

**MARICOPA ASSOCIATION OF GOVERNMENTS  
REGIONAL CONTINUUM OF CARE COMMITTEE ON HOMELESSNESS  
MEETING MINUTES  
February 26, 2004**

MEMBERS ATTENDING:

\*Jan Brewer, Secretary of State  
Teresa James for Dennis Cahill, City of Tempe,  
Councilmember  
Ernie Calderón (Chairman), Jennings, Strouss  
& Salmon, PLC  
Tom Canasi, City of Tempe, Planning  
Subcommittee Chair  
James Cavanaugh, City of Goodyear,  
Councilmember  
\*Sandra Dowling, Maricopa County Schools  
Ken Einbeinder, US Department of Housing  
and Urban Development  
Michelle Ryan for Mike Franczak, Arizona  
Department of Health Services  
Gloria Santiago Espino for Steve Frate, City of  
Glendale, Councilmember  
Sheila D. Harris, Director, Arizona Department  
of Housing  
Mark Holleran, Human Service Campus, LLC  
\*Ryan Johnson, World At Work  
Fred Karnas, Governor' Office, C Y & F  
\*Don Keuth, Phoenix Community Alliance  
\*Doug Lingner, City of Phoenix  
Ann Lipp, Area Agency on Aging, HIV Care  
Dan Lundberg, City of Surprise  
\*Marvin Martin, Phoenix Revitalization  
Corporation  
Meggan Medina, Arizona Coalition to End  
Homelessness  
Guy Mikkelsen, Foundation for Senior Living  
\*Sara Moya, Homeless Trust Fund  
\*Crucita Nunez-Ochoa, Chicanos Por La Causa  
Connie James for David Ortega, City of  
Scottsdale, Councilmember  
\*Frank Scarpati, Community Bridges  
Brian Spicker, Valley of the Sun United Way  
Greg Stanton, City of Phoenix

\*Jonathan Weisbuch, Department of Public  
Health  
Mike Whalen, City of Mesa  
\*Mary Rose Wilcox, Maricopa County  
Barbara Williams, AZ Housing  
Commission/ Collaboration for a New  
Century  
Terri Wogan, Governors Office, C Y & F  
Diana Yazzie Devine, Native American  
Connections

OTHERS PRESENT

Susan Alling, Healthcare for the Homeless  
Anna Alonzo, AHCCCS  
Geoff Davis, Southwest Behavioral Health  
Debra Determan, MAG  
Fran Dickman, Woman Living Free  
Joe Duran, Salvation Army  
Ken Einbinder, HUD  
Danielle Elleman, MAG/US Vets  
Brooke Essayli, Healthcare for the Homeless  
Erica Ferguson, Southwest Behavioral  
Health  
D. G. Fox, AHT  
Teresa Franquiz, MAG  
Moises Gallegos, City of Phoenix  
Manny Gonzalez, Housing Director, City of  
Phoenix,  
Jeff Gray, AZ Department of Health  
Vic Hudenko, ACEH  
Phil Isaacson, City of Phoenix  
Erin Kennedy, Healthcare for the Homeless  
Kevin Jackson, City of Glendale  
Isabel McDougall, Maricopa County  
Elizabeth Morales, ABC  
Darlene Newsome, UMOM

\*Arizona Department of Corrections  
Louisa Stark, Community Housing Partnership  
Jenni LaBlanc for Annette Stein, Health Care  
for the Homeless  
\*Margaret Trujillo, Value Options

Mario Paniagua, City of Phoenix  
Rebecca Robinson, Valley of the Sun United  
Way  
Renaë Tenney, The Salvation Army  
Shawn Whiting, Advocates for the Disabled

*\*Those members neither present nor  
represented by proxy.*

1. Call to Order and Introductions

Chairman Ernest Calderón called the meeting to order at 1:40 p.m. and introductions ensued. Vice-chair Terri Wogan announced that Diana Yazzie Devine is the recipient of the Valley Leadership Woman of the Year Award. She will be honored at a ceremony on April 21<sup>st</sup>, 2004 at the Biltmore Hotel.

