

# Housing and Human Services Commission Regular Meeting

April 8, 2026 | 6:00 p.m.

Neighborhood Resources Conference Room  
235 S. Arizona Ave., Chandler AZ  
or Teams Meeting ID: 238 916 111 736 52  
Passcode: Qk3jP636



## 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, April 8, 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 - April 8, 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.

### Action Agenda

1. Approval of City of Chandler Fiscal Year 2026-2027 Annual Action Plan Including Community Development Block Grant (CDBG) Funding Recommendations.
2. Approval of City of Chandler Fiscal Year 2026-2027 HOME Investment Partnerships Program (HOME) Funding Recommendations.

### Member Comments/Announcements

### Calendar

3. City of Chandler Boards and Commissions Appreciation Event, Wednesday, April 15, 2026, at 7:30 a.m.
4. HHSC Regular Meeting, Wednesday, May 13, 2026, at 6:00 p.m.

### Information Items

5. Human Services Allocation Update.
6. Heat Relief Update.
7. Commissioner Recognitions and Appointments.

### Adjourn



**Housing and Human Services Commission      Neighborhood Resources**

**Date:** 04/08/2026

**To:** Housing and Human Services Commission

**Subject:** Approval of City of Chandler Fiscal Year 2026-2027 Annual Action Plan Including Community Development Block Grant (CDBG) Funding Recommendations.

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**Attachments**

Memo NR26-013

Resolution 5997



## HHSC Memorandum

## Neighborhood Resources - Memo No. NR26-013

**Date:** April 8, 2026

**To:** Housing and Human Services Commission

**Thru:** Riann Balch, Neighborhood Resources Director

**From:** Karin Bishop, Community Development Senior Program Manager

**Subject:** Recommend that City Council pass and adopt Resolution No. 5997 approving and authorizing the City Manager or designee to execute and submit the Community Development Block Grant ("CDBG") Fiscal Year ("FY") 2026-2027 Annual Action Plan to the United States Department of Housing and Urban Development ("HUD"); authorizing execution of all contracts and subrecipient agreements; and authorizing the City Manager to take all action necessary or prudent to implement the approved FY 2026-2027 Annual Action Plan.

**Background:** Each year, the City of Chandler receives federal CDBG funding, administered by HUD, to develop viable urban communities by providing decent housing and a suitable living environment and by expanding economic opportunities, principally for persons with low and moderate incomes. Funds support a wide range of community development activities directed toward revitalizing neighborhoods, economic development, and providing improved community facilities and services.

As a prerequisite for receiving CDBG funding, the City of Chandler is required to prepare and submit an Annual Action Plan that serves as the formal application for the use of entitlement funds that are received by the City of Chandler. The Annual Action Plan defines the one-year activities in relationship to the five-year goals and objectives of the 2025-2029 Consolidated Plan approved by City Council on April 24, 2025.

The city conducted a public survey for a period of 21 days to identify and prioritize community needs in the areas of housing, public services, public facilities, public improvements and neighborhood revitalization. The survey, which was available in English and Spanish, was distributed widely through mechanisms including the city's website and public facilities, Chandler Public Housing's Resident Advisory Board, the Housing and Human Services Commission, and community non-profit partners. A total of 113 responses were received from Chandler residents.

Preserving and developing affordable housing for all incomes was identified as the top priority, followed closely by providing public services to vulnerable residents.

In compliance with HUD regulations and the Citizen Participation Plan, the city held a 30-day public comment period regarding the draft FY 2026-2027 Annual Action Plan, which included the CDBG funding recommendations based on formula funding expected in FY 2026-2027 and a contingency plan for a potential increase or decrease in funding. The public comment period began Monday, March 2, 2026, and ended Thursday, April 2, 2026. In addition, two public hearings were held on February 11, 2026, and March 4, 2026, to ensure multiple opportunities for input from the community regarding the draft FY 2026-2027 Annual Action Plan. No public comments were received during the public comment period.

**Discussion:** At HUD's guidance, the City of Chandler has prepared funding recommendations and a contingency plan based on anticipated 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 Public Housing Youth Program. Funding for Public Services will adhere to the fifteen percent statutory cap. An increase in funding for Capital Projects, Housing, and Neighborhood Revitalization will be primarily applied to the City of Chandler's Homeowner Rehabilitation Program. A decrease in funding for Capital Projects, Housing, and Neighborhood Revitalization will be primarily 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.

**Financial Implications:** The City of Chandler will utilize CDBG federal entitlement funds to support recommended program activities. No match is required. The City of Chandler pays for services supported by CDBG funds and then submits a request for reimbursement to HUD.

ATTACHMENT:  
Resolution No. 5997

## RESOLUTION NO. 5997

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, APPROVING AND AUTHORIZING THE CITY MANAGER TO EXECUTE AND SUBMIT THE COMMUNITY DEVELOPMENT BLOCK GRANT FISCAL YEAR 2026-2027 ANNUAL ACTION PLAN TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; AUTHORIZING EXECUTION OF ALL CONTRACTS AND SUBRECIPIENT AGREEMENTS; AND AUTHORIZING THE CITY MANAGER TO TAKE ALL ACTION NECESSARY OR PRUDENT TO IMPLEMENT THE APPROVED FISCAL YEAR 2026-2027 ANNUAL ACTION PLAN.

