

MESA HOUSING SERVICES GOVERNING BOARD

April 4, 2019

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 4, 2019 at 7:30 a.m.

| BOARDMEMBERS PRESENT | BOARDMEMBERS ABSENT | STAFF PRESENT |
|--|---------------------|---|
| John Giles, Chairman Mark Freeman Jennifer Duff Francisco Heredia* David Luna Gary Nelson Kevin Thompson Jeremy Whittaker | None | Christopher Brady Holly Moseley Jim Smith |

(*Councilmember Heredia participated in the meeting through the use of telephonic equipment.)

1. Items from citizens present.

There were no items from citizens present.

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

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

Upon tabulation of votes, it showed:

AYES – Giles-Freeman-Duff-Heredia-Luna-Nelson-Thompson-Whittaker
NAYS – None

Carried unanimously.

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

Housing and Community Director Liz Morales introduced Housing Supervisor Mary Brandon who displayed a PowerPoint presentation. **(See Attachment 1)**

Ms. Brandon stated the units for 2018 were maximized. She pointed out that 20,334 out of 20,580 allocated units had been leased which is 98.8% of the vouchers. (See page 3 of Attachment 1)

Ms. Brandon gave an update on Veterans Administrative Supportive Housing (VASH) vouchers which are for homeless veterans. She stated as of March 31, 2019 eleven referrals have been received, whereas in 2018 only 13 were received throughout the year. She stated 130 veterans are currently housed and eight veterans have vouchers and are currently looking for a unit.

Ms. Brandon reported on the Housing Assistance Payments (HAP) which is used for rental payments for voucher participants in the City. She mentioned \$12.3 million was received for HAP Payments in 2018. (See page 4 of Attachment 1)

Ms. Brandon outlined the Administrative Fee Funding which is separate from the rental assistance fee. She mentioned that \$1 million in funding was received and only 89% was spent. She stated 87% was spent on personnel and temp services for salaries to run the program. (See page 4 of Attachment 1)

Ms. Brandon stated that the City has partnered with the Arizona Department of Child Safety working with families who need housing to be reunited. She also mentioned this program is for youth ages 18-26 who have aged out of the foster care system and are homeless.

In response to a question from Chairman Giles, Ms. Brandon responded by saying the Department of Child Safety will be sending out a press release to increase awareness of the housing vouchers and the City will also be promoting them as well. She also mentioned City staff are talking to providers in Mesa as well as Helen's Hope Chest to make sure fostered youth are being made aware of these housing programs.

Ms. Brandon stated 28 mainstream vouchers were received for 2019 which are for non-elderly disabled families or individuals that are homeless, at risk of being homeless, institutionalized or at risk of being institutionalized. She noted that first these families or individuals are checked to see if they are eligible and on the current waiting list for these vouchers, and then we will work with organizations throughout the valley to send referrals for housing.

Ms. Morales mentioned utilizing the existing VASH Vouchers for housing opportunities for our veterans. She is seeking approval to issue a request for proposals (RFP) to solicit 20 project-based VASH Vouchers. She said project-based vouchers would be attaching a voucher to a unit and using our existing landlords that would like to rehab their units for our veterans. She stated they would be looking for smaller units and one to two-bedroom units with utilities included. She is requesting permission to move forward with this project and see what type of interest it gets. (See page 7 of Attachment 1)

In response to a series of questions by Vice Chairman Freeman, Ms. Morales stated that there is a demand to have these types of units, especially those that include utilities. She noted the Department of Veterans Affairs (VA) requests would increase once there are dedicated units to house veterans. She continued by saying there is no data on the outreach program for converting landlord base into the Vouchers Program since the market is still very good and our program is not at the top of their list. She hopes this will be a long-term contract with rents so landlords will not lose out on any type of monies if the market decreases in any way. She mentioned they did receive additional landlord interest from the seminar that was held, which is

helpful since there are complexes being bought out and some of the new owners are choosing to not go forward with the program.