2. Public Comment

Mark Holleran commented that there are currently some issues being debated in the state legislature that might be of some concern to the Committee. He deferred to Sheila Harris who would likely be addressing those issues later in the meeting.

No other public comments were made at this time.

3. Approval of the January 27, 2004 Meeting Minutes

Tom Canasi made a motion to approve the minutes, seconded by Terri Wogan. The minutes were approved unanimously.

4. Planning Subcommittee Report

Chairman Calderón introduced Tom Canasi, Chairman of the Planning Subcommittee, who reported on the Planning Subcommittee meeting held on Monday, February 23<sup>rd</sup>, 2004.

Mr. Canasi reported on a discussion at the Planning Subcommittee meeting concerning the status of the Regional Plan to End Homelessness. The Subcommittee collectively agreed that it might be time to look at it again to assess where we are on implementation. The Subcommittee sought approval to form an ad hoc committee that would look at the status of implementation of the Plan, what has already been done and what is upcoming, and then report back to the Continuum.

Darlene Newsom provided the Subcommittee with an update on the status of the faith-based initiative, which Guy Mikkelsen reiterated. Currently, the faith-based subcommittee is waiting to hear the results of their grant proposal from the HUD office in San Francisco.

Teresa Franquiz and Danielle Elleman, AmeriCorps members contracted with the US Veterans Initiative, gave a report of the first consumer focus group session held for homeless veterans on February 3<sup>rd</sup>, 2004. The Planning Subcommittee heard the

report and, following discussion, decided to submit to the Continuum a recommendation to proceed with homeless focus groups on a quarterly basis. The Subcommittee sought approval to form an ad hoc committee that would investigate how best to institutionalize the process of continuing homeless focus group sessions in a usable format.

It was decided to vote on these two items simultaneously.

- **Brian Spicker moved to approve the formation of the two ad hoc committees.**
- **Terri Wogan seconded the motion.**
- **The focus group and Regional Plan Implementation ad hoc committees were unanimously approved.**

5. Housing Action Plan Report

Chairman Calderón introduced Fred Karnas, Policy Advisor on Aging at the Governor's Office, who presented the final version of the Continuum of Care Housing Action Plan. Mr. Karnas is the Chair of the Continuum of Care's Housing Subcommittee.

Mr. Karnas briefly covered the history of the Housing Subcommittee. He stated that work began on the Housing Action Plan approximately 14 months ago after the completion of the Regional Plan to End Homelessness. He noted that the work of the Housing Subcommittee is also linked to the planned Human Services Campus, which will need housing as a component to work properly. He stressed the need for the full commitment of the Continuum in order to move forward with the Housing Action Plan, while noting that housing exceptionally low-income individuals is an extremely difficult issue.

Mr. Karnas proceeded to give a presentation covering the main points of the Housing Action Plan. This presentation included the guidelines used by the Housing Subcommittee, principles, definitions of affordable and supportive housing, a gaps analysis of affordable housing in Maricopa County, current efforts to fill these gaps, barriers, existing resources, a plan for implementation, costs, and next steps.

After the presentation, Mr. Karnas thanked those individuals who were instrumental in the development of the Housing Action Plan and added that if anyone is to advocate for the development of affordable housing, it should be the Continuum if they are to end homelessness. He explained that discussion and a vote on the Housing Action Plan would be held over to the March Continuum of Care meeting, but that he could quickly take just a few questions and/or comments.

Sheila Harris questioned the reported cost of \$55,000 to build one unit of affordable housing. She noted that the amount seemed to be low and that she would check it out and get back in touch with Mr. Karnas. Fred Karnas requested on-going feedback and

comments on the plan to make sure the numbers and ideas expressed in the plan reflect what is realistic.

Louisa Stark commented that the affordable housing issue is difficult because it is fluid. It is difficult to keep the affordable housing that already exists while working to develop new units at the same time.

