



## 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. Fiscal Year End 2024 Audit Report Presentation
  - B. HUD Reviews and Corrective Action Plan Update
  - C. Present and discuss expiring BOC Chair and Vice-Chair positions
4. **Board of Commissioners Agenda Items**
  - A. Resolution No. 25-001 Write-off in Uncollectible Tenant Accounts Receivable CY 2024
  - B. Resolution No. 25-002 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: Wanda Rudison
  - 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

January 22, 2025  
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, January 22, 2025 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>.

**Please join my meeting from your computer, tablet or smartphone.**

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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 Update
  - C. HAMC 10-Year Comprehensive Action Plan
4. **Board of Commissioners Agenda Items**
  - A. Resolution 25-003 Board Chair Reappointment Certification of Cindy Stotler
  - B. Resolution 25-004 Board Vice-Chair Appointment Certification of Kathy DiNolfi
5. **Program Updates**
  - A. Development: Chanchal Singh
  - B. Asset Management: Jeannette Gonzalez
  - C. Rental Assistance Programs: Kelly Triolo
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### 8. Call to Adjourn

**February 26, 2025  
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, February 26, 2025 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.
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### GENERAL BUSINESS

3. **Executive Director Update**
  - A. Discuss Maricopa Revitalization Partnership Development
4. **Board of Commissioners Agenda Items**
  - A. Resolution 25-005 Five Year and Annual Public Housing Agency Plan Approval
5. **Five Year (2025-2029) and Annual (2025-2026) Public Housing Agency Plan Public Hearing**
  - A. This time is scheduled to publicly hear the Five Year (2025-2029) and Annual (2025-2026) 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: Wanda Rudison
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### 9. Call to Adjourn

March 26, 2025  
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, March 26, 2025 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.
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### GENERAL BUSINESS

3. **Executive Director Update**
  - A. HUD-QAD EHV Demand Letter Suspension
  - B. AHADA Updates
4. **Board of Commissioners Agenda Items**
  - A. Resolution 25-006 Internal Control Policy Revisions
5. **Program Updates**
  - A. Development: Chanchal Singh
  - B. Asset Management: Jeannette Gonzalez
  - C. Rental Assistance Programs: Kelly Triolo
  - D. Resident Services: Wanda Rudison
  - E. Finance: Suriani Huandra
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### 8. Call to Adjourn

**April 23, 2025  
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, April 23, 2025 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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1. Roll Call and Pledge of Allegiance.
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### GENERAL BUSINESS

3. **Executive Director Update**
  - A. HAMC FY2026 Operational Budget Presentation
4. **Board of Commissioners Agenda Items**
  - A. Resolution 25-007 HAMC FY2026 Operating Budget
  - B. Resolution 25-008 Administrative Plan Revisions
5. **Program Updates**
  - A. Development: Chanchal Singh
  - B. Asset Management: Jeannette Gonzalez
  - C. Rental Assistance Programs: Kelly Triolo
  - D. Resident Services: Wanda Rudison
  - E. Finance: Suriani Huandra
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### 8. Call to Adjourn

**May 28, 2025  
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, May 28, 2025 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



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### REGULAR BUSINESS

1. Roll Call and Pledge of Allegiance.
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### GENERAL BUSINESS

3. **Executive Director Update**
  - A. HUD Housing Priorities and Voucher Requirements and other updates
  - B. Maricopa County advocacy and IGA with the Housing Authority
4. **Board of Commissioners Agenda Items**
  - A. Resolution 25-009 Write-off in Uncollectible Tenant Accounts Receivable
  - B. Resolution 25-010 Write-off in Uncollectible HCV Portability Accounts Receivable
5. **Program Updates**
  - A. Development: Chanchal Singh
  - B. Asset Management: Jeannette Gonzalez
  - C. Rental Assistance Programs: Kelly Triolo
  - D. Resident Services: Wanda Rudison
  - E. Finance: Suriani Huandra
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### 8. Call to Adjourn

