



Housing Advisory Board

Minutes

Christian Karas – Chair

Siri Amrit Kaur Khalsa- Vice Chair (arrived late)

Diana Yazza Devine (absent)

Heather Kay

Thomas Mace

David Ricks (arrived late)

Jon Scott Williams

Steve Schild (absent)

Vacant

Thursday, May 5, 2011

6:00 p.m.

Mesa City Council Chambers, Lower Level

57 East 1st Street

Mesa, Arizona, 85201

I. Welcome and Introductions

- Introductions were made and the following staff members were in attendance: Tammy Albright, Mary Berumen, Tom LaVell, Ray Thimesch, Bill Martin, and Scott Clapp.

II. Approval of Minutes from the April 7, 2011, HAB Meeting

Heather Kay made a motion to approve the minutes from April 7, 2010, of the Housing Advisory Board. The motion was seconded by Jon Scott Williams. There was not discussion of the minutes, and they were approved by a vote of 4-0.

III. Items from Citizens Present*

No items.

IV. Discussion Items

A. Fiscal Year 2011 – 2012 Public Housing Agency Annual Plan

Scott Clapp presented an update on Public Housing Agency Annual Plan:

- Packet presented
- Resident Advisory Board met on 5-4-2011 and approved the Plan by a vote of 2-1.
- One individual did not approve because the application for tenant base assistance was not applied for at this time/her comments and concerns will be attached to plan.
- Included HUD's accepted definition for chronically homeless per HUD's recommendation.
- Included additional information regarding housing needs and strategy for addressing those needs.
- Included Definition of the City of Mesa VAWA policy as required by HUD

B. Current and Future Roles of Housing Advisory Board

Mary Berumen:

- Offered HUD to take a more active role regarding advising us on choosing our preferences.
- Educating the Board regarding policies and procedures is in the future.

Tammy Albright

- Reiterated the need to utilize the Board's talents.
- May consider educating Board in other programs as well.

V. Action Items

- There were no Action Items at this time.

VI. Staff Reports and Announcements

A. Housing Voucher Program – Mary Berumen

- Currently we have 1583 vouchers being used. We are over 100% of use.
- Services we provide will be included
- Requesting suggestions for a name for our new Department Newsletter

B. FY 2011/2012 Annual Action Plan

- The primary purpose of the Plan is it serves as an application for funding from HUD for CDBG, HOME, ESG programs - Tom Lavell
- Outlines the City's objectives to foster housing, suitable living environments, economic development, and other ways to address affordable housing in the City
- Plan went to council and was approved.
- Submitting documents for approval to HUD – Scott Clapp
- Plan was based on last years' funding schedule – Tom Lavell
- We can expect a reduction in funding of the following:
 1. CDBG - 16% reduction
 2. HOME - 11 % reduction
 3. ESG - 40% increase (relatively small amount)
- Two options:
 1. Prorate across the board reduction 16% or 11%.
 2. Reprioritize those – which ones to fund in full and drop others.

- a. We have unallocated prior year funds that we may be able offset the reductions.
 - i. Funding for Administrative and public service activities cannot be restored due to HUD mandated funding caps for these activities.
- Have not heard from HUD regarding the final reduction amounts.
- None of the money can be spent until the environmental reviews are processed for each activity.

C. Homeless Prevention and Rapid Re-Housing Program (HPRP) Status Update – Mary Berumen

1. The Mesa Housing Authority was awarded \$400,000.00 from Arizona Dept. of Housing
2. The State HPRP funds have to be completely spent by September.
3. Sent out press release:
 - Must be Mesa residents who are:
 - a. about to be evicted;
 - b. homeless or about to become homeless;
 - c. At or below medium income;
 - Short and medium term rental assistance
 - Provides:
 - Short and medium term rental assistance
 - Security deposit assistance
 - Utility payment assistance
4. Update on Assistance - Preliminary numbers – Scott Clapp
 - 22 families have applied.
 - 14 families have been screened and received assistance.
 - Out of the 8 remaining, 3 are looking for new housing.
 - So far, \$21, 000 has been spent.
 - More families have been assisted with the re-housing part of the assistance than we did with prior HPRP funds.
 - Turn around for help can be a matter of days – Mary Berumen

D. Neighborhood Stabilization Program – Status Update – Ray Thimesch

1. Updates on program:
 - To date we have spent \$9.2 million.
 - We have purchased 38 homes.
 - 35 have been rehabilitated and are available for purchase.
 - One property was fire damaged property.
 - a. Owner on Social Security – poverty level.
 - b. No fire insurance.
 - c. Vacant for almost 2 years.
 - d. House was rebuilt, she has moved in.
 - e. If she sells, 25% of that she would have to pay back.
 - f. Monthly payment is \$102.00 a month.
 - To date we have sold 15 of the houses.
 - 2 more homes are under contract.
 - Other properties purchased for rehabilitation:
 - a. MARC Center received 26 units.
 - b. SAVE THE FAMILY received 7 units.
 - Program was concentrated in 85204 zip code; but, it expands into some of the other zip codes.
 - We offer down payment assistance - \$15,000 at 18% (?) and closing cost assistance up to \$5,000.

- Problems/Issues:
 - a. Credit issues.
 - b. 10% down payment requirement.
 - c. Applicants can't have foreclosure or short sale within the last 2 ½ years.
- NSP and raising housing values:
 - a. Initial increase of \$26,000 from the average price of the house.
 - b. Has since decreased due to the new wave of foreclosures.
 - c. Want property values to stabilize.

E. Announcement Regarding New Grant – Tammy Albright

1. Shelter plus grant.
2. Partnership with SAVE THE FAMILY. This is the first time this has been awarded directly to the City and the non-profit agency. Traditionally, this type of grant has always been given to the Arizona Department of Housing.
3. Meeting next week to discuss how to implement the program.

F. Report on Meetings and Conferences – Attended and/or Upcoming

1. Announcement of the Alston House grand opening April 15 – 16 – Mary Berumen
 - Refurbishing partly paid by CDBG funds.
 - The house belonged to the first African American Doctor.
2. Announcement of Meeting for Washington/Escobedo area – Mary Berumen
 - Historic and segregated area.
 - Meeting beginning May 12th starting 6:00 - 8:00
 - Deciding the direction of their community.
 - If you are interested, let Mary know and she will forward information.
3. Announcement regarding Organization Chart changes – Tammy Albright
 - Mary Berumen has accepted the position of Director of Housing.
 - Ray Thimesch has accepted the acting position over our CDBG and HOME programs.
 - Tom LaVell is shifting over to help with audits and use his experience as a contract specialist to look at all our contracts.
 - Due to needed cuts, Bill Martin will be leaving until October.
 - Utilizing staff across the board.

VII. Adjourn

- Motion to adjourn. Second to the motion. Meeting adjourned.

Approved and respectfully submitted,



Siri Amrit Kaur Khalsa, Chair

August 4, 2011