



**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.



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

Friday, February 9, 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 special session at 9:30 a.m. on Friday, February 9, 2024, with the following Board members present:

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

Staff present:

Gerald Minott	Jesse Romero
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EXECUTIVE DIRECTOR UPDATE

A presentation was verbally given detailing the expiring terms for the HAMC BOC Chair, Vice-Chair and Resident Commissioner positions.

BOARD ACTION

Resolution 24-004 Certificate of Appointment of Jose Martinez as Vice Chairperson to the Housing Authority of Maricopa County Board of Commissioners for a term to expire on February 25, 2025

Adopt Resolution No. 24-004 and provide certification of conclusive evidence of the due and proper reappointment of Jose Martinez as Vice Chairperson to the Board of Commissioners for a term expiring on February 25, 2025.

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



Resolution 24-005 Certificate of Appointment of Cindy Stotler as Chairperson to the Housing Authority of Maricopa County Board of Commissioners for a term to expire on February 25, 2025

Adopt Resolution No. 24-005 and provide certification of conclusive evidence of the due and proper appointment of Cindy Stotler as Chairperson to the Board of Commissioners for a term expiring on February 25, 2025.

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

Resolution 24-006 Certificate of Reappointment of Thelma Charleston as Resident Member to the Housing Authority of Maricopa County Board of Commissioners for a term to expire on February 25, 2026

Adopt Resolution No. 24-006 and provide certification of conclusive evidence of the due and proper appointment of Thelma Charleston as Resident Member to the Board of Commissioners for a term expiring on February 25, 2026.

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

HOUSING AUTHORITY BOARD OF COMMISSIONERS FORUM

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.



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

Wednesday, February 28, 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, February 28, 2024, with the following Board members present:

Cindy Stotler, Chair	Kathy DiNolfi	Mickey Lund
Thelma Charleston		

Staff present:

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

Public present:

Eric Rumberger (CohenReznick Auditor Presenter)	Kelsey Helin (CohenReznick Auditor)
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APPROVAL OF MINUTES FROM JANUARY 2023 BOARD OF COMMISSIONERS MEETING

Approval of the minutes from the January 24, 2024, Board of Commissioners meeting.
Approval of the minutes from the February 9, 2024, Special Board of Commissioner meeting.

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



EXECUTIVE DIRECTOR UPDATE

Eric Rumberger of CohenReznick (FYE2023 Auditor) provided a presentation of the FY2023 Audit Report for the Housing Authority.

A presentation was verbally given on the topics below.

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

BOARD ACTION

Resolution 24-007 HAMC Resolution for Flora Statler LIHTC Application

Adopt Resolution number 24-007 authorizing HAMC to submit a Low-Income Housing Tax Credit application to the Arizona Department of Housing for the redevelopment of the property into a 60-unit new construction project to be owned by Flora Statler, LLC. HAMC plans to transfer the property located at 14102 N 1st Ave, El Mirage, AZ 85335 to Flora Statler, LLC with a sale agreement.

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

HOUSING AUTHORITY BOARD OF COMMISSIONERS FORUM

Thelma Charleston mentioned the delivery of mail by the US Postal Service is not being delivered at Norton Circle. Executive Director Minott would look into the matter.

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.



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

Wednesday, March 27, 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, March 27, 2024, with the following Board members present:

Cindy Stotler, Chair	Kathy DiNolfi	Thelma Charleston
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Staff present:

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

APPROVAL OF MINUTES FROM FEBRUARY 2024 BOARD OF COMMISSIONERS MEETING

Approval of the minutes from the February 28, 2024, Board of Commissioner meeting.

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



EXECUTIVE DIRECTOR UPDATE

A presentation was verbally given on the topics below.

- A. QAD HCV Financial Management Review (CLOSED)
- B. QAD EHV

PUBLIC HEARING

A presentation of the 2024-2025 Annual Public Housing Agency Plan was given.

- A. No public comment received.

BOARD ACTION

Resolution 24-008 SUBMISSION OF THE ANNUAL PUBLIC HOUSING AGENCY STREAMLINED PLAN (2024-2025) TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Adopt Resolution number 24-008 authorizing the submission of the HAMC Annual (2024-2025) Public Housing Agency Plan to the U.S. Department of Housing and Urban Development (HUD) and execute all required certifications relative to the Plan.

