

MESA HOUSING SERVICES GOVERNING BOARD

June 28, 2018

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 June 28, 2018 at 7:30 a.m.

BOARDMEMBERS PRESENT

John Giles, Chairman
Mark Freeman
Christopher Glover
Francisco Heredia
David Luna
Jeremy Whittaker

BOARDMEMBERS ABSENT

Kenneth Dennis
Kevin Thompson

STAFF PRESENT

Christopher Brady
Dee Ann Mickelsen
Jim Smith

Chairman Giles excused Boardmembers Dennis and Thompson from the entire meeting.

1. Items from citizens present.

There were no items from citizens present.

2. Approval of minutes from the March 29, 2018 meeting.

It was moved by Boardmember Luna, seconded by Boardmember Freeman, that the minutes from the March 29, 2018 Mesa Housing Services Governing Board meeting be approved.

Mayor Giles declared the motion carried unanimously by those present.

3-a. Hear a presentation and discuss updates to the City's Housing Choice Voucher Programs including utilization, funding, and expenditures.

Housing and Community Development Director Liz Morales introduced Housing Supervisor Mary Brandon who displayed a PowerPoint presentation. **(See Attachment 1)** She commented that this is a quarterly update.

Ms. Brandon stated that staff meets with the Mesa Veterans Affairs (VA) bi-monthly to review concerns on lack of referrals, stable housing, and how to improve. She noted that staff works closely with the Department of Housing and Urban Development (HUD) and the VA to reach 100% utilization on the Veterans Affairs Supportive Housing (VASH) vouchers.

In response to questions posed by Chairman Giles, Ms. Morales replied that staff adjusts the referrals received such as, if no referrals are received from the veteran's program staff refers to

the waiting list to supplement the use of vouchers. She pointed out that the Housing and Community Development Department is working on a regional initiative to house more veterans through a list provided by Maricopa County. She noted that in order to reach 100% of VASH vouchers used, coordination with the VA to locate veterans and finding landlords to accept the VASH vouchers is important.

Ms. Morales stated that the department applied for additional HUD vouchers called Mainstream that targets non-elderly disabled who are homeless, institutionalized, or at-risk of being institutionalized for physical disabilities and are unable to afford that type of housing. She noted that family unification vouchers assist families in the Arizona Department of Family Safety who are at risk of losing children due to lack of housing or need housing to be re-united with their children. She added that later in 2018 the award for the number of vouchers will be announced.

Ms. Brandon pointed out that HUD funding is funded on a calendar year (CY) cycle. She commented Housing Assistance Payments (HAP) have increased by \$1.2 million in CY 2017. She emphasized that the unit month leased (UML) amounts must be at 100% by the end of CY 2018 and the department is currently on track to meet UML.

In response to a question from Chairman Giles, Ms. Brandon reported that 1,700 families are housed monthly to reach the \$13 million HAP expenses.

Ms. Morales added that the City's program houses 60% of seniors or disabled residents who are on fixed incomes, compared to neighboring communities such as Phoenix with larger family sizes and in return impacts how the City's HUD funding is spent.

In response to a question posed by Boardmember Freeman, Ms. Morales clarified that in years of excess administrative funding the funds roll-over to an administrative reserve and are utilized when HUD is unable to cover the full costs.

In response to a question from Boardmember Heredia, Ms. Brandon remarked that on October 11, 2018 the department is providing a Landlord Fair that includes legal trainers to explain the programs and introduce incentives.

In response to a question posed by Boardmember Freeman, Ms. Morales responded that rent increases throughout the valley has impacted the voucher program but pointed out, reserve funding has helped as well as the \$1.2 million increase in funds for CY 2018 which will assist in covering the rental increases.

Chairman Giles thanked staff for the presentation.

4. Adjournment.

Without objection, the Mesa Housing Services Governing Board meeting adjourned at 7:46 a.m.

JOHN GILES, CHAIRMAN

ATTEST:

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 28th day of June, 2018. I further certify that the meeting was duly called and held and that a quorum was present.

