

HUMAN SERVICES ADVISORY BOARD
CITY OF MESA
MESA CITY COUNCIL CHAMBERS
57 EAST 1ST STREET, LOWER LEVEL
January 22, 2004
REVISED
-MINUTES-

MEMBERS

Ms. Susan Klecka, Chair
Dr. Carlos Vallejo, Vice Chair
Ms. Mary Bolig
Ms. Teresa Cotton (Excused)
Mr. Raymond Jones (Excused)
Ms. Judy Kent
Ms. Kim Reynolds
Mr. Ken Salas
Ms. Linda Starr

STAFF

Ms. Nichole Ayoola
Ms. Kathleen Kelly
Ms. Ruth Anne Norris
Ms. Lisa Wilson

Guests

Greg Holtz
Teresa Brice-Heames

WELCOME AND INTRODUCTIONS

Ms. Susan Klecka welcomed those in attendance.

COMMENTS FROM CITIZENS

Teresa Brice Heames and Greg Holtz, of the Community Housing Task Force attended the meeting to give an update on the Housing Master Plan. Their comments were held for that portion of the agenda.

MINUTES OF November 20, 2003 MEETING

The November 20, 2003 minutes were unanimously approved.

MONTHLY HOUSING REPORT

Ruth Anne Norris reviewed the Monthly Housing Report. Assistance was provided to 28 new families with a total of 128 families assisted to date. The first Rental Rehabilitation projects have been completed. Prior to this, there had not been any rental rehab activity for the last few years. This is another way of preserving Mesa housing stock. Lease rates on vouchers continue to improve. The goal is 95-98% leased. Last years budget was completely used at a 92% lease rate. HUD has made funding changes regarding the voucher program, which should increase future Mesa Housing Services leasing percentages. Ms. Norris explained the chart indicating families housed and that the peak in November 2000-2001 refers to the number of people housed. Two new families were accommodated at Escobedo and 26 received rental assistance through Section 8. There was an omission of the amount of money that provided housing for the month of December. The correct amount is \$879,689. The Section 8 application process may be able to resume in March. There are currently 545 people on the list but it is decreasing and there is a 30% return at this time.

UPDATE ON HOUSING MASTER PLAN (HMP)

Kathleen Kelly provided an update on the status of the Housing Master Plan (HMP). A year ago voters approved the General Plan, which included a process to create a Housing Master Plan. The Community Housing Task Force (CHTF) was created to establish the plan, which discussed the future of housing stock in Mesa. The CHTF was made up of people that represented and had an interest in housing related issues. The CHTF established some Target Housing Goals. The General Development Committee approved the goals and

asked the CHTF to forward their plan to the City Council. In the meantime, an article, “Mesa Targets Mobile Homes” was published in the Tribune. Because of the article quite a few citizens of the manufactured and mobile home community came to the meeting. The Task Force had no intention of bulldozing people’s homes. City Council held off on the approval of the Housing Master Plan due to citizen concerns and asked the Task Force to reconvene and examine the plan using the resident’s input. Goal three stated, “...replace at least 50% of mobile homes age 25 years or older”... There also was the concern of the pre-1979 homes being replaced. The Task Force will reconvene and probably delete goal three and return the plan back to City Council for approval.

Mr. Holtz was asked the value of a 1978 mobile home. He stated that he didn’t know but did speak with a citizen at the Council meeting who had paid \$4500.00 in cash for his home. Mr. Holtz added that a lesson was learned regarding citizen involvement. They must be involved to view all aspects of any plan concerning their community.

Teresa Brice-Heames stated that one of the problems facing mobile homes is that the Mesa voter approved Property Maintenance Code (adopted in March of 2000) does not apply to mobile home parks because they are privately owned. Mobile home park owners are responsible for the maintenance of all common areas so Code Compliance has no jurisdiction. This made it necessary to take a look at ways to help define what is a substandard or deteriorated unit. “My recollection is that there was some indication that homes pre-1976 because they lacked those quality standards and really weren’t considered to have the type of longevity of stick built housing. I think and agree that you have heard plenty of comments here that there was simply an error. We need to find a better definition that accurately reflects the Task Forces’ intentions, which is to deal with dilapidated housing, not housing of a specific age. With respect to concerns about the replacement, people clearly have not read the entire HMP (and that is understandable given the length of the document). People would see in the document’s last section, the implementation section, which includes an entire array of resources and ideas that will help us as we are planning towards reaching some of these goals. In fact, the City of Mesa has an existing replacement-housing program called the Housing Rehab program for people that have emergency needs as well as more substantial needs.” She hoped that citizens and the Board would look at the plan in its entirety. The CHTF has recommended that a Housing Advisory Board be created to deal with implementing the HMP and handle housing issues.

UPDATE ON THE STATE OF HUMAN SERVICES

Nichole Ayoola had hoped to provide a document to the Board that would reflect the actual funding allocations and the types of funding cuts made at the federal and state level for various human services programs. Unfortunately the agency that was to provide the information did not have a complete copy for the Board to view. It will be provided when it becomes available.