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

HOUSING AUTHORITY BOARD OF COMMISSIONERS FORUM

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.



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

Monday, April 29, 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 Monday, April 29, 2024, with the following Board members present:

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

Staff present:

Gerald Minott	Jesse Romero
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APPROVAL OF MINUTES FROM March 2024 BOARD OF COMMISSIONERS MEETING

Approval of the minutes from the March 27, 2024, Board of Commissioner meeting.

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

EXECUTIVE DIRECTOR UPDATE

A presentation was verbally given on the topics below.

- A. QAD EHV

BOARD ACTION

Resolution 24-009 Public Housing Annual Contributions Contract (ACC) Termination And Public Housing Closeout

Adopt Resolution number 24-009 authorizing the closeout of HAMC’s public housing through ACC termination and related closeout requirements as outlined by HUD. Resolution 24-009 is an updated board resolution to previously adopted Resolution 22-016, by request of the local HUD Field Office, to include updated resolutions dates that correspond with the Agency’s FYE 2023 audit report which records all clear findings and updated financial reporting.



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

Resolution 24-010 Non-Dwelling Public Housing Real Property

Adopt Resolution number 24-010 certifies that the Housing Authority of Maricopa County has no Public Housing Non-Dwelling Real Property and is a Public Housing closeout requirement as outlined by HUD. Resolution 24-010 is an updated board resolution to previously adopted Resolution 22-015, by request of the local HUD Field Office, to include updated resolutions dates that correspond with the Agency’s FYE 2023 audit report which records all clear findings and updated financial reporting.

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

Resolution 24-011 Housing Choice Voucher Program Administrative Plan Revision

Adopt Resolution number 24-011 authorizing the HAMC to amend its Plan to provide more flexibility in waiting list verification, notification, and administrative processing for local preferences (Chapter 4) and Project Based Voucher waiting list management (Chapter 19) as follows:

Chapter	Subject	Comments
4.11	Processing Local Preferences	Adding clarifying language and steps taken when reviewing local preferences
19.3	PBV Waiting List Selection and Notification by Property Management	Adding clarifying language and steps taken when processing PBV applications at HAMC-owned properties including: <ul style="list-style-type: none"> • Initial PBV Selection Notice • Due Diligence Notification to Applicant • Time is of the Essence • Move-in Ready PBV Applicants • Non-Move-in Ready PBV Applicants

HOUSING AUTHORITY BOARD OF COMMISSIONERS FORUM

Cindy provided comments of appreciation for the well-planned Norton Circle Ribbon Cutting Ceremony.

February 2024 comment regarding delivery of mail by the US Postal Service at Norton Circle was resolved in March 2024.

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.



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

Wednesday, May 15, 2024, at 10:45am

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 executive session at 10:45 a.m. on Wednesday, May 15, 2024, with the following Board members present:

Cindy Stotler, Chair
Jose Martinez, Vice-Chair

Kathy DiNolfi

Thelma Charleston

Staff present:

Gerald Minott

REGULAR BUSINESS

The Executive Director, Gerald Minott presented proposed revisions to the following HAMC Personnel Policies: HHR-11 - Compensation Policy, HHR-22 - Performance Management, HHR-23 - HERO Awards.

Board discussion or consideration of proposed Personal Policy revisions included recommendations to:

- Update/change verbiage in the Compensation Policy to allow for more flexibility in employee wage pay steps:
 - Less restrictions like waiting periods.
 - Accommodate consistently, high performers with appropriate pay step without limitations.
- Reassess job description review frequency to avoid non-compliance.

Maricopa County Performance Audit, Business Valuation, And Integration Impact Analysis Of The Housing Authority Of Maricopa County And Its Component Units RFP Status Update will be provided at next regular Board of Commissioner Meeting due to nominal information received to date.

CALL TO ADJOURN

There being no further business, the meeting was adjourned.





**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.



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

Wednesday, June 26, 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, June 26, 2024, with the following Board members present:

Cindy Stotler, Chair Kathy DiNolfi Thelma Charleston Mickey Lund

Staff present:

Gerald Minott Jesse Romero Vivian Diaz Chanchal Singh
Suriani Huandra Jeannette Gonzalez

Public present:

Scott Dennison (Perspective HCV Landlord)

APPROVAL OF MINUTES FROM MAY 2024 BOARD OF COMMISSIONERS MEETING

Approval of the minutes from May 22, 2024, Board of Commissioner’s Meeting.

