

MESA HOUSING SERVICES GOVERNING BOARD

June 25, 2020

The Mesa Housing Services Governing Board of the City of Mesa met via virtual format streamed into the lower level meeting room of the Council Chambers, 57 East 1st Street, on June 25, 2020 at 7:42 a.m.

BOARDMEMBERS PRESENT

John Giles, Chairman*
Mark Freeman, Vice Chairman*
Jennifer Duff*
Francisco Heredia*
David Luna*
Kevin Thompson*
Jeremy Whittaker*

BOARDMEMBERS ABSENT

Gary Nelson

STAFF PRESENT

Christopher Brady
Dee Ann Mickelsen
Jim Smith

(* Boardmembers participated in the meeting through the use of video conference equipment.)

Chairman Giles excused Boardmember Nelson from the entire meeting.

1. Items from citizens present.

There were no items from citizens present.

2. Approval of minutes from the April 9, 2020 meeting.

It was moved by Boardmember Luna, seconded by Boardmember Thompson, that the minutes from the December 5, 2019 Mesa Housing Services Governing Board meeting be approved.

Upon tabulation of votes, it showed:

AYES – Giles-Freeman-Duff-Heredia-Luna-Thompson-Whittaker
NAYS – None
ABSENT – Nelson

Chairman Giles declared the motion carried unanimously by those present.

3-a. Hear a presentation, discuss, and provide direction on updates on the City's Housing Choice Voucher Programs including utilization, funding, and expenditures.

Housing Supervisor Mary Brandon introduced Housing Services Coordinator Rosario Beltran-Joshi who displayed a PowerPoint presentation. **(See Attachment 1)** She commented that the Mesa Housing Authority is seeking support for the nine mainstream vouchers that were allocated for the City of Mesa.

Ms. Brandon stated the Mesa Housing Authority received notice from the Department of Housing and Urban Development (HUD) stating an additional nine mainstream vouchers have been awarded, totaling \$63,645 annually. She mentioned the CARES Act directed HUD to allocate the additional vouchers to those who received vouchers in 2018 and 2019, increasing the total of mainstream vouchers to 137 for the Mesa Housing Authority. She explained mainstream vouchers serve households that include one non-elderly person with a disability between the age of 18 to 61. (See Page 3 of Attachment 1)

Ms. Brandon presented a chart displaying the quarterly update of Housing Assistance Payments (HAP) which are rents paid to the landlords on behalf of participants. She stated the housing utilizations were low in 2019 and increased in 2020 where the HUD-Held Reserves were used. She mentioned rents paid out each month totaled \$1,200,000, and the cost per unit is \$707, which is a 10% to 12% increase from 12 months ago. (See Page 4 of Attachment 1)

Ms. Brandon pointed out the Mesa Housing Authority should be as close to 100% utilization as possible because of how the administrative fee is calculated. She stated the administrative fee is the funding that helps run the programs. (See Page 5 of Attachment 1)

Ms. Brandon presented a chart displaying utilization decreases and HAP increases. She stated with utilization decreasing and rents increasing there is a concern of balance with the housing program. She explained the two reasons as to why rent payments are increasing are market rents are continually rising, and due to pandemic participants losing income, so the Mesa Housing Authority is paying higher rents. She mentioned the Mesa Housing Authority is using HUD-Held Reserves, since there will be a shortage of HAP money. She reported due to COVID-19 the Mesa Housing Authority can apply for funding that will help pay the deficit of the increased rents each month. (See Page 6 of Attachment 1)

In response to a question from Mayor Giles, Ms. Brandon explained no vouchers will be issued until the attrition and utilization of the program decreases. She stated HUD does not want to terminate any assistance.

Ms. Beltran-Joshi provided brief updates to the Veteran's Affairs Program. She noted there are 150 veterans in units and seven veterans currently searching to move into housing units. She reported there has been 21 referrals received in 2020 due to more engagement from the Veterans Affairs (VA). She stated a new landlord is participating in the VA program and would like to continue working with veterans by purchasing additional housing properties. She explained since COVID-19 there has been an increase in homeless veterans. She shared in May 2020 Operation Off the Streets has identified four homeless veterans in Mesa who are now receiving service and housing options. (See Page 7 of Attachment 1)

Ms. Beltran-Joshi mentioned staff conducts monthly outreach to current landlords to provide updates, changes, and to inquire how families are managing during the pandemic. She stated

the Increasing Housing Opportunities in Mesa (IHOM) program continues to offer, promote, educate, and process payments for application fees, administrative fees, vacancy payments, and damages. She reported there has been an increase in expenditures and applications from landlords. (See Page 8 of Attachment 1)

In response to multiple questions from Vice Chairman Freeman, Ms. Brandon explained veterans are referred from the Community Resource Referral Center (CRRC) and the VA. She stated once the veteran is identified, the intake process begins to find out which program the veteran is eligible for, and then the veteran is sent to the housing authorities who have Veterans Affairs Supportive Housing (VASH) Vouchers available.

