



Housing and Community Development Advisory Board

Meeting Minutes

Stephen Sparks – Chair
Donna Bleyle – Vice Chair

Susan Brenton
Diana Yazzie Devine
Heather Kay
Tom Stapley

Linda Starr
Ericka Varela
Kent Westover
Kris Woolley

Thursday, May 5, 2016

6:00 p.m.

Lower-Level Council Chambers
57 E. First Street
Mesa, Arizona, 85201

I. Welcome and Introductions

- A. HCDAB members present at meeting. All were present except Susan Brenton, Heather Kay, Linda Starr, Tom Stapely, and Kris Woolley.
- B. Staff present at meeting Liz Morales, Dennis Newburn, Constance Bachman, Deanna Grogan, and Carli Ream.

II. Approval of Minutes

- A. Kent Westover made motion to approve the HCDAB minutes from the April 7th seconded by Donna Bleyle.

III. Items from Citizens Present

Micheal Wright, with Action Neighborhood Alliance, an organization of residents within the 85201 zip code, primarily the west side of Mesa starting at Gilbert Road, discussed concerns about affordable housing, Low Income Housing Tax Credit (LIHTC) developments located within West Mesa. Mr. Wright further emphasized the concerns about the quantity of low-income housing within this area. On behalf of the Action Neighborhood Alliance (ANA), Mr. Wright also mentioned the lack of spreading

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out the low income housing more evenly throughout the City of Mesa has created a concentration of these developments within the west side of Mesa. The primary concern with a higher concentration of low income housing can lead to property values decreasing, which will impact not only the residents within West Mesa, but also commercial properties. Mr. Wright stated that additional concerns include increased crime and have an impact on the education system. The Action Neighborhood Alliance is not opposed to LIHTC projects, but would like to see the development of affordable housing throughout the City of Mesa. Mr. Wright will email a copy of a letter that the organization has prepared for the Arizona Department of Housing, which has statistics regarding the number of LIHTC developments and the impacts on crime and so forth. Constance Bachman, will forward the letter to the HCDAB members as soon as she receives it. Liz Morales provided additional clarification regarding how the state assesses the LIHTC proposals based on points and that the developers are seeking out potential properties located within particular vicinities based on the state's Qualified Allocation Plan (QAP), which outlines the criteria and priorities for awarding LIHTC proposals. Ms. Morales further explained that the proposals that are located closer to public transit systems are given additional points due to the necessity of transportation. Ericka Varela emphasized the positive impact that having the affordable housing located within walking distance of the light rail could improve the economic opportunities for the LIHTC residents. Steven Sparks thanked Mr. Wright for bringing this concern to the HCDAB.

Nancy Thompson, Mesa resident – resides within the Washington-Escobedo Park area, commented on the great work the City of Mesa has been doing in her neighborhood over the last six years. Ms. Thompson said that the other important part is the people part. The residents that have been provided with the opportunities to engage with others that they can relate to, and learn from has been very rewarding. The community engagement that has been strengthened by the City of Mesa and their partners, such as West Mesa CDC, has been a life saver for the residents that live there. Ms. Thompson stated that it shouldn't necessarily be about where the low income housing is located, but the focus should be on the people that live there, the resources they need and how they are all engaging with one another and learning more about different cultures and how diversity has strengthened the community. The people are talking more, and wanting to help one another, this is truly what comprehensive community development is all about. Donna Bleyle commended Ms. Thompson on her efforts and how much of a difference she is able to make in her neighborhood.

IV. Discussion and Action Items

- A. **Convene Public Hearing #4 – FY 2016/17 Potential Projects for Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), HOME investment Partnership Program (HOME), and Human Services Programs**
Dennis Newburn provided a brief presentation to the Board.

Citizens of the City of Mesa are urged to attend a public hearing conducted by the City of Mesa Housing and Community Development Division to discuss proposed projects and activities for its Program Year 2016-17 Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), HOME Investment Partnership program (HOME), and Human Services programs.

At this public hearing staff will obtain views from citizens, non-profit agencies, neighborhood associations, residents of assisted housing and other interested parties on housing, homeless, community development and economic development needs to be undertaken with federal funds. The public hearing process allows residents to actively participate in the priority setting process by providing feedback regarding the City of Mesa's proposed projects for its Program Year 2016-17 Annual Action Plan. The Draft Plan can be found at <http://mesaaz.gov/residents/housing-community-development/annual-action-plan> . All interested City of Mesa residents are encouraged to attend.

