



Board of Commissioners Meeting Agenda

January 24, 2024
REGULAR MEETING

REGULAR BUSINESS

1. Roll Call and Pledge of Allegiance.
2. Approval of Board of Commissioners minutes.

GENERAL BUSINESS

3. Executive Director Update

- A. HUD Reviews and Corrective Action Plan Update
 - i. QAD HCV Financial Management Review
 - ii. QAD EHV Program Review

4. Board of Commissioners Agenda Items

- A. Resolution 24-001 Housing Choice Voucher Payment Standards
- B. Resolution 24-002 Write-off in Uncollectible Tenant Accounts Receivable CY 2023
- C. Resolution 24-003 Continuing Authorization For The Housing Authority Of Maricopa County Regarding Arizona Department Of Housing

5. Program Updates

- A. Development: Chanchal Singh.
- B. Asset Management: Jeannette Gonzalez.
- C. Rental Assistance Programs: Kelly Triolo.
- D. Resident Services: Vivian Diaz.
- E. Finance: Jesse Romero.

6. Housing Authority Board of Commissioners Forum

This section of the agenda allows Commissioners to share information regarding a variety of housing-related issues in a public forum.

7. Call to the Public

This is the time for the public to comment. Commissioners may not discuss items that are not specifically identified on the agenda. Therefore, pursuant to A.R.S. Title 38-431-01 (H), action taken as a result of public comment will be limited to directing staff to study the matter, responding to any criticism, or scheduling the matter for further consideration and discussion at a later date.

8. Call to Adjourn

PURSUANT TO A.R.S. §§ 38-431.01 and 38-431.02, notice is hereby given to the general public that the Housing Authority of Maricopa County Board of Commissioners will hold a regular meeting on Wednesday, January 24, 2023 at 9:30 a.m. electronically. One or more members of the Board of Commissioners may attend this meeting by telephone or other electronic method. Agendas are available 24 hours prior to each meeting at <https://maricopahousing.org>.

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TDD: (602) 744-4540

b.grambs@maricopahousing.org.

To the extent possible, additional reasonable accommodations may be made available within the time constraints of the request.





Board of Commissioners Meeting Agenda

February 9, 2024
SPECIAL MEETING

Public Notice

PURSUANT TO A.R.S. §§ 38-431.01 and 38-431.02, notice is hereby given to the general public that the Housing Authority of Maricopa County Board of Commissioners will hold a regular meeting on Friday, February 9, 2024, at 9:30 a.m. electronically. One or more members of the Board of Commissioners may attend this meeting by telephone or other electronic method. Agendas are available 24 hours prior to each meeting at <https://maricopahousing.org>.

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REGULAR BUSINESS

1. Roll Call and Pledge of Allegiance.

GENERAL BUSINESS

2. **Executive Director Update**
 - A. Present and Discuss expiring BOC Chair and Vice-Chair positions
3. **Board of Commissioners Agenda Items**
 - A. Resolution 24-004 Board Vice-Chair Reappointment Certification of Jose Martinez
 - B. Resolution 24-005 Board Chair Appointment Certification of Cindy Stotler
 - C. Resolution 24-006 Board Resident Member Reappointment Certification of Thelma Charleston
4. **Housing Authority Board of Commissioners Forum**

This section of the agenda allows Commissioners to share information regarding a variety of housing-related issues in a public forum.

5. **Call to the Public**

This is the time for the public to comment. Commissioners may not discuss items that are not specifically identified on the agenda. Therefore, pursuant to A.R.S. Title 38-431-01 (H), action taken as a result of public comment will be limited to directing staff to study the matter, responding to any criticism, or scheduling the matter for further consideration and discussion at a later date.

