

## **MESA HOUSING SERVICES GOVERNING BOARD**

March 30, 2023

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 March 30, 2023, at 7:31 a.m.

### **COUNCIL PRESENT**

John Giles, Chairperson  
Francisco Heredia, Vice Chairperson  
Jennifer Duff  
Mark Freeman  
Alicia Goforth  
Scott Somers  
Julie Spilsbury

### **COUNCIL ABSENT**

None

### **OFFICERS PRESENT**

Christopher Brady  
Holly Moseley  
Jim Smith

Chairperson Giles conducted a roll call.

### **1. Items from Citizens Present.**

There were no items from citizens present.

### **1-a. Approval of minutes from the September 8, 2022 meeting.**

It was moved by Boardmember Spilsbury, seconded by Vice Chairperson Heredia, that the minutes from the September 8, 2022, meeting be approved.

Upon tabulation of votes, it showed:

AYES – Giles–Heredia–Duff–Freeman–Goforth–Somers–Spilsbury

NAYS – None

ABSENT – None

Carried unanimously.

### **2-a. Hear a presentation and take action approving the City of Mesa Public Housing Annual Plan for FY 2023/2024 and authorizing the Chairman of the Board to submit the Annual Plan to the U.S. Department of Housing and Urban Development.**

Community Services Deputy Director Mary Brandon introduced Housing Supervisor Rosario Beltran-Joshi and displayed a PowerPoint presentation. **(See Attachment 1)**

Ms. Brandon highlighted the Housing Path to Recovery programs and provided an update of the successes and goals reached under the 5-year plan submitted in 2020. She remarked that the City hired Maxx Chawla, a full-time Landlord Support Specialist, to manage the Housing Solutions program to increase and provide a point of contact for landlord's participation. She commented that last year the City received an additional 25 Section 8 Housing Choice vouchers and 14 of them have been leased. (See Pages 2 through 4 of Attachment 1)

Ms. Beltran-Joshi remarked the administrative plan is updated annually and follows HUD regulations and policies. She explained that the Family Unification Program (FUP) helps reunite families with referrals directly from the Department of Child Safety. She discussed the project-based voucher program and pointed out the differences from the housing choice voucher assistance program being tied to the unit and not the family. She indicated staff is working to make processes more efficient and is looking to move to a referral process, similar to other cities. (See Page 5 of Attachment 1)

In response to a question from Boardmember Duff, Ms. Beltran-Joshi explained the list of voucher holders searching for a unit comes from myhousingsearch.com and includes landlords willing to rent their unit under the program.

Mayor Giles thanked staff for the presentation.

2-b. Conduct a public hearing and take action on a resolution approving the Mesa Housing Services fiscal year 2023/2024 Public Housing Agency Annual Plan and revisions to the Mesa Housing Services Administration Plan, and authorizing the Chairman of the Board to submit the Annual Plan to the U.S. Department of Housing and Urban Development.

Chairperson Giles stated that this was the time and place for a public hearing to take action on a resolution approving the Mesa Housing Services fiscal year 2023/2024 Public Housing Agency Annual Plan and revisions to the Mesa Housing Services Administration Plan and authorizing the Chairman of the Board to submit the Annual Plan to the U.S. Department of Housing and Urban Development.

There being no citizens present wishing to speak on this issue, the Chairperson declared the public hearing closed.

It was moved by Boardmember Freeman, seconded by Boardmember Spilsbury, that the resolution approving the Mesa Housing Services fiscal year 2023/2024 Public Housing Agency Annual Plan be approved – HGB Resolution No. 23-1

Upon tabulation of votes, it showed:

AYES – Giles–Heredia–Duff–Freeman–Goforth–Somers–Spilsbury

NAYS – None

ABSENT – None

Carried unanimously.

2-c. Hear a presentation and discuss the Housing Services voucher programs updates and the Emergency Rental Assistance Program (ERAP).

Ms. Brandon provided program updates on voucher utilization, housing assistance payments, VASH vouchers and emergency housing vouchers. She noted that in recent years, voucher utilization has been low. She indicated there are many vouchers available to be leased, adding staff is working on a goal to pull up to a thousand people from the waiting list to utilize more vouchers. She reported that the housing assistance payments have increased this year due to higher rents and an increase in the number of vouchers. (See Page 8 of Attachment 1)

In response to a question from Boardmember Heredia, Ms. Brandon commented the City is allocated funding according to the leases from the previous year and cannot exceed that amount. She added there are situations where contingencies for additional funding may be requested due to a shortfall or where utilization increases, and funding may not be adequate.