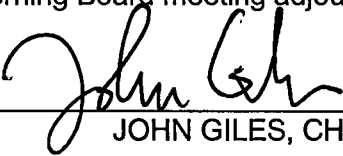
In response to a question from Chairman Giles, Ms. Brandon reported there are 41 VASH Vouchers still available and there is access to additional vouchers when needed.

Ms. Brandon commented the Mesa Housing Authority number for veterans has increased by 11 since April 2020.

Chairman Giles thanked staff for the presentation.

4. Adjournment.

Without objection, the Mesa Housing Services Governing Board meeting adjourned at 7:57 a.m.



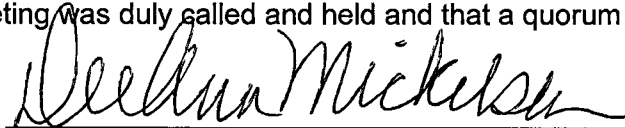
JOHN GILES, CHAIRMAN

ATTEST:



DEE ANN MICKELSEN, 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 meeting of Mesa, Arizona, held on the 25th day of June 2020. I further certify that the meeting was duly called and held and that a quorum was present.



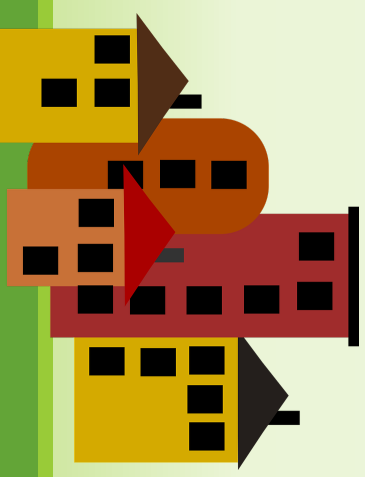
DEE ANN MICKELSEN, CITY CLERK

Housing Services Governing Board

MARY BRANDON

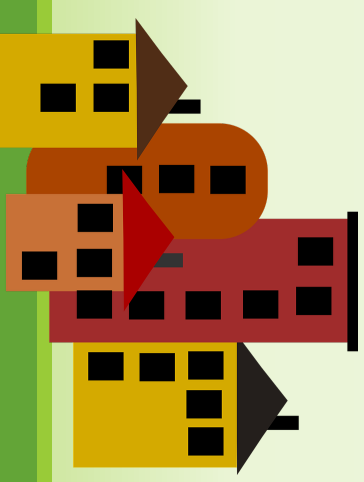
ROSARIO BELTRAN-JOSHI

JUNE 25, 2020



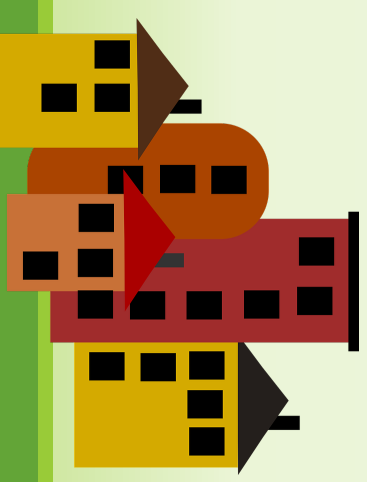
Agenda:

- ❖ **Support for allocation of 9 Mainstream vouchers**
- ❖ **Housing Assistance Payment**
- ❖ **Utilization**
- ❖ **VASH Voucher Program**
- ❖ **Landlord Outreach Program**