DEE ANN MICKELSEN, CITY CLERK

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(Attachment – 1)

Housing Services Governing Board

Quarterly Update

Liz Morales & Mary Brandon

June 28, 2018



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Housing Services Governing Board Updates

Updates

CY 2018 Voucher Utilization Housing

Choice Voucher= 100% of 1,715

- VASH = 78% of 191 vouchers
- 143 of 191 for May 2018
- Budget FY17/18
 - Housing Assistant Payment (HAP) - on target to spend 99%
 - Admin – on target to spend 92%

Housing Services Governing Board Updates

What's Happening

- Applying for additional vouchers
 - Mainstream
 - Family Unification Vouchers
- Landlord outreach by staff (10 per month) beginning July 2018
- Completed the HCV Waiting List Purge
 - Reduced from 5,789 to 2,200

Housing Services Governing Board

PHA reporting to HGB

Housing Assistance Payments

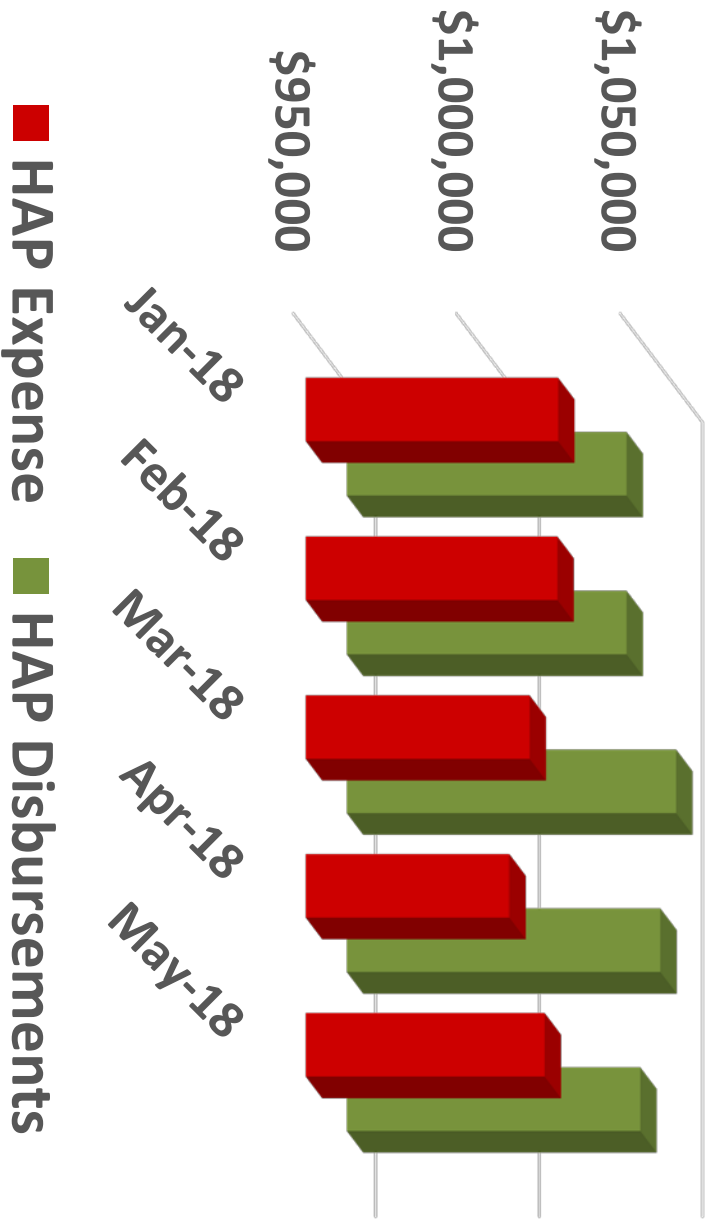
CY2017 All HAP Expenses	\$12,043,229
CY2018 Funding Inflation Factor	1.043
CY2018 Renewal Eligibility	\$12,554,923
CY2018 Pro-Ration Factor	99.745% HCV and 100% MS
CY2018 HAP FUNDING ALLOCATION	\$12,524,372

12/2017 Total HAP
Reserves \$473,019

CY 2018 HAP Funding
\$12,524,372

CY 2018 HAP
Expenses to Date
\$5,096,952 (41%)