6. **Call to Adjourn**

Next Meeting is Wednesday, February 28, 2024, at 9:30am





Board of Commissioners Meeting Agenda

February 28, 2024
REGULAR MEETING

REGULAR BUSINESS

1. Roll Call and Pledge of Allegiance.
2. Approval of Board of Commissioners minutes.

GENERAL BUSINESS

3. **Executive Director Update**
 - A. Fiscal Year End 2023 Audit Report Presentation
 - B. HUD Reviews and Corrective Action Plan Update
 - i. QAD HCV Financial Management Review
 - ii. QAD EHV Program Review
4. **Board of Commissioners Agenda Items**
 - A. Resolution 24-007 HAMC Resolution for Flora Statler LIHTC Application
5. **Program Updates**
 - A. Development: Chanchal Singh.
 - B. Asset Management: Jeannette Gonzalez.
 - C. Rental Assistance Programs: Kelly Triolo.
 - D. Resident Services: Vivian Diaz.
 - E. Finance: Suriani Huandra.
6. **Housing Authority Board of Commissioners Forum**

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8. Call to Adjourn

PURSUANT TO A.R.S. §§ 38-431.01 and 38-431.02, notice is hereby given to the general public that the Housing Authority of Maricopa County Board of Commissioners will hold a regular meeting on Wednesday, February 28, 2024 at 9:30 a.m. electronically. One or more members of the Board of Commissioners may attend this meeting by telephone or other electronic method. Agendas are available 24 hours prior to each meeting at <https://maricopahousing.org>.

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EQUAL HOUSING
OPPORTUNITY



Board of Commissioners Meeting Agenda

March 27, 2024
REGULAR MEETING

REGULAR BUSINESS

1. Roll Call and Pledge of Allegiance.
2. Approval of Board of Commissioners minutes.

GENERAL BUSINESS

3. **Executive Director Update**
 - A. HUD Reviews and Corrective Action Plan Update
 - i. QAD HCV Financial Management Review
 - ii. QAD EHV Program Review
4. **Board of Commissioners Agenda Items**
 - A. Resolution 24-008 Annual Public Housing Agency Plan Approval
5. **2024-2025 Annual Public Housing Agency Plan Public Hearing**
 - A. This time is scheduled to publicly hear the 2024-2025 Annual Public Housing Agency Plan and take public comment.
6. **Program Updates**
 - A. Development: Chanchal Singh.
 - B. Asset Management: Jeannette Gonzalez.
 - C. Rental Assistance Programs: Kelly Triolo.
 - D. Resident Services: Vivian Diaz.
 - E. Finance: Suriani Huandra.
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9. Call to Adjourn

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Board of Commissioners Meeting Agenda

April 24, 2024
REGULAR MEETING

REGULAR BUSINESS

1. Roll Call and Pledge of Allegiance.
2. Approval of Board of Commissioners minutes.

GENERAL BUSINESS

3. **Executive Director Update**
 - A. HUD Reviews and Corrective Action Plan Update
 - i. QAD EHV Program Review
4. **Board of Commissioners Agenda Items**
 - A. Resolution 2009 Public Housing Annual Contributions Contract (ACC) Termination And Public Housing Closeout
 - B. Resolution 2010 Non Dwelling Public Housing Real Property
 - C. Resolution No. 2011 Housing Choice Voucher Program Administrative Plan Revision
5. **Program Updates**
 - A. Development Chanchal Singh.
 - B. Asset Management Jeannette Gonzalez.
 - C. Rental Assistance Program Kelly Triolo.
 - D. Resident Services: Vivian Diaz.
 - E. Finance Suriani Huandra.
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Board of Commissioners Meeting Agenda

April 26, 2024
REGULAR MEETING

REGULAR BUSINESS

1. Roll Call and Pledge of Allegiance.
2. Approval of Board of Commissioners minutes.

RESCHEDULED
APRIL 29, 2025

GENERAL BUSINESS

3. **Executive Director Update**
 - A. HUD Reviews and Corrective Action Plan Update
 - i. QAD EHV Program Review
4. **Board of Commissioners Agenda Items**
 - A. Resolution 24-009 Public Housing Annual Contributions Contract (ACC) Termination And Public Housing Closeout
 - B. Resolution 24-010 Non-Dwelling Public Housing Real Property
 - C. Resolution No. 24-011 Housing Choice Voucher Program Administrative Plan Revision
5. **Program Updates**
 - A. Development: Chanchal Singh.
 - B. Asset Management: Jeannette Gonzalez.
 - C. Rental Assistance Programs: Kelly Triolo.
 - D. Resident Services: Vivian Diaz.
 - E. Finance: Suriani Huandra.

