



Housing and Community Development Advisory Board

DRAFT Meeting Minutes

Stephen Sparks – Chair
Donna Bleyle – Vice Chair

Susan Brenton
Diana Yazzie Devine
Heather Kay
Heather Landvatter
Tom Stapley

Linda Starr
Ericka Varela
Kent Westover
Kris Woolley

Thursday, December 3, 2015

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 Diana Yazzie Devine and Tom Stapley.
- B. Staff present at meeting were: Natalie Lewis, Liz Morales, Maurice Brundidge, Dennis Newburn, Deanna Grogan, Constance Bachman and Patricia Pearson.

II. Approval of Minutes

- A. Linda Starr made a motion to approve the HCDAB minutes from the November 5, 2015 meeting and was seconded by Erika Varela.

III. Items from Citizens Present

There were no citizens present

IV. Discussion and Action Items

- A. **Manufactured Housing** – Susan Brenton, Executive Director of Manufactured Housing Communities of Arizona (MHCA) gave a summary of what the MHCA does. Through publications, seminars and conferences, MHCA offers owners and landlords the necessary information to successfully operate their housing communities. Susan noted that the Arizona Mobile Home Parks Residential Landlord Tenant Act is separate from the Arizona Residential Landlord Tenant Act, and each manager must attend six hours of continuing education every two years. This can be done by attending one of the seminars offered.

In 1987, there was a major rewrite of the Act, which focused on the closure of parks based on land value and how well it is kept up. The MHCA is currently working with six parks in this area. When the State closes a park, there is a Mobile Home Relocation Fund available to help displaced families. MHCA steps in to help with their needs, including obtaining a new title, moving, etc. Kris Woolley asked where the money came from. Susan stated that it is like an insurance policy that residents pay into each year.

Susan has met with Mesa Royale and the City. Based on the City's findings, the majority of the code issues are related to the mobile homes; the tenants are responsible for maintaining their home. Kent Westover asked who from the City came out, and Liz replied that it was Code Compliance that was called. The park has some spaces and gave incentives (\$2,000 - \$3,000), but they found another owner. Ericka Varela was under the assumption that the tenants had to move and that the new owners were only keeping the park for 30 months. That is when the Relocation Fund comes into play. Kent Woolley asked what the difference is between mobile homes and manufactured homes. Susan explained that manufactured homes are built after 1976, when HUD made the new standards. Park models under 400 sf. are considered RV's.

Constance Bachman sent an email on how to handle this from a new perspective, with continuing efforts through AZ Housing Alliance. Diana Yazzie Devine sent information on the workshop location. Constance will forward the email to the Board.

Liz Morales gave an update on the status of the Mesa Royale Mobile Home Park. She noted that through positive community efforts, the residents are now at a point where they are moving forward. Resources have been found to raise money, including help from The United Way.

- B. **Motion to convene Public Hearing – FY 2016-17 Potential Projects for HOME Investment Partnerships (HOME) program**

Citizens of the City of Mesa are urged to participate in a public hearing conducted by the City of Mesa Housing and Community Development Division to discuss potential projects and activities for Program Year 2016-17 HOME Investment Partnerships (HOME) program. The City expects to receive the following amounts for its PY 2016-17 HOME program: \$932,007. Issuing this announcement does not obligate the City of Mesa to provide any level of

funding.

Motion to convene Public Hearing – Donna Bleyle made a motion to convene the Public Hearing. Kent Westover seconded the motion, and was carried by a 9-0 vote.

C. HOME Application Process

Maurice Brundidge provided an update of the FY 2016/2017 HOME projects. The process will run from November 3 to December 21, 2016. Some of the projects are The Art Space (50 unit project which has been given priority) and the HUB (77 family units near EVIT). They applied for tax credits last year and pulled the application. They are now ready to move forward with their project. Over the summer, there were discussions on a 60–80 unit project near 2nd Avenue and Hibbert offering affordable and market rate units (student and corporate housing), including a small business incubator. Senior housing tax credit project or 37 single family housing tax credit units to first time home buyers. Another project mentioned is the 72 unit project with supportive services, financial literacy and an after school program. There are two CHDO's (Newtown and CPLC). Newtown has been approved as a CHDO, and we are in the process of entering into contract with them; CLPC is still pending.

Maurice asked what housing projects the board would like to see as in Mesa, i.e. rental or single family. Heather Kay noted that it would depend on what land or properties are available. City staff mentioned that through this public comment period, it allows the board and the public to address their priorities and what types of projects are important to them. In addition to the public comments, staff also reminded the board that the Consolidated Plan and Analysis of Impediments addresses the needs and the priorities, which should be utilized during the application process for funding decisions. Stephen Sparks said that the HCDAB identified the priorities that the proposals should be rated on, and that in the past it was the HCDAB that made the final decision on the specific projects that were funded through HOME; Liz Morales noted that City Council now makes the final decision using the Board's recommendations. Donna Bleyle asked if we still encompass the original target areas based on HUD's approved census track. At this time, the target areas haven't changed. She also noted that we have a large amount of low income residents in the Broadway Corridor, and it would be better to make it mixed income instead of tremendous low income residents.

Ericka Varela asked for clarification what the proposals are rated on specifically; Constance Bachman said she will email the Board's rating tool that has been used in previous years to give the new members an idea of what items they will be looking at in rating the proposals. Liz Morales stated that they will continue to provide the necessary tools. Erika Varela works with affordable housing tax credits like El Rancho and Escobedo and believes they help the community and would like to see about having someone speak at a future HCDAB meeting to

help provide the board with an overview of how these developments help the communities and the economy. City staff also discussed Low Income Housing Tax Credits (LIHTC), and if there was an interest in having Charlene Flaherty, a previous speaker, to come back to the board to present. Stephen Sparks asked if that can be a future agenda item.

Motion to close Public Hearing

Linda Starr made a motion to close the Public Hearing. The motion was seconded by Susan Brenton.

D. CDBG/ESG/HS/HOME Funding Schedule

Dennis Newburn noted the funding schedule for CDBG, ESG, and Human Resources will be open from January 4 to January 21, 2016. There will be four different sessions to provide information on the application process. The times and locations are on the City website. Constance Bachman will send out the link for the board to access this information. Feel free to call Dennis or Deanna Grogan with any questions. Dennis will provide more detailed instructions at the February board meeting.

E. Point in Time Homeless Street Count

Constance Bachman announced the date of the Point in Time Homeless Street Count as January 26, 2016. There will be training for the volunteers prior to the Street Count, and encouraged anyone that has not participated to please think about volunteering in Mesa. Donna Bleyle noted that there may be a conflict with that date since the Arizona Stand Down is January 28th and 29th. Constance will discuss with her contact, Celina Brun with MAG-Continuum of Care, and confirm. Kris Woolley asked what happens at this event. City staff explained that training is required (usually the night before). On that morning, volunteers go out at 6am (in groups of 2-3 people) to identify and survey homeless individuals that are not staying in shelters; volunteers usually return around 10 or 11am. Donna Bleyle noted that the goal is give HUD a picture of how many homeless people are out there, and it gives a good comparative each year. This information helps HUD to determine how much money each state will receive every year.

F. Next HCDAB Meeting – January 7, 2016 at 6:00 p.m.

V. Adjourn the meeting

Linda Star made a motion to adjourn the meeting. The motion was seconded by Ericka Varela, and was carried with a 9-0 vote. The meeting was adjourned at 7:12 p.m.