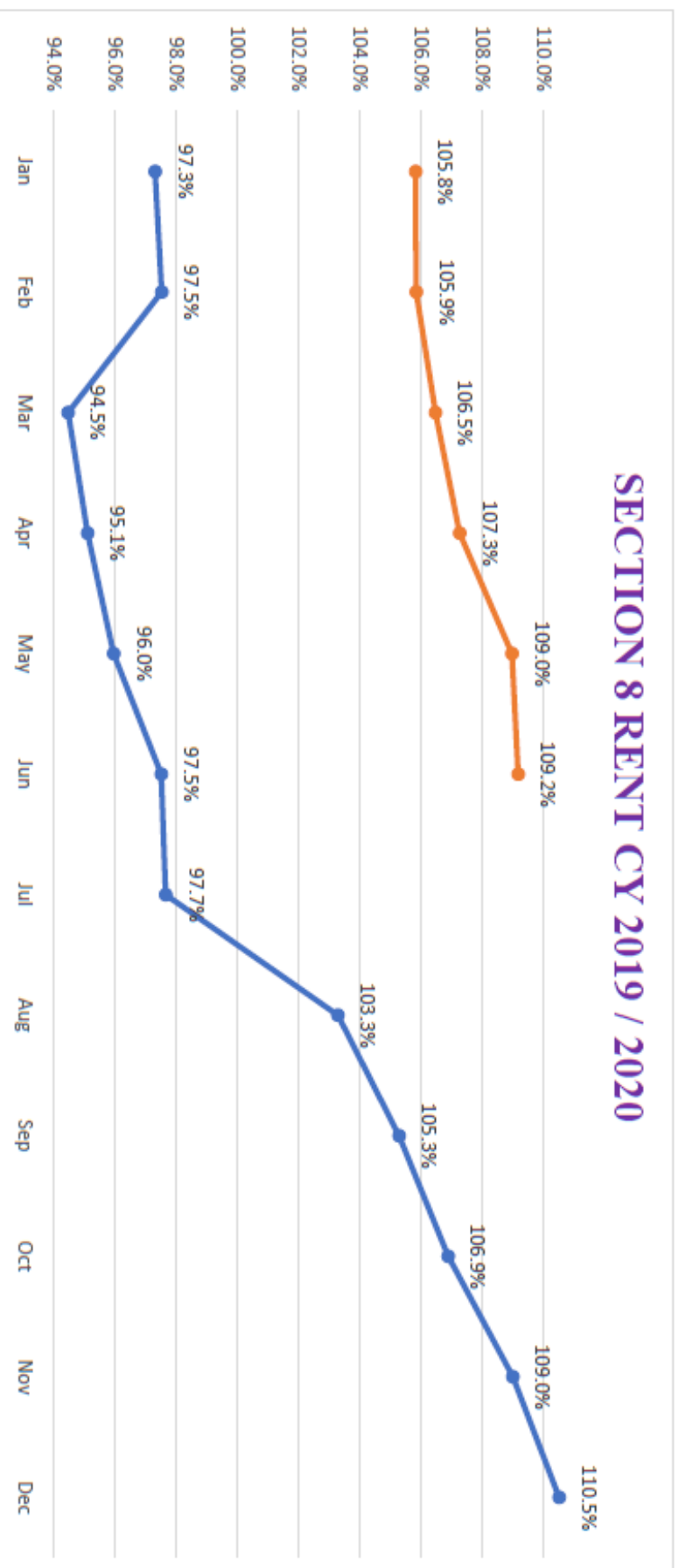


Mainstream Voucher Allocation:

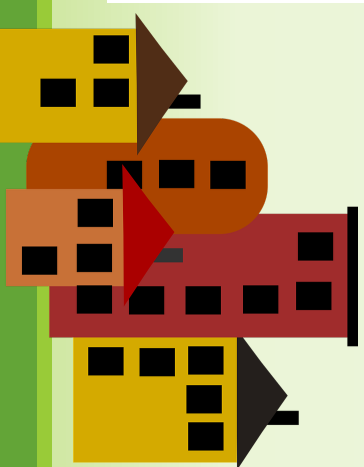
- ❖ MHA was awarded nine (9) Mainstream vouchers in the total amount of \$63,645 annually.
- ❖ The CARES Act directed HUD to proportionally allocate additional Mainstream vouchers to housing authorities that received additional vouchers in 2018 and 2019.



Housing Assistance Payments (HAP):

