



**HOUSING AUTHORITY OF MARICOPA COUNTY
FORMAL MEETING MINUTES
BOARD OF COMMISSIONERS**

Wednesday, January 24, 2024, at 9:30am

Board Members
Kathy DiNolfi, Chairperson District 1
Jose Martinez, Vice Chair District 5
Vacant - District 2
Cindy Stotler - District 3
Mickey Lund, District 4
Thelma Charleston, Resident Member
Clerk of the Board
Gerald Minott
Meeting Location
Telephonically via GoToMeeting

The Board of Commissioners of the Housing Authority of Maricopa County (HAMC) convened in formal session at 9:30 a.m. on Wednesday, January 24, 2024, with the following Board members present:

Kathy DiNolfi, Chair	Jose Martinez, Vice-Chair	Mickey Lund
Cindy Stotler	Thelma Charleston	

Staff present:

Gerald Minott	Jesse Romero	Nikki Judd
Kelly Triolo	Suriani Huandra	Chanchal Singh
Jeannette Gonzalez		

Public present:

Clarke Carter	LaTonya
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APPROVAL OF MINUTES FROM NOVEMBER 2023 BOARD OF COMMISSIONERS MEETING

Approval of the minutes from the November 22, 2023, Board of Commissioners meeting.

Cindy Stotler motioned to approve; Thelma Charleston seconded the motion.
Ayes: DiNolfi, Martinez, Lund, Charleston and Stotler

EXECUTIVE DIRECTOR UPDATE

A presentation was verbally given on the topics below.

- A. QAD HCV Financial Management Review
- B. QAD EHV



BOARD ACTION

Resolution 24-001 Housing Choice Voucher Payment Standards Effective February 1, 2024

Adopt Resolution number 24-001 authorizing HAMC to increase the payment standard for 1–6-bedroom units up to 120% of the FMR, updating the Payment Standards as followed:

Bedroom Size	Fair Market Rent 2024	HAMC Payment Standard
Efficiency	\$1,460	\$1,460
1	\$1,599	\$1,570
2	\$1,877	\$1,879
3	\$2,541	\$2,300
4	\$2,890	\$2,601
5	\$3,323	\$2,991
6	\$3,757	\$3,382

Mickey Lund motioned to approve; Cindy Stotler seconded the motion.
 Ayes: DiNolfi, Martinez, Lund, Charleston and Stotler

Resolution 24-002 Write-off of \$58,556.55 in Uncollectible Tenant Accounts Receivable For Calendar Year 2023

Adopt Resolution number 24-002 authorizing HAMC write-off of \$58,556.55 in uncollectible Tenant Accounts Receivable. This amount reflects the Calendar Year of January 2023 through December 2023. It is the goal of the HAMC to have Tenant Accounts Receivable no more than 5% of billed tenant charges. Under the Generally Accepted Accounting Principles (GAAP), uncollectible accounts are allowed to be deducted.

Thelma Charleston motioned to approve; Mickey Lund seconded the motion.
 Ayes: DiNolfi, Martinez, Lund, Charleston and Stotler

Resolution 24-003 Continuing Authorization For The Housing Authority of Maricopa County Regarding Arizona Department Of Housing Matter For Heritage Senior Apartments

Adopt Resolution number 24-003 approving HAMC, through its Executive Director, on behalf of the Company and/or the Project Owner, negotiate and enter Documents and similar agreements with ADOH for facilitating the flow of funds from the State Housing Fund Award (Gap Funds) to Heritage Senior Apartments

Cindy Stotler motioned to approve; Thelma Charleston seconded the motion.
 Ayes: DiNolfi, Martinez, Lund, Charleston and Stotler

HOUSING AUTHORITY BOARD OF COMMISSIONERS FORUM

None noted.

CHAIRPERSON REQUESTED ITEMS

None noted.

CALL TO THE PUBLIC

No member of the public requested to address the Board of Commissioners.

CALL TO ADJOURN

There being no further business, the meeting was adjourned.