Housing and Human Services Commission Regular Meeting

June 10, 2026 | 6:00 p.m.

Neighborhood Resources Conference Room
235 S. Arizona Ave., Chandler, AZ
or Teams Meeting ID: 252 365 855 514 083
Passcode: gR3fJ3He



Commission Members

Chair Ryan Magel
Vice Chair Aimee Griffith-Johnson
Commissioner David Gonzalez
Commissioner Frank Dichoza
Commissioner Heather Mattison
Commissioner Lisa Loring
Commissioner Cecilia Hermosillo
Commissioner Cathy Koluch
Commissioner Karen Tepper
Commissioner Eddie Baldenegro
Commissioner John Anguiano

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, June 10, 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 - June 10, 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.

Consent Agenda
Items listed on the Consent Agenda may be enacted by one motion and one vote. If a discussion is required by members of the Board or Commission, the item will be removed from the Consent Agenda for discussion and determination will be made if the item will be considered separately.

Action Agenda

1. Elections of Chair and Vice Chair for the Housing and Human Services Commission.

2. Approval of 2025-2026 Public Housing Authority Write-Offs.

3. Approve Resolution No.HO194 Authorizing the Submission of a Certification to the United States Department of Housing and Urban Development for its Desire To Renew The Designations of 127 North Kingston Street (Kingston Arms Apartments) For Occupancy By Elderly Or Near Elderly Families.

Briefing

4. Chandler 2026 General Plan.

Member Comments/Announcements

Calendar

5. HHSC Regular Meeting, Wednesday, July 8, 2026, at 6:00 p.m.

Adjourn

ITEM 1

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Housing and Human Services Commission **Neighborhood Resources**

Date: 06/10/2026
To: Housing and Human Services Commission
Subject: Elections of Chair and Vice Chair for the Housing and Human Services Commission.

ITEM 2

Housing and Human Services Commission **Neighborhood Resources**

Date: 06/10/2026
To: Housing and Human Services Commission
Subject: Approval of 2025-2026 Public Housing Authority Write-Offs.

Attachments

Memo No. NR26-20

HHSC Memorandum **Neighborhood Resources Department - Memo No. NR26-20**

DATE: June 10, 2026

TO: PUBLIC HOUSING AUTHORITY COMMISSION

THRU: RIANN BALCH. NEIGHBORHOOD RESOURCES DIRECTOR

FROM: LARISSA GORSKI, AFFORDABLE HOUSING MANAGER

SUBJECT: RESOLUTION NO. HO193 AUTHORIZING THE APPROVAL OF THE WRITE-OFF OF $17,362.53 IN PUBLIC HOUSING TENANT ACCOUNTS RECEIVABLE AS UNCOLLECTIBLE

RECOMMENDATION: The Housing and Human Services Commission and staff recommend that the Public Housing Authority Commission (PHAC), pass and adopt Resolution No. HO193, authorizing the approval of the write-off of $17,362.53 in Public Housing Tenant Accounts Receivable as uncollectible.

SUMMARY: The Department of Housing and Urban Development (HUD) requires Public Housing Authorities to write-off as uncollectible, the outstanding debt of former public housing residents that has not been collected within a reasonable time. The writing off of uncollectible tenant accounts receivables is a recommended accounting process.

BACKGROUND: As Resolution No. HO193 indicates, the Housing and Redevelopment Division is requesting the write-off of $17,362.53 in tenant accounts. These tenants have left the public housing program owing the City of Chandler varying amounts for back rent, maintenance, and miscellaneous charges. All of the accounts have had no activity for approximately six months after having been forwarded to a collection agency in hopes that the debts could be collected. To date, no payments have been received through the collection agency on these accounts. At this time, Housing staff is requesting that the accounts be written off as uncollectible.

The attachment indicates the balances that are designated for write off. Some families were evicted for negative behavior including criminal activity. Some families vacated their housing units with substantial damage to the dwelling. In some cases, the level of labor and materials required to repair the units led to high maintenance charges.

Of the $17,362.53 staff is requesting in write-offs, the amount is categorized as follows: $14,340.76 for rent, $2,226.77 for maintenance charges, and $325 for late and miscellaneous charges. Please note that in the case of each of these accounts, the debt information has been entered into a nationwide HUD Housing Authority network. Each housing agency in the country belongs to this network and all new housing applicants are checked for debts owing as part of the program screening process. Should any of the parties on the list attempt to be housed on any federally subsidized housing program in the nation, their name and information will appear flagged and they should not be housed until the full debt is repaid to the housing agency who is owed the funds.