In response to a question from Boardmember Luna, Ms. Morales responded by saying the Low-Income Housing Tax Credit (LIHTC) process takes time and vouchers would work better with existing housing. She explained that our veterans prefer a smaller footprint versus a larger one. She stated that the smaller complexes are also more willing to work with the VASH Vouchers, unlike some of the bigger chain complexes. She mentioned that they are working to find new ways to market these vouchers.

Chairman Giles agreed and said VASH Vouchers may encourage landlords to participate in the VASH Voucher Program because of the long-term contracts which would be beneficial.

Ms. Morales explained that each year Housing Services seeks approval of the Administrative Plan for policies and procedures. She added that the following will also be updated: Family Unification Vouchers, Lead-based Paint reporting and data sharing requirements, and Project-Based Voucher changes. (See page 9 of Attachment 1)

In response to a question by Boardmember Thompson, Ms. Morales confirmed lead-based paint is still being found in houses that were built before 1978. She stated Mesa has only received two reports and does not expect many more.

Ms. Morales explained the other document needing approval today is the Five-Year Agency Plan. She stated this document makes the department accountable to HUD for operations, missions and goals. She added that revisions and policy changes, new activities, and progress reports on goals were all included on the Annual Submission report. (See page 9 of Attachment 1)

Ms. Morales noted that the program is very successful in utilizing all the vouchers. She added that 1,771 Vouchers are being put to use with over \$13 million in funding.

Chairman Giles thanked staff for the presentation.

3-b. Hear a presentation, discuss, and provide direction on approval of modifications to the City of Mesa Public Housing Agency Section 8 Housing Choice Voucher Administrative Plan.

It was moved by Vice Chairman Freeman, seconded by Boardmember Luna, that the modifications to the City of Mesa Public Housing Agency Section 8 Housing Choice Voucher Administrative Plan be approved.

Upon tabulation of votes, it showed:

AYES – Giles-Freeman-Duff-Heredia-Luna-Nelson-Thompson-Whittaker

NAYS – None

Carried unanimously.

4. Take action on the following resolution:

- 4-a. Approving the City of Mesa Public Housing Agency Annual Plan for Fiscal Year 2019/2020 and authorizing the Chairman of the Board to submit the Annual Plan to the U.S. Department of Housing and Urban Development.

It was moved by Boardmember Luna, seconded by Vice Chairman Freeman, that Resolution No. HGB Res 19-1 be adopted.

Upon tabulation of votes, it showed:

AYES – Giles-Freeman-Duff-Heredia-Luna-Nelson-Thompson-Whittaker
NAYS – None

Chairman Giles declared the motion carried unanimously and Resolution No. HGB Res 19-1 adopted.

5. Adjournment.

Without objection, the Mesa Housing Services Governing Board meeting adjourned at 7:52 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 4th day of April 2019. I further certify that the meeting was duly called and held and that a quorum was present.



DEE ANN MICKELSEN, CITY CLERK

Housing Services Governing Board

Quarterly Update

Liz Morales & Mary Brandon

April 4, 2019



Housing Services Governing Board Agenda

AGENDA

- ❖ 2018 Agency Updates
- ❖ What's New in 2019
- ❖ Request for Proposal for Project-Based Vouchers for VASH
- ❖ PHA Administrative Plan modifications
- ❖ PHA FY 2019/2020 Annual Plan

