



# MESA HOUSING SERVICES GOVERNING BOARD MINUTES

March 13, 2025

The Mesa Housing Services Governing Board of the City of Mesa met in the Study Session room at City Hall, 20 East Main Street, on March 13, 2025, at 7:30 a.m.

BOARDMEMBERS PRESENT	BOARDMEMBERS ABSENT	STAFF PRESENT
Scott Somers, Vice Chairperson Rich Adams Rut Brea De La Vega Jennifer Duff Alicia Goforth Francisco Heredia* Julie Spilsbury	Mark Freeman, Chairperson	Christopher Brady Holly Moseley Jim Smith

(\*Participated in the meeting through the use of video conference equipment.)

Vice Chairperson Somers conducted a roll call.

Vice Chairperson Somers excused Chairperson Freeman from the entire meeting.

Vice Chairperson Somers led a moment of silence in honor of Transportation Director R.J. Zeder, who passed away last week.

Vice Chairperson Somers introduced and welcomed the new Resident Boardmember Rut Brea De La Vega.

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 May 16, 2024.

It was moved by Boardmember Spilsbury, seconded by Boardmember Duff, that the minutes from May 16, 2024, meeting be approved.

Upon tabulation of votes, it showed:

AYES – Somers–Adams–De La Vega–Duff–Goforth–Heredia–Spilsbury  
NAYS – None  
ABSENT – Freeman

Vice Chairperson Somers declared the motion carried unanimously by those present.

3-a. Hear a presentation and discuss the City of Mesa Public Housing Agency 2025-2029 Five Year Plan, Annual Plan for FY 2025/2026, and updates regarding the City of Mesa Housing Choice Voucher program.

Community Services Deputy Director Rosario Beltran displayed a PowerPoint presentation. **(See Attachment 1)**

Ms. Beltran explained the roles and responsibilities of the Mesa Housing Authority and provided an overview of the housing assistance programs that are offered by the Department of Housing and Urban Development (HUD) and administered by the City of Mesa (COM). (See Pages 2 through 4 of Attachment 1)

Responding to a question from Boardmember Duff, Ms. Beltran confirmed that there are currently 390 applicants on the waiting list for the Housing Choice Voucher program, which is approximately a three-year wait period.

Ms. Beltran confirmed that submitting a five-year plan is required by HUD and gives the agency and the COM a progress report of the program. She reviewed the updates made to the programs being offered and gave an overview of each. She highlighted the Family Self-Sufficiency program and pointed out that there were three COM families that graduated from the program this year. (See Pages 5 through 11 of Attachment 1)

In response to a question from Vice Chairperson Somers, Ms. Beltran stated that although there has been scrutiny of these programs at the federal level, the COM has not received any formal information from HUD indicating a reduction in funding. She confirmed that if any changes were made that will impact the COM, the Board would be consulted, and the plan could be revised if necessary.

Additional discussion ensued regarding the parameters and the benefits of each program offered.

In response to a question from Boardmember Duff, Ms. Beltran commented that the emergency vouchers that the COM received during the pandemic are the same as the Housing Choice Voucher program and explained that the program was continued after the pandemic ended.

Ms. Beltran provided an outline of the next steps and action items needed to submit the COM plans for approval.

Vice Chairperson Somers thanked staff for the presentation.

4-a. Conduct a public hearing on the City of Mesa Public Housing Agency's 2025-2029 Five-Year Plan and Annual Plan for FY2025/2026.

Vice Chairperson Somers announced that this is the time and place for a public hearing on the City of Mesa Public Housing Agency's 2025-2029 Five-Year Plan and Annual Plan for FY 2025/2026.

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

4-b. Take action on a resolution approving the City of Mesa Public Housing Agency's 2025-2029 Five-Year Plan and Annual Plan for FY2025/2026 and authorizing the Chairman of the Board to submit the Five-Year Plan and Annual Plan to the U.S. Department of Housing and Urban Development.

It was moved by Boardmember Spilsbury, seconded by Boardmember Duff, that HGB Resolution No. 25-1 be approved.

Upon tabulation of votes, it showed:

AYES – Somers–Adams– De La Vega–Duff–Goforth–Heredia–Spilsbury

NAYS – None

ABSENT – Freeman

Vice Chairperson Somers declared the motion carried unanimously by those present.

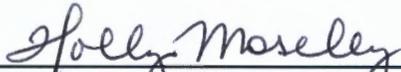
5. Adjournment.

Without objection, the Mesa Housing Services Governing Board meeting adjourned at 7:50 a.m.