Funding for the above mentioned federal programs (CDBG, ESG, and HOME) are provided by the U.S. Department of Housing and Urban Development (HUD) and used for housing and community development activities that primarily benefit low- and moderate-income persons and assist in the prevention or elimination of slum or blighting influences.

Funding for the Human Services programs comes from the City's general fund and the ABC program consisting of donations from the general public made through their utility bill payments. These funds support programs and services that directly impact community safety services and encourage independence and self-sufficiency so that residents can fully realize economic and social opportunities.

- B. **Public comments:** At this time, the general public is encouraged to provide any comments they may have regarding the Program Year 2016-17 CDBG, ESG, HOME, and Human Services programs. Please complete a blue card in the back of the room and submit it to staff if you wish to speak. Each speaker will have approximately three minutes and must state their name, institutional affiliation (if applicable), and city of residence.

Written comments will also be accepted and may be submitted to: The City of Mesa, Housing and Community Development Division MS-9870, Attn: Liz Morales, Housing and Community Development Director, P.O. Box 1466, Mesa, AZ 85211-1466; or, by e-mail to Neighbor.Info@MesaAZ.gov.

All comments received by the City will be included in the final version of the FY2016-2017 Annual Action Plan submitted to the Department of Housing and Urban Development (HUD).

- C. Close Public Hearing – FY 2016/17 Potential Projects for Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), HOME investment Partnership Program (HOME), and Human Services Programs**

- D. FY2016/17 CDBG-HOME-ESG-HS Application Process Update-** Liz Morales and Dennis Newburn provided an update of the FY2016/17 CDBG-HOME-ESG-HS application process to the Board. City Council will make final recommendations / approvals on May 16, 2016. After the comment period closes, an update will be provided to the Board. Liz Morales was pleased to announce that an additional \$50,000 was approved by Council for Human Services funding. With the additional funding more projects will be able to receive Human services funds; recommendations will be presented to the Community and Cultural Development Committee. During early June we're hoping to have additional information as to which projects will receive the funds, as recommendations are approved by the CCD.

- E. Transforming Neighborhoods Presentation:** An overview of neighborhood redevelopment presented by Liz Morales. The program will be focused on a specific neighborhood and coordinated through collaborative efforts of Neighborhood Outreach, Code Enforcement, and Housing Rehabilitation. The program will also include a component to benefit businesses in the area that may need assistance to address code compliance issues to eliminate slum and blight. The Transforming Neighborhoods program is a pilot program and the goal is to create a model that falls within the What Works Cities – a data driven strategy.

- F. Discussion on 2016/17 Housing Master Plan -** Liz Morales discussed the various approaches to updating the Housing Master Plan and the importance of engaging the community, as well as the Housing and Community Development Advisory Board. The last Housing Master Plan was completed during 2004 and needs to be updated to support the most current City of Mesa General Plan, and the priorities outlined in the Consolidated Plan as related to understanding the needs of our residents in Mesa.

- G. Presentations & Topics –** Discussion regarding Board Member presentations and hot topics for future meetings.
 - 1. Mobile Home Parks – additional discussion item for future HCDAB meeting, possibly have Susan provide an update after the workshops.

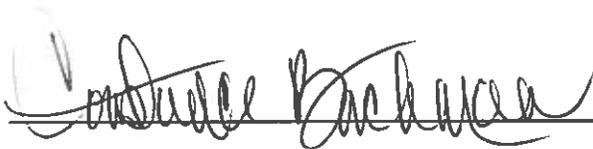
2. Supportive Housing – Diana Yazzie Devine to present at a future Board Meeting.
3. Economic Development and Leveraged Funding – Ericka Varela to present at a future Board meeting, specifically regarding the partnership between Raza Development and LISC.

**V. Staff Announcements/Reminders
(5 minutes)**

- A. **2016 AZNAHRO Conference – August 16th & 17th**
Sheraton Mesa at Wrigleyville West
Registration will be open soon - <http://aznahro.org>
- B. **Next HCDAB Meeting – September 1, 2016**

VI. Adjourn the meeting

Donna Bleyle motioned to adjourn, Kent Westover seconded, motion carried by vote of 5-0. Meeting Adjourned at 7:23pm.



Submitted by Constance Bachman, Community Revitalization Specialist