

HOUSING & HUMAN SERVICES ADVISORY BOARD  
CITY OF MESA  
MESA CITY COUNCIL CHAMBERS  
57 EAST 1<sup>ST</sup> STREET, LOWER LEVEL  
November 20, 2002  
-MINUTES-

MEMBERS

Mr. Greg Holtz, Chairperson  
Dr. Carlos Vallejo  
Ms. Teresa Cotton (Excused)  
Mr. Michael Graham  
Mr. Bob Hisserich (Excused)  
Mr. Len Locke (Excused)  
  
Ms. Susan Klecka (Excused)  
Ms. Elaine Nelson (Excused)  
Mr. Ken Salas (Excused)

GUESTS

Kate Packard, ASU Student  
Teresa Brice-Heames, Housing for Mesa

STAFF

Ms. Debbra Determan  
Ben Patton, Neighborhood Services  
Ms. Ruth Anne Norris  
Ms. Lisa Wilson

WELCOME AND INTRODUCTIONS

Greg Holtz called the meeting to order at 6:08 PM. Members of the audience were introduced. Ruth Anne Norris was present and was introduced as the Interim Housing Services Director. She will assume those duties December 2, 2002 following retiring Director Jack Caroline. The City of Mesa will be recruiting nationwide to hire a new Director. Mrs. Norris plans to attend future meetings of the Housing and Human Services Advisory Board. Members of the Board welcomed Mrs. Norris.

REVIEW OF OCTOBER 24<sup>th</sup> MEETING MINUTES

The minutes from the October 24<sup>th</sup> meeting were not approved for lack of a quorum.

COMMENTS FROM CITIZENS

Teresa Brice-Heames, of Housing For Mesa (HFM) updated the Advisory Board on the potential \$7M cuts to the Arizona Housing Trust Fund. The Trust Fund is money that the State provides to support housing related activities. Specifically many of the funds proposed for elimination assist non-profits in providing programs to prevent homelessness. The State Legislature feels that the increases in federal funding through the CBDG program are going to be sufficient in replacing these funds. Ms. Brice-Heames is afraid that there is a lack of understanding in how federal funds can be used for housing programs and the gap that needs to be filled by local funds. Federal programs such as the HOME program mandate a 25% match from non-federal dollars and that is where the Housing Trust Fund is vital in ensuring the attraction of federal funding by providing state funding to get the federal dollars to work in our communities. HFM was one of the first recipients of Housing Trust Funds. HFM received \$100,000 grant for operation and administrative support. These funds have helped develop over 200 units of affordable houses in the community.

Teresa also provided email addresses and phone numbers of the district 21 and 29 legislatures. She asked that if the Board feels as she does, they would be compelled to contact the legislators and express the Boards thoughts on the loss of this funding. There will be a special session of the JLBC (Joint Legislative Budget Committee) called specifically for budget issues. The session is scheduled to convene on November 25<sup>th</sup>. (Handouts attached)

Michael Graham asked Teresa how the end of this fiscal year and next year would affect HFM. Teresa explained that HFM does not have a proposal in for this year and is not anticipating a proposal for next year. HFM is not affected because they have Homeownership dollars. Homeownership Housing is zeroed out so there would be no future proposals from HFM.

Debbra spoke about programs that access Housing Trust Fund for Eviction Prevention or Tenant-based Rental Assistance. The Community Action agencies generally receive Housing Trust Funds, which is flexible and used to prevent eviction by paying for rent and other household costs. MesaCan as a Community Action Program subgrantee receives Housing Trust Fund money as well as many Community Action Agencies throughout the state. Examples of other non-profit agencies receiving Housing Trust Fund money in Mesa include Save the Family and Prehab. This will be a significant issue across the state.

Carlos Vallejo asked Teresa whether she thought it would be more effective if the recommendation were made on behalf of the Board. Teresa thought the quantity of recommendations was more important than the collaboration.

Mr. Graham commented that Russell Pearce is his representative. He has no problem emailing all three members of the legislature.

Rather than full Board action, it was suggested that Debbra Determan discuss this issue with the City of Mesa's legislative liaison.

#### MESA HOUSING MASTER PLAN

Ben Patton, the Neighborhood Planner for the City of Mesa began his presentation by defining the Housing Master Plan and providing a handout. The Housing Master Plan is a policy guide that is similar to the Transportation and Economic Master Plan. The document will provide an assessment of existing conditions and offer a vision process to examine goals, objectives, and policies. Ultimately, an implementation strategy will be offered through this Housing Master Plan, which will be the focus of the document. Master Plans from around the country have common elements which include the title, "Affordable" in the document. This will not be the case in Mesa. Affordable housing will be addressed but the City of Mesa's Plan is intended to address the various housing issues in the City. Balance is the number one theme. The plan will address workforce-level housing, professional and executive-level housing. These are the type of needs that the City of Mesa has identified to be addressed within the next 25 years.