SCOTT SOMERS, VICE CHAIRPERSON

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 13<sup>th</sup> day of March 2025. I further certify that the meeting was duly called and held and that a quorum was present.



HOLLY MOSELEY, CITY CLERK



sr  
(Attachment-1)

# Housing Services Governing Board

**Rosario Beltran, Community Services Deputy Director**  
March 13, 2025

# Mesa Housing Services



Hear a presentation about Mesa Housing Services:

- Five-Year Plan for FY 2025/2029
- Annual Plan for FY 2025/2026
- Administrative Plan for FY 2025/2026 and proposed revisions

# Roles and Responsibilities:

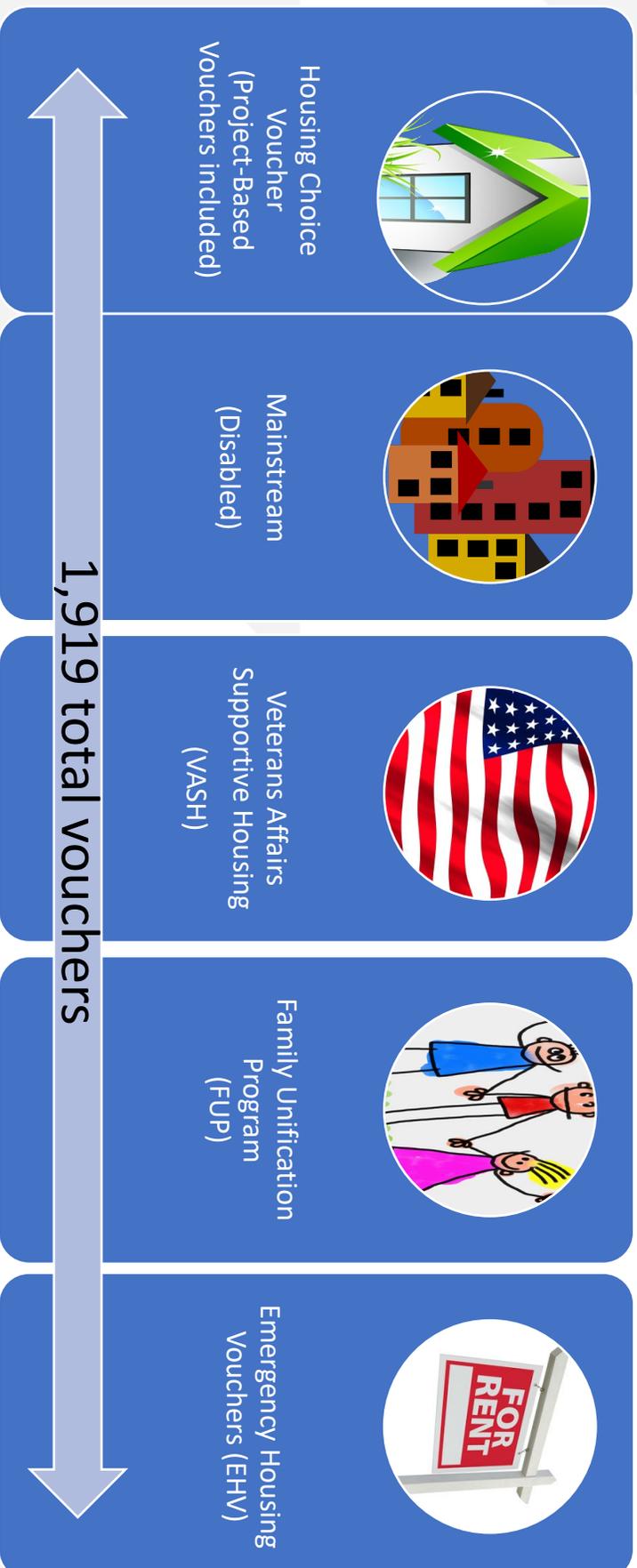
Administer Housing Choice Voucher Program

Ensure Compliance with HUD regulations

Waiting List Management and Eligibility

Partner with Landlords

Remain a High Performing Housing Agency



# City of Mesa Voucher Programs

# Mesa Housing Services

## 5-year Plan and Annual Plan

- ❖ Required by the Department of Housing & Urban Development (HUD)
- ❖ Outlines agency operations and program strategies
- ❖ Progress Report of the program

# Mesa Housing Services Administrative Plan Changes:

- Housing Opportunity Through Modernization Act (HOTMA)

## Income

- Expected Effective Date 7/1/2025

## Assets

- Expected Effective Date 7/1/2025

## NSPIRE Inspections

- Expected Effective Date 10/1/2025

# Small Area Fair Market Rents (SAFMRS)

## Implementation Date:

- Effective January 1, 2025  
12-month notice of reduction required
- Mesa will continue applying “The 2 Year Rule” for changes in rent calculation that could have a negative effect on families by decreasing their subsidy.