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

EXECUTIVE DIRECTOR UPDATE

A presentation was verbally given on the topics below.

- A. QAD EHV
- B. HAMC FY2025 Operational Budget



BOARD ACTION

Resolution No. 24-016 Fiscal Year 2025 Operating Budget

The program operating budgets for low-income housing programs have been prepared using current and previous year data and are a summary of the proposed/budgeted receipts and expenditures for Fiscal Year 2025 that begins on July 1, 2024, and ends on June 30, 2025. The proposed expenditures are necessary in the efficient and economical operation of the HAMC for the purpose of serving low-income families. The HAMC has sufficient funds to meet the working needs of its programs and the budget plan is reasonable in that it includes a source of funding adequate to cover proposed expenditures.

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

RESOLUTION NO. 24-017 Administrative Plan Revision To Comply With Housing Opportunity Through Modernization Act Of 2016 (HOTMA) Sections 102 And 104

Approving revisions to the Administrative Plan to conform to the significant HUD regulations and program rules in accordance with Section 102 and 104 of HOTMA 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.
3.12		Cure of non-compliance (HOTMA)
5.1		Qualifications for Admission
6.3		Asset owned by business entity
6.5		Asset Limitations;
6.10		Jointly owned assets,
6.16		Exemptions to the Real Property Restriction in the Asset Limitation
6.17		Suitability of Real Property for Occupancy
6.18		Necessary and Non-Necessary Personal Property
6.19		Assets with negative equity
6.21		Excluded Assets;
11.1		Annual Re-Certifications Reexamination (Streamlined Income Determinations)
11.2		Interim Re-Certifications Overview of Calculating Annual Income at Annual Reexamination
11.7		Special Considerations for Terminating Assistance or Evicting Families for Non-Compliance with the Asset Limitation
14.1		Mandatory Denial or Termination
19.21		Special Considerations for Terminating Assistance or Evicting PVB Families for Non-Compliance with the Asset Limitation

Chapter	Subject	Comments
	DEDUCTIONS/EXPENSES	Annual use of HUD published use of Consumer Price Index (CPI) for various deductions and declared expenses of applicants and participants
3.13		Definition of a Person with a Disability Under Federal Civil Rights Laws
6.22		6.22- Deductions from Income Consumer Price Index–Urban Wage Earners and Clerical Workers (CPI–W) Unreimbursed Health and Medical Care Expenses and Reasonable Attendant Care and Auxiliary Apparatus Expenses Deduction Unreimbursed Reasonable Attendant Care and Auxiliary Apparatus Expenses 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 Child-Care Expenses Deduction and Hardship Exemption to Continue Child-Care Expenses Deduction Policy for Determination of the Family’s inability to Pay Rent Allowable Childcare Activities and Expenses Family Notification of Hardship Exemption Extension of Hardship Exemption for Additional 90-Day Period(s) Additional (Permissive) Deduction
6.27		Minimum Rent and Hardship Exemptions Hardship Exemptions for Health and Medical Care Expenses and Reasonable Attendant Care and Auxiliary Apparatus Expenses
	HOUSEHOLD COMPOSITION	New HUD Definition of family and Foster Adult and Foster Child.
5.3		Family Definition
5.3.4		Foster Adult
5.3.5		Foster Child
	INCOME	New HUD Definitions of Annual income and various categorized examples, self-certifications, assets, and imputed income.
6.1		Definition of Income
6.1.1		Earned Income Day Laborer Independent Contractor Seasonal Worker
6.1.2		Unearned Income
6.4		Net Family Assets
6.6.1		Actual Income
6.7		Imputing Income from Assets
6.7.1		Passbook Rate
6.15		Real Property, Personal Property, Other Capital Investments
6.15.1		Trusts
6.15.2		Trusts as Net Family Assets
6.15.3		Actual Income from a Trust
6.15.4		Trust Distributions and Annual Income
10.6		Verification of Assets

