs.

In compliance with HUD regulations and the Citizen Participation Plan, the City is holding a 30-day public comment period regarding the draft FY 2026-2027 Annual Action Plan, which includes CDBG funding recommendations based on anticipated formula funding for FY 2026-2027, as well as HOME funding recommendations included in Maricopa County's Annual Action Plan.

The public comment period began Monday, March 2, 2026, and ends on Thursday, April 2, 2026. In addition, a public hearing was held on February 11, 2026, during the development of the FY 2026-2027 Annual Action Plan, and a second public hearing is scheduled for March 4, 2026, to ensure multiple opportunities for input from the community regarding the draft FY 2026-2027 Annual Action Plan. The draft FY 2026-2027 Annual Action Plan is available for review on the city's website at: <https://www.chandleraz.gov/residents/neighborhood-resources/community-development/plans-and-reports>. Hardcopies of the annual action plan are also available upon request. Public comments received during the public comment period will be included in the finalized report submitted to HUD.

Discussion: To date, HUD has not released the FY 2026-2027 annual allocation to Grantees. At HUD's guidance, the City of Chandler has prepared CDBG funding recommendations, and a contingency plan based on the formula funding that it received in the prior fiscal year. A total of \$1,486,156 in CDBG funding recommendations are included in the FY 2026-2027 Annual Action Plan. The city will utilize \$297,231 for program administration, \$222,923 for Public Services, and \$966,002 for Capital Projects, Housing, and Neighborhood

Revitalization. The contingency plan states that any increase or decrease in CDBG funding for FY 2026-2027 will be applied to the City of Chandler's Housing and Redevelopment - Public Housing Youth Program, adhering to the fifteen percent statutory cap for public service activities. An increase in CDBG funds will be applied to the City of Chandler's Community Development and Resources - Homeowner Rehabilitation Program. A decrease in CDBG funds will be applied to Public Facility Infrastructure Improvements. The formula amount for program administration will also be adjusted based on the total CDBG allocation to the city.

The City of Chandler has prepared HOME funding recommendations, and a contingency plan based on the formula funding that it received in the prior fiscal year and submitted this information for inclusion in the Maricopa County Annual Action Plan. The City of Chandler recommends funding in the amount of \$386,715 to continue to support the City of Chandler's Housing and Redevelopment - Tenant-Based Rental Assistance (TBRA) Program, housing individuals and family households experiencing homelessness in Chandler, and utilize \$25,781 for program administration. The contingency plan states that any increase or decrease in HOME funding for FY 2026-2027 will be applied to the City of Chandler's Housing and Redevelopment - Tenant-Based Rental Assistance Program. The formula amount for program administration will also be adjusted based on the total HOME allocation to the city.



Housing and Human Services Commission Neighborhood Resources

Date: 03/04/2026

To: Housing and Human Services Commission

Subject: Recommend Resolution No. H0192 approving the submission of the City of Chandler Housing and Redevelopment Division's 2026 Annual Plan for the Public Housing and Housing Choice Voucher Programs and Capital Fund for the Fiscal Year Beginning July 1, 2026, and Certifying Compliance with the Related Regulations.

Attachments

Memo NR26-10

Resolution HO192



HHSC Memorandum Neighborhood Resources Department- Memo No. NR26-10

Date: March 4, 2026

To: Housing and Human Services Commission

Thru: Riann Balch, Neighborhood Resources Director

From: Larissa Gorski, Affordable Housing Manager

Subject: Resolution No. HO192 Approving the Submission of the City of Chandler Housing and Redevelopment Division's 2026 Annual Plan for the Public Housing, Housing Choice Voucher and Capital Fund Programs for The Fiscal Year Beginning July 1, 2026, and Certifying Compliance with The Related Regulations.

Recommendation: Staff proposes to the Housing and Human Services Commission (HHSC) members the recommendation to the Public Housing Authority Commission (PHAC) the approval of Resolution No. HO192 approving the submission of the City of Chandler Housing and Redevelopment Annual Plan and Capital Fund for the fiscal year beginning July 1, 2026, and certifying to compliance with the related regulations.

Background: The City of Chandler Housing and Redevelopment Division (the Public Housing Agency/PHA) administers 303 units of Low Rent Public Housing and 495 Housing Choice Vouchers (formerly known as Section 8).

