



MESA HOUSING SERVICES GOVERNING BOARD MINUTES

March 21, 2024

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 21, 2024, at 7:30 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.

2. Approval of minutes for the Mesa Housing Services Governing Board meeting held on April 13, 2023.

It was moved by Boardmember Duff, seconded by Boardmember Freeman, that the minutes from the April 13, 2023, meeting be approved.

Upon tabulation of votes, it showed:

AYES – Giles–Heredia–Duff–Freeman–Goforth–Somers–Spilsbury
NAYS – None

Carried unanimously.

3-a. Hear a presentation and discuss the City of Mesa Public Housing Agency Annual Plan for FY 2024/2025 and updates regarding the City of Mesa Housing Choice Voucher program.

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

Ms. Brandon informed the Council that staff is in the process of filling the resident member position on the Board and hopes to have the vacancy filled by the next meeting.

Ms. Beltran-Joshi provided an overview of the four key objectives of the Housing Services Annual Plan. She shared that under the housing needs and strategy, the City provides assistance to Mesa families and program participants on the refundable portion of the security deposit program and the utility deposit, and also provides incentives for landlords that participate in the Housing Choice Voucher program. She described that the payment standards are used to calculate the tenants' portion of rent, and the amount is based on the fair market rents. She noted that the Family Self-Sufficiency (FSS) program is a voluntary five-year program that provides case management and support services to housing participants with the objective of helping them become self-sufficient. She added currently the program has 51 enrolled participants, and 24 of those new enrollments have taken place within the last 12 months. (See Page 3 of Attachment 1)

Ms. Beltran-Joshi discussed the updates to the administrative plan. She stated the Department of Housing and Urban Development (HUD) provides additional guidance to the Housing Authority. She indicated one of the updates is that program participants only have to sign an authorization for release of information one time for the duration of the assistance of the program, compared to the previous yearly requirement. (See Page 4 of Attachment 1)

Ms. Beltran-Joshi explained the updates on the small area fair market rents, which are calculated by zip codes and set a voucher amount at the neighborhood area instead of the Phoenix Metro area. She indicated in November of 2023, HUD sent a notice informing the City that Mesa is required and designated to use small area fair market rents for the Housing Choice Voucher program. She noted in January 2025, the requirement will be implemented and will allow eligible families to move to high-opportunity neighborhoods with better schools and low crime rates. (See Page 5 of Attachment 1)

In response to a question from Boardmember Freeman, Ms. Beltran-Joshi said that rents range from \$1,387 for a studio to \$2,745 for a four bedroom. She announced that the payment standard amounts for rents are posted online on the City of Mesa's webpage under Housing.

Ms. Brandon reviewed the program updates and noted that voucher utilization is increasing and more families are receiving assistance. She elaborated that the housing assistance payments are the rent payments that the City pays on behalf of the participants, which have increased annually due to an increase in utilization and higher rents. She stated that the City pays over \$1.8 million per month in rents, and that the average rent paid by the City on behalf of a participant is \$1,039, which has increased 19% in two years. She pointed out that the markets are finally stabilizing in Mesa and the City is not experiencing the large rent increases that it has over the last couple of years. She noted that the landlord support person who is the point of contact for landlords, has worked hard on encouraging landlords to participate in Mesa's programs, which provides more housing opportunities for voucher holders. (See Page 6 of Attachment 1)

Ms. Brandon discussed the landlord incentives to retain and recruit landlords and reported that 57 landlords participated in the program in 2023. (See Page 7 of Attachment 1)

In response to a question from Boardmember Freeman, Ms. Brandon advised that there is always a waitlist and that the waitlist opened in August of 2022. She commented that a purge was recently completed in which an updated letter was sent to everyone on the waitlist to verify their current information. She stated due to the fact that many people had moved, letters were returned and

approximately half of the names on the waiting list will be removed. She anticipates the waitlist to have over 1,000 people when it re-opens.

In response to a question posed by Chairperson Giles, Ms. Brandon stated that there are approximately 1,887 voucher recipients.

Chairperson Giles pointed out that there are housing bills currently pending at the Arizona Legislature and the importance of cities participating in discussions on the housing bills. He explained that cities are involved in the housing industry as they administer the federal plans and collaborate with developers. He acknowledged that the City plays a critical role in housing and needs to be involved at the state and national levels in helping to find solutions since cities are providing the services and have knowledgeable staff who understand the needs in their communities.

In response to multiple questions from Vice Chairperson Heredia, Ms. Brandon replied that Congressman Gallego's office is working on requesting additional housing vouchers for larger cities in Arizona due to the increasing population and the increased need for low-income residents. She indicated she has not received any updates from HUD regarding changes to the administration or service costs; however, she will provide an update after her meeting in a few weeks.

Chairperson Giles thanked staff for the presentation.

3-b. Conduct a public hearing and take action on a resolution approving the City of Mesa Public Housing Agency Annual Plan for FY 2024/2025 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 City of Mesa Public Housing Agency Annual Plan for FY 2024/2025 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, Chairperson Giles declared the public hearing closed.