Chapter	Subject	Comments
Appendix C		Exclusions from Net Family Assets
	INCOME EXCLUSIONS	Various Non-Recurring Income exclusions
6.2		Replace 6.2 EID Policy with Non-Recurring Income
6.20		Excluded Income
Appendix D		Income Exclusion Definitions
	INFLATIONARY ADJUSTMENTS	Eight (8) subject matters will be adjusted using the annually required HUD inflation factor (CPI-W), which will be posted online
Appendix E		Consumer Price Index – Urban Wage Earners And Clerical Workers (CPI-W) Items
	INTERIM REEXAM	Timing, threshold, and events that qualify for required Interim reexamination
11.3		Interim Recertifications Interim Changes to Family Circumstances Interim Changes Not Reported Timely Interim Re-certification Effective Dates
11.3.1		Interim Reexamination for Decrease in Adjusted Income
11.3.2		Interim Reexamination for Increase in Adjusted Income
11.3.3		Interim Reexamination for Decrease in Family Size
11.3.4		Non-Interim Transaction for Decrease in Family Size
17.7		HOTMA Changes That Impact FSS Programs – Interim Reexaminations
	VERIFICATION	Consent timing, mandated use of EIV, SSN Verification, Excluded Income and Zero Income
6.20		Excluded Income
10.1		Authorization for the Release of Information (Form HUD-9886)
10.1.1		Timing of Completing Form HUD-9886
10.1.2		Revocation of Consent
10.2		Methods of Verification Mandatory and Discretionary Use of EIV
10.3.1		Lack of Social Security Documentation
10.5		Verification of Income Zero Income Verification

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

HOUSING AUTHORITY BOARD OF COMMISSIONERS FORUM

Cindy acknowledged the postponement for the Board of Commissioners to go on a property tour of HAMC sites until later in the year.

CHAIRPERSON REQUESTED ITEMS

Board copied on the response to the Call to the Public.

CALL TO THE PUBLIC

Scott Dennison requested a review of HAMC's response to a housing unit type that he is trying to rent through the Section 8 Housing Choice Voucher Program.

CALL TO ADJOURN

There being no further business, the meeting was adjourned.



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

Wednesday, July 24, 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, July 24, 2024, with the following Board members present:

Jose Martinez, Vice-Chair	Kathy DiNolfi	Thelma Charleston	Mickey Lund
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Staff present:

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

APPROVAL OF MINUTES FROM JUNE 2024 BOARD OF COMMISSIONERS MEETING

Approval of the minutes from June 26, 2024, Board of Commissioner’s Meeting.

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

EXECUTIVE DIRECTOR UPDATE

A presentation was verbally given on the topics below.

- A. QAD EHV



BOARD ACTION

Resolution 24-018 Write-off of \$127,058.63 in Uncollectible Tenant Accounts Receivable

Adopt Resolution 24-018 and authorizing HAMC to write-offs tenants with a balance older than 90 days in Tenant Accounts Receivable. This amount reflects a Fiscal Year of July 1, 2023 through June 30, 2024. It is the goals of the HAMC to have Tenant Accounts Receivable no more than 5% of billed tenant charges.

In comparison, Fiscal Year 2023 write off amount \$95,823.75.

Under the Generally Accepted Accounting Principles (GAAP), uncollectible accounts are allowed to be deducted. Write-offs are a part of the U.S. Department of Housing and Urban Development Tenant Accounts scoring threshold.

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

HOUSING AUTHORITY BOARD OF COMMISSIONERS FORUM

Thelma raised concern for laundry room access for residents at Rose Terrace Apartments. It was reported that laundry room access was only during normal business hours.

CHAIRPERSON REQUESTED ITEMS

The board was copied on the formal response to the Call to the Public from the June 26, 2024 Meeting.

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.



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

Tuesday, September 3, 2024, at 10:30am

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 10:30 a.m. on Tuesday, September 3, 2024, with the following Board members present:

Cindy Stotler Kathy DiNolfi Thelma Charleston Mickey Lund

Staff present:

Gerald Minott Jesse Romero Vivian Diaz Chanchal Singh
Suriani Huandra Jeannette Gonzalez Nikki Judd Michelle Hernandez

Public present:

Josh Crites (JH Brawner & Company)

APPROVAL OF MINUTES FROM JULY 2024 BOARD OF COMMISSIONERS MEETING

Approval of the minutes from July 24, 2024, Board of Commissioner’s Meeting.

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

EXECUTIVE DIRECTOR UPDATE

A presentation was verbally given on the topics below.