The PHA is required to submit the Annual Plan to the U.S. Department of Housing and Urban Development (HUD) by April 16, 2026, for its housing programs. The Annual Plan is a comprehensive guide to PHA policies, programs, operations, and strategies for meeting local housing needs and goals. Each year, staff reviews policies and revises supporting documents, as needed.

Discussion: The Housing and Redevelopment Division is currently in the process of developing the 2026 Annual Plan for the Public Housing, Housing Choice Voucher and Capital Fund programs. The process allows for community input from program participants, residents, and the public. A public comment period for the Plan ran from January 16, 2026, to March 2, 2026. Housing and Redevelopment Division staff led two Resident Advisory Board (RAB) meetings on December 10, 2025, and January 28, 2026, to provide an overview

of policy changes reflected in the 2026 Plan. A Public Hearing for the Plan was held at the Housing and Human Services Commission meeting on February 11, 2026.

The draft 2026 Annual Plans can be found on our website at [chandleraz.gov/affordable housing](http://chandleraz.gov/affordable_housing). A hard copy can be accessed at the Housing Office located at 235 S. Arizona Ave in Chandler.

Housing Choice Voucher Administrative Plan and Public Housing Admissions and Continued Occupancy Policy (ACOP) A summary of updates is outlined below:

Housing Opportunity Through Modernization Act of 2016 (HOTMA)

On July 29, 2016, the HOTMA Act of 2016 was signed into law. The Final Rule for HOTMA regulations took effect on January 1, 2024, marking the beginning of the implementation process. HOTMA made numerous changes to statutes governing HUD programs, including sections of the United States Housing Act of 1937. The Final Rule included broad changes to income reviews, public housing income limits and asset limits, all affecting the calculation of a recipient's income. Certain provisions of the Final Rule are currently delayed pending HUD system changes.

Statement of Housing Needs

The PHA's statement of addressing housing needs has been updated. Chandler continues to experience a growing demand for affordable housing driven by rising housing costs, limited housing supply, and increasing service needs among low-and moderate-income households, seniors, and families. These factors contribute to the need for a comprehensive and sustainable approach to preserving existing affordable housing while expanding new housing opportunities.

The City of Chandler Housing and Redevelopment Division addresses housing needs through a combination of public housing preservation, redevelopment, and HUD repositioning strategies, including RAD, Section 18, rehabilitation, and new construction. These strategies focus on improving housing quality, increasing livability, and ensuring long-term financial sustainability.

Rent Determination

The PHA has implemented definitions currently required under HOTMA. When the delayed provisions are enacted by HUD, the PHA will implement the remaining provisions relating to calculating income, assets and conducting annual and interim reexaminations. As of this writing the full HOTMA implementation date has not been announced by HUD.

Utility Allowances

The utility allowance is the amount that a housing authority determines necessary to cover the resident's reasonable utility costs. The utility allowance schedules are reviewed annually for both housing programs and are recommended for adjustment when a cumulative change of 10% or more occurs. Prior to beginning this update, a consultant was hired to do a comparison of the existing utility rates and charges and Housing's current utility rate schedules in the Housing Choice Voucher and Public Housing Programs. A revised utility allowance for 2026 will be established for both programs effective July 1, 2026

Substantial Deviation:

Currently the PHA defines a substantial deviation as any change to how the PHA determines which families have priority in waiting list selection, such as changes in PHA preferences. The substantial deviation will include changing the use of PHA properties, such as the redevelopment of public housing properties or dedicating public housing units for use by law enforcement.

Using Income Limits for Eligibility

The Plan is revised to clarify that income limits are used for eligibility only at admission.

Waiting List Preferences

Two areas of the Plan defining waiting list preferences are being revised for the Housing Choice Voucher Program. First, a preference is being added for families who are currently participating in the City's Emergency Housing Voucher (EHV) Program. The PHA is establishing a special and temporary preference, ranking above all other categories of selection, to facilitate the issuing of Housing Vouchers to these participants. This preference is necessary to protect those families who are losing their EHV subsidy due to a lack of continued funding from HUD for this program.

Second, the Plan is being revised for the PHA to establish and maintain separate waiting lists for Rental Assistance Demonstration (RAD) Project Based Voucher (PBV) projects such as the Villas on McQueen development. The Plan specifies that the preferences for Villas on McQueen include elderly, veterans, families and those that are disabled.

