

## **MESA HOUSING SERVICES GOVERNING BOARD**

April 3, 2017

The Mesa Housing Services Governing Board of the City of Mesa met in the lower level meeting room of the Council Chambers, 57 East 1st Street, on April 3, 2017 at 5:00 p.m.

BOARDMEMBERS PRESENT	BOARDMEMBERS ABSENT	STAFF PRESENT
John Giles, Chairman David Luna Mark Freeman Christopher Glover Kevin Thompson Jeremy Whittaker Ryan Winkle Kenneth Dennis	None	Christopher Brady Dee Ann Mickelsen Jim Smith

1. Items from citizens present.

There were no items from citizens present.

2. Approval of minutes of a previous meeting as written.

It was moved by Boardmember Luna, seconded by Boardmember Thompson, that the minutes from the September 8, 2016 Mesa Housing Services Governing Board meeting be approved.

Carried unanimously.

3. Conduct a public hearing regarding the City of Mesa Housing Authority's FY 2017/18 Public Housing Agency Annual Plan.

3a. Conduct a public hearing.

Chairman Giles announced that this is the time and place for a public hearing regarding the City of Mesa Housing Authority's FY 2017/18 Public Housing Agency Annual Plan.

There being no citizens present wishing to speak on this issue, Chairman Giles declared the public hearing closed.

- 3b. Adopt a resolution approving the City of Mesa Public Housing Agency Annual Plan for FY 2017/18 and authorizing the Chairman of the Board to sign and submit the revised City of Mesa Public Housing Agency Annual Plan for FY 2017/18 to the U.S. Department of Housing and Urban Development (HUD) – Mesa Housing Services Governing Board (HGB) Resolution No. 17-1. **(Citywide)**

It was moved by Boardmember Glover, seconded by Boardmember Luna, that Mesa Housing Services Governing Board (HGB) Resolution No. 17-1 be adopted.

Carried unanimously.

4. Hear a presentation, discuss and approve the Section 8 Administrative Plan effective July 1, 2017.

Housing and Community Development Director Liz Morales introduced Section 8 Program Manager Mary Brandon who was available to answer any questions the Board may have. She displayed a PowerPoint presentation related to the Section 8 Administrative Plan. **(See Attachment 1)**

Ms. Morales provided a brief overview of the Housing Choice Voucher (HCV) Program, also known as Section 8, and described it as a rental assistance program for very low-income families and individuals. She reported that the program serves 1,715 households with vouchers of more than \$11 million in funding. She reviewed the U.S. Department of Housing and Urban Development's (HUD's) annual requirements, including a 5-year Agency Plan update. (See Pages 3 and 4 of Attachment 1)

Ms. Morales pointed out that the Board has approved the resolution and authorized that it be submitted to HUD.

Ms. Morales indicated that HUD requires the City to have the Section 8 Administrative Plan document to fill in the holes where the regulations do not specify policies, such as eligibility of participants, disabled income calculations, and selection process for the waiting list. (See Page 6 of Attachment 1)

In response to a question from Chairman Giles, Ms. Morales clarified that arrest records are only used as a source of consideration, but cannot be used as the sole reason for a decision. She added that knowledge of an arrest record could prompt staff to look at other criminal history. She explained that charges for drugs or violent crimes are a reason for immediate denial or termination from the Section 8 Program, and indicated that any patterns of criminal history noticed are also taken into consideration. She added that staff performs an annual criminal review of program participants and will take any steps necessary at that time.

Ms. Morales continued to highlight the changes to the Section 8 Administrative Plan. She explained that the waiting list has a priority preference for those who are chronically homeless, but did not focus on providing wrap-around services. She reported that changes have been made to work collaboratively with the agencies who provide housing to identify the appropriate services for applicants. She also discussed the desire to transition to a Project Based Voucher Program, which will bring referrals from the regional homeless coordinated entry system. (See Page 7 of Attachment 1)

In response to a question from Boardmember Thompson, Ms. Morales replied that the regional homeless coordinated system includes families coming from Mesa who have experienced homelessness.

In response to a question from Boardmember Winkle, Ms. Morales clarified that the Project Based Vouchers are for families and single individuals. She noted that families are primarily housed through the referral source, since most units are two to three bedrooms, but one bedroom units are made available to single individuals through the Welcome Center in Phoenix.