WHEREAS, as a prerequisite for receiving federal Community Development Block Grant (“CDBG”) funding, the City of Chandler is required to prepare and adopt an Annual Action Plan each year, to be sent to the United States Department of Housing and Urban Development (“HUD”) to establish priorities for future funding decisions; and

WHEREAS, the City of Chandler, as a member of the Maricopa HOME Consortium, has agreed to comply with the Citizen Participation Plan prepared by the Maricopa County Human Services Department on behalf of all HOME Consortium members for both CDBG and HOME Investment Partnerships Program funds; and

WHEREAS, the City of Chandler, in coordination with the City’s Housing and Human Services Commission, assessed needs, held two public hearings, and presented the draft Fiscal Year (“FY”) 2026-2027 Annual Action Plan for public consideration by making it available for public comment for the HUD-required 30-day citizen participation review and comment period; and

WHEREAS, this Council has determined by reviewing all pertinent information that it is necessary and in the best interest of the City of Chandler to approve and authorize the submittal of the CDBG FY 2026-2027 Annual Action Plan to HUD.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Chandler, Arizona, as follows:

- Section 1. Approves and adopts the CDBG FY 2026-2027 Annual Action Plan, a copy of which will be kept on file in the office of the City of Chandler’s Director of Neighborhood Resources.
- Section 2. Authorizes the City Manager, or his designee, to execute and submit the CDBG FY 2026-2027 Annual Action Plan with all documents and materials as may be required to HUD for final approval, including all administrative assurances such as civil rights, equal opportunity, citizen participation, relocation and property acquisition, environmental assurances, labor standards, and others as may be required by federal law
- Section 3. Authorizes the City Manager, or his designee, to take those actions necessary or prudent to implement the City’s CDBG program for FY 2026-2027, including, but

not limited to, executing contracts and subrecipient agreements, expending funds, hiring personnel or contractors, scheduling activities, establishing procedures for monitoring and evaluating program activities, and other steps necessary to ensure that the CDBG program can be carried out in a timely and effective manner, including but not limited to establishing administrative procedures not inconsistent with federal, state, or local law.

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona, this \_\_\_\_ day of \_\_\_\_\_, 2026.

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Resolution No. 5997 was duly passed and adopted by the City Council of the Chandler, Arizona, at a regular meeting held on the \_\_\_\_ day of April, 2026 and that a quorum was present thereat.

\_\_\_\_\_  
CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY

DMG



**Housing and Human Services Commission      Neighborhood Resources**

**Date:** 04/08/2026

**To:** Housing and Human Services Commission

**Subject:** Approval of City of Chandler Fiscal Year 2026-2027 HOME Investment Partnerships Program (HOME) Funding Recommendations.

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**Attachments**

Memo NR26-014

Resolution 5998



**HHSC Memorandum**

**Neighborhood Resources - Memo No. NR26-014**

**Date:** April 8, 2026

**To:** Housing and Human Services Commission

**Thru:** Riann Balch, Neighborhood Resources Director

**From:** Karin Bishop, Community Development Senior Program Manager

**Subject:** Recommend that City Council pass and adopt Resolution No. 5998 approving and authorizing the City Manager to allocate Fiscal Year (“FY”) 2026-2027 HOME Investment Partnerships Program (“HOME”) Funds; authorizing execution of all contracts and subrecipient agreements; and authorizing the City Manager to take all action necessary or prudent to implement the adopted FY 2026-2027 HOME funding allocations.

**Background:** Each year, the City of Chandler receives federal HOME funding, administered by the United States Department of Housing and Urban Development (“HUD”), through the Maricopa County HOME Consortium. Eligible HOME activities include building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing rental assistance for individuals with low and moderate income. HOME-funded activities proposed by the city are included in Maricopa County’s Consolidated Plan and Annual Action Plan submitted to HUD.

The Chandler Housing and Human Services Commission (“HHSC”) approved the initial funding recommendations and contingency plan based on the anticipated formula funding for FY 2026-2027. HOME funds for FY 2026-2027 are proposed to be allocated to continue to support the Tenant-Based Rental Assistance (“TBRA”) Program, which provides housing assistance for persons experiencing homelessness in Chandler.

In compliance with HUD regulations and the Citizen Participation Plan, the city, in partnership with the Maricopa County HOME Consortium, held a 30-day public comment period regarding the initial HOME funding recommendations and contingency plan for a potential increase or decrease in funding. The public comment period began Monday, March 2, 2026, and ended Thursday, April 2, 2026. In addition, two public hearings were held on February 11, 2026, and March 4, 2026, to ensure multiple opportunities for input

from the community regarding the initial HOME funding recommendations and contingency plan.

**Discussion:** At HUD's guidance, the City of Chandler has prepared funding recommendations and a contingency plan based on anticipated formula funding that it received in the prior fiscal year. The city recommends funding in the amount of \$386,715 to continue to support the TBRA Program, and \$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 TBRA Program. The formula amount for program administration will also be adjusted based on the total HOME allocation to the city.