June 25, 2025  
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 25, 2025 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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**HOUSING AUTHORITY OF MARICOPA COUNTY  
FORMAL MEETING MINUTES  
BOARD OF COMMISSIONERS**

**Wednesday, May 28, 2025, 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, May 28, 2025, with the following Board members present:

Cindy Stotler  
Kathy DiNolfi

Thelma Charleston

Mickey Lund

Jose Martinez

**Staff present:**

Gerald Minott  
Suriani Huandra

Kelly Triolo  
Susanne Harris

Chanchal Singh  
Nikki Judd

Wanda Rudison  
Jesse Romero

**Public present:**

Teresa Garcia

**APPROVAL OF MINUTES FROM APRIL 2025 BOARD OF COMMISSIONERS' MEETING**

Approval of the minutes from April 23, 2025, Board of Commissioner's Meeting.

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

Ayes: Charleston, DiNolfi, Lund, Martinez and Stotler

**EXECUTIVE DIRECTOR UPDATE**

A presentation was given on the topics below:

- A. HAMC FY2026 Operational Budget

A verbal update was given on the topics below:

- B. Arizona Housing Coalition Conference
- C. Housing Choice Voucher and Mainstream Program Anticipated Shortfall



## BOARD ACTION

### Resolution 25-007 Fiscal Year 2023 Operating Budget

Adopt Resolution 25-007 and authorize and approve the proposed budgeted receipts and expenditures for Fiscal Year 2026 that begins on July 1, 2025, and ends on June 30, 2026 and submit the same to HUD; as well as the required Board Chair signature on HUD Form 52574.

Jose Martinez motioned to approve; Kathy DiNolfi seconded the motion.

Ayes: Charleston, DiNolfi, Lund, Martinez and Stotler

### Resolution 25-008 Housing C Revisions

Adopt Resolution 25-008 and authorizes and approves the revisions to the Administrative Plan to include discretionary policy allowable by HUD to its voucher program administration as follows:

Chapter	Subject	Comments
11.6	Overview of Restricted Moves	Added additional chapter references
	Denial of Moves	Added new PIH Notice References and CFR citations
	Insufficient Funding	Added new PIH Notice References and CFR citations Added HAMC Policy "Insufficient Funding and Portability to higher subsidy cost areas" Added HAMC Policy "Changes in Insufficient Funding determinations"
13.7	Insufficient Funding Determinations	Define "Shortfall" and associated PIH Notice References

Thelma Charleston motioned to approve; Jose Martinez 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

None noted.

### CALL TO ADJOURN

There being no further business, the meeting was adjourned.



**RESOLUTION 25-009**  
**Write-off of \$176,105.86 in Uncollectible Tenant Accounts Receivable**

**WHEREAS**, under the Generally Accepted Accounting Principals (GAAP), uncollectible accounts are allowed to be deducted; and

**WHEREAS**, the write-offs are for tenants with a balance older than 90 days in Tenant Accounts Receivable, and all cancelled tenants, who were terminated before the scheduled move-in date; and

**WHEREAS**, this amount reflects both the Fiscal Year of July 1, 2024, through June 30, 2025, and all cancelled tenants from prior fiscal years; and

**WHEREAS**, write-offs are a part of the U.S. Department of Housing and Urban Development Tenant Accounts scoring threshold; and

**WHEREAS**, it is the goal of the Housing Authority of Maricopa County to have Tenant Accounts Receivable no more than 5% of billed tenant charges.  
FY 2023 was 3.02%. FY 2024 is 4.77%. FY 2025 was 4.89%

**NOW THEREFORE BE IT RESOLVED**, that the Board of Commissioners of the Housing Authority of Maricopa County hereby adopts Resolution No. 25-009 and approves the write-off of \$176,105.86 in uncollectible Tenant Accounts Receivable.