In one of the more comprehensive studies addressing the availability of housing in Arizona Pollack & Associates were commissioned by HUD to complete a housing affordability "GAP" Analysis, which is now complete. In the study an affordability gap is identified. The housing throughout the state was matched to individual incomes. This identified people who actually could afford housing in which they live. According to the study, Mesa has an abundance of affordable housing when compared to other Phoenix area cities. Another issue to be addressed in the Housing Master Plan is community revitalization. The majority of the housing in Mesa was constructed between 1940 and 1990 with 20% of the housing represented by mobile and manufactured housing, which results in Mesa having to deal with the deterioration of this housing sector.

Ben stressed that the Housing Master Plan must be consistent with other plans of the City. The General Plan has been approved by the voters and provides the backbone of everything essential to the Housing Master Plan as well.

Another document is the Infill Development Policy that will be kicking off in January. This will identify how the City deals with vacant lands. Rehabilitation of existing buildings such as office and retail use will also be addressed. This plan will have to coexist with the Economic Development and Transportation Plans.

The Housing and Neighborhood Revitalization Roundtable was developed to create housing policy through the Master Plan.

The Community Housing Task Force is a group of 15 individuals who work throughout the planning process with housing and residential issues in the City. They will meet monthly throughout the Housing Master Plan process and will be the guiding force for all of the policies and implementation strategies that will develop.

A Resource group will meet on an ad hoc basis and will support the Community Housing Task Force and will meet with the Roundtable. Another team, the Staff Team, consists of 10 people that will help guide the process.

The City of Mesa has been awarded a Technical Assistance Grant from HUD, which will allow financing of a technical consultant. Tentatively, the consultant is T.O.N.Y.A. Inc. from Washington D. C. They are a reputable company and will be responsible for much of the Plan's creation. The City administration will also be active in the process.

In December Mesa City Council will be asked to approve a resolution authorizing the concepts for the Housing Master Plan and to approve the members of the Community Housing Taskforce. The process will officially start in January and will last approximately 10 months.

During question answer, Greg Holtz asked about the infill policy. Ben stated the policy is still in the development stage. Planning and Economic Development staff is currently working on the policy format. Greg wanted to know, that if the infill policy is developed, will that portion of the policy that relates to resident and neighborhood areas be completed for the Housing Task Force to review? Ben was not sure about the timeline.

When asked about good examples of Master Plans Ben thought that Boston, Chicago, and Seattle had good plans.

Michael Graham asked for clarification on how Mesa is looking at the issue of affordable housing. Ben stated that the plan would not just focus on Affordable Housing, but will be complimented with a spectrum of housing issues in Mesa. The City is not obligated to offer Affordable Housing but morally, it would be the right thing to do. The City has funds to use but they are not mandated. Jobs per housing units were discussed and also the costs of the professional and executive housing.

Michael asked how the winter visitors impact housing in Mesa. Ben stated that it's a huge impact economically but could not state an exact amount although most occupy RV parks and manufactured homes.

## REVIEW OF FUNDING ALLOCATION RFP AND FUNDING PROCESS

Debra Determan provided a copy of the application package for fiscal year 2003-2004 to members of the Board. There was an informational meeting on November 5<sup>th</sup> from 9 am until 11 am. The meeting was for applicants interested in HOME Funds, CDBG Funds, or the Human Services, ABC funding and ESG Funding. There will be more CDBG and HOME funding available than what was offered in the past. All Human Service and ABC funding will be reduced from last year. The room was filled with potential applicants many of whom have never applied for City funds. With the economy and loss of multiple funding sources, many non-profits are looking at multiple funding sources. With additional CDBG funds, many are looking at sources to substitute for the loss of funding. We are hoping that the state and private funds will become more stable as the economy improves. Debra spoke about the application process.

Community needs that had not been met were discussed. The Board members were referred to review the City of Mesa 2003-2004 ABC A Better Community Area's for new Funding. Particular areas of need were discussed. They include:

- Gang Prevention There were losses of funding for this program
- Community Empowerment Desire to develop leadership for the Latino community with many of the ideas generated during the Latino Town Hall
- Teen Pregnancy Prevention Services Review creative ideas for prevention of teen pregnancy
- Non-Traditional Childcare Services To provide weekend, holidays, and evening childcare
- Substance Abuse/Mental Health Information and Referral Development of a program to assist families to find appropriate mental health and substance abuse assessment, treatment and support

Discussion was held to make sure all Board members were familiar with the targeted unmet needs and to seek approval during this round of allocations. The members present were supportive.

Greg Holtz wanted to clarify that all the non-profits that had received previous funding from ABC could again apply as the above recommendations were for only those agencies looking to develop new program areas.

Debra mentioned that all the proposal would be looked at and weighted based on perceptions economic issues within the community.

Debra stated that through the many discussions during the various Board meetings, these issues have surfaced off and on throughout the year. To her knowledge none of the Advisory Board members relayed any concerns to staff after reviewing these funding areas.

Greg stated that he hopes the community doesn't think that the Board is going to put money aside to fund these programs just because they were identified as being needed. These are programs that would be nice to fund because of the need within the community but they would be compared with all the applications.

Carlos stated that there is a need to expand and follow different avenues. Part of the job of the Board is to continue to convey that this has been on the agenda for sometime. If there are questions by the community the Advisory Board needs to communicate that this is a vision of the Board and doesn't mean that they are excluded from submitting a proposal.