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8. Call to Adjourn

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EQUAL HOUSING OPPORTUNITY



Board of Commissioners Meeting Agenda

April 29, 2024
REGULAR MEETING

REGULAR BUSINESS

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2. Approval of Board of Commissioners minutes.

GENERAL BUSINESS

3. **Executive Director Update**
 - A. HUD Reviews and Corrective Action Plan Update
 - i. QAD EHV Program Review
4. **Board of Commissioners Agenda Items**
 - A. Resolution 24-009 Public Housing Annual Contributions Contract (ACC) Termination And Public Housing Closeout
 - B. Resolution 24-010 Non-Dwelling Public Housing Real Property
 - C. Resolution No. 24-011 Housing Choice Voucher Program Administrative Plan Revision
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8. Call to Adjourn

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EQUAL HOUSING
OPPORTUNITY



Board of Commissioners Executive Session Meeting Agenda

REGULAR BUSINESS

1. HAMC Personal Policy Proposed Revisions
 - HHR-11 - Compensation Policy
 - HHR-22 - Performance Management
 - HHR-23 - HERO Awards
2. Discussion or consideration of Personal Policy Proposed Revisions
3. Maricopa County Performance Audit, Business Valuation, And Integration Impact Analysis Of The Housing Authority Of Maricopa County And Its Component Units RFP – Status Update

Next Regular Meeting is Wednesday, May 22, 2024, at 9:30am

May 15, 2024 EXECUTIVE SESSION Public Notice

PURSUANT TO A.R.S. §§ 38-431.01 and 38-431.02, notice is hereby given to the general public that the Housing Authority of Maricopa County Board of Commissioners will meet in executive session on Wednesday, May 15, 2024, at 10:45 a.m. electronically. In executive sessions, the public is not allowed to attend or listen to the discussions, and the public body is not permitted to take final action. A.R.S. § 38-431.03(D). Agendas are available 24 hours prior to each meeting at <https://maricopahousing.org>.

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EQUAL HOUSING
OPPORTUNITY



Board of Commissioners Meeting Agenda

May 22, 2024
REGULAR MEETING

REGULAR BUSINESS

1. Roll Call and Pledge of Allegiance.
2. Approval of Board of Commissioners minutes.

GENERAL BUSINESS

3. **Executive Director Update**
 - A. HUD Reviews and Corrective Action Plan Update
 - i. QAD EHV Program Review
 - 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
4. **Board of Commissioners Agenda Items**
 - A. Resolution No. 24-012 HAMC Personnel Policy HHR-11 Compensation Policy Amendment
 - B. Resolution No. 24-013 HAMC Personnel Policy HHR-22 Performance Management Policy Revision
 - C. Resolution No. 24-014 HAMC Personnel Policy HHR-23 HERO Performance Award Program Revision
 - D. Resolution No. 24-015 Adopting HAMC Tenant Selection Plan to Comply With Housing Opportunity Through Modernization Act Of 2016 (HOTMA) Sections 102 And 104
5. **Program Updates**
 - A. Development: Chanchal Singh.
 - B. Asset Management: Jeannette Gonzalez.
 - C. Rental Assistance Programs: Kelly Triolo.
 - D. Resident Services: Vivian Diaz.
 - E. Finance: Suriani Huandra.
6. **Housing Authority Board of Commissioners Forum**

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8. Call to Adjourn

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Board of Commissioners Meeting Agenda

REGULAR BUSINESS

1. Roll Call and Pledge of Allegiance.
2. Approval of Board of Commissioners minutes.

GENERAL BUSINESS

3. **Executive Director Update**
 - A. HUD Reviews and Corrective Action Plan Update
 - i. QAD EHV Program Review
 - B. HAMC FY2024 Operational Budget Presentation
4. **Board of Commissioners Agenda Items**
 - A. Resolution No. 24-016 HAMC FY2025 Operating Budget
 - B. Resolution No. 24-017 Administrative Plan Revision To Comply With Housing Opportunity Through Modernization Act of 2016 (HOTMA) Sections 102 And 104
5. **Program Updates**
 - A. Development: Chanchal Singh.
 - B. Asset Management: Jeannette Gonzalez.
 - C. Rental Assistance Programs: Kelly Triolo.
 - D. Resident Services: Vivian Diaz.
 - E. Finance: Suriani Huandra.
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8. Call to Adjourn