EMERGENCY SHELTER GRANT (ESG) UPDATE AND DISCUSSION

Ms. Ayoola presented the Emergency Shelter Grant (ESG) Update. In the past \$122,000 in ESG funds have been allocated that provide homeless shelter and homeless services. This year’s projection is approximately \$151,419.00, which is about a \$29,000 increase over last year’s dollars. While reviewing proposals for the second time, members were reminded to please look carefully to see if there are any programs that they feel provide homeless services or homeless shelters for the homeless. The agencies don’t necessarily have to apply for them specifically, but during review of the proposals members can identify an agency that qualifies for this type of funding. The three agencies funded with ESG dollars are Prehab; the Autumn House domestic violence shelter, La Mesita transitional family shelter and the East Valley Men’s Center.

In February, Ms. Ayoola will make staff recommendations to the Board. In March recommendations would be finalized. “What I’m going to propose is that we push that back one month and next month continue the application discussions. The Board will continue the discussion and finalize any clarifications needed on the proposals. Staff recommendations will be made in March, finalized by the Board then sent to City Council in

April. The City has recently started the budget process so there are no preliminary numbers on the amounts available to allocate. Staff hopes to have level general funds, which were \$990,000 from last year and a projection of ABC dollars. Those dollars are used to leverage Human Services General Fund dollars. "This allows another month to gain more knowledge of ways to allocate those funds and what those dollars may be."

The ABC (A Better Community program) monthly contribution spreadsheet was unavailable until today. It does show that contributions are down from last year about \$3,000. Marketing efforts will be increased so that citizens are aware of the program. The format of the new utility bill makes it difficult to understand because in the past the extra dollar was added in. The current bill allows you to add in more than a dollar. This benefits the program by possibly increasing the revenue. The new bill has a memo area where messages can be placed marketing the program. There will be a message placed on the February or March bill promoting the program.

2004/2005 HUMAN SERVICE APPLICATION DISCUSSION

Ms. Ayoola led a discussion regarding the proposals and the Rubric rating system. Board members gave feedback on how they determined the agencies' scores of how well they completed the proposals. New members had some difficulty but the veteran members were able to assist them in the process. Ms. Ayoola emphasized the importance of the Rubric and the Board members' comments. The agencies will benefit from the feedback, which will aid them in future. The agencies are eager to know the strengths and weaknesses of their proposals and how the Board views their proposals. This process will provide that information and accountability to agencies. Board members were asked to have all questions of clarification regarding the proposals to Ms. Ayoola as soon as possibly so the information is available prior to the February meeting.

Concerns were expressed regarding the location of the information in the proposals. Some members felt a few agencies did not place the information where it would be readily available, others omitted the information entirely. Ms. Kent decided to visit a few of the agencies to determine if there was duplication of services and also to ask some questions. She felt the Community Technical Center provided the same services that the City of Mesa's Neighborhood Outreach Office. Ms. Ayoola explained that the center works in concert with Outreach. Mr. Vallejo had concerns about members visiting agencies to gather information that may not be required in the proposal, which could influence members' decisions. Ms. Ayoola felt that was a good point and the Board may want to discuss how this could be addressed. She also encouraged members to go above and beyond in their role as H&HSAB members.

STAFF REPORT

The Homeownership Fair was held February 7th at the Mesa Centennial Center. Agencies participating were HUD (U.S. Department of Housing & Urban Development), the Arizona Department of Housing, Arizona Mortgage Lenders Association, and the Arizona Association of Realtors.

The Earned Income Tax Credit program has begun. Volunteers are available at four locations in Mesa to provide tax assistance to those who qualify. Board members, Kim Reynolds and Raymond Jones have expressed an interest in volunteering their services to the community. Mesa CAN is organizing the volunteer coordination. The Governor's Office has provided fliers that were distributed to City of Mesa employees with paychecks on January 29th. See the City's website at www.cityofmesa.org for site locations.

The Poverty in Arizona executive summary that was provided by the Arizona Community Action Association was distributed to Board members. Ms. Ayoola encouraged them to read the summary. The full report will be provided to the Board.

Ms. Norris informed the H&HSAB that plans to obtain a Section 8 residence on the City Council to meet HUD requirements were finally accomplished. The ordinance was presented to and adopted by City Council on January 20, 2004. It sets up the Mesa Housing Services Governing Board and will consist of the Mayor, City Council

Members and one resident who is receiving Section 8 rental assistance. This Board will approve the Mesa Housing Services' plan. Copies of the plan will be given to the H&HSAB Board for the February meeting.

Mr. Vallejo asked about the status of obtaining support for Ms. Ayoola in the Office of Human Services and what the Board could do to help. Ms. Kelly explained that her department has had approval to recreate a Human Services Coordinator position. "We are going to do a promotional recruitment within the City and people who qualify will apply. Applications are due on the 13th."

ADJOURN

Ms. Klecka motioned to adjourn. Ms. Kent moved to adjourn and Mr. Vallejo seconded. The motion passed unanimously. The meeting adjourned at 7:15 P.M.

Respectfully Submitted,

Kathleen Kelly, Community Revitalization Director
for
Nichole V. Ayoola, Human Services Specialist