

Draft Minutes of the  
Maricopa HOME Consortium Public Hearing and Public Meeting  
January 15<sup>th</sup>, 2025, 9:30 am (held virtually)

Consortium Members Present:

Jamie Macfarlane, Chair, Maricopa County  
Matthew Hess, City of Glendale  
Alexia Grady, City of Avondale  
Linda Aryes, Town of Gilbert  
Karin Bishop, City of Chandler  
Adam Lane, City of Surprise  
Jessica Gonzalez, City of Tempe  
Chad Beougher, City of Scottsdale

Others Present:

Mary Witkofski, City of Scottsdale  
Regina Marette, City of Avondale  
Sandy Macias, City of Peoria  
Chad Beougher, City of Scottsdale  
Brandon Bruce, City of Tempe  
Christina Panaitescu, City of Goodyear  
Melissa McNeal, City of Scottsdale  
Jessica Weber, City of Surprise  
Elizabeth Garcia, City of Chandler  
Raymond Byrnes, City of Chandler  
Noel Schaus, City of Tolleson  
Stephanie Brewer, Newtown  
Alisia Fiorini, ARM of Save The Family  
Trula Breuninger, Native American Connections  
Ty Lorts, Sustainable Home Improvement Loans of Arizona  
Tana Nichols, Habitat for Humanity  
Debra Bradley, Habitat for Humanity  
Olumide Said, Trellis  
Autumn Grooms, Trellis  
Jennifer Jennings, Native American Connections  
Lisa Roth, Native American Connections  
Theresa Perkins, Native American Connections  
Shandor Collins, Member of the Public  
Erich Chatham, Civitas  
Emily Garcia, Maricopa County  
Vanessa Bocanegra, Maricopa County  
Gladys Vega, Maricopa County  
Stephanie Torigian, Maricopa County  
Lisa Romo, Maricopa County  
Tamara Bridwell, Maricopa County  
Jose Anca, Maricopa County

## **Public Hearing**

*The Maricopa County HOME Consortium public hearing was called to order at 9:33am and is for the purpose of obtaining citizen input and comment on the draft Maricopa County HOME Consortium PY2026-PY2027 Annual Action Plan (AAP). No members of the public commented. The public hearing adjourned at 9:36am.*

## **Public Meeting**

### **1. Call to Order**

Jamie Macfarlane called the meeting to order at 9:37 a.m.

### **2. Roll Call**

Mahalia Munalem called the roll, and quorum was established.

### **3. PY26 CHDO Presentations**

Jamie Macfarlane from Maricopa County prefaced the presentations by asking for volunteers for the CHDO Sub-committee. Linda Aryes from Gilbert and Christina Painetescu from Goodyear volunteered to sit on the sub-committee. Jamie then introduced the presenters.

#### Habitat for Humanity Central Arizona

Debra Bradley presented on behalf of Habitat for Humanity Central Arizona. They focus on Affordable Homeownership and have a stringent qualification process including having a willingness to partner with Habitat, are in need of better housing, and are able to pay an affordable mortgage. Homes are sold at below-market prices to income-qualified buyers, includes resale restrictions to maintain affordability, and includes a 99-year ground lease, ensuring the homes will remain affordable and owner occupied. Their proposed project is for a single family detached affordable home in partnership with the City of Avondale. The qualified buyer will be 30-80% AMI. The requested amount is \$325,000 with the minimum amount needed to move forward \$125,000.

#### Trellis

Autumn Grooms kicked off their presentation by giving an overview of Trellis. The proposed project is a new owner occupied 1500 sq ft manufactured home in the City of Avondale. The target is income eligible household with a preference for a veteran household. Oluminade continued the presentation by breaking down the fund contributions, with the City of Avondale contributing \$100,000 in the form of a land contribution and an additional \$10,000 in the form of down payment assistance and Trellis contributing free HUD -Certified Homebuyer Education, Financial Literacy Classes, and access to additional down payment assistance programs through Trellis partnerships. They are requesting \$370,228 from HOME.

#### Newtown CDC

Stephanie Brewer presented on behalf of Newtown CDC. The proposed project is for 3 properties in what is being called the Carwash site in Peoria near the downtown area, with their Phase 1 already completed. The City of Peoria currently owns the lot, The proposed units are as follows: unit A – 1,225 sq ft single floor 3-bedroom 2 bath house with a 2-car garage that can be converted to an ADA accessible unit. Unit B (2 units) – 1,440 sq ft 2 story unit with 3 bedrooms and 2.5 bathrooms with a 2-car garage and only the 1<sup>st</sup> floor being accessible. These will all be put in the Community Land Trust with a 99-year renewable ground lease and will be 80% AMI. The HOME ask is \$672,000, with the minimum to move forward being \$300,000.