June 26, 2024
REGULAR MEETING

PURSUANT TO A.R.S. §§ 38-431.01 and 38-431.02, notice is hereby given to the general public that the Housing Authority of Maricopa County Board of Commissioners will hold a regular meeting on Wednesday, June 26, 2024, at 9:30 a.m. electronically. One or more members of the Board of Commissioners may attend this meeting by telephone or other electronic method. Agendas are available 24 hours prior to each meeting at <https://maricopahousing.org>.

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EQUAL HOUSING
OPPORTUNITY



Board of Commissioners Meeting Agenda

June 26, 2024
REGULAR MEETING

REGULAR BUSINESS

1. Roll Call and Pledge of Allegiance.
2. Approval of Board of Commissioners minutes.

GENERAL BUSINESS

3. **Executive Director Update**
 - A. HUD Reviews and Corrective Action Plan Update
 - i. QAD EHV Program Review
 - B. HAMC FY2025 Operational Budget Presentation
4. **Board of Commissioners Agenda Items**
 - A. Resolution No. 24-016 HAMC FY2025 Operating Budget
 - B. Resolution No. 24-017 Administrative Plan Revision To Comply With Housing Opportunity Through Modernization Act of 2016 (HOTMA) Sections 102 And 104
5. **Program Updates**
 - A. Development: Chanchal Singh.
 - B. Asset Management: Jeannette Gonzalez.
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Board of Commissioners Meeting Agenda

REGULAR BUSINESS

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2. Approval of Board of Commissioners minutes.

GENERAL BUSINESS

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 - A. HUD Reviews and Corrective Action Plan Update
 - i. QAD EHV Program Review
4. **Board of Commissioners Agenda Items**
 - A. Resolution No. 24-018 Write-off of \$ 127,058.63 in Uncollectible Tenant Accounts Receivable
5. **Program Updates**
 - A. Development: Chanchal Singh.
 - B. Asset Management: Jeannette Gonzalez.
 - C. Rental Assistance Programs: Kelly Triolo.
 - D. Resident Services: Vivian Diaz.
 - E. Finance: Suriani Huandra.

6. Housing Authority Board of Commissioners Forum

This section of the agenda allows Commissioners to share information regarding a variety of housing-related issues in a public forum.

7. Call to the Public

This is the time for the public to comment. Commissioners may not discuss items that are not specifically identified on the agenda. Therefore, pursuant to A.R.S. Title 38-431-01 (H), action taken as a result of public comment will be limited to directing staff to study the matter, responding to any criticism, or scheduling the matter for further consideration and discussion at a later date.

8. Call to Adjourn

July 24, 2024
REGULAR MEETING

PURSUANT TO A.R.S. §§ 38-431.01 and 38-431.02, notice is hereby given to the general public that the Housing Authority of Maricopa County Board of Commissioners will hold a regular meeting on Wednesday, July 24, 2024, at 9:30 a.m. electronically. One or more members of the Board of Commissioners may attend this meeting by telephone or other electronic method. Agendas are available 24 hours prior to each meeting at <https://maricopahousing.org>.

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Board of Commissioners Meeting Agenda

RESCHEDULED
SEPTEMBER 3, 2025

REGULAR BUSINESS

1. Roll Call and Pledge of Allegiance.
2. Approval of Board of Commissioners minutes.

GENERAL BUSINESS

3. **Executive Director Update**
 - A. HUD Reviews and Corrective Action Plan Update
 - i. QAD EHV Program Review
 - B. Rose Terrace Redevelopment Presentation
4. **Board of Commissioners Agenda Items**
 - A. Resolution No. 24-019 JH Brawner & Co. Rose Terrace Redevelopment
 - B. Resolution No. 24-020 Norton Circle Project Construction-to-Permanent Financing
5. **Program Updates**
 - A. Development: Chanchal Singh.
 - B. Asset Management: Jeannette Gonzalez.
 - C. Rental Assistance Programs: Kelly Triolo.
 - D. Resident Services: Vivian Diaz.
 - E. Finance: Suriani Huandra.
6. **Housing Authority Board of Commissioners Forum**

This section of the agenda allows Commissioners to share information regarding a variety of housing-related issues in a public forum.