Dated this \_\_\_\_ day of June 2025

Housing Authority of Maricopa County

ATTEST:

\_\_\_\_\_  
Clerk of the Board

\_\_\_\_\_  
Chairperson

Fiscal Year 2025 Write-Offs with all cancelled tenants from prior fiscal years

Property	Charged To	Unit	Move Out	Amount Owed	Rent	Miscellaneous
	t0005170	2	06/11/24	72.24	72.24	0.00
	t0007367	20	04/08/24	2,375.63	0.00	2,375.63
	t0009867	18	08/23/24	3,430.73	1,770.00	1,660.73
	t0013071	14	02/19/25	444.16	0.00	444.16
baden Total				6,322.76	1,842.24	4,480.52
	t0004603	33	07/12/24	1,809.99	1,186.00	623.99
casa Total				1,809.99	1,186.00	623.99
	t0003266	0106	07/31/24	919.00	644.00	275.00
	t0003267	0111	12/31/24	3,377.74	2,936.50	441.24
	t0003274	0305	09/30/24	162.62	0.00	162.62
	t0003395	0321	11/30/23	5,950.00	5,700.00	250.00
	t0003432			-91.00	-91.00	0.00
	t0003615	0313	01/10/24	2,400.00	1,350.00	1,050.00
	t0007124	0110	06/03/24	922.00	872.00	50.00
	t0007609	0315	05/24/24	2,533.03	1,173.03	1,360.00
	t0007909	101B	05/16/24	511.84	0.00	511.84
	t0012256	0101A	06/19/24	1,486.67	711.67	775.00
	t0012374			100.00	0.00	100.00
	t0012983	0418	10/18/24	9,961.45	9,911.45	50.00
	t0013034			50.00	0.00	50.00
	t0013039	0314	11/17/23	8,892.77	8,192.77	700.00
	t0013088	0416	06/17/24	11,670.77	5,984.77	5,686.00
	t0013092	0120A	10/31/23	933.56	683.56	250.00
	t0013197	0105	03/17/25	2,022.23	1,862.23	160.00
	t0013436	0418	11/20/23	2,446.17	2,446.17	0.00
	t0018975	0409	04/05/24	3,975.26	3,224.75	750.51
	t0018977			50.00	0.00	50.00
	t0020902			30.00	0.00	30.00
	t0020987			30.00	0.00	30.00
clare Total				58,334.11	45,601.90	12,732.21
	t0019652	41	10/31/24	117.00	0.00	117.00
father Total				117.00	0.00	117.00
	t0003574	6	06/30/22	1,322.90	558.00	764.90
flora Total				1,322.90	558.00	764.90
	t0002327	7	11/04/24	1,528.00	187.00	1,341.00
	t0003599	16	06/30/24	1,334.00	1,334.00	0.00
	t0012748	18	03/19/24	99.00	86.00	13.00
	t0019609	30	03/17/25	1,019.00	1,019.00	0.00
hammond Total				3,980.00	2,626.00	1,354.00
	t0003468	HOLL_27	09/09/24	229.00	0.00	229.00
	t0003471	HOLL_39	09/09/24	1,280.95	0.00	1,280.95
	t0005172			300.00	300.00	0.00
	t0013108	36	02/01/25	2,784.94	1,033.00	1,751.94
	t0013772	38	03/05/25	3,529.20	1,838.00	1,691.20
hollar Total				8,124.09	3,171.00	4,953.09
	t0000146	2025BRAM	11/30/24	6,301.71	6,301.71	0.00
	t0000153	613_10TH	05/08/24	5,663.45	4,277.00	1,386.45
	t0000157	122GARNE	04/02/24	4.93	0.00	4.93
	t0000165	508_74TH	04/30/22	3,118.00	3,118.00	0.00
	t0004256	1025_MOR	12/31/24	24,828.00	24,528.00	300.00
	t0004257			30.00	0.00	30.00
	t0010215			30.00	0.00	30.00
	t0012881			30.00	0.00	30.00
	t0012899			30.00	0.00	30.00
	t0012911			30.00	0.00	30.00
mrp Total				40,066.09	38,224.71	1,841.38
	t0003744			30.00	0.00	30.00
norton Total				30.00	0.00	30.00
	t0002384	14	09/23/20	181.00	181.00	0.00
	t0007166	21	06/06/24	81.88	81.88	0.00
paradise Total				262.88	262.88	0.00