Ms. Brandon stated the per unit cost per voucher increased to \$968 and it is anticipated that number will rise to \$1,084 by the end of the year.

Responding to a question from Boardmember Spilsbury, Ms. Brandon reported there were 1,913 total vouchers issued in the city.

Ms. Beltran-Joshi outlined the Landlord Support Specialist role, noting that the position processes incentives and applications to pay landlords. She remarked the City continues to offer incentives to landlords working with the program for damages, vacancy payments and housing assistance. (See Page 9 of Attachment 1)

Ms. Beltran-Joshi presented an overview of landlord visits and noted the goal is to increase landlord participation by 3%. She presented data for newly recruited landlords into the program. (See Page 10 of Attachment 1)

Ms. Brandon stated the Emergency Rental Utility Assistance Program (ERAP) is now closed and funding has been expended. She pointed out that of the \$60 million expended, only \$2.7 million was used for administrative costs, and 10,000 non-duplicate families were assisted. She reported that the State has additional ERAP money to assist Mesa residents with rental assistance. She explained that funding will be available April 1<sup>st</sup> and continue through June. She commented that the information will be sent out to community and faith-based partners and posted on the City's webpage.

In response to a question from Boardmember Duff, Ms. Brandon remarked that to be eligible, you must be a Mesa resident, have been financially affected by COVID, and have arrears to be considered.

Responding to comments from Chairperson Giles, Ms. Brandon indicated that to assist people moving forward the City could request more vouchers and provide resources, including the Workforce Development Center.

Mayor Giles thanked staff for the presentation.

3. Adjournment.

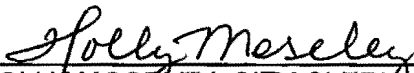
Without objection, the Mesa Housing Services Governing Board meeting adjourned at 7:59 a.m.

  
JOHN GILES, MAYOR

ATTEST:

  
HOLLY MOSELEY, 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 of Mesa, Arizona, held on the 30<sup>th</sup> day of March 2023. I further certify that the meeting was duly called and held and that a quorum was present.

  
HOLLY MOSELEY, CITY CLERK

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## ATTACHMENT 1

# Housing Services Governing Board

March 30, 2023

Mary Brandon, Deputy Director

Rosario Beltran-Joshi, Housing Administrator

HOUSING SERVICES GOVERNING BOARD



## ATTACHMENT 1

# Housing Services PHA Annual Plan:

- ❖ Hear a presentation and discuss the City of Mesa Public Housing Agency Plan for FY 2023/2024 Annual Plan and revisions to the Mesa Housing Services Administration Plan.





## ATTACHMENT 1

# Housing Path to Recovery



### EMERGENCY

Immediate shelter.  
Safety.  
Housing Plan.

### STABILIZATION

Congregate.  
More rules and  
responsibilities.  
Health, recovery,  
employment needs.

### BRIDGE TO SUCCESS

Demonstrated success.  
Transitional housing.  
Continued support  
services.  
Connect to housing  
voucher.

### RENTAL ASSISTANCE

Rental assistance.  
Housing vouchers.

### INDEPENDENCE

Move to complete  
independence.  
Home ownership.



**ATTACHMENT 1**

# Housing Services Annual Plan:

Housing Needs  
Strategy

25 Additional  
Vouchers

Family  
Self-Sufficiency  
Program

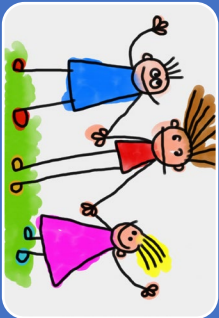
Payment  
Standard  
Increase



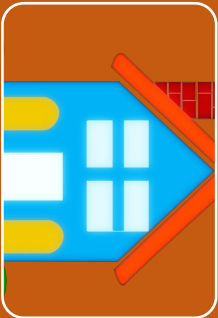


## ATTACHMENT 1

# Administrative Plan Updates:



Family Unification Program  
(FUP)



FUP – Youth Vouchers



Project-Based Voucher  
Referral process



## ATTACHMENT 1

# Housing Services PHA Annual Plan

- ❖ Conduct a public hearing and take action on a resolution approving the City of Mesa Public Housing Annual Plan for FY 2023/2024 and authorizing the Chairman of the Board to submit the Plan to the U.S. Department of Housing and Urban Development.