#### Native American Connections

Jennifer Jennings presented the Surprise Workforce Housing Proposal. This project will be expanding the Workforce Housing in Surprise and has CDBG funds invested in it currently. These will be scattered sites in order to speed up the process and use the already available home stock in surprise. The homes will be rented to families at 80% AMI or below, ensuring the homes stay available for Workforce Housing and provide long-term affordable housing. The HOME ask is \$381,000 to purchase 1 additional unit this year, as this is a multi-year project.

#### ARM of Save the Family

Allisia Fiorini presented on behalf of ARM of Save the Family. She began by introducing ARM of Save the Family and what they do. They primarily serve a population between 30%-60% AMI, are formerly homeless or exiting shelters, single mothers with small children with many surviving trauma or domestic violence. The proposed project is for the acquisition and rehabilitation of 1 existing 3-bedroom single family home in the unincorporated areas of East Mesa to be rented, with the HOME ask being \$327,293.

#### 4. Presentation on HOME Final Rule 2025 TBRA changes

Erich Chatham gave an overview of the revisions on Tenant-Based Rental Assistance (TBRA), which must be implemented by April 2026. The presentation included updates to items such as Rental Assistance Agreements, Income Recertifications, the addition of Hardship Exceptions, Accepted Determinations, and Housing Inspection Standards. A copy of the presentation and list of resources were sent out to the HOME Consortium.

#### 5. Planning Update: PY2026 Annual Action Plan

Jamie Macfarlane from Maricopa County updated the Consortium on the status of the Annual Action Plan, with the schedule request having gone out recently. The earliest allocations could be received is the end of March. Stephanie Torigian from Maricopa County sent out the request for contributions on Tuesday, February 13<sup>th</sup> with a due date of February 20<sup>th</sup>. Jamie Macfarlane emphasized the importance of making contingency plans for both higher and lower amounts due to Tempe expressing their intention on exiting the consortium, meaning their Program Year 2026 funding will be on the table to be reallocated.

#### 6. 3-year HOME Consortium IGA

Jamie Macfarlane from Maricopa County updated the Consortium on the current status, with an email containing the amendment on Goodyear and the updated schedule for the IGA process having gone out on Wednesday, January 14<sup>th</sup>. Responses regarding receipt of the email are still needed from Gilbert, Glendale, Peoria, and Surprise. Letters of Intent are being sent out on January 30<sup>th</sup> and are due back on February 18<sup>th</sup>. The letters are mailed to the mayor and emailed to the City Manager and Program Staff. This process is being expedited due to Tempe expressing their interest in leaving the Consortium. The decision is not considered final until they submit their intent to not participate, which will not affect the auto renewal. As exit details are solidified, they will be shared with the rest of the consortium.

#### 7. Updates

Jamie Macfarlane updated the Consortium on the status of the PI and Match monitoring that will be done for each member, with more details going out as they become available. Quarterly reports are due on January 15<sup>th</sup>, if they have not been submitted, they need to be submitted as soon as possible. Jamie Macfarlane sent out the HOME Consortium Financial Summary for review January 14<sup>th</sup>. The Consortium can expect the discussion of the summary to be on future agendas. Mahalia Munalem from Maricopa County added HOME ARP Quarterly Reports are due no later than January 30<sup>th</sup>.

#### 8. Roundtable

Avondale – Regina Murette mentioned they were working on their Annual Plan with their Public Comment period beginning February 2<sup>nd</sup>. City of Chandler – Karin Bishop shared they are scheduled to complete the Villas on McQueen project on May 12, 2026. Town of Gilbert – Linda Aryes had nothing to share. City of Glendale – had to leave the call before the round table. City of Peoria – Sandy Macias had nothing to report. City of Scottsdale – Chad Beougher had no new updates. City of Surprise – Adam Lane shared they will be closing their TBRA program and moving into Acquisition Rehab. City of Tempe – Brandon Bruce shared Tempe has expressed their intent to leave the consortium and the significant staffing changes over at Tempe. The new points of contact for HOME are Jessica Gonzalez and Brandon Bruce.

#### 9. Call to the Public

Jamie Macfarlane called for comments from the public. No members of the public provided comments.

**10. Adjournment**

There being no other business, the Chair entertained a motion for adjournment. Adam Lane from the City of Surprise motioned for adjournment. Karin Bishop from the City of Chandler seconded the motion. The motion passed unanimously. The meeting was adjourned at 11:06 a.m.

Respectfully submitted,

Vanesa Bocanegra  
HCD Management Assistant

DRAFT