FINANCIAL IMPLICATIONS: The total amount of uncollectible accounts for this write-off is $17,362.53. The current Public Housing budget includes a line item for the write-off of uncollectible accounts. The amount of this year's write off is less than the amount written off in 2025, which was $23,098.14. Over the past ten years, the average annual amount written-off is roughly $15,000. All costs associated with the write off of uncollectible tenant debt are funded by HUD.

PROPOSED MOTION: Move that PHAC pass and adopt Resolution No. HO188 authorizing the approval of the write-off of $17,362.53 in Public Housing Tenant Accounts Receivable as uncollectible.

Attachment: Resolution No. HO193

ITEM 3

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Housing and Human Services Commission **Neighborhood Resources**

Date: 06/10/2026

To: Housing and Human Services Commission

Subject: Approve Resolution No.HO194 Authorizing the Submission of a Certification to the United States Department of Housing and Urban Development for its Desire To Renew The Designations of 127 North Kingston Street (Kingston Arms Apartments) For Occupancy By Elderly Or Near Elderly Families.

Attachments

Memo No. NR26-21

HHSC Memorandum **Neighborhood Resources Department- Memo No. NR26-21**

Date: June 10, 2026

To: Housing and Human Services Commission

Thru: Riann Balch, Neighborhood Resources Director

From: Larissa Gorski, Affordable Housing Manager

Subject: Resolution No. HO194 Authorizing the Submission of a Certification to the United States Department of Housing and Urban Development for its Desire To Renew The Designations of 127 North Kingston Street (Kingston Arms Apartments) For Occupancy By Elderly Or Near Elderly Families

Recommendation: Staff proposes to the Housing and Human Services Commission (HHSC) members the recommendation of Resolution No.HO194 to the Public Housing Authority Commission (PHAC) for approval of the submission of a certification to the United States Department of Housing and Urban Development (HUD) for its desire to renew the designation of 127 N. Kingston (Kingston Arms Apartments) for elderly or near elderly families.

Background: The City's Housing and Redevelopment Division, as the Public Housing Authority, assists 303 families in public housing. Since the inception of the City's Public Housing Authority, the apartments located at 127 N. Kingston (Kingston Arms Apartments) have been designated as elderly and near elderly units. Elderly is defined by HUD as a person 62 years of age or older and near elderly is defined as a person 55 years of age or older. Staff is recommending the continuation of this designation.

Discussion: City of Chandler Public Housing Authority recognizes that the elderly residents of Public Housing may need additional supportive services when they reach the age of 62 years or older. To assist with this need, Kingston Arms Apartments were envisioned and constructed in the early 1970's as apartments designated for the purpose of serving "elderly and near elderly" low-income residents. HUD published a Public Housing Information (PIH) Notice requiring Public Housing Authorities to renew for the designation of housing for specific populations every two years. As a part of the renewal request, the Public Housing

Authority Commission must submit a certification requesting the renewal and address four criteria regarding the location. The Public Housing Authority must: 1) identify the project by name and location 2) the number of units and percentage of the project to be designated, 3) the total number of units in the affected project, and 4) the population served in the designated units. This information is outlined in the certifying resolution.

If HUD grants the request to continue the designation, the elderly designation continues for two (2) additional years and is subject to another renewal. The designation only applies to Kingston Arms Apartments.

Financial Implications: HUD funds the costs associated with the Public Housing Program. This request is to continue operations as they have been since the inception of Chandler's Public Housing Program. No cost impacts are anticipated with this request.

Proposed Motion: Move to recommend Resolution No.HO194 Authorizing the Submission of a Certification to the United States Department of Housing and Urban Development for its Desire To Renew The Designations of 127 North Kingston Street (Kingston Arms Apartments) For Occupancy By Elderly Or Near Elderly Families

Attachments:

Resolution HO194

ITEM 4

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Housing and Human Services Commission **Neighborhood Resources**

Date: 06/10/2026
To: Housing and Human Services Commission
Subject: Chandler 2026 General Plan.

ITEM 5

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Housing and Human Services Commission **Neighborhood Resources**

Date: 06/10/2026
To: Housing and Human Services Commission
Subject: HHSC Regular Meeting, Wednesday, July 8, 2026, at 6:00 p.m.