

**Approved Minutes of the Maricopa HOME Consortium Public Meeting**  
**August 15, 2019**  
**9:30 a.m.**

Consortium Members Present:

Sandy Lopez, City of Avondale (telephonically)  
Karin Bishop, City of Chandler  
Robert Kropp, Town of Gilbert  
Matthew Hess, City of Glendale  
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  
Carissa Cyr, Maricopa County  
Regina Marette, Maricopa County  
Lina Alam, Maricopa County  
Zelia Miranda, Maricopa County  
Adam Johnson, City of Peoria  
Elizabeth Garcia, City of Tempe

**1. Call to Order**

At 9:32 a.m., Rachel Milne, the Chair, called to order the August 15, 2019 Maricopa HOME Consortium Public Meeting, held in the Roosevelt Room, at 234 North Central Ave., 3<sup>rd</sup> Floor, Phoenix, Arizona 85004.

**2. Roll Call**

Regina Marette called the roll and a quorum was established.

**3. Approval of Minutes (7/18/19)**

Rachel Milne called for a motion to approve the minutes of the July 18, 2019 monthly HOME Consortium Public Meeting. Matthew Hess motioned to approve. The motion was seconded by LeVon Lamy and passed unanimously.

**4. Maricopa Revitalization HOME Loan-forgiveness request of \$570,000**

Rachel notified 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.

The City of Mesa was previously a member of the Consortium and is responsible for continuous monitoring of every project undertaken while they were a part of the HOME Consortium. Per HUD regulations, all program income earned on activities while the City was a member of the Consortium must be returned to the Consortium for reallocation.

HAMC has not made any payments on the loan to date which was due in July of 2018. In a letter from Liz Morales, Director of Housing and Community Development for the City of Mesa, she states that the City considered extending the Promissory Note, but because the extension would require ongoing monitoring and compliance that the City would like to forgive the note.

Mario L. Aniles, HAMC Director of Finance and Portfolio Management, gave an overview of the background of the project and its current status. He explained the Maricopa Revitalization Project is a scattered site development of 22 single family properties that has reached its 15 year term under the low income housing tax credit affordability period. The properties have a Land Use Restriction for an additional 15 years and will remain affordable for the extended time frame. The initial financing plan included \$570,000 of HOME funds which is requested to be forgiven in order to allow the funds to be used to help the property remain stable over the next 15-20 years.

HAMC is currently restructuring the property and reviewing options to ensure it is financially stable. Mr. Aniles mentioned HAMC has explored several options which include repayment, forgiveness, or possibly extending the payment, but he expressed that HAMC does not have the resources to pay the note at this time.

Mr. Aniles clarified that project was originally 35 units, but that 13 of the original 35 properties were converted through the RAD program and now utilize project based vouchers. The remaining 22 units are affordable tax credit units. No loan payment was made by HAMC when the 13 units were converted to RAD.

The Consortium members have asked HAMC to provide pro-forma based on a 15 year term, 20 and 30 year terms. The Consortium also requested a copy of HAMC's Capital Improvement Plan, most recent financial statements, the most recent broker's opinion or an appraised value on the properties, as well as clarification on whether the debt would be in 3<sup>rd</sup> or 6<sup>th</sup> position. Rachel requested that HAMC provide the documents in two weeks so that they can be reviewed prior to the next HOME Consortium meeting.

#### **5. HOME Consortium 3 Year IGA**

Rachel stated that the attorneys for Maricopa County and the City of Glendale have not yet connected to review the indemnification language in the agreement. Once completed, the final document will be available for all councils to review. The goal is to have board and council approvals by February 2020.

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

Rachel informed the Consortium that NCDA is offering an Advanced HOME training. The agenda and price sheet were provided in the packet for review. Both Maricopa County and the City of Surprise are interested in hosting the training. Rachel and Adriane will discuss which location will be most beneficial, as well as timeframes.

#### **7. CAPER**

Carissa sent out the annual request during the 3<sup>rd</sup> week of July and has only received a response from the Town of Gilbert. She asked the other members to please submit and noted that the due date is August 16, 2019.

Rachel announced that the HOME Consortium Analysis of Impediments to Fair Housing (AI) Public Hearing will be held on Thursday, August 29<sup>th</sup>, 2019 at 1 P.M. in the Roosevelt Room, at 234 North Central Ave., 3<sup>rd</sup> Floor, Phoenix, Arizona 85004. She invited members to join and noted that Realtors and fair housing stakeholders will also be invited to attend.

#### **8. Environmental Review Discussion**

Rachel stated that environmental review discussions will remain a standing agenda item and acknowledged that a request for a second ER training was received, possibly to be held in late September or early October.

There was mention that there may also be a HUD held training in Phoenix sometime in the fall.

**9. Consortium Member Updates**

- Jamie introduced Adam Johnson as the new City of Peoria Community Engagement Coordinator.
- LeVon shared that the City of Tempe's Down Payment Assistance Program is on hold indefinitely.
- Regina asked for members to consider volunteering for the CHDO Subcommittee next month. However, if there is a CHDO applying for funding in your community, you will not be able to volunteer.
- Rachel mentioned that she heads the ESG Committee at the CoC. The Committee is in process of morphing the ESG Committee into a federal funded local government type of group. An invite from Julie Montoya at MAG will be sent to each Consortium members to attend the quarterly meetings.

**10. Call to Public**

The public had no comment.

**11. Adjournment**

There being no other business, the Chair entertained a motion for adjournment by Karin Bishop and seconded by Jaime Gonzalez. The motion passed unanimously. The meeting was adjourned at approximately 10:17 a.m. The next scheduled public meeting will be 9/18/2019 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,

Zelia Miranda, Recording Secretary