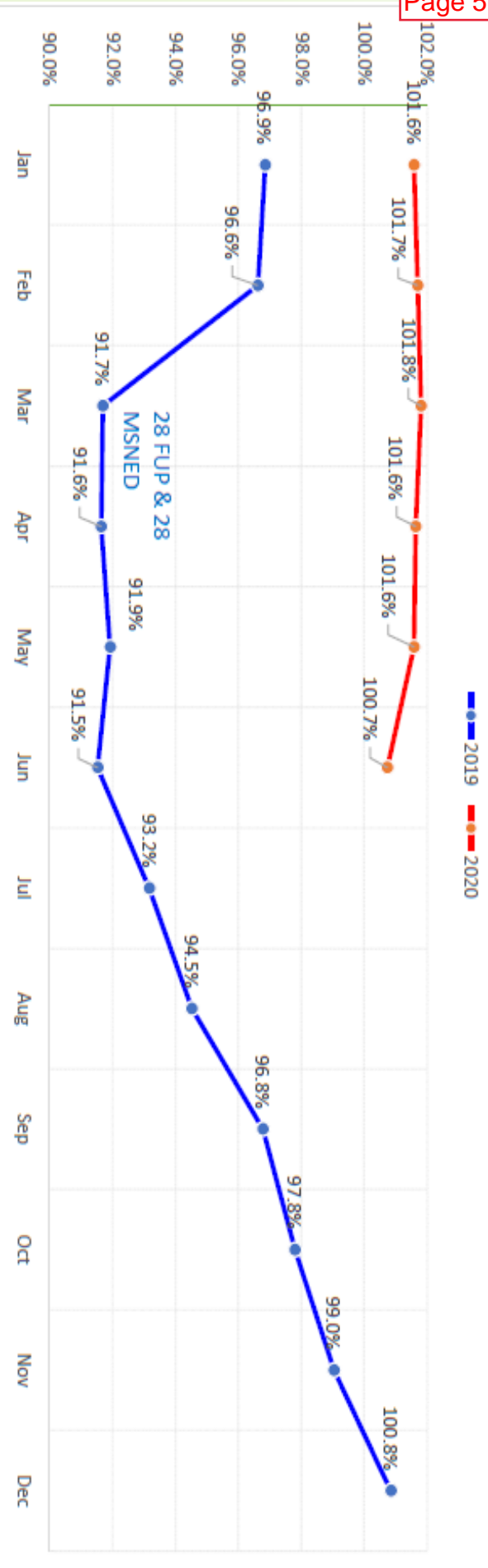


CY2019 HA expenditure was at 100.9%. CY2020 HA expenditure is at the average of 107.3% with the increased budget

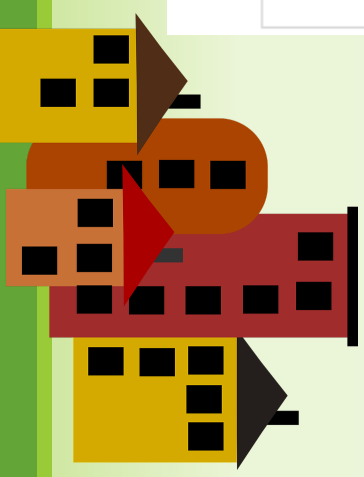


Utilization Report – (voucher in use)

