HHSC MEMORANDUM - NEIGHBORHOOD RESOURCES - Memo No. HD26-33

DATE: October 14, 2026

TO: Housing and Human Services Commission

THRU: Riann Balch, Neighborhood Resources Director

FROM: Larissa Gorski, Acting Housing and Redevelopment Senior Manager

SUBJECT: Briefing Item for authorization to use Public Housing Federal Reserves for Development Fees Associated with The Haven on Hamilton Redevelopment Project

Background:

The City of Chandler Housing and Redevelopment Division is committed to preserving and expanding affordable housing opportunities for low-income households, seniors, veterans, and individuals with disabilities. The Haven on Hamilton redevelopment project is a planned affordable housing redevelopment initiative intended to replace existing public housing units and expand the availability of affordable housing in Chandler. The project is anticipated to include approximately 250 affordable housing units, providing housing opportunities for existing public housing residents and other eligible households.

Due to recent increases in interest rates, the financial viability of The Haven on Hamiliton project can be impacted. To assist in addressing the project's financing needs and maintain financial feasibility, Resolution No. 6048 authorizes the use of up to $1,500, 000 in available federal Public Housing reserves for eligible development fees directly attributable to the project. The use of these funds remains subject to applicable U.S. Department of Housing and Urban Development (HUD) requirements, funding restrictions, eligibility criteria, project financing requirements, and any required HUD approvals.

Discussion:

Resolution No. 6048 authorizes the use of up to $1,500,000 in available Public Housing federal reserves to support eligible development fees associated with The Haven on Hamilton redevelopment project. The funding is intended to address a portion of the project's financing needs resulting from current interest rate conditions and support the overall financial feasibility of the redevelopment.

The approved use of reserves is directly connected to the preservation and replacement of public housing and the expansion of affordable housing opportunities in Chandler. The Haven on Hamilton redevelopment is anticipated to provide approximately 250 affordable housing units, including housing opportunities for existing public housing residents and other eligible households.

The authorized funds may only be used for eligible development fees directly attributable to the project and must comply with applicable HUD regulations and funding restrictions. Any required project, loan, or other financing documents necessary to facilitate the use of the funds may be executed.

Financial Implications:

The resolution authorizes the use of up to $1,500,000 in available Public Housing federal reserves for eligible development fees associated with the Haven on Hamilton redevelopment project. The actual expenditure will be limited to eligible costs and the amount necessary to support the project, subject to applicable HUD requirements, funding restrictions, project financing requirements, and required approvals.

The use of Public Housing reserves represents an investment in the redevelopment and preservation of affordable housing assets and is intended to assist in maintaining the financial feasibility of the Haven on Hamilton project considering increased interest rates. The resolution does not authorize the funds to be used for costs unrelated to project's eligible development fees.

Attachments: Resolution No.6048 Haven on Hamilton Housing Reserves