Mark Holleran noted that Doug Fox had recently prepared the annual report for Horace Steele Commons, which included the information that 19 out of 60 units provide rent of \$60 or less per month, including utilities. This extremely low rate of return makes it especially difficult to interest developers in taking on affordable housing projects.

Chairman Calderón thanked Mr. Karnas for his presentation and asked that member review the plan for next month's discussion. At this point, the Chairman reminded the Continuum of their agreement on the need for reorganization and the desire to have Attorney General Terry Goddard involved in that effort. He informed the group that Terri Wogan, Debbra Determan, and he met with Atty. Gen. Goddard and that he had agreed to Chair an ad hoc Membership Subcommittee. Tom Canasi, Rebecca Flanagan from HUD, Mike Bielecki from Mayor Phil Gordon's office, Don Keuth from the Phoenix Community Alliance, and Marty Shultz from Pinnacle West Capital Corp. had been asked to serve on this subcommittee. They will meet for the first time on Friday, March 5<sup>th</sup> at the Attorney General's office. He asked the Continuum to provide any input on the issue of membership to one of these individuals prior to March 5<sup>th</sup>.

6. Day Resource Center Update

Mark Holleran, Managing Director of the Human Services Campus, reported on the continuing progress of the Day Resource Center pilot. He began by stating that the pilot is in its initial phases and would eventually be folded into the entire Human Services Campus. Some of the goals of the DRC pilot are to provide a model for service integration and to produce measurable outcomes. The old Downtown Learning Center at 1001 W. Jefferson St. is being leased for the DRC pilot. Several providers will be participating in this pilot phase, including CASS, Community Bridges, Advocates for the Disabled, Value Options, Healthcare for the Homeless, Southwest Behavioral Health, and others. Currently, staff will be moving into the facility next week and will begin serving the homeless in mid-March. Individuals will be served by referral only during the pilot phase in order to keep the numbers small enough to make analysis manageable. In concluding, Mr. Holleran noted that the project had significant funding before it began.

Chairman Calderón thanked Mr. Holleran for his update.

7. Affordable Housing Report

Chairman Calderón introduced Ken Einbinder, Dr. Sheila Harris, Isabel McDougall and Manny Gonzales who presented information on topics of affordable housing,

community groups involved in the planning and advocacy process and how funds for affordable housing are allocated throughout the region.

- Ken Einbinder, Community Builder for the Phoenix HUD Office, began his section of the report by updating the Continuum of the progress of the HUD Affordable Housing Initiative since the trip to San Jose. They have held three full group meetings and have now split into subcommittees that are looking at four primary issues. These are: Expanding Involvement, chaired by Greg Holmes of the Stardust Foundation; Education and Marketing, chaired by Jannah Scott of Collaboration for a New Century; Funding, chaired by Ruth Osuna; Policy, chaired by Theresa Brice Hames. Mr. Einbinder noted that the biggest challenge facing the initiative is still finding an organizational home. The HUD Affordable Housing Initiative will be meeting again on Wednesday, March 24<sup>th</sup>, 2004 from 9am – 12pm at ASU Downtown Center. Linda Cannon will be facilitating. Mr. Einbinder continued by referring the Committee to a handout that showed the funding available for affordable housing throughout various cities in Arizona. These funding resources included CDBG funds, HOME funds, ADDI 03 and 04, ESG, and HOPWA funds. He noted that the HOME funds for are smaller cities in Maricopa County other than Phoenix. Also, CDBG is a block grant.
- Dr. Sheila Harris, Director of the AZ Department of Housing, first referred the Committee to a handout that provided a summary of the AZ Dept of Housing Funding Awards for Phoenix and Maricopa County, January 2003 to January 2004. Briefly she reviewed the handout for the Committee. She noted that the handout does not include funding for the Low Incoming Housing Tax Credit (LIHTC). She informed the Committee that no state CDBG funds can be spent in Maricopa County, but HOME funds can be. She also noted that January 21<sup>st</sup> was Homes for Arizona Day and thanked all of those who attended the event.