Housing Services Governing Board

Utilization

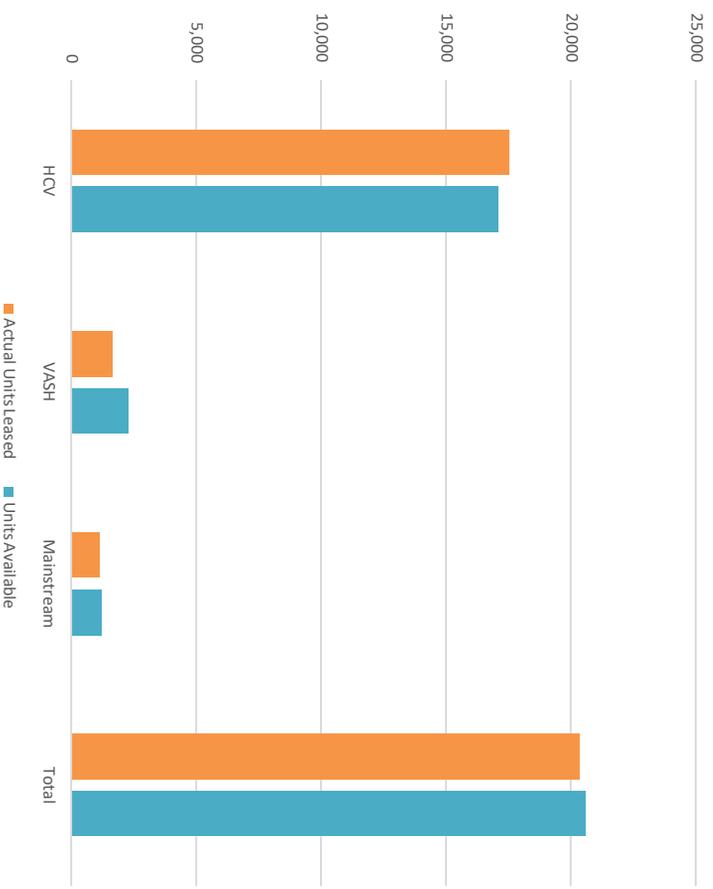


CY 2018 Units
available
20,580

CY 2018 Actual
Units leased
20,334

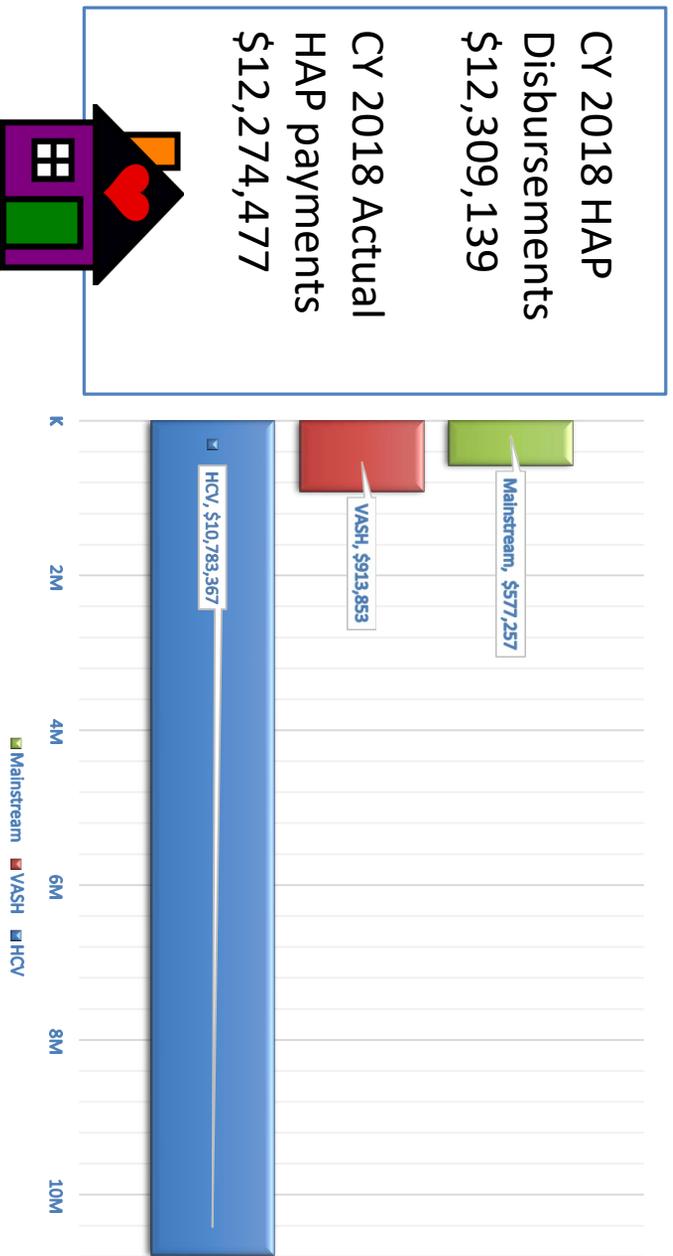
98.8%

units available vs. actual units leased



Housing Services Governing Board 2018 HAP Funding

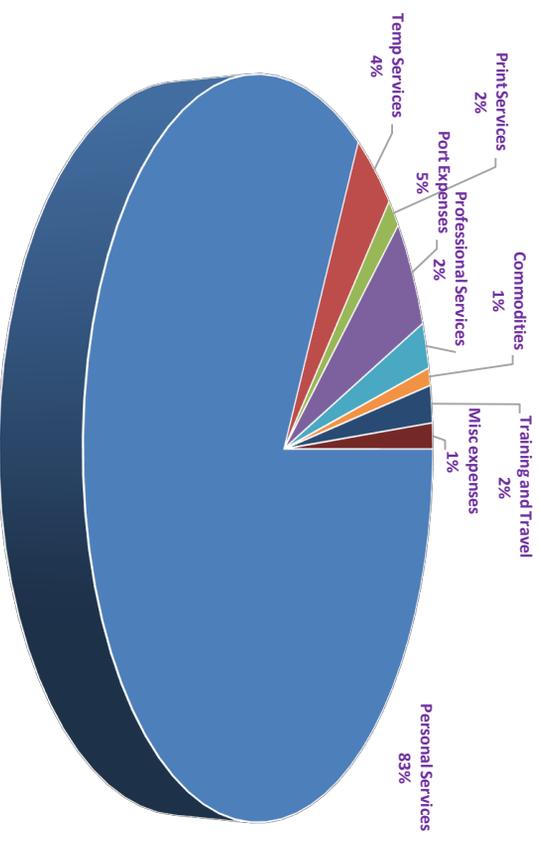
2018 Housing Assistance Payments through December



Housing Services Governing Board Admin Fee Funding

2018 Administrative Fee Funding

| | |
|----------------------------|-------------|
| CY 2018 Admin Fee Eligible | \$1,093,044 |
| CY 2018 Actual Fee Spent | \$971,766 |
| | 89% |



Housing Services Governing Board 2019

What's New in 2019

- ❖ Family Unification Program vouchers (28)
- ❖ Mainstream/Non-elderly Disabled vouchers (28)
- ❖ Rollout of Landlord Incentive Program
“Increasing Housing Opportunities in Mesa”
(IHOM)
- ❖ 2019 Goal - Outreach to increase landlords
- ❖ Focus on housing opportunities for Veterans

Housing Services Governing Board VASH Update

Project-Based for VASH Vouchers

Housing Services is requesting support from the Housing Governing Board to complete a Request for Proposal (RFP) to project-base 20 VASH vouchers.

- Up to 20 units
- New, existing or rehab units
 - Smaller complex (examples - 4-plex or 8-plex)
- Utilities included
- 1 – 2 bedroom units

Housing Services Governing Board

Section 8 HCV Administrative Plan

- Purpose of the document is to dictate policies for HCV Program
- Updates effective July 1, 2019
 - Family Unification Vouchers
 - Lead-based Paint reporting and data sharing requirement
 - Project-Based Voucher changes effective April 2017

Housing Service Goals Govern ing Year Agency Plan

HUD Annual Requirements

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

Agency Plan outlines

• Operations, Mission,
Goals

• Plan began on July 1,
2016

• Annual Submission
report Includes

• Revisions and Policy
changes

• New Activities

Housing Service Governance Regulation Board

Approve the City of Mesa PHA's FY 2019/2020 Annual Plan and authorize the Chairman of the Board or his designated representative to sign and submit to Housing and Urban Development (HUD).

Housing Services Governing Board

Questions?