**Financial Implications:** Federal HOME funds require a 25% local match. The City of Chandler will provide the required match through general funds used to support staffing and operations. The City of Chandler pays for services supported by HOME funds and then submits a request for reimbursement to Maricopa County.

ATTACHMENT:

Resolution No. 5998

## RESOLUTION NO. 5998

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, APPROVING AND AUTHORIZING THE CITY MANAGER TO ALLOCATE FISCAL YEAR 2026-2027 HOME INVESTMENT PARTNERSHIPS PROGRAM FUNDS; AUTHORIZING EXECUTION OF ALL CONTRACTS AND SUBRECIPIENT AGREEMENTS; AND AUTHORIZING THE CITY MANAGER TO TAKE ALL ACTION NECESSARY OR PRUDENT TO IMPLEMENT THE ADOPTED FISCAL YEAR 2026-2027 HOME INVESTMENT PARTNERSHIPS PROGRAM FUNDING ALLOCATIONS.

WHEREAS, the City of Chandler anticipates receiving a Fiscal Year (“FY”) 2026-2027 annual allocation of federal HOME Investment Partnerships Program (“HOME”) funds through the Maricopa County HOME Consortium through its entitlement from the United States Department of Housing and Urban Development (“HUD”) to use for the City’s FY 2026-2027 HOME program; and

WHEREAS, Title II of the Cranston-Gonzalez National Affordable Housing Act (the “Act”) makes available funds to assist the City of Chandler in creating a more viable community; and

WHEREAS, decent, safe, affordable housing is at the core of family stability and strong neighborhoods; and

WHEREAS, since 1982, the HOME program has expanded the supply of decent, safe, affordable housing; strengthened public-private partnerships; improved the lives of individuals with low- and moderate-income; and strengthened neighborhoods; and

WHEREAS, the City of Chandler, as a member of the Maricopa County HOME Consortium, has agreed to comply with the Citizen Participation Plan prepared by the Maricopa County Human Services Department on behalf of all HOME Consortium members for Community Development Block Grant and HOME funds; and

WHEREAS, the City of Chandler, in coordination with the City’s Housing and Human Services Commission, assessed needs, held two public hearings, and presented the draft FY 2026-2027 HOME funding recommendations for public consideration available for public comment for the HUD required 30-day citizen participation review and comment period; and

WHEREAS, City of Chandler staff have worked in coordination with Maricopa County to prepare an Annual Action Plan for the Maricopa County HOME Consortium for the use of HOME resources for FY 2026-2027.

NOW, THEREFORE BE IT RESOLVED, that the City Council of the City of Chandler, Arizona, as follows:

Section 1. Approves and authorizes the City Manager, or his designee to make, on behalf of the City, the submittal of an application to HUD, through the Maricopa County HOME Consortium, for the City’s FY 2026-2027 HOME program funds.

Section 2. Authorizes the City Manager, or his designee, to: (a) submit with the application all documents, submissions, plans, and materials required by the Act and any other applicable law; and (b) prepare, submit, negotiate, and execute all contracts for services and to use the funds to be made available to the City under Title II of the Act for financing and implementation of all referenced City programs and projects.

Section 3. Authorizes the City Manager, or his designee, to take those actions necessary or prudent to implement the City’s HOME program for FY 2026-2027, including, but not limited to, executing contracts and subrecipient agreements, expending funds, hiring personnel or contractors, scheduling activities, establishing procedures for monitoring and evaluating program activities, and other steps necessary to ensure that the HOME program can be carried out in a timely and effective manner, including but not limited to establishing administrative procedures not inconsistent with federal, state or local law.

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona, this \_\_\_\_ day of \_\_\_\_\_, 2026.

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Resolution No. 5998 was duly passed and adopted by the City Council of the Chandler, Arizona, at a regular meeting held on the \_\_\_\_ day of April, 2026 and that a quorum was present thereat.

\_\_\_\_\_  
CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY

DMG



**Housing and Human Services Commission      Neighborhood Resources**

**Date:** 04/08/2026

**To:** Housing and Human Services Commission

**Subject:** City of Chandler Boards and Commissions Appreciation Event,  
Wednesday, April 15, 2026, at 7:30 a.m.

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**Housing and Human Services Commission      Neighborhood Resources**

**Date:** 04/08/2026

**To:** Housing and Human Services Commission

**Subject:** HHSC Regular Meeting, Wednesday, May 13, 2026, at 6:00 p.m.

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**Housing and Human Services Commission      Neighborhood Resources**

**Date:** 04/08/2026  
**To:** Housing and Human Services Commission  
**Subject:** Human Services Allocation Update.

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**Housing and Human Services Commission      Neighborhood Resources**

**Date:** 04/08/2026  
**To:** Housing and Human Services Commission  
**Subject:** Heat Relief Update.

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**Housing and Human Services Commission      Neighborhood Resources**

**Date:**            04/08/2026  
**To:**                Housing and Human Services Commission  
**Subject:**        Commissioner Recognitions and Appointments.

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