**ATTACHMENT 1**



# Housing Services Voucher Program

❖ Hear a presentation and discuss the Housing Services voucher program updates.





ATTACHMENT 1



# Program Updates:

## Voucher Utilization

- 2022 – 93.5%
- 2023 – 94.6%

## Housing Assistance Payments

- 2022 - \$16.4M
- 2023 - \$22M \*

\* Annual forecast

## VASH Vouchers

- 2022 - 142
- 2023 - 146

## Emergency Housing Vouchers

- 89 leased (83%)
- 14 searching

# Landlord Support

## One-Point Contact

## Incentives

## Landlord Seminar

## Survey



# Housing Solutions Program





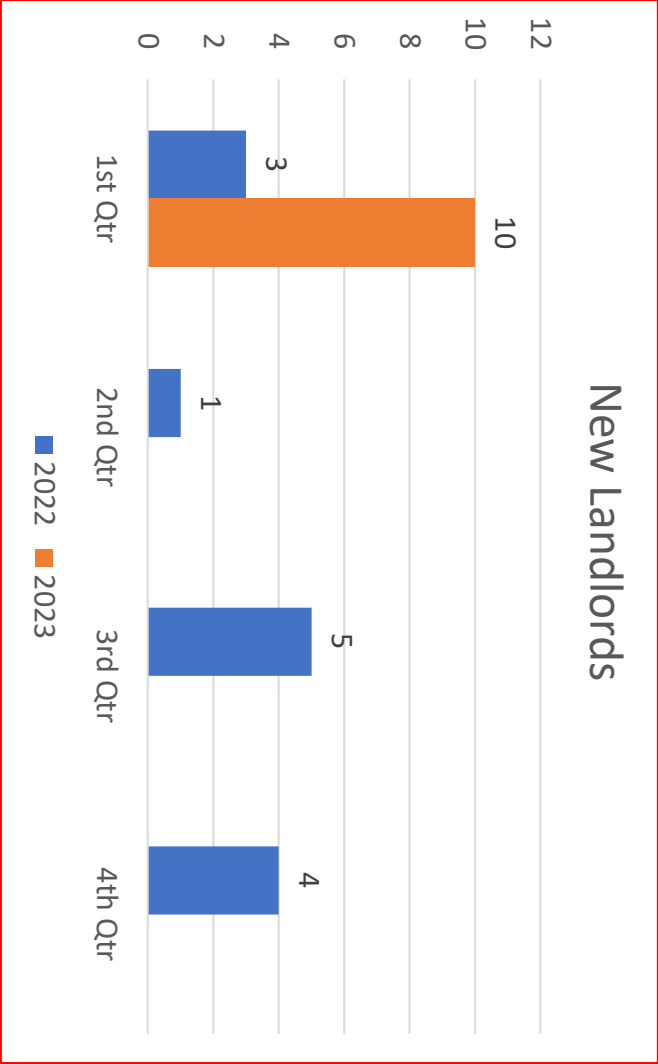
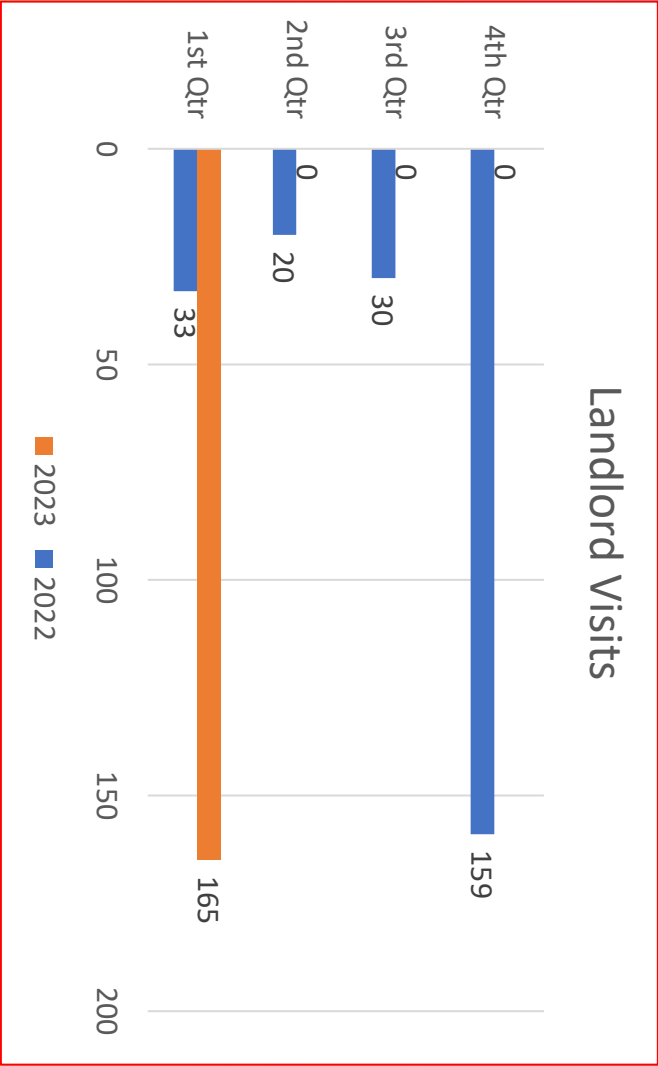
**ATTACHMENT 1**