- A. QAD EHV Program Review Corrective Action Updates
- B. Rose Terrace Redevelopment Presentation with JH Brawner & Company



BOARD ACTION

Resolution 24-019 J.H. Brawner & Company – Rose Terrace I & II Redevelopment

Adopt Resolution 24-019 and authorizes and approves the actions of HAMC, previously taken and which will be taken, in the negotiation, documentation, including, but not limited to, authorizing the Executive Director of HAMC (or the Executive Director’s authorized representative) entering into Project-related agreements, partnership documents, and finance documents for Redevelopment of Rose Terrace Apartments.

Thelma Charleston motioned to approve; Kathy DiNolfi seconded the motion.

Ayes: Charleston, DiNolfi, Lund and Stotler

Resolution 24-020 Norton Circle Project Construction-To-Permanent Financing

Adopt Resolution 24-020, affirming and approving any and all actions heretofore taken by the the Executive Director of HAMC and duly authorized by prior Resolutions of the Board of Commissioners of Housing Authority of Maricopa County to enter to into certain loan documents not to exceed \$11,500,000.00 for the purpose of providing permanent financing for 100 residential units at Norton Circle Apartments

Kathy DiNolfi motioned to approve; Mickey Lund seconded the motion.

Ayes: Charleston, DiNolfi, Lund and Stotler

HOUSING AUTHORITY BOARD OF COMMISSIONERS FORUM

Thelma inquired of the status of the laundry room access for residents at Rose Terrace Apartments. It was reported that the laundry room access is being upgraded and the laundry rooms are open 24/7 with notice to residents.

CHAIRPERSON REQUESTED ITEMS

Request to reschedule the Board of Commissioner’s Tour of certain HAMC properties including Rose Terrace.

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.



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

Wednesday, September 25, 2024, at 10:30am

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 10:30 a.m. on Wednesday, September 25, 2024, with the following Board members present:

Cindy Stotler Jose Martinez Kathy DiNolfi Thelma Charleston

Staff present:

Gerald Minott	Susanne Harris	Kelly Triolo	Chanchal Singh
Suriani Huandra	Jeannette Gonzalez	Nikki Judd	

Public present:
Gregory Franklin

APPROVAL OF MINUTES FROM JULY 2024 BOARD OF COMMISSIONERS MEETING

Approval of the minutes from September 4, 2024, Board of Commissioner’s Meeting.

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

EXECUTIVE DIRECTOR UPDATE

A presentation was verbally given on the topics below.

- A. QAD EHV Program Review Corrective Action Updates



BOARD ACTION

Resolution No. 24-021 Housing Choice Voucher Program Administrative Plan Revision

Adopt Resolution 24-021 and authorizes and approves the revisions to the Administrative Plan to adhere to the mandatory Small Area Fair Market Rents (SAFMR) for the HCV program as well as update its administrative processing for local preferences (Chapter 4) and retaining a Metropolitan Area Fair Market Rent methodology when establishing Payment Standards for its PBV program (Chapter 19) as follows:

Chapter	Subject	Comments
4.9	Local Preferences	Adding language on acceptable verification forms for Homeless preference
13.1	Payment Standards	Removed redundant language of 90-110 FMR range requirement to section 13.4 and SAFMR mandate verbiage added
13.1.1	Designation of SAFMR	Adding language regarding HAMC SAFMR requirement for tenant-based HCV program and reference to PBV MAFMR application
13.2	Updating Payment Standards	Revising language to reflect SAFMR requirement
13.3	Small Area Fair Market Rents	Adding SAFMR requirement for tenant-based HCV program, revision timing of Payment Standard schedule
13.3.1	Decreases in the Small Area Fair Market Rent	Adding HUD allowable option language for “No Change in Policy” when calculating the family’s HAP (beginning at 2 nd regular re-exam)
13.4	Establishing Payment Standards Within The Basic Range of SAMFR	Revised language to eliminate redundant messaging regarding 90-110 FMR range requirements
13.5	Payment Standard Groupings for SAFMRs	Adding language establishing “grouped” zip code areas
19.16.1	Fair Market Rents in the Project Based Voucher Program	Adding clarifying language that the PBV program will retain a Payment Standard Schedule based upon the Metropolitan Area Fair Market Rents (MAFMR).

