

Draft Minutes of the
Maricopa HOME Consortium Public Meeting
February 19th, 2026, 9:30 am (held virtually)

Consortium Members Present:

Jamie Macfarlane, Chair, Maricopa County
Trilese DiLeo, City of Glendale
Alexia Grady, City of Avondale
Linda Aryes, Town of Gilbert
Karin Bishop, City of Chandler
Adam Lane, City of Surprise
Brandon Bruce, City of Tempe
Chad Beougher, City of Scottsdale
Jaime Gonzalez, City Peoria

Others Present:

Sandy Macias, City of Peoria
Jessica Gonzalez, City of Tempe
Christina Panaitescu, City of Goodyear
Melissa McNeal, City of Scottsdale
Jessica Weber, City of Surprise
Elizabeth Garcia, City of Chandler
Noel Schaus, City of Tolleson
Cindy Schrieber, City of Glendale
Jessica Rapp, City of Scottsdale
Ty Lorts, Sustainable Home Improvement Loans of Arizona
Heather Grant, City of Glendale
Mahalia Munalem, Maricopa County
Emily Garcia, Maricopa County
Vanessa Bocanegra, Maricopa County
Stephanie Torigian, Maricopa County
Tamara Bridwell, Maricopa County
Jose Anca, Maricopa County

Public Meeting

1. Call to Order

Jamie Macfarlane called the meeting to order at 9:33 a.m.

2. Roll Call

Mahalia Munalem called the roll, and quorum was established.

3. Approval of Minutes

Jamie Macfarlane called for a motion to approve the minutes of the December 18th, 2025 and January 15th 2026 HOME Consortium meeting minutes. Adam Lane from City of Surprise motioned to approve the minutes, Trilese DiLeo from City of Glendale seconded the motion. The motion passed unanimously.

4. Approval of the CHDO Subcommittee Funding Recommendations

Jamie started by thanking the subcommittee for all their work in reviewing, scoring, and making their recommendations on the CHDO applications. There was a total of 5 applications, 2 of which were from new

organizations. The total funding amount was \$1,028,335 which was made up of the PY26 allocation and a portion of the PY24 funding that needed to be reallocated. The scoring was as follows from highest to lowest: Trellis, Newtown CDC, Native American Connections, ARM of Save the Family, and Habitat for Humanity. The subcommittee's recommendations were as follows: Newtown CDC's Peoria Car Wash site to receive \$300,000, Trellis for the Avondale manufactured home infill development home buyer project to receive \$358,335 if they proceed with the 4 bedroom home, should they proceed with a 3 bedroom home, their award will be reduced to \$327,293, Native American Connections Surprise Workforce Housing Acquisition Rehab for rental to receive \$370,000. The contingencies were recommended as follows: if the PY26 allocation is higher, Newtown CDC to receive the additional funds, if it is lower, the funds will be removed from Newtown CDC.

There was a discussion amongst the Consortium members which resulted in the following three recommendations for a total of four recommendations:

- 1) The CHDO Subcommittee's recommendation described above
- 2) Newtown CDC's Peoria Car Wash site to receive \$533,335, Trellis' Manufactured Home Development to receive \$233,335.00, Habitat's infill single family home to receive \$125,000, Native American Connections Surprise Workforce Housing Acquisition Rehab for rental to receive \$370,000
- 3) Newtown CDC's Peoria Car Wash site to receive \$300,000, Avondale's infill single family home to receive \$125,000, Native American Connections Surprise Workforce Housing Acquisition Rehab for rental to receive \$370,000
- 4) Newtown CDC's Peoria Car Wash site to receive \$450,000, Native American Connections Surprise Workforce Housing Acquisition Rehab for rental to receive \$578,335

Adam Lane from the City of Surprise made a motion to approve recommendation #4, Jaime Gonzalez from the City of Peoria seconded the motion. The Consortium did a roll call vote 3-6 in favor and the motion failed to carry. Karin Bishop from the City of Chandler made a motion to approve recommendation #1, Alexia Grady from the City of Avondale seconded the motion. The Consortium did a roll call vote 7-2 in favor and the motion to approve recommendation #1 from the CHDO Subcommittee passed.

5. Planning Update: PY2026 Annual Action Plan

Jamie Macfarlane from Maricopa County updated the Consortium on the status of the Annual Action Plan and notified members the schedule request had gone out recently. Allocations will be received by April 3rd from HUD for CDBG, HOME, and ESG funding. Stephanie Torigian sent out a request for contributions that are due on February 20th and shared 3 have already been received. Jamie emphasized the need for contingency plans especially since, due to Tempe departing from the Consortium, there is potential there will be additional funds available.