# Housing Solutions FY 22/23 Goals:

Conduct 80 monthly  
landlord site visits

Increase participating  
landlords by 3% (10)

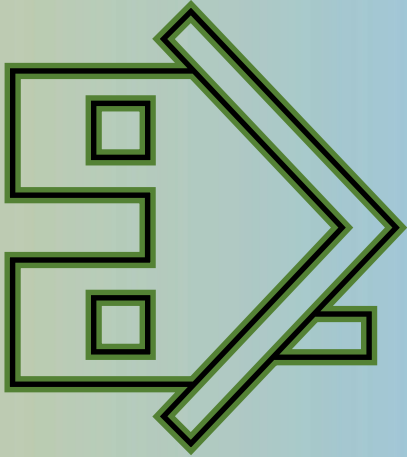
Host Landlord Seminar in  
1<sup>st</sup> quarter of 2023





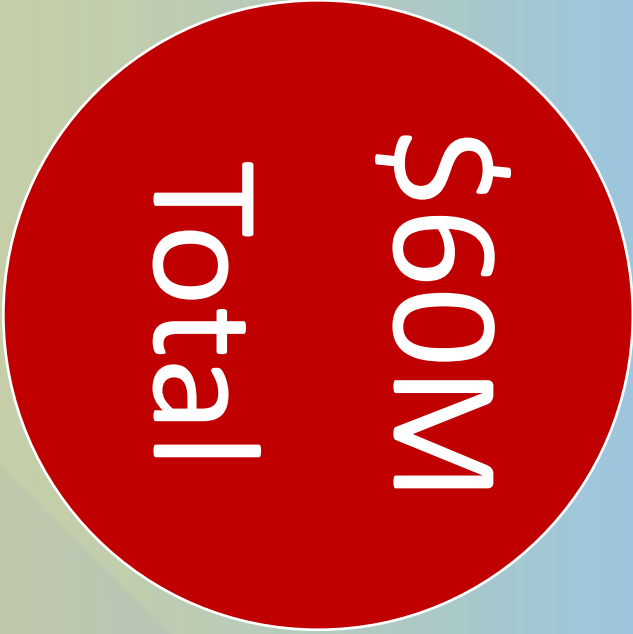
**ATTACHMENT 1**

# Emergency Rental/Utility Assistance Program (ERAP)



**10,000**

Unduplicated Households





**ATTACHMENT 1**



# Emergency Rental/Utility Assistance Program (ERAP)

## Beginning April 1, 2023

- Arizona DES will be assisting Mesa residents with rental assistance.
- Rental arrears and three months forward.
- Notification
  - Email to community partners.
  - Webpage, voicemail, and email message
- Anticipate funding through June 2023

**<https://des.az.gov/ERAP>**





## ATTACHMENT 1

# Thank you for your Support



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