

DRAFT



MINUTES

**COMMUNITY DEVELOPMENT ADVISORY COMMITTEE
GLENDALE CIVIC CENTER
SAPPHIRE ROOM
5750 W. GLENN DR.
GLENDALE, ARIZONA 85301**

**MARCH 20, 2025
5:30 P.M.**

1. CALL TO ORDER

Chair Baker called the meeting to order at 5:35 p.m.

2. ROLL CALL

Present: Lisa Baker, Chair
Jamon Fifer, Committee Member
David Giles, Committee Member
Brandon Hiller, Committee Member
Carlos Vargas, Committee Member

Absent: Moises Gallegos, Vice Chair
Kelly Carbello, Committee Member
Kirstin Flores, Committee Member
Theodora Hackenberg, Committee Member

Also Present: Kimberly Hall, Community Services Director
Matthew Hess, Deputy Director, Community Services
Trilese DiLeo, Interim Finance and Compliance Administrator
Karen Mofford, Housing Administrator
Dot Williams, Housing Supervisor
Yolanda Poole, Management Assistant

3. CITIZEN COMMENTS

None.

4. APPROVAL OF THE MINUTES

- a. Community Development Advisory Committee Minutes of January 16, 2025 and February 6, 2025.

Motioned by Committee Member David Giles, seconded by Committee Member Jamon Fifer

AYE: Chair Lisa Baker

Committee Member Jamon Fifer

Committee Member David Giles

Committee Member Brandon Hiller

Committee Member Carlos Vargas

Other: Vice Chair Moises Gallegos (ABSENT)

Committee Member Kelly Carbello (ABSENT)

Committee Member Kirstin Flores (ABSENT)

Committee Member Theodora Hackenberg (ABSENT)

Passed

5. OLD BUSINESS

None.

6. NEW BUSINESS

- a. Public Hearing - 2025 Annual Housing Plan, 2025 Five-Year Agency Plan, Housing Choice Voucher (HCV) Administrative Plan, Admissions and Continued Occupancy Policy (ACOP) Changes, Capital Fund Five Year Plan, Homeownership Plan for Housing Choice Voucher, and the Housing and Urban Development (HUD) Small Area Fair Market Rents by Zip Code .

Ms. Mofford opened the public hearing at 5:35 p.m. to discuss 2025 Annual Housing Plan, 2025 Five-Year Agency Plan, Housing Choice Voucher (HCV) Administrative Plan, Admissions and Continued Occupancy Policy (ACOP) Changes, Capital Fund Five Year Plan, Glendale Housing Authority (GHA) Homeownership Plan for Housing Choice Voucher, and the Housing and Urban Development (HUD) Small Area Fair Market Rents by Zip Code.

Ms. Mofford discussed a total of 80 Project Based Vouchers (PBV) have been issued for the new Centerline Property Development. The upcoming opening of the Mercy Housing property called Cascalote will be a senior citizen aged 62 plus property, and 40 Project-Based Vouchers (PBV) will be issued for that property when it opens in the fall of 2025. She discussed the 5-year Capital Plan and the continued improvements to the Glendale homes, including old carpet being replaced with ceramic tile. She also highlighted changes in the Housing and Urban Development (HUD) Small Area Fair Market Rents by Zip Code that will start phasing in over the next 2 years.

The Committee discussed aspects of the new Home Ownership program and the differences between Project Based Vouchers (PBV) and Housing Choice Vouchers (HCV) and the goals and objectives set by the Glendale Housing Authority.

Ms. Mofford closed the Public Hearing comment period at 6:09 p.m.

b. Department of Housing & Urban Development, Public Housing Financial Update.

Ms. DiLeo informed the Committee that staff will start reporting a Public Housing financial update on a quarterly basis.