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

Resolution 24-022 Tenant Based Voucher Payment Standards Effective January 1, 2025

Adopt Resolution 24-022, to conform to the mandatory Small Area Fair Market Rent (SAFMR) requirement for the Phoenix,-Scottsdale-Mesa Metropolitan Area, whereby using “grouped” ZIP code areas to establish a voucher payment standard schedule at 105% of SAMFR for 0–6-bedroom units as follows for tenant-based vouchers:

Group	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom	Five-Bedroom	Six-Bedroom
1	\$1,460	\$1,596	\$1,859	\$2,499	\$2,793	\$3,212	\$3,631
2	\$1,554	\$1,701	\$1,974	\$2,657	\$2,972	\$3,417	\$3,863
3	\$1,596	\$1,754	\$2,037	\$2,741	\$3,066	\$3,526	\$3,986
4	\$1,617	\$1,775	\$2,058	\$2,772	\$3,098	\$3,562	\$4,027
5	\$1,754	\$1,922	\$2,237	\$3,014	\$3,360	\$3,864	\$4,368
6	\$1,859	\$2,048	\$2,373	\$3,192	\$3,570	\$4,106	\$4,641
7	\$1,901	\$2,090	\$2,426	\$3,266	\$3,654	\$4,202	\$4,750
8	\$2,048	\$2,247	\$2,615	\$3,518	\$3,938	\$4,528	\$5,119
9	\$2,163	\$2,373	\$2,793	\$3,759	\$4,179	\$4,806	\$5,433
10	\$2,205	\$2,426	\$2,814	\$3,791	\$4,232	\$4,866	\$5,501
11	\$2,363	\$2,594	\$3,014	\$4,053	\$4,536	\$5,216	\$5,897
12	\$2,415	\$2,646	\$3,077	\$4,137	\$4,631	\$5,325	\$6,020

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

Resolution 24-023 Project Based Voucher Payment Standards Effective January 1, 2025

Adopt Resolution 24-023, authorizing and applying continued use of Metropolitan Area Fair Market Rent (MAFMR) to set the payment standard schedule at its PBV-assisted projects at 100% of FY2025 Final MAFMR as follows:

Bedroom Size	Fair Market Rent 2025	HAMC Payment Standard
Efficiency	\$1,530	\$1,530
1	\$1,679	\$1,679
2	\$1,950	\$1,950
3	\$2,624	\$2,624
4	\$2,934	\$2,934
5	\$3,374	\$3,374
6	\$3,814	\$3,814

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

HOUSING AUTHORITY BOARD OF COMMISSIONERS FORUM

CHAIRPERSON REQUESTED ITEMS

Board copied on the response to the Call to the Public.

CALL TO THE PUBLIC

Gregory Franklin addressed concerns pertaining to a legal notice he received, the condition of HAMC property and clarification of rights on federally funded property.

CALL TO ADJOURN

There being no further business, the meeting was adjourned.



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

Wednesday, October 23, 2024, at 10:30am

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 10:30 a.m. on Wednesday, October 23, 2024, with the following Board members present:

Cindy Stotler Mickey Lund Kathy DiNolfi Thelma Charleston

Staff present:

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

Public present:
Gregory Franklin

APPROVAL OF MINUTES FROM SEPTEMBER 2024 BOARD OF COMMISSIONERS MEETING

Approval of the minutes from September 25, 2024, Board of Commissioner’s Meeting.

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

EXECUTIVE DIRECTOR UPDATE

A presentation was verbally given on the topics below.

- A. QAD EHV Program Review Corrective Action Updates
- B. Maricopa County 2023-2026 Strategic Plan Annual Report Update
- C. BOC Meeting Dates
- D. HAMC 5-Year Strategic Planning Session



BOARD ACTION

Resolution No. 24-024 Internal Control Policy Revisions

Adopt Resolution 24-024 and authorizes and approves the revisions to the Internal Control Policy to reflect the Government Accountability Office (GAO) Standards for Internal control format for designing, implementing and operating an effective internal control system as well as update its Chapters as follows:

Chapter	Subject	Internal Control Revisions
1	Policies And Procedures for General Internal Controls	<ul style="list-style-type: none"> • Background Information • General Internal Controls Policy • General Internal Control Procedures • Internal Control-Integrated Framework
2	Roles And Responsibilities	<ul style="list-style-type: none"> • IT Administrator
3	Budgeting	<ul style="list-style-type: none"> • Budget Procedures • Control Environment • Risk Assessment • Control Activities • Information and Communication • Monitoring
4	Procurement	<ul style="list-style-type: none"> • HAMC procurement policy is inserted into Internal Control Policy and is no longer a separate document
6	Rental Assistance Department Payables	<ul style="list-style-type: none"> • Control Environment • Risk Assessment • Control Activities • Information and Communication • Monitoring
9	Asset Management	<ul style="list-style-type: none"> • Purpose • Budget Procedures • Control Environment • Risk Assessment • Conflict of Interest • Control Activities • Rent Collection • Information and Communication • Monitoring
18	Disposition Policy	<ul style="list-style-type: none"> • Procedures for Determination of Items to be Disposed • Disposition Procedures • Sale/Donation of HAMC Property to Non-Profit Organization • Information and Communication
Appendix A	Definitions	<ul style="list-style-type: none"> • List of a few definitions as defined by HUD and HAMC that are applicable to the procurement policy
Appendix B	Asset Management Leasing Criteria	<ul style="list-style-type: none"> • General Requirements • Income Requirements • Credit Requirements • Rental Requirements • Employment Requirements • Factors That Will Result in Denial
Appendix C	Credit Card User Agreement	<ul style="list-style-type: none"> • HAMC Credit Card User Agreement Form
Appendix D	Missing/Lost Credit Card Receipt	<ul style="list-style-type: none"> • HAMC Missing/Lost Credit Card Receipt Form

Kathy DiNolfi motioned to approve; Thelma Charleston seconded the motion.

Ayes: Charleston, DiNolfi, Lund and Stotler

HOUSING AUTHORITY BOARD OF COMMISSIONERS FORUM

Thanked Executive Director for October 15, 2024 HAMC property tour. Encouraged other board members to attend future tours when possible.

CHAIRPERSON REQUESTED ITEMS

Board copied on the response to the Call to the Public.

CALL TO THE PUBLIC

Gregory Franklin addressed concerns pertaining to legal notices he has received, house rules of HAMC property, property management-resident relations and use of legal counsel.

CALL TO ADJOURN

There being no further business, the meeting was adjourned.



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

Wednesday, November 20, 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 10:30 a.m. on Wednesday, October 23, 2024, with the following Board members present:

Cindy Stotler	Jose Martinez	Mickey Lund	Kathy DiNolfi
Thelma Charleston			

Staff present:

Jesse Romero	Kelly Triolo	Chanchal Singh	Wanda Rudison
Suriani Huandra	Jeannette Gonzalez	Nikki Judd	

Public present:

Gregory Franklin

APPROVAL OF MINUTES FROM SEPTEMBER 2024 BOARD OF COMMISSIONERS MEETING

Approval of the minutes from October 23, 2024, Board of Commissioner’s Meeting.

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

EXECUTIVE DIRECTOR UPDATE

A presentation was verbally given on the topics below.

- A. QAD EHV Program Review Corrective Action Updates
- B. Independent Annual Audit Overview FYE 6.30.2024



BOARD ACTION

Resolution No. 24-025 Administrative Plan Revisions

Adopt Resolution 24-025 and authorizes and approves the revisions to the Administrative Plan to include recent HUD changes to the VASH program and its program administration (Chapter 23) as follows:

Chapter	Subject	Comments
4.12	Assistance Targeted by HUD	Adding Chapter Reference To EHV and Special Programs and HUD Policy
19.4	Eligibility for PBV Assistance	VASH Participants with Zero Income living in PBV units
23	Special Programs and HUD Policy	23.1 Special Programs Overview 23.2 Veterans Affairs Supportive Housing (VASH) Overview 23.3 VASH Program Eligibility Overview 23.4 VASH Program Administration
23.4.1	VASH Program Policies	VASH Voucher Issuance VASH Allowable Housing Types VASH Lease Requirements VASH New Admissions VASH Income Inclusions VASH Income Verification VASH Portability Procedures VASH Family Breakup

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

HOUSING AUTHORITY BOARD OF COMMISSIONERS FORUM

None noted.

CHAIRPERSON REQUESTED ITEMS

None noted.

CALL TO THE PUBLIC

Gregory Franklin stated he does not have an in-unit fire sprinkler system, even though his lease addendum indicates differently. In addition, Mr. Franklin wanted his 10-day notices removed from his tenant file.

CALL TO ADJOURN

There being no further business, the meeting was adjourned.

BOARD MEETING



DECEMBER 18, 2024