It was moved by Boardmember Spilsbury, seconded by Boardmember Heredia, that HGB Resolution No. 24-1 be approved.

Upon tabulation of votes, it showed:

AYES – Giles–Heredia–Duff–Freeman–Goforth–Somers–Spilsbury
NAYS – None

Carried unanimously.

4. Adjournment.

Without objection, the Mesa Housing Services Governing Board meeting adjourned at 7:44 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 21st day of March 2024. 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 21, 2024

Mary Brandon, Deputy Director

Rosario Beltran-Joshi, Housing Administrator

HOUSING SERVICES GOVERNING BOARD

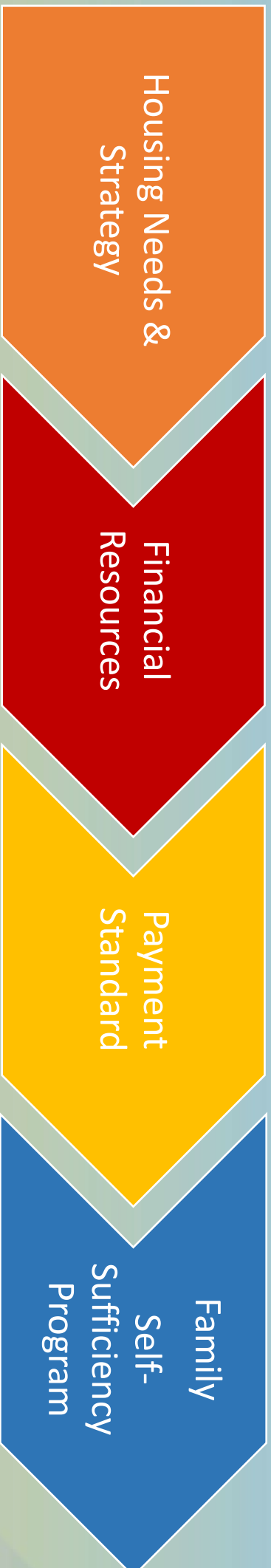


Housing Services PHA Annual Plan:

- ❖ Hear a presentation and discuss the City of Mesa Public Housing Agency Annual Plan for FY 2024/2025 and updates regarding the City of Mesa Housing Choice Voucher Program.



Housing Services Annual Plan:





Administrative Plan Updates:

Policy Changes

Income

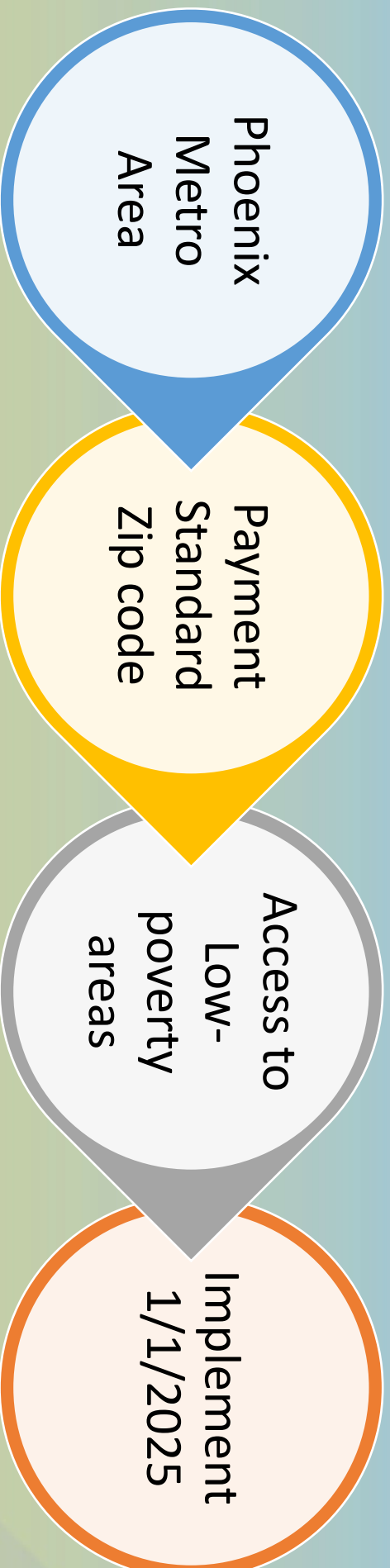
Assets

Eligibility



Administrative Plan Updates:

Small Area Fair Market Rents





Program Updates:

Voucher Utilization

2022
93.5%

2023
94.0%

2024
97.6%*

* As of February 29, 2024

Housing Assistance Payments

2022
\$17.0M

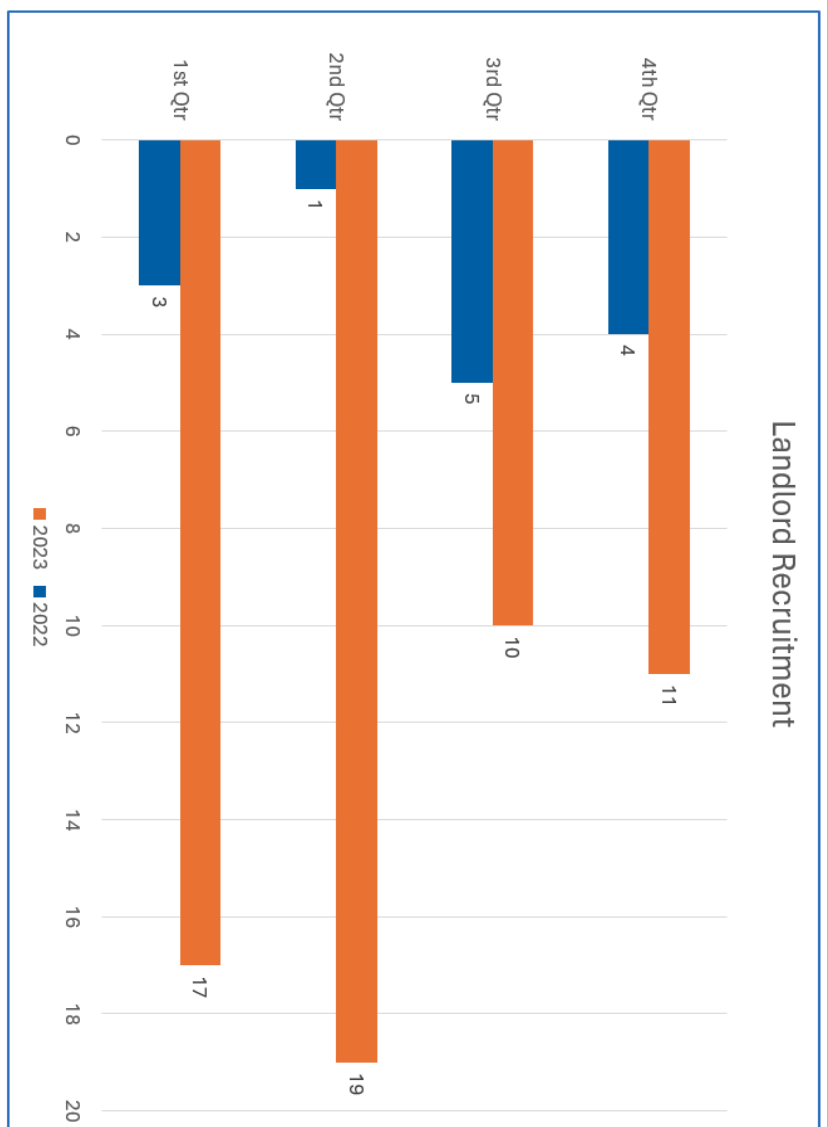
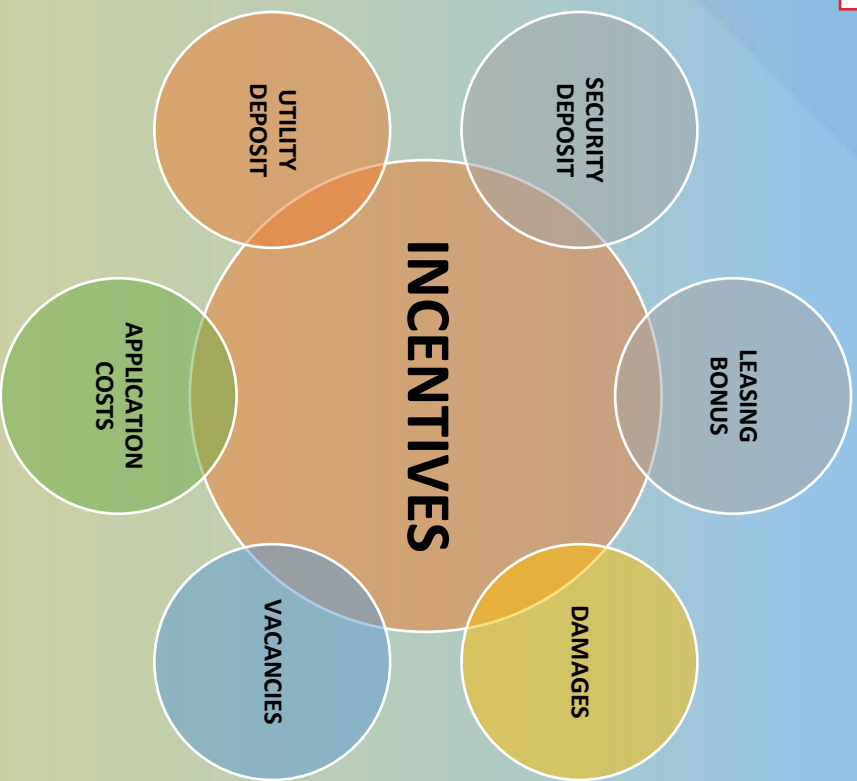
2023
\$21.3M

2024
\$23.4M**

** Annual forecast



Landlord Solutions Program:





Housing Services PHA Annual Plan

- ❖ Conduct a public hearing and take action on a resolution approving the City of Mesa Public Housing Agency Annual Plan for FY 2024/2025 and authorizing the Chairman of the Board to submit the Annual Plan to the U.S. Department of Housing and Urban Development.



Thank you for your Support