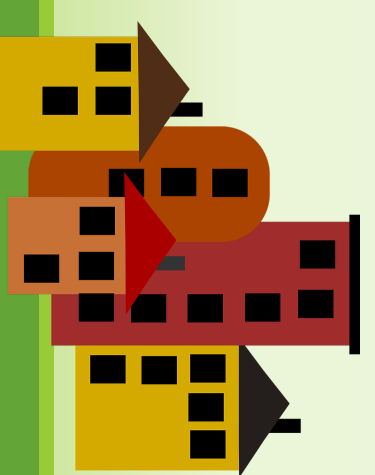
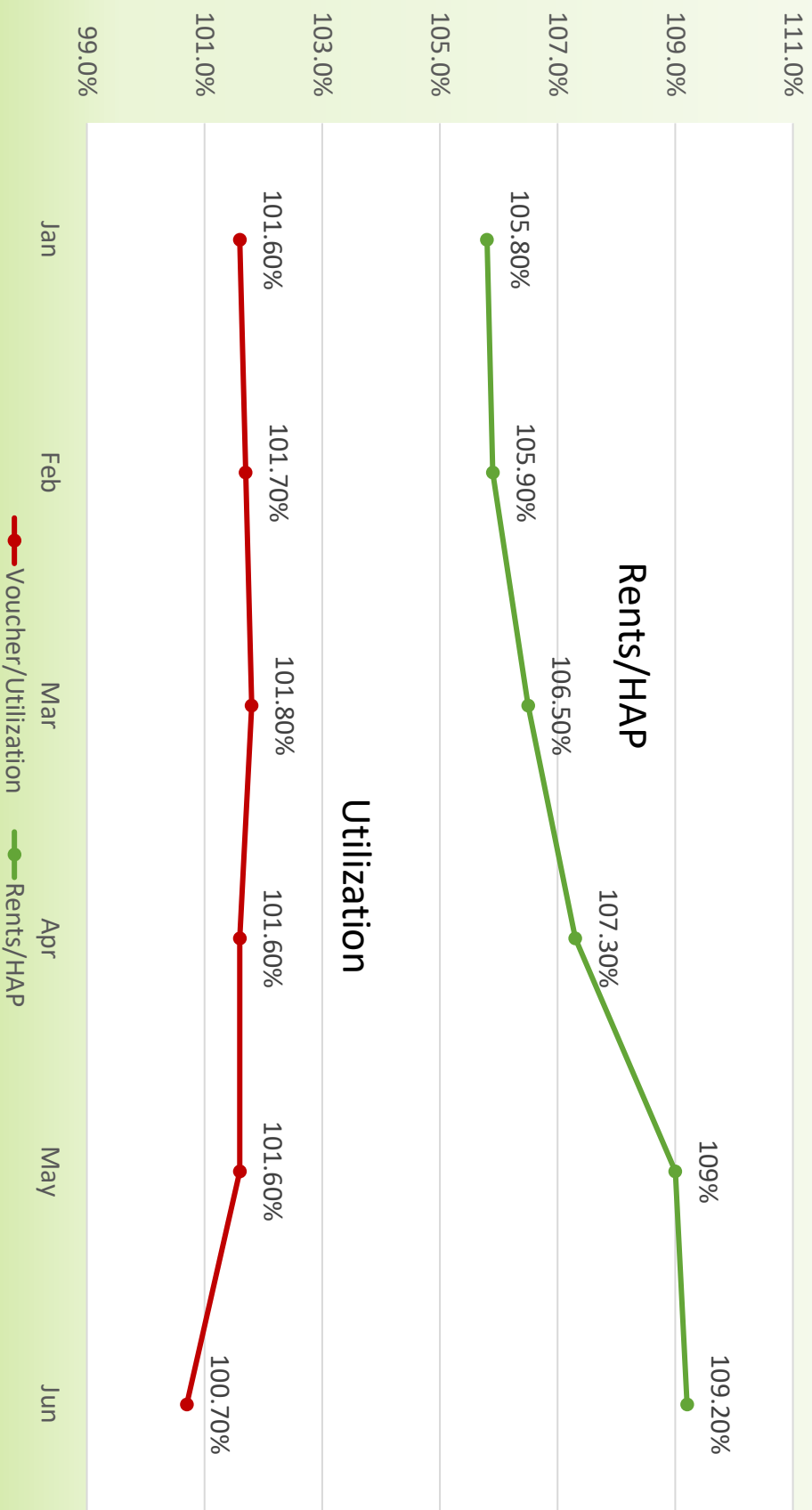
SECTION 8 UNITS CY 2019 / 2020



CY2019 utilization was 95.2%; CY2020 utilization average 101.5% for all 1,771 vouchers



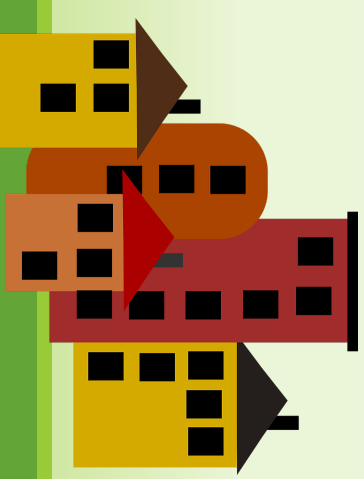
Utilization vs. HAP Report



Veteran's Affair Voucher Update

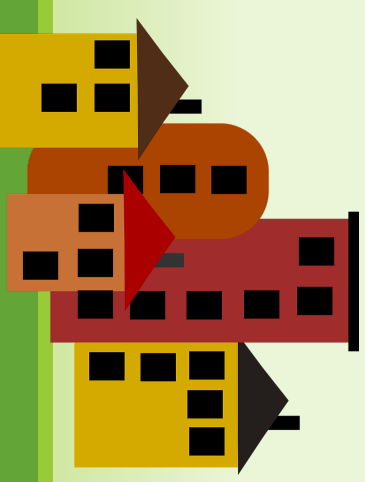


- ❖ **150 Veterans currently housed**
- ❖ **7 searching or ready to move into unit**
- ❖ **Increase of referrals**
- ❖ **More progressive engagement**
- ❖ **An increase of Veteran homelessness**



Landlord Outreach Program

- ❖ Staff outreach to Landlords during the pandemic
- ❖ IHOM Program (SRP-MIC grant)
 - ❖ Application Fees
 - ❖ Administrative Fees
 - ❖ Vacancy Payments
 - ❖ Damages



QUESTIONS?