Property	Charged To	Unit	Move Out	Amount Owed	Rent	Miscellaneous
	t0002412	21	08/02/24	1,358.00	907.00	451.00
	t0002426	38	09/02/24	812.00	454.00	358.00
parkview Total				2,170.00	1,361.00	809.00
	t0000062	315	11/05/24	0.40	0.00	0.40
	t0000098	308	01/31/25	450.00	0.00	450.00
	t0000110	213	11/25/24	2,141.06	953.33	1,187.73
	t0000119	511	06/30/24	1,530.00	528.00	1,002.00
	t0000130	605	11/05/24	3,639.00	441.50	3,197.50
	t0000137	614	07/31/24	830.37	25.00	805.37
	t0002736	602	09/30/24	598.46	0.00	598.46
	t0004359	612	04/26/24	71.91	0.00	71.91
	t0007230	606	12/31/24	2,380.54	1,430.56	949.98
	t0007274	301	08/31/24	1,802.00	544.00	1,258.00
	t0007917			60.00	0.00	60.00
	t0008255	501	05/31/24	1,426.22	726.00	700.22
	t0011160	503	10/31/24	3,079.50	835.00	2,244.50
	t0011687	110	05/31/24	78.06	0.00	78.06
	t0012067	314	09/30/24	1,263.00	0.00	1,263.00
	t0012361	508	10/31/24	4,704.45	0.00	4,704.45
	t0012741			30.00	0.00	30.00
	t0012875	212	05/31/24	2,342.24	0.00	2,342.24
	t0012921	619	11/25/24	5,195.85	615.00	4,580.85
	t0019750	604	08/08/24	130.00	130.00	0.00
rt1 Total				31,753.06	6,228.39	25,524.67
	t0002884	404	12/10/24	1,377.05	66.77	1,310.28
	t0007199			30.00	0.00	30.00
	t0007240			30.00	0.00	30.00
	t0007603			30.00	0.00	30.00
	t0011236			30.00	0.00	30.00
	t0011346			30.00	0.00	30.00
	t0012352	409	11/30/24	580.81	0.00	580.81
	t0018979			30.00	0.00	30.00
	t0019075			30.00	0.00	30.00
	t0019078			30.00	0.00	30.00
	t0019755	406	01/31/25	1,214.00	850.00	364.00
rt2 Total				3,411.86	916.77	2,495.09
	t0003551	40	08/02/24	868.00	14.00	854.00
	t0009852			1,850.00	1,293.00	557.00
varney Total				2,718.00	1,307.00	1,411.00
	t0043710	32	06/17/24	1,309.99	0.00	1,309.99
villa Total				1,309.99	0.00	1,309.99
	t0002944	17	05/31/24	176.78	0.00	176.78
	t0003901	16	02/03/25	3,809.37	1,935.25	1,874.12
	t0004571	20	08/31/24	991.00	0.00	991.00
	t0006937	08	09/13/24	1,453.43	167.43	1,286.00
	t0012254	09	08/31/24	4,752.00	1,720.00	3,032.00
	t0013138	15	04/30/24	108.12	0.00	108.12
	t0019663	15	02/03/25	2,994.88	1,135.25	1,859.63
	t0019965	09	02/16/25	87.55	0.00	87.55
watson Total				14,373.13	4,957.93	9,415.20
Grand Total				176,105.86	108,243.82	67,862.04