6. 3-year HOME Consortium IGA

Jamie Macfarlane from Maricopa County updated the Consortium on the status of the 3-year HOME Consortium IGA. The County is still collecting amendments to add Goodyear to the Consortium. Jamie Macfarlane confirmed with each member that the council dates they anticipated were still on track. Everyone confirmed except the City of Tempe, who said they would have to follow up later. Jamie Macfarlane reminded the consortium that if Tempe's intent letter states they will be departing from the Consortium, their departure will not affect the autorenewal process. The final details of Tempe's departure are still unavailable but will be shared once they have been solidified. The County is also going to begin working on the Con Plan amendment that will remove Tempe and add Goodyear.

7. Home Consortium Performance and Compliance

The County sent out a Financial Summary based on current reimbursement submittals. There were a few additions to the document, including 'Amount Drawn Since Last Report' and 'Expenditure by Program Year'. Karin from City of Chandler shared updates on upcoming draws that would reduce their balance significantly. The County encouraged other Members to share similar news during the roundtable.

Civitas has been monitoring Program Income and Match and have prepared some guides that will be shared with the Consortium soon. To complement these efforts, the County is in the process of preparing a Program

Income reconciliation. The County will provide each consortium member with information from the Annual Action Plans and previous Program Income draws that have been submitted. The Consortium will be asked to verify by reviewing their records. The goal is to ensure program income is accurate moving forward.

8. Updates

Jamie Macfarlane gave the Consortium some general updates. She reiterated that PY26 allocations are expected April 3rd. The County will be working diligently to get the HOME allocations out as quickly as possible. Jamie also brought up that IDIS was having issues in January with vouchers being created but then disappearing. She recommended everyone double check any vouchers submitted in January to make sure they actually hit the system. Everyone is still awaiting guidance on the SAVE system from HUD. NCDCA hosted a webinar recently with some grantees emailing the multi-family email address to get direct access to SAVE without having to do the Memorandum of Agreement (MOA), while others went through the MOA process. Jamie also mentioned that the FY24 max subsidy limits are still being used since the new limits have not been published. Jamie reminded the Consortium that CDBG PY19 and HOME PY18 funds will be expiring soon. CDBG grant closeout is now live in IDIS, and Jamie recommended the Consortium take the time to get those done due to the impact on records retention. The last update was on the SharePoint page that Maricopa County has been working on for the Consortium. The list of Consortium members that will need access is being compiled to provide County IT to get set up.

9. Roundtable

City of Avondale – Alexia Grady mentioned they were zoning their Habitat Infill project. The zoning meeting will be on March 6th and will be rezoned to a Historic Avondale Infill Overlay which will allow more to be done. The Trellis Infill Project is anticipating the property to go the escrow soon which will then allow them to purchase the home. The TBRA program is also going well, but the Down Payment Assistance program is going a little slow. City of Chandler – Karin Bishop shared they are 93% completed with their Villas on McQueen project and the power has officially been turned on. Gorman has submitted a reimbursement request and Chandler is working through that with them. Town of Gilbert – Linda Aryes will be launching their NOFA on March 1st. She also shared they will be having their East Valley Community Impact Day on March 4th in collaboration with Gilbert, Chandler, Mesa, and Tempe at Gilbert Redemption. City of Glendale – Trilese shared they are transitioning their TBRA program in house and it will no longer be run by a subrecipient. City of Peoria – Jamie Gonzalez shared they have an acquisition for their PY23 funding occurring by then end of this month and they are working on getting the TBRA program up and running. City of Scottsdale – Chad Beougher mentioned they were operating their TBRA program in house and will have a draw coming up. He also shared they will be putting out an RFP in the next 30 days for a TBRA program in partnership with Scottsdale Unified School District. City of Surprise – Adam Lane reminded the Consortium they will be winding down their TBRA program and moving into the Workforce Housing program. They are closing on their first unit on February 24th. City of Tempe – Brandon Bruce shared Tempe has been working on the TBRA program. He also shared as their departure comes closer, Tempe plans to work with the County to make sure the financials are in line as well as the monitoring for current projects still in the affordability period.

10. Call to the Public

Jamie Macfarlane called for comments from the public. Ty Lorts from Sustainable Home Improvement Loans of Arizona (SHILA) introduced the organization and expressed interest in exploring ways they can collaborate with the consortium members.

11. Adjournment

There being no other business, the Chair entertained a motion for adjournment. Trilese Dileo from the City of Glendale motioned for adjournment. Karin Bishop from the City of Chandler seconded the motion. The motion passed unanimously. The meeting was adjourned at 10:59 a.m.

Respectfully submitted,

Vanesa Bocanegra
HCD Management Assistant