

**Approved Minutes of the Maricopa HOME Consortium Public Meeting
October 17, 2019
9:30 a.m.**

Consortium Members Present:

Karin Bishop, City of Chandler
Melanie Dykstra, Town of Gilbert
Matthew Hess, City of Glendale (Telephonically)
Rachel Milne, Chair, Maricopa County
Jaime Gonzalez, City of Peoria
Michele Payakovich, City of Scottsdale (Telephonically)
Adriane Clarke, City of Surprise (Telephonically)
LeVon Lamy, City of Tempe

Others Present:

Mario L. Aniles, HAMC
Chanchal Singh, HAMC
Regina Marette, Maricopa County
Carissa Cyr, Maricopa County
Lina Alam, Maricopa County
Zelia Miranda, Maricopa County
Naomi Farrell, City of Tempe

1. Call to Order

At 9:36 a.m., Rachel Milne, the Chair, called to order the October 17, 2019 Maricopa HOME Consortium Public Meeting, held in the Roosevelt Room, at 234 North Central Ave., 3rd Floor, Phoenix, Arizona 85004.

2. Roll Call

Regina Marette called the roll and a quorum was established.

3. Approval of Minutes (9/19/19)

Rachel Milne called for a motion to approve the minutes of the September 19, 2019 monthly HOME Consortium Public Meeting. Karin Bishop motioned to approve. The motion was seconded by Jaime Gonzalez and passed unanimously.

4. Maricopa Revitalization HOME Loan-forgiveness discussion

Rachel reminded the Consortium that a request was received from the City of Mesa in late July to forgive a note with the Housing Authority of Maricopa County (HAMC) in the amount of \$570,000 for a scattered site project known as the Maricopa Revitalization Partnership.

Rachel summarized that the project was initially funded when the City of Mesa was a part of the Maricopa County HOME Consortium and that HUD regulations require that entities that leave the Consortium to become an entitlement community must continue to monitor the projects, however all program income derived from these projects is required to be returned to the Consortium for redistribution. Rachel also mentioned that if funds were returned they would be RFP'd to the Consortium, CHDOs or other interested parties.

The discussion revealed a consensus that affordable housing is a crisis in each jurisdiction. The Consortium discussed the possibility of extending the lien and the period of affordability and asked several questions regarding the financial viability of the units in their current state and after HAMC invests an estimated \$250,000 in each property to convert them to duplexes.

After considerable discussion LeVon Lamy made a motion to:

1. Alert Mesa that the Consortium does not recommend forgiveness of the loan
2. Work with Mesa and HAMC on options to pay back the loan in full by January 1, 2025
3. Request Mesa report to the Consortium on its monitoring of the payback and property quarterly
4. Request that the HOME lien remain in the second lien position if HAMC is able to secure financing to convert the units to duplexes.

The motion was seconded by Karin Bishop and passed by seven Consortium members present, noting that Maricopa County and the City of Avondale did not participate in the vote.

5. HOME Consortium 3 Year IGA

Rachel stated that the IGA is pending one city attorney's approval. An email will be sent with a clean version of the IGA as soon as we have full approval of the document. Maricopa County is planning on taking the approved document to the Board of Superiors in June 2020.

6. Update-NCDA Training class-Advanced HOME Underwriting- 20 person minimum

Adriane has submitted a request to NCDA for Advanced HOME training but has not yet received a response. The dates proposed are from March 3rd to March 5th, March 10th to March 12th, or March 25th to March 27th. The third day will cover HOME underwriting. Classes for CDBG are expected to take place in fall 2020.

7. Environmental Review Discussion

At the request of members, Matt will hold a second ER training. The proposed date will be either December 16th, 17th, or the 18th from 9 am to noon. The goal of this training is to ensure all attendees complete a full CEST together. Rachel will send an email once the date and room are confirmed. Jamie requested an update on the Programmatic Agreement. Rachel said that we would have an update and timeline at the next meeting.

8. Consortium Member Updates

- Matt announced the City of Glendale will have 3 new employees and are excited to be fully staffed in the next two weeks.
- Karin stated the City of Chandler is a ZoomGrants user and recently combined the GF and HOME & CDBG fund templates. This change has not only allowed for financial savings but the City is now taking advantage of utilizing branching activities, and have streamlined the application process. A PDF version of the new application will be posted to the City's website next week.
- Regina announced the CHDO application is available online. It is due December 6th. Regina will provide a timeline to the CHDO Review Subcommittee members - Jaime and Matt.
- Rachel announced Maricopa County's grant proposal to HUD for lead hazard reduction and healthy homes was approved for \$1.8 million. A lead based paint reduction program will begin in the next couple months in 4 target areas to include Gila Bend, Guadalupe, Tolleson, and Youngtown.
- Carissa provided a brief Con Plan update and stated the public participation for input has been completed. The survey has also closed. The responses will be reviewed, compiled and shared once completed. The Consultant WES is expected to present the draft Con Plan as well as the AI at the January Consortium meeting.
- Regina reminded the Consortium that quarterly reports are due.
- In an attempt to close out grant years, Regina announced that HUD is planning to review the vacant unit report in IDIS. She's confirmed there are 145 vacant units that have been recorded over the last 25 years that range from 1994 to 2007. A majority of the units are located in Chandler, Scottsdale, and Tempe. Regina will send individual reports with IDIS numbers that need to be reviewed.

9. Call to Public

The public had no comment.

10. Adjournment

There being no other business, the Chair entertained a motion for adjournment by Melanie Dykstra and seconded by Karin Bishop. The motion passed unanimously. The meeting was adjourned at approximately 11:05 a.m. The next scheduled public meeting will be 11/21/2019 unless there are no discussion items, in which case it will be cancelled. If there are a limited number of agenda items the meeting will be held telephonically.

Respectfully submitted,

A handwritten signature in black ink, appearing to be the initials 'ZM' in a stylized, cursive font.

Zelia Miranda, Recording Secretary