**RESOLUTION 25-010**  
**Write-off of \$18,773.45 in Uncollectible Housing Choice Voucher (HCV)**  
**Portability Accounts Receivable**

**WHEREAS**, under the Generally Accepted Accounting Principals (GAAP), uncollectible accounts are allowed to be deducted; and

**WHEREAS**, the write-offs are for the port-in participants in the Housing Choice Voucher (HCV) Program with a balance older than 90 days in Tenant Accounts Receivable; and

**WHEREAS**, this amount reflects all Calendar Years prior to CY 2025; and

**WHEREAS**, write-offs are a part of the U.S. Department of Housing and Urban Development Tenant Accounts scoring threshold; and

**NOW THEREFORE BE IT RESOLVED**, that the Board of Commissioners of the Housing Authority of Maricopa County hereby adopts Resolution No. 25-010 and approves the write-off of \$18,773.45 in uncollectible Housing Choice Voucher Portability Accounts Receivable.

Dated this \_\_\_\_ day of June 2025

Housing Authority of Maricopa County

ATTEST:

\_\_\_\_\_  
Clerk of the Board

\_\_\_\_\_  
Chairperson

## Portability Write-Offs

Tenant	HAP/URP	Admin	Total	Last Charge Date
(t0002174) Glendale Housing Authority, AZ003	-763.00	-159.52	-922.52	01/01/21
(t0002189) Housing Authority of Cook County, IL025	692.00	279.60	971.60	10/01/20
(t0002204) AZ Quadel, AZ001	11,258.00	1,434.01	12,692.01	10/01/20
(t0002204) Phoenix Housing Dept, AZ001	0.00	67.85	67.85	07/01/20
(t0002464) Riverside County Housing Authority, CA027	1,182.00	55.92	1,237.92	10/01/20
(t0002534) Metropolitan Council HRA, MN163	-152.00	55.92	-96.08	10/01/20
(t0002774) Tempe Housing Services Division, AZ031	1,384.00	131.82	1,515.82	11/01/20
(t0003206) Cuyahoga Metropolitan Housing Authority	2,385.34	74.02	2,459.36	03/17/20
(t0003393) Housing Authority of the County of Contr, CA011	126.00	52.89	178.89	09/01/19
(t0003483) Housing Authority of The City of Easton, PA024	-350.85	0.00	-350.85	05/01/20
(t0003558) Housing Authority City of Long Beach, CA068	719.00	167.76	886.76	10/01/20
(t0003682) City of Tucson Housing and Community Dev, AZ004	0.00	132.69	132.69	08/01/20

(portin) - Total

16,480.49    2,292.96    18,773.45



# DEVELOPMENT

## MAY 2025

### DEPARTMENT PURPOSE

Provide overall management of development, tax credit and program compliance while achieving short term and long-term transactions for real estate development planning for HAMC. Development focuses on maintaining a rich blend of three (3) strategic areas: modernization of current housing stock, redevelopment of old housing units and creating new affordable units.

### NEW DEVELOPMENT PROJECTS

Property Name	# of Units	Property Location	Partner	Investor	Funding Source	Tentative Closing Date
Rose Terrace Apartments	120	Avondale, AZ	Brawner (consultant)	TBD	LIHTC Resyndication (4% LIHTC + PAB)	June 2026

### UNDER CONSTRUCTION

Property Name	# of Units	Property Location	Partner	Investor	Funding Source	% Construction Completion	Tentative Construction Completion Date
Heritage Senior Apartments	99	Surprise, AZ	HUD, ADOH, City of Surprise, Wells Fargo, Gorman Architectural, Gorman GC, GEM Housing Solutions	Wells Fargo	HUD Section 202, 9% LIHTC equity, Construction loan, ARPA SLFRF, State Housing Trust Fund	85%	September 2025

### PLACED-IN-SERVICE

Property Name	# of Units	Property Location	Partner	