## Benefits:

- Provide access to areas of higher opportunities
- Reduces concentration of voucher participants
- Allows the Housing Authority to establish payment standards that better reflect local market variations

# VASH Program Update

**HUD awarded MHA 15 additional HUD VASH vouchers (progress program)**

## VASH Vouchers

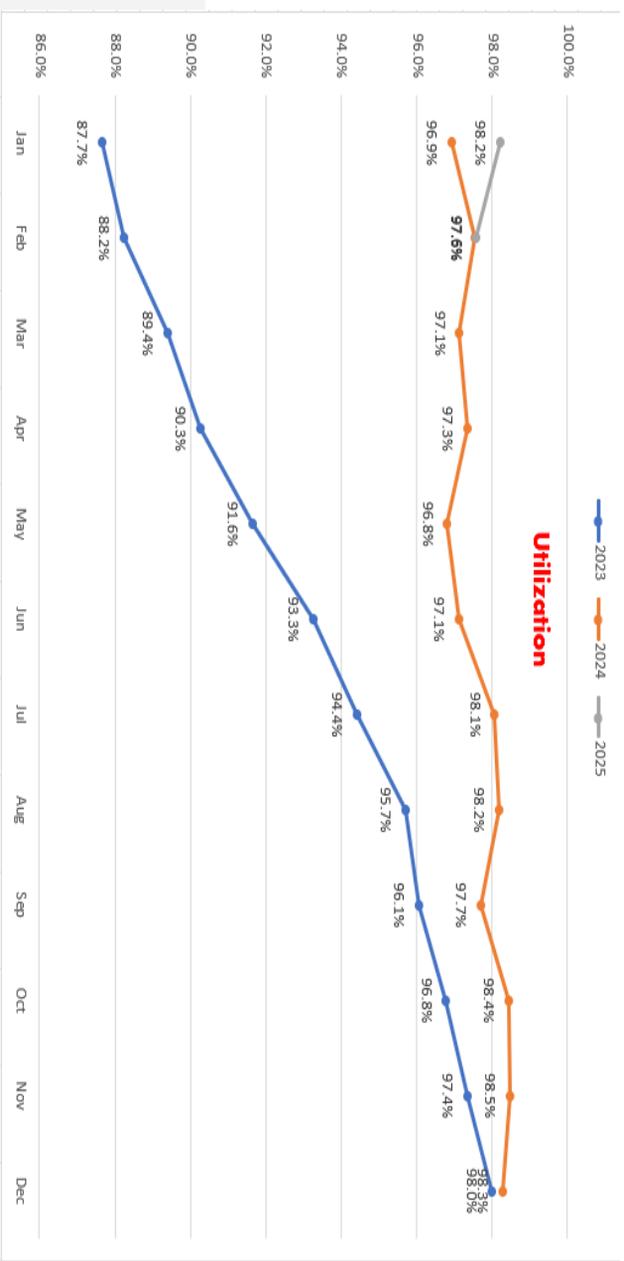
- 2024 – 178 (93% leased)
- 2025 – 176 (85% leased YTD)



# HCV Program Updates

- Voucher utilization  
 2025 – 98% YTD  
 2024 – 97%  
 2023 – 94%

- Housing Assistance Payments  
 2025 - \$26.8 M (forecast)  
 2024 - \$24.5 M  
 2023 - \$21.3 M



# Family Self-Sufficiency Graduation



January 24, 2025

3 Mesa graduates





Questions?

## Action Items

Conduct a public hearing to allow for public comments regarding:

- Mesa Housing Services 2025/2029 Five-Year Housing Plan
- Mesa Housing Services FY2025/2026 Public Housing Agency Annual Plan
- Mesa Housing Services FY2025/2026 Public Housing Agency Administrative Plan

## Action Items:

- Approve revisions and updates to Mesa Housing Services Administrative Plan, which outlines the Mesa Housing Services policies.
- Adopt a resolution approving Mesa Housing Services' 2025/2029 Five-Year Housing Plan and FY2025/2026 Public Housing Agency Annual Plan and authorizing the Chairman of the board or his designated representative to sign and submit to Housing and Urban Development (HUD).