



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

Wednesday, October 22, 2025, at 9:30am

Board Members

Cindy Stotler, Chairperson - District 3
Kathy DiNolfi, Vice Chair District 1
Jose Martinez , District 5
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 22, 2025, with the following Board members present:

Cindy Stotler
Jose Martinez

Thelma Charleston

Kathy DiNolfi

Mickey Lund

Staff present:

Gerald Minott
Jesse Romero

Chanchal Singh
Susanne Harris

Wanda Rudison
Nikki Judd

Suriani Huandra

Public present:

Teresa Garcia

APPROVAL OF MINUTES FROM SEPTEMBER 2025 BOARD OF COMMISSIONERS' MEETING

Approval of the minutes from September 24, 2025, Board of Commissioner's Meeting.

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

EXECUTIVE DIRECTOR UPDATE

A verbal update was given on the topics below:

- A. Reception and success of Heritage Senior Apartments Ribbon Cutting Ceremony
- B. Government Shutdown no current effects on HAMC operations

BOARD ACTION

Resolution 25-014 Tenant Based Voucher Payment Standards 2026

Adopt Resolution 24-014, to conform to the Small Area Fair Market Rent (SAFMR) threshold requirement for the Phoenix,-Scottsdale-Mesa Metropolitan Area, whereby using the highest SAFMR within each “grouped” ZIP code to establish a voucher payment standard schedule at 95% of FY2026 SAMFR for 0–6-bedroom units as follows for tenant-based vouchers:

2026 Payment Standard Schedule Effective January 1, 2026

Group	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom	Five-Bedroom	Six-Bedroom	Zip Codes
1	\$1,254	\$1,368	\$1,587	\$2,119	\$2,347	\$2,698	\$3,050	85119, 85120, 85201 , 85203, 85205, 85301, 85302, 85322, 85329, 85337, 85342, 85361, 85363, 85378, 85390
SAFMR-1	\$1,320	\$1,440	\$1,670	\$2,230	\$2,470	\$2,841	\$3,211	85201
2	\$1,302	\$1,416	\$1,644	\$2,195	\$2,432	\$2,797	\$3,162	85351, 85354, 85204, 85210 , 85375
SAFMR-2	\$1,370	\$1,490	\$1,730	\$2,310	\$2,560	\$2,944	\$3,328	85210
3	\$1,397	\$1,511	\$1,758	\$2,347	\$2,603	\$2,993	\$3,384	85202 , 85207, 85208, 85320, 85345
SAFMR-3	\$1,470	\$1,590	\$1,850	\$2,470	\$2,740	\$3,151	\$3,562	85202
4	\$1,463	\$1,587	\$1,843	\$2,461	\$2,727	\$3,135	\$3,544	85127, 85213, 85236, 85269, 85299, 85323, 85327, 85372, 85373 , 85376, 85380, 85385
SAFMR-4	\$1,540	\$1,670	\$1,940	\$2,590	\$2,870	\$3,301	\$3,731	85373
5	\$1,530	\$1,663	\$1,929	\$2,575	\$2,850	\$3,278	\$3,705	85206, 85326, 85335 , 85343, 85353, 85381
SAFMR-5	\$1,610	\$1,750	\$2,030	\$2,710	\$3,000	\$3,450	\$3,900	85335
6	\$1,615	\$1,758	\$2,043	\$2,727	\$3,021	\$3,474	\$3,927	85264, 85268, 85283, 85307, 85338, 85374 , 85377, 85382, 85392
SAFMR-6	\$1,730	\$1,890	\$2,190	\$2,920	\$3,240	\$3,726	\$4,212	85374
7	\$1,729	\$1,881	\$2,185	\$2,917	\$3,230	\$3,715	\$4,199	85087, 85233, 85234, 85295 , 85340, 85395
SAFMR-7	\$1,820	\$1,980	\$2,300	\$3,070	\$3,400	\$3,910	\$4,420	85395
8	\$1,777	\$1,929	\$2,242	\$2,993	\$3,316	\$3,813	\$4,310	85212 , 85379
SAFMR-8	\$1,870	\$2,030	\$2,360	\$3,150	\$3,490	\$4,014	\$4,537	85212
9	\$1,853	\$2,014	\$2,337	\$3,116	\$3,458	\$3,977	\$4,495	85339, 85387 , 85396
SAFMR-9	\$1,950	\$2,120	\$2,460	\$3,280	\$3,640	\$4,186	\$4,732	85387
10	\$1,910	\$2,052	\$2,413	\$3,202	\$3,563	\$4,097	\$4,631	85142, 85253, 85263 , 85296, 85297, 85388
SAFMR-10	\$2,010	\$2,160	\$2,540	\$3,370	\$3,750	\$4,313	\$4,875	85263
11	\$2,014	\$2,185	\$2,537	\$3,382	\$3,753	\$4,315	\$4,878	85086, 85383
SAFMR-11	\$2,120	\$2,300	\$2,670	\$3,560	\$3,950	\$4,543	\$5,135	85383
12	\$2,081	\$2,261	\$2,622	\$3,496	\$3,876	\$4,457	\$5,039	85298, 85331 , 85355
SAFMR-12	\$2,190	\$2,380	\$2,760	\$3,680	\$4,080	\$4,692	\$5,304	85331