Dr. Harris then introduced Jeff Gray, the Legislative Liaison for the AZ Department of Housing. He reviewed a few bills pending in the legislature that might be of interest to the Committee. These included a bill concerning the evaluation of property and two new bills concerning sex offenders that seek to reduce clustering – HB 2418 and SB 1307. The house bill would require any property housing 3 or more offenders to be declared a slum. This bill passed out committee the morning of today's meeting. The senate bill is similar, but provides some exemptions for residential treatment facilities and homeless shelters, unless they are located within one mile of a residential zone, a daycare, or a school. The senate bill also passed out of committee.

Councilman Greg Stanton noted that these bills provide no guide to the cities and allow each municipality to use its own judgment in relation to size of the area, types of facilities, etc. He also noted a fourth bill that would require sex offenders convicted before Meghan's Law took effect in 1996 to notify

neighbors, just as more recently convicted offenders. This bill passed out of committee on Monday of this week.

Mark Holleran noted that there are currently 50 sex offenders at CASS that they are aware of. He fears that if several other shelters become unable or unwilling to house sex offenders because of the new legislation, CASS may become the only place for them to go, which would be a safety issue for the staff. He requested that the Continuum look at this issue as he feels that this is a burden that one agency alone would be unable to bear.

Chairman Calderón asked Mr. Holleran and the Committee if they would like to address the issue? Discussion ensued.

Dr. Harris noted that the Department of Housing is not currently taking a position on any of the legislative items and that they are there to provide information only.

Chairman Calderón urged the Continuum to continue with the agenda items in the interests of time. The legislative discussion could be addressed later in the meeting.

- Isabel McDougall, Director of Community Development for Maricopa County, began her report by explaining that her department serves as a pass through point for dollars going to cities throughout Maricopa County. She referred to a consolidated 5-year plan, which includes plans for all communities in Maricopa, except the City of Phoenix, and can be found on the Maricopa County website. She also referred to the County's annual report, which will be due again in September this year, which shows how all of the dollars that passed through the department were spent and how it applies to the 5-year goals. This document is also available on the County's website. She also mentioned IDA as a funding source for affordable housing projects. She read aloud the executive summary of the latest Comprehensive Annual Performance Evaluation Report (CAPER) submitted to HUD, which is also available on-line.
- Manny Gonzalez, Housing Director for the City of Phoenix, began by informing the Committee \$33.7 million dollars of general obligation bond money was approved for affordable housing use in 2001. So far, \$18.2 million has been used. Of the total, \$20 million is to be used specifically for families and the remaining \$13.7 million for seniors. This money has created 4,000 units so far in the City of Phoenix. Some projects have included Sunrise Circle in conjunction with Native American Connections; Westward Ho, which added 32 units of Section 8 housing for seniors; Sojourner Center for domestic violence victims; YMCA for SROs, Marion Properties in Sunnyslope for rehabilitation of properties; AAA, a shelter for abused elderly in the Camelback area and HOPE 6 project at 7<sup>th</sup> Ave and Buckeye, among others.

Also, \$200,000 in CDBG funds will be used by non-profits for the development of new affordable housing units.

Chairman Calderón thanked all of those who reported on affordable housing for their information. He asked the Committee if there were any questions.

Councilman Greg Stanton asked Manny Gonzalez about the status of the decision of where to place a new homeless shelter that is being planned. He said Moises Gallegos from the Phoenix Human Services Department could better answer that question.

Mr. Gallegos replied that the 2001 bond was funded with the understanding that it would be placed somewhere north of Camelback, but that the committee is still working on the issue of exactly where.

Debra Determan asked Mr. Gallegos if he knew how many beds would be provided.

Mr. Gallegos answered that they are not sure yet and they are now focusing on which population to serve. The group studying the site has not identified all of the aspects of the shelter yet.

Louisa Stark asked if the shelter would provide emergency services or were decisions made on which populations would be served.