In response to a question from Boardmember Freeman, Ms. Morales stated that the different agencies provide a variety of wrap-around services and vouchers would be utilized for the most applicable agency. She explained that from the time of identification, agencies will assist applicants with mainstream benefits, employment, budgets, cooking skills, and various everyday skills. She added that applicants with disorders, such as substance abuse, would be connected to places with affiliated programs. She also noted that applicants experiencing health issues are connected to medical assistance and prescriptions they may need.

Ms. Morales reported that biennial inspections have been implemented, which helps reduce the workload for administrative staff. She stated that an applicant portal has been implemented that allows applicants to update or check their status on the wait list online. She explained that the Veterans Affairs Supportive Housing (VASH) program is currently housing 160 veterans. She advised that challenges are being experienced such as a shortage of available housing, especially one-bedroom units, and referrals have slowed down.

In response to a question from Chairman Giles, Ms. Morales confirmed that Mesa has 191 vouchers and is working regionally and with two designated navigators in Phoenix to identify veterans.

In response to a question from Chairman Giles related to intergovernmental agreements to process other VASH vouchers, Ms. Brandon reported that she has three families housed in Chandler and several in Tempe. She informed the Board that staff is working on an intergovernmental agreement with Pinal County and Apache Junction who have additional housing available. She noted that such agreements have not yet been approved.

Ms. Morales mentioned that Mesa has 17 vouchers available and encouraged the community to send veterans to the VA Community Resource and Referral Center, where they are identified for eligibility for the VASH program.

In response to a question from Boardmember Thompson related to the House of Refuge and its available housing, Ms. Morales clarified that all organizations are notified to have eligible families apply to the waiting list. She stated that she would contact the House of Refuge to consider serving as a landlord for VASH Program vouchers.

Mayor Giles thanked staff for the presentation.

It was moved by Boardmember Freeman, seconded by Boardmember Luna, that the Section 8 Administrative Plan effective July 1, 2017 be approved.

Carried unanimously.

5. Adjournment.

Without objection, the Mesa Housing Services Governing Board meeting adjourned at 5:16 p.m.

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JOHN GILES, CHAIRMAN

ATTEST:

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DEE ANN MICKELSEN, CITY CLERK

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Mesa Housing Services Governing Board meeting of Mesa, Arizona, held on the 3<sup>rd</sup> day of April, 2017. I further certify that the meeting was duly called and held and that a quorum was present.

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DEE ANN MICKELSEN, CITY CLERK

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(Attachment – 1)

# Housing Services Governing Board

Housing and Community Development Division

Community Services Department

April 3, 2017



# Agenda

- Overview of Housing Choice Voucher Program
- Discuss and approve resolution for the Mesa Public Housing Annual Agency Plan
- Discuss and approve changes to Section 8 Administrative Plan
- 2016 Highlights

# Housing Choice Voucher Program (HCV)

## Overview of Mesa HCV Program

- Rental Assistance Program
- 1,715 vouchers
- Over \$ 11 million funding

## HUD Annual Requirements

- 5-year Agency Plan Annual Update
- HCV Section 8 Administrative Plan

# 5-Year Agency Plan

- Agency Plan outlines
  - Operations, Mission, Goals
- Plan began on July 1, 2016
- Annual Submission report Includes
  - Revisions and Policy changes
  - New Activities
- Progress Report on Goals



# Resolution Request

Approve the City of Mesa PHA's FY 2017/2018 Annual Plan and authorize the Chairman of the Board or his designated representative to sign and submit to Housing and Urban Development (HUD).

# Section 8 Administrative Plan

- Purpose of the document is to dictate policies for HCV Program
- Updates effective July 1, 2017
  - Eligibility of participants
  - Approval and denial of assistance – use of arrest records
  - Earned Income Disallowance for Person with Disabilities (EID)
- Selection Process for Waiting Lists

# Section 8 Administrative Plan (cont.)

## Waiting List

- HCV Program - Revised Chronically Homeless preference to work more collaboratively with those who serve persons experiencing homelessness and provide wrap-around services
- Project Based Voucher Program - Allow referrals to come through regional homeless coordinated entry system

# Housing Highlights

- Biennial Inspections Implemented
- Applicant Portal for waitlist applicants
- VASH program
  - 160 veterans currently housed
  - 71 new homeless veterans housed in 2016
- Continue to experience shortage in available housing
- Referrals have slowed down from VA

Thank you  
Housing  
Governing  
Board

**Questions?**