Jose Martinez motioned to approve; Thelma Charleston seconded the motion.

Ayes: Charleston, DiNolfi, Lund, Martinez and Stotler

Resolution 25-015 Project Based Voucher Payment Standards 2026

Adopt Resolution 24-015, 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 FY2026 Final MAFMR as follows:

Bedroom Size	Fair Market Rent 2026	HAMC Payment Standard
Efficiency	\$1,457	\$1,457
1	\$1,583	\$1,583
2	\$1,839	\$1,839
3	\$2,452	\$2,452
4	\$2,720	\$2,720
5	\$3,128	\$3,128
6	\$3,536	\$3,536

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

Ayes: Charleston, DiNolfi, Lund, Martinez and Stotler

Resolution 25-016 HCV Administrative Plan Revision

Adopt Resolution 24-016, authorizing and approving the revisions to the Administrative Plan to include discretionary policy allowable by HUD to its voucher program administration as follows:

Chapter	Subject	Comments
7.3	Subsidy Standards	- Clarifying language for voucher allocations based upon family and household size - Unit Size Selected by Family
9.4.1	Processing Termination of HAP Contracts as a result of insufficient funding from HUD	HAMC will terminate HAP Contracts in the following order until sufficient funding is available to support remaining program participants: - Program Participants that are calculated to received zero HAP at their next certification (annual or interim). - Program Participants that are at zero HAP assistance but have not yet reached their 180 day threshold (Sees Section 14.7 for more information). - Program Participants that are paying 90-100% of contract rent to Landlord. - Program Participants that are paying 80-90% of contract rent to Landlord.
11.1	Annual Re-Examination	Example of "Two Years After PS Effective Date" Policy
13.3.1	Decreases in SAFMR	Reduction will take place at Annual Recertification "Two Years After PS Effective Date" Policy
13.5	"Success Rate" Payment Standard Amounts	Effective May 2024, No longer approved by HUD
23.4.1	VASH Program Policies	- VASH Lease Requirements for "Lease in Place" - VASH Portability Procedures

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

Ayes: Charleston, DiNolfi, Lund, Martinez and Stotler

PROGRAM UPDATES

A verbal update was given by the following department managers referencing administrative updates:

- Resident Services
- Finance

HOUSING AUTHORITY BOARD OF COMMISSIONERS FORUM

Cindy Stotler, Board Chair, expressed delight in seeing support for the Heritage Senior Apartment Ribbon Cutting Ceremony from District 4 Maricopa County Supervisor, Debbie Lesko and community leadership.

CHAIRPERSON REQUESTED ITEMS

None noted.

CALL TO THE PUBLIC

None noted.

CALL TO ADJOURN

There being no further business, the meeting was adjourned.