



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

Wednesday, May 22, 2024, at 9:30am

Board Members
Cindy Stotler, Chairperson - District 3
Jose Martinez, Vice Chair District 5
Kathy DiNolfi, District 1
Vacant - District 2
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, May 22, 2024, with the following Board members present:

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

Staff present:

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

Public present:

Austin Kates (NRP Group)

APPROVAL OF MINUTES FROM March 2024 BOARD OF COMMISSIONERS MEETING

Approval of the minutes from the April 29, 2024, Board of Commissioner meeting and May 22, 2024, Executive Session.

Jose Martinez motioned to approve; Kathy DiNolfi seconded the motion.
Ayes: Charleston, DiNolfi, Martinez and Stotler

EXECUTIVE DIRECTOR UPDATE

A presentation was verbally given on the topics below.

- A. QAD EHV
- B. Maricopa County Performance Audit, Business Valuation, and Integration Impact Analysis Of The Housing Authority Of Maricopa County And Its Component Units RFP Status Update



BOARD ACTION

Resolution No. 24-012 HAMC Personnel Policy HHR-11 Compensation Policy Amendment

Adopt Resolution number 24-012 authorizing the amendment to HAMC’s Personnel Policy “HHR-11- Compensation Policy”, including Section 12.0 entitled “Compensation Plan” to facilitate better communication and application of the policies. Previously adopted “Restructuring Resolution” (No. 19-025) authorizes HAMC to adopt or implement its own system of rules and procedures, personnel policies, etc. provided such adoption or implementation will not eliminate a current employee’s ability to participate in Arizona State Retirement System (ASRS).

Jose Martinez motioned to approve; Kathy DiNolfi seconded the motion.
Ayes: Charleston, DiNolfi, Martinez and Stotler

Resolution No. 24-013 HAMC Personnel Policy HHR-22 Performance Management Revision

Adopt Resolution number 24-013 authorizing the revision to HAMC’s Personnel Policy “HHR-22- Performance Management”, to provide greater clarity and management of said policy. Previously adopted “Restructuring Resolution” (No. 19-025) authorizes HAMC to adopt or implement its own system of rules and procedures, personnel policies, etc. provided such adoption or implementation will not eliminate a current employee’s ability to participate in Arizona State Retirement System (ASRS).

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

Resolution No. 24-014 HAMC Personnel Policy HHR-23 HERO Performance Award Program Revision

Adopt Resolution number 24-014 authorizing the revision to HAMC’s Personnel Policy “HHR-23- HERO Performance Award Program”, to provide greater clarity and management of said award. Previously adopted “Restructuring Resolution” (No. 19-025) authorizes HAMC to adopt or implement its own system of rules and procedures, personnel policies, etc. provided such adoption or implementation will not eliminate a current employee’s ability to participate in Arizona State Retirement System (ASRS).

RESOLUTION NO. 24-015 Resolution Adopting HAMC Tenant Selection Plan To Comply With Housing Opportunity Through Modernization Act Of 2016 (HOTMA) Sections 102 And 104

Adopt Resolution number 24-015 adopting the significant HUD regulations and program rules in accordance with Section 102 and 104 of HOTMA to its Tenant Selection Plan. The amendments align with regulatory and discretionary policy as outlined in Notice H 2023-10 as follows (see next page):

Chapter	Subject	Comments
	ASSET LIMITATIONS	Restriction on the eligibility of a family to receive assistance if the family owns real property that is suitable for occupancy by the family as a residence or has assets in excess of \$100,000, as adjusted annually.
2.3		Cure of non-compliance (HOTMA)
4.1		Defining Program Eligibility
5.5		Annual Recertification Policy
5.6		Interim Recertification Policy
5.9		Verifying Information
5.10		Real Property, Personal Property, Other Capital Investments
5.11		Exemptions to the Real Property Restriction in the Asset Limitation
5.12		Suitability of Real Property for Occupancy
6.12		Compliance at Admission
17.1		Termination of Assistance Special Considerations for Terminating Assistance or Evicting PBRA Families for Non-Compliance with the Asset Limitation
17.1		Special Considerations for Terminating Assistance or Evicting HUD Section 202 Families for Non-Compliance with the Asset Limitation
17.1		Special Considerations for Terminating Assistance or Evicting PBV Families for Non-Compliance with the Asset Limitation
17.2		Termination of Tenancy by Owner
	CALCULATING INCOME	When calculating a household's income, including asset income, at the time of admission to the program or during interim reexaminations, PHAs/MFH Owners must use anticipated income (current income) (i.e., the family's estimated income for the upcoming 12-month period)
4.2.1		Income Eligibility
5.5		Annual Recertification Policy
5.7		Streamlined Income Determination
12.5		De Minimis Errors
	DEDUCTIONS/EXPENSES	Annual use of HUD published use of Consumer Price Index (CPI) for various deductions and declared expenses of applicants and participants
2.4		Information Regarding Disabilities
3.12		Consumer Price Index—Urban Wage Earners and Clerical Workers (CPI—W)
5.14		Unreimbursed Reasonable Attendant Care and Auxiliary Apparatus Expenses
5.14		Phased-In Relief Phased-in Relief Timing Table Phased-in Relief Outcomes According to Family's Status in Program for Multifamily Housing Program General Relief
5.15		Implementation of Hardship Exemption Family Notification of Hardship Exemption Extension of Hardship Exemption for Additional 90-Day Period(s) Child-Care Expenses Deduction and Hardship Exemption to Continue Child-Care Expenses Deduction Hardship Exemptions for Health and Medical Care Expenses and Reasonable Attendant Care and Auxiliary Apparatus Expenses Policy for Determination of the Family's inability to Pay Rent Allowable Childcare Activities and Expenses

Chapter	Subject	Comments
	HOUSEHOLD COMPOSITION	New HUD Definition of family and Foster Adult and Foster Child.
4.2		Family Definition
4.7		Foster Adult and Foster Child
	INCOME	New HUD Definitions of Annual income and various categorized examples, self-certifications, assets, and imputed income.
4.3.2		Definition of Income
4.3.3		Earned Income
Appendix B		New HUD Definitions
5.16		Exclusions from Net Family Assets Self-Certification of Net Family Assets Equal to or Less Than \$50,000 (as adjusted for inflation)
	INTERIM REEXAM	Timing, threshold, and events that qualify for required Interim reexamination
16.3		Interim Recertification Requirements
	VERIFICATION	Consent timing, mandated use of EIV, SSN Verification, Excluded Income and Zero Income
4.3.6		Excluded Income"
4.4.1		Lack of Social Security Documentation
4.4.2		Authorization for Release of Information
5.1		EIV (Enterprising Income Verification)
Appendix C		Mandatory And Discretionary Use Of EIV By HAMC
5.4		No Income Report
5.10		Verifying Applicant/Participant Information
12.4		Preferred Forms of Verification"

HOUSING AUTHORITY BOARD OF COMMISSIONERS FORUM

Cindy presented the opportunity for the Board of Commissioners to go on a property tour of HAMC sites.

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.