Ms. DiLeo and Ms. Williams discussed the Public Housing Authorities' (PHAs) responsibilities for the day-to-day management of public housing programs, ensuring compliance with HUD guidelines while maintaining financial and operational stability. The Housing Choice Voucher (HCV) Program provides 1,052 vouchers, allowing participants to secure housing in the private market, with \$14.7 million allocated for Housing Assistance Payments (HAP) in FY 24-25. Project-Based Vouchers (PBV), which allocate 120 units to specific projects (80 at Centerline and 40 at The Casalote (Mercy Housing for 62+ seniors). The Veterans Affairs Supportive Housing (VASH) Program assists 35 veteran households, while Emergency Housing Vouchers (EHV) support 57 individuals at risk of homelessness, with funding set to expire in 2030. The Foster Youth to Independence (FYI) Program provides 25 vouchers to young adults aging out of foster care and to conclude, to maintain and modernize public housing units, the Capital Fund supports critical improvements such as energy-efficient upgrades, plumbing and electrical repairs, and roof replacements to ensure long-term housing quality and sustainability.

c. Goal Setting and Reaffirm Goals for FY 2025.

Ms. DiLeo informed the Committee that the City Council appoints new members or reappoints current members of all boards, commissions, and committees at a meeting in January. The City policy requires the Community Development Advisory Council (CDAC) to reaffirm its goals set in August 2024. The City Clerk will forward the approved goals from the CDAC committee to the Mayor and Council.

The goals identified by the CDAC in August 2024 are as follows:

Goal 1— Promote diverse and sustainable housing options— Focus area: Explore Community land trusts and non-profit partnerships for homeownership.

Goal 2— Promote diverse funding and partnerships—Focus Area: Increase partnerships for services for seniors and disabled populations.

Goal 3— Promote self-sufficiency for low-income Glendale residents, focusing on social determinants of health.

Mr. Vargas requested Goal 1's language be changed to: Promote diverse, viable and sustainable housing options— Focus area: Explore Community land trusts and non-profit partnerships for homeownership.

The Committee voted to approve the goals as written and added the word viable to Goal 1. The Goals affirmed by the committee are below.

Goal 1— Promote diverse, viable and sustainable housing options— Focus area: Explore Community land trusts and non-profit partnerships for homeownership.

Goal 2— Promote diverse funding and partnerships—Focus Area: Increase partnerships for services for seniors and disabled populations.

Goal 3— Promote self-sufficiency for low-income Glendale residents, focusing on social determinants of health.

Motioned by Committee Member David Giles, seconded by Committee Member Brandon Hiller

AYE: Chair Lisa Baker

Committee Member Jamon Fifer

Committee Member David Giles

Committee Member Brandon Hiller

Committee Member Carlos Vargas

Other: Vice Chair Moises Gallegos (ABSENT)

Committee Member Kelly Carbello (ABSENT)

Committee Member Kirstin Flores (ABSENT)

Committee Member Theodora Hackenberg (ABSENT)

Passed

8. DIRECTOR'S REPORT

Director Hall highlighted the opening of the Centerline property in Glendale and mentioned the upcoming opening of the Mercy Housing property that will house senior citizens. Director Hall also mentioned a hiring event that was taking place at the System of Care Center (SoCC) in partnership with Goodwill Industries. That event took place on March 20 from 4 p.m. to 7 p.m. Director Hall discussed the US House of Representatives and the Senate passing the Continuing Appropriations and Extensions Act H.R. 1968. That bill funds many of our programs through September 30, 2025. She finished by mentioning the upcoming Boards and Commissions dinner to be held on April 9, 2025 at 5:30 p.m.

9. COMMITTEE MEMBER COMMENTS AND SUGGESTIONS

Commissioner Vargas commented on the number of pages in the agenda and asked that meetings be held in a timely manner to allow for more time for review of lengthy agendas. He also commented on the housing standards of affordable housing units being built in the City of Glendale and the need to discuss setting higher standards for these units moving forward.

10. NEXT MEETING

The next regular meeting of the Community Development Advisory Committee will be held on April 17th at 5:30 p.m., in the Sapphire room of the Glendale Civic Center, located at 5750 W. Glenn Dr., Glendale, Arizona, 85301.

11. ADJOURNMENT

Chair Baker adjourned the meeting at 6:40 p.m.

The Community Development Advisory Committee meeting minutes of March 20, 2025 were submitted and approved this 17th day of April, 2025.

Yolanda Poole
Recording Secretary