CALENDAR YEAR 2018 HAP HCV, VASH & MAINSTREAM



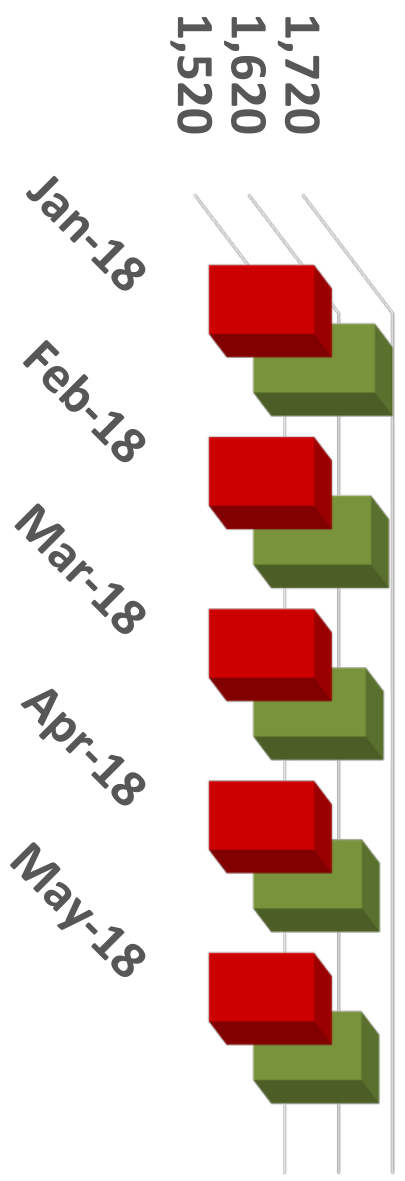
**CY 2018 Unit
Months Available
(Jan-May) 8,575**

**CY 2018 Unit
Months Leased
(Jan-May) 8,647**

**CY 2018 UML
101%**

CY 2018 UNIT MONTHS LEASED (UML)

HCV, VASH & MAINSTREAM



■ Available Vouchers



12/31/2017 Admin
Reserves \$285,275

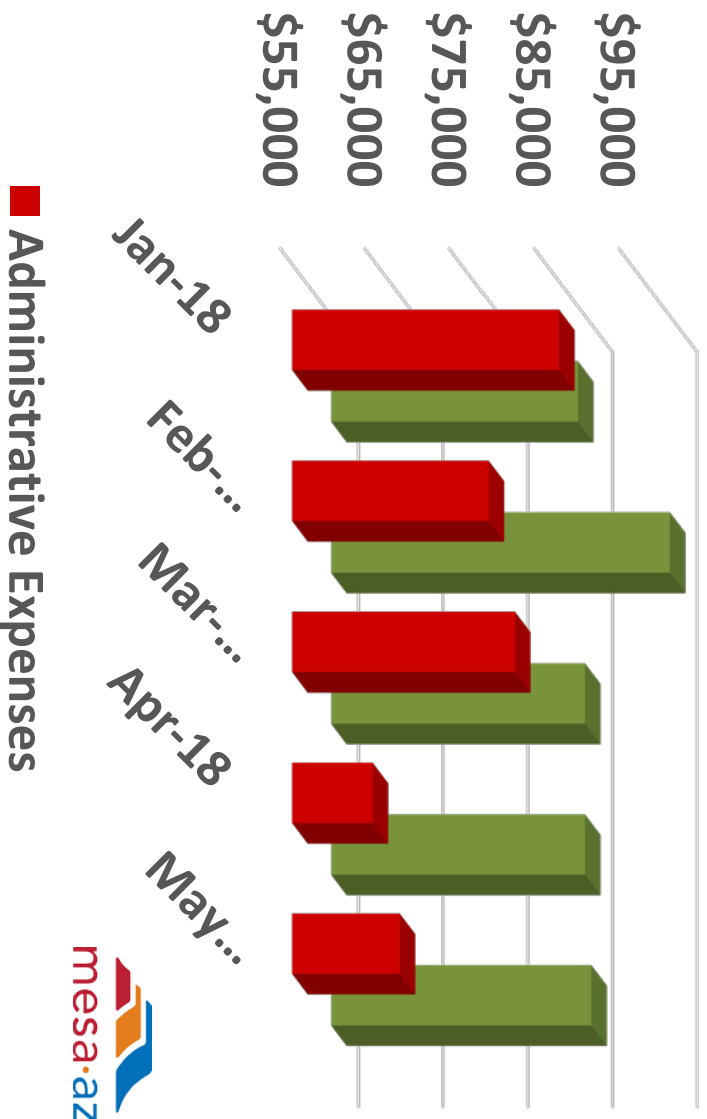
CY 2018 Admin Fee
Funding \$1,099,362

CY 2018 Admin
Expense \$1,046,131

CY 2018 ADMINISTRATIVE

FEE

HCV, VASH & MAINSTREAM



Housing Services Governing Board

Questions?