Capital Fund Program:

The Public Housing Capital Plan continues to focus on preserving and modernizing existing public housing assets through targeted improvements funded by HUD Capital Funds.

During the upcoming fiscal year, planned modernization activities include but are not limited to:

- Painting scattered-site home exteriors to protect building exteriors and improve overall appearance.

- Replacing HVAC system at scattered-site units to increase energy efficiency, improve indoor air quality, and enhance resident comfort.
- Replacing the roof at a family development to address the aging infrastructure, prevent water intrusion, and extend the useful life of the buildings.

These improvements support long-term sustainability of the public housing portfolio while improving the safety, functionality, and quality of life for residents.

Financial Implications: The Department of Housing and Urban Development funds the costs associated with the Public Housing, Housing Choice Voucher and Capital Fund Programs.

Proposed Motion: Move to recommend Resolution No. HO192 of the Public Housing Authority Commission authorizing the submission of the City of Chandler Housing and Redevelopment Annual Plan and Capital Fund for the fiscal year beginning July 1, 2026, and certifying to compliance with the related regulations.

RESOLUTION NO. HO192

A RESOLUTION OF THE PUBLIC HOUSING AUTHORITY COMMISSION OF THE CITY OF CHANDLER, ARIZONA, APPROVING THE SUBMISSION OF THE CITY OF CHANDLER HOUSING AND REDEVELOPMENT 2026 ANNUAL PLAN AND CAPITAL FUND FOR THE FISCAL YEAR BEGINNING JULY 1, 2026, AND CERTIFYING COMPLIANCE WITH THE RELATED REGULATIONS.

WHEREAS, pursuant to Section 511 of the Quality Housing and Work Responsibility Act of 1998 and the 1999 Fiscal Year HUD Appropriations Act, all Public Housing Authorities must adopt and submit to the United States Department of Housing and Urban Development (HUD), an Annual and Five-Year Plan (Agency Plan) affecting the overall operations, management, and mission of the federally funded Housing Programs; and

WHEREAS, the City of Chandler Housing and Redevelopment Division, as the City of Chandler Public Housing Authority (PHA), has developed the attached Agency Plan for submittal to HUD; and

WHEREAS, the Agency Plan incorporates the attached Public Housing and Housing Choice Voucher Program policies and lease forms utilized to implement the City of Chandler Housing Program; and

WHEREAS, the City of Chandler has chosen to incorporate the Capital Fund process into the Annual Plan approval process and authorizes the submission of the 2026 Capital Fund Plan, and supporting certifications; and

WHEREAS, the Public Housing Authority Commission of the City of Chandler is the PHA's governing body, charged with approving the Agency Plan and authorizing the submittal of that plan to HUD for approval.

NOW, THEREFORE, BE IT RESOLVED by the Public Housing Authority Commission of the City of Chandler as follows:

Section 1. That the Agency Plan, in the forms attached hereto and including the documents incorporated therein, is hereby approved.

Section 2. That the PHA is directed to submit the Agency Plan and Capital Fund Plan approved herein to HUD.

Section 3. That PHA staff are directed to perform all acts necessary to give effect to this Resolution, including, without limitation, providing any required certification of compliance with applicable regulations.

Section 4. That the 2025 Capital Fund, Form HUD-52840A, Form HUD-50075.1, and Form HUD-50075.2 attached hereto are hereby approved and adopted as presented.

PASSED AND ADOPTED by the Public Housing Authority Commission of the City of Chandler, Arizona, this _____ day of _____, 2026.

ATTEST:

CITY CLERK

KEVIN HARTKE, CHAIRMAN

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Resolution No. HO192 was duly passed and adopted by the Public Housing Authority Commission of the City of Chandler, Arizona, at a regular meeting held on _____ day of _____, 2026 and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

DMG

ATTACHMENTS



Housing and Human Services Commission Neighborhood Resources

Date: 03/04/2026
To: Housing and Human Services Commission
Subject: HHSC Regular Meeting, Wednesday, April 8, 2026, at 6:00 p.m.



Housing and Human Services Commission Neighborhood Resources

Date: 03/04/2026
To: Housing and Human Services Commission
Subject: Instant Language Assistance (ILA) Presentation.