Mr. Gallegos responded that the shelter would likely provide transitional housing with the possibility of providing some beds set aside for emergency shelter and the population served might be family and children. \*(See language from the Phoenix special election)

#### 8. Announcements

Chairman Calderón noted that at the next Continuum of Care meeting Louisa Stark would be providing information on developments and trends in homelessness.

Chairman Calderón determined the discussion regarding current legislative debate needed a conclusion. Discussion followed when Diana Yazzie Devine stated that, as a provider of affordable housing and behavioral health services to sex offenders, she felt that the safety of the community could be more impacted in the long run if these individuals have no place to go. Her feeling is that it would be better to have them sheltered with access to case management services, than to turn them away. However, a challenge is that those who provide services are often not seen as credible when presenting their arguments.

Meggan Medina added that she knows of several people in the community who would be interested in getting involved in advocating about these pieces of legislation, but the issues require much further discussion.

Councilman Greg Stanton stated that he has seen a cottage industry spring up of those who are willing to house sex offenders, then charge much more than fair market value in rents, simply because there are so few places to go. In his district, there are currently 32 sex offenders that have reported. He feels this is too much for any one community to handle.

Dr. Sheila Harris added to Councilman Stanton's comment by saying that these private entrepreneurs do not provide services along with the housing. This can have unintended consequences.

Anne Lipp commented on how difficult it is to find specialized treatment for sex offenders. She felt that it is often an extremely emotional topic.

Louisa Stark suggested that the Continuum submit a letter to the legislature requesting that a task force be formed to study the issue, including service providers, elected officials, and neighborhood activists.

Chairman Calderón said that because he was hearing several differing opinions, it might be best to recommend everyone to do their own lobbying individually. In the meantime, Mr. Holleran could prepare a draft proposal that could be voted on at the next meeting.

Louisa Stark agreed in the recommendation of drafting a letter to the legislature proposing a study committee. Anne Lipp also agreed with the recommendation.

Mr. Holleran asked who the letter would be sent to. Chairman Calderón answered that it would go to all legislators.

Councilman Stanton informed the Committee that there is already a study group in place that is looking at the issue. He suggested finding out what the membership is and requesting that it be expanded, if the Committee feels it is necessary.

Chairman Calderón recommended the suggestion of determining the composition of the existing study group as an amendment to the previous motion. Vice-chair Terri Wogan also agreed with the recommendation.

Dr. Harris asked if the purpose would be to have the Continuum represented in the study group.

Chairman Calderón replied that a three-person subcommittee could be appointed to find out the composition and possibly recommend a Continuum member be added, if it is deemed necessary.

Tom Canasi reiterated that no letter would be drafted now, only that 2 or 3 people would be appointed to find out the composition of the existing study group and report back to the Continuum, which could then take appropriate action, if any.

Councilman Stanton volunteered to find out the composition of the existing study group. Chairman Calderón thanked him and called for a vote on the issue of forming a subcommittee to find out and report on the study group composition.

Chairman Calderón recommended forming an ad hoc subcommittee to investigate and report on the composition of the existing sex offender legislative study group.

Chairman Calderón appointed Councilman Greg Stanton, Diana Yazzie Devine, and Guy Mikkelsen to the ad hoc subcommittee reviewing the composition legislative of the study group. Guy Mikkelsen was appointed to chair that subcommittee.

The Chairman asked if there were any further announcements.

Diana Yazzie Devine asked Meggan Medina to keep her informed of the timetable for testifying to the legislature on these issues.

#### 9. Public Comment

There were no public comments at this time.

#### 10. Adjourn

The meeting was adjourned at 3:20 p.m. The next Regional Continuum of Care Committee will be Thursday, March 25, 2004 from 1:30 pm – 3:00 pm.

*\* The voters of the City of Phoenix approved at a special election held March 13, 2001 a ballot proposition authorizing "...acquiring land, constructing, renovating, remodeling and equipping a shelter for the homeless".*