Carlos wanted to know if Debra should contact the Board members to take a vote on the programs.

Debbra stated that if the Board directs her, she would contact each Board member to obtain a vote. It was agreed that all Board members would email Debbra with a written motion and a vote would be relayed. (This was completed and unanimous support was given to the listed program development areas.)

Debbra spoke about the funding request. The Board should be aware that because of the economic downturn the numbers have increased for those seeking crisis assistance programs. This will be seen in the application collected. Funds will be reduced and the Office of Human Services and the City of Mesa is cutting back in general. The City of Mesa has not received an increase in the donations for the ABC program. Without the matching funds that were received in the past, there will be at least a 50% reduction in the ABC Funds available from the City of Mesa. There has been no foundation willing to fund for 2003-2004. Unfortunately it's going to be difficult to make decisions for funding allocations. We will have to do a significant cutback in Human Service funding because it's all general funding.

Greg stated the rumor is that there will be a 10% reduction in general funds. Last year General Funds allocated to non-profits was \$1.3 million dollars. There will be at least a \$90,000 reduction in general service funds.

Michael wanted to know if the City of Mesa is doing any campaigning to obtain funding from other organizations. Debbra said that the City of Mesa staff is continuing to work on a regional approach to market the utility program, for not only the City of Mesa, but for all of the cities regionally that have the same program. Our goal is to receive start-up dollars from one of the foundations. We've put a proposal in for \$20,000 to get funding from the Arizona Community Foundation. These funds will be used to regionally market the utility programs. The goal is to do the marketing and that would in turn, bring up the dollar amount that donors give. The City has not been successful in partnering with another Foundation and will have to start looking at private entities to see there are opportunities. Staff are working with the contacts that they make along with Jerry Dillehay, who is the City of Mesa's Grant Coordinator.

#### UPDATE ON EITC PROGRAM

Debbra gave an update to the Earned Income Tax Credit (EITC) Program. As had been discussed previously, City staff have assisted the IRS in doing more outreach in the community to publicize the program. It is our goal to recruit volunteers, open additional sites, and let more people know about the eligibility criteria. There are 3 sites that have been secured by the Internal Revenue Service (IRS) for the 2002 tax season. The sites are located at Mesa Community College (MCC), Mesa Community College at Red Mountain, and Mesa Family YMCA. Several computers and printers have been secured and will be available for the volunteers to use. A special thanks to Ken Salas and the school system as well as the City of Mesa.) There is a potentially large group of volunteers available that include bilingual individuals and City of Mesa employees. In continuing to work with MesaCAN initial discussions have been held to determine if there could be a tie into the IDA (Individual Development Account) Program. The goal is to see if people would use the tax credit for educational purposes through MCC. This would be a way to bank additional dollars for families. Increased awareness of the EITC Program could help the program grow, educate the people, and bring in the \$99 million that have not been used. With the added marketing, we would like to see at least 150 families served through utilization of all sites.

Training begins in January and the applications will be taken starting February 1. We have on-line individualized training starting in January will take approximately 24 hours to complete.

Council members Kyle Jones, Rex Griswold, Mike Whalen, and the Mayor served food to clients of St. Vincent de Paul. Bryan Raines assisted with the event to kick-off St. Vincent de Paul's Chamber of Commerce membership as well as Homeless Prevention Week.

During the same week, the downtown Phoenix Human Services Campus had a groundbreaking ceremony. As was previously discussed, staff have invited representatives of the Phoenix campus to the Housing and Human Services Advisory Board in January to give an update of the campus' mission and design.

Board member Len Locke resigned his position on the Board as he has been promoted and will be moving out of the area. Another representative for area one will be appointed to replace him. SPECIAL NOTE, On November 20, 2002 Len Locke recinded his resignation. He will be back in the area for an extended time.

#### DEATH OF NEIGHBORHOOD ACTIVIST

Greg Holtz asked that the following memorial be part of the minutes.

Virginia Lamb

Last Saturday, November 16, 2002, Mesa lost one of its most remarkable neighborhood leaders. Virginia Lamb accomplished so much for North Center Neighborhoods that it is difficult in such little time, to realistically recount all the wonderful accomplishments she brought to our community. Virginia is responsible for the police substation, neighborhood involvement, and the computer program for needy children at Kerr Elementary. These are just some of her positive community actions that Virginia is responsible for. Virginia's drive will continue to be an inspiration to others. Virginia leaves a legacy to all of us who knew her. She taught us how to turn desires into action and accomplishments. She always directed her desires toward the people who needed the most support. We will truly miss her inspiration and never-ceasing force of action.

Greg Holtz

Chair, Mesa Housing and Human Services Citizens Advisory Board

#### REMINDER OF NEXT MEETING

The Board has a break for the month of December and the next meeting will be in January. Debra wished all a wonderful holiday. Carlos gave information on the President of Arizona State University's inaugural and suggested that the Board invite President Crowe to speak to one of the future meetings of the City of Mesa's Housing and Human Services Advisory Board.

The meeting adjourned at 7:35 PM.

Respectfully Submitted,

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Debra Determan, Human Services Coordinator