7. Call to the Public

This is the time for the public to comment. Commissioners may not discuss items that are not specifically identified on the agenda. Therefore, pursuant to A.R.S. Title 38-431-01 (H), action taken as a result of public comment will be limited to directing staff to study the matter, responding to any criticism, or scheduling the matter for further consideration and discussion at a later date.

8. Call to Adjourn

August 28, 2024
REGULAR MEETING

PURSUANT TO A.R.S. §§ 38-431.01 and 38-431.02, notice is hereby given to the general public that the Housing Authority of Maricopa County Board of Commissioners will hold a regular meeting on Wednesday, August 28, 2024, at 9:30 a.m. electronically. One or more members of the Board of Commissioners may attend this meeting by telephone or other electronic method. Agendas are available 24 hours prior to each meeting at <https://maricopahousing.org>.

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Board of Commissioners Meeting Agenda

September 3, 2024
REGULAR MEETING

REGULAR BUSINESS

1. Roll Call and Pledge of Allegiance.
2. Approval of Board of Commissioners minutes.

GENERAL BUSINESS

3. **Executive Director Update**
 - A. HUD Reviews and Corrective Action Plan Update
 - i. QAD EHV Program Review
 - B. Rose Terrace Redevelopment Presentation
4. **Board of Commissioners Agenda Items**
 - A. Resolution No. 24-019 JH Brawner & Co. Rose Terrace Redevelopment
 - B. Resolution No. 24-020 Norton Circle Project Construction-to-Permanent Financing
5. **Program Updates**
 - A. Development: Chanchal Singh.
 - B. Asset Management: Jeannette Gonzalez.
 - C. Rental Assistance Programs: Kelly Triolo.
 - D. Resident Services: Vivian Diaz.
 - E. Finance: Suriani Huandra.
6. **Housing Authority Board of Commissioners Forum**

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7. Call to the Public

This is the time for the public to comment. Commissioners may not discuss items that are not specifically identified on the agenda. Therefore, pursuant to A.R.S. Title 38-431-01 (H), action taken as a result of public comment will be limited to directing staff to study the matter, responding to any criticism, or scheduling the matter for further consideration and discussion at a later date.

8. Call to Adjourn

PURSUANT TO A.R.S. §§ 38-431.01 and 38-431.02, notice is hereby given to the general public that the Housing Authority of Maricopa County Board of Commissioners will hold a regular meeting on Tuesday, September 3, 2024, at 10:30 a.m. electronically. One or more members of the Board of Commissioners may attend this meeting by telephone or other electronic method. Agendas are available 24 hours prior to each meeting at <https://maricopahousing.org>.

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Board of Commissioners Meeting Agenda

September 25, 2024
REGULAR MEETING

REGULAR BUSINESS

1. Roll Call and Pledge of Allegiance.
2. Approval of Board of Commissioners minutes.

GENERAL BUSINESS

3. **Executive Director Update**
 - A. HUD Reviews and Corrective Action Plan Update
 - i. QAD EHV Program Review
4. **Board of Commissioners Agenda Items**
 - A. Resolution No. 24-021 Administrative Plan Revisions
 - B. Resolution No. 24-022 Tenant Based Voucher Payment Standards 2025
 - C. Resolution No. 24-023 Project Based Voucher Payment Standards 2025
5. **Program Updates**
 - A. Development: Chanchal Singh.
 - B. Asset Management: Jeannette Gonzalez.
 - C. Rental Assistance Programs: Kelly Triolo.
 - D. Resident Services: Vivian Diaz.
 - E. Finance: Suriani Huandra.
6. **Housing Authority Board of Commissioners Forum**

This section of the agenda allows Commissioners to share information regarding a variety of housing-related issues in a public forum.

7. Call to the Public

This is the time for the public to comment. Commissioners may not discuss items that are not specifically identified on the agenda. Therefore, pursuant to A.R.S. Title 38-431-01 (H), action taken as a result of public comment will be limited to directing staff to study the matter, responding to any criticism, or scheduling the matter for further consideration and discussion at a later date.

8. Call to Adjourn

PURSUANT TO A.R.S. §§ 38-431.01 and 38-431.02, notice is hereby given to the general public that the Housing Authority of Maricopa County Board of Commissioners will hold a regular meeting on Wednesday, September 25, 2024, at 10:30 a.m. electronically. One or more members of the Board of Commissioners may attend this meeting by telephone or other electronic method. Agendas are available 24 hours prior to each meeting at <https://maricopahousing.org>.

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Board of Commissioners Meeting Agenda

October 23, 2024
REGULAR MEETING

REGULAR BUSINESS

1. Roll Call and Pledge of Allegiance.
2. Approval of Board of Commissioners minutes.

GENERAL BUSINESS

3. **Executive Director Update**
 - A. HUD Reviews and Corrective Action Plan Update
 - i. QAD EHV Program Review
 - B. Maricopa County 2023-2026 Strategic Plan Annual Report Update
 - C. BOC Meeting Dates
 - D. HAMC 5-Year Strategic Planning Session
4. **Board of Commissioners Agenda Items**
 - A. Resolution No. 24-024 Internal Control Plan Revisions
5. **Program Updates**
 - A. Development: Chanchal Singh.
 - B. Asset Management: Jeannette Gonzalez.
 - C. Rental Assistance Programs: Kelly Triolo.
 - D. Resident Services: Vivian Diaz.
 - E. Finance: Suriani Huandra.
6. **Housing Authority Board of Commissioners Forum**

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7. Call to the Public

This is the time for the public to comment. Commissioners may not discuss items that are not specifically identified on the agenda. Therefore, pursuant to A.R.S. Title 38-431-01 (H), action taken as a result of public comment will be limited to directing staff to study the matter, responding to any criticism, or scheduling the matter for further consideration and discussion at a later date.

8. Call to Adjourn

PURSUANT TO A.R.S. §§ 38-431.01 and 38-431.02, notice is hereby given to the general public that the Housing Authority of Maricopa County Board of Commissioners will hold a regular meeting on Wednesday, October 23, 2024, at 9:30 a.m. electronically. One or more members of the Board of Commissioners may attend this meeting by telephone or other electronic method. Agendas are available 24 hours prior to each meeting at <https://maricopahousing.org>.

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Board of Commissioners Meeting Agenda

November 20, 2024
REGULAR MEETING

REGULAR BUSINESS

1. Roll Call and Pledge of Allegiance.
2. Approval of Board of Commissioners minutes.

GENERAL BUSINESS

3. **Executive Director Update**
 - A. HUD Reviews and Corrective Action Plan Update
 - i. QAD EHV Program Review
 - B. Independent Annual Audit Overview FYE 6.30.2024
4. **Board of Commissioners Agenda Items**
 - A. Resolution No. 24-025 Administrative Plan Revisions
5. **Program Updates**
 - A. Development: Chanchal Singh.
 - B. Asset Management: Jeannette Gonzalez.
 - C. Rental Assistance Programs: Kelly Triolo.
 - D. Resident Services:
 - E. Finance: Suriani Huandra.
6. **Housing Authority Board of Commissioners Forum**

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7. Call to the Public

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8. Call to Adjourn

PURSUANT TO A.R.S. §§ 38-431.01 and 38-431.02, notice is hereby given to the general public that the Housing Authority of Maricopa County Board of Commissioners will hold a regular meeting on Wednesday, November 20, 2024, at 9:30 a.m. electronically. One or more members of the Board of Commissioners may attend this meeting by telephone or other electronic method. Agendas are available 24 hours prior to each meeting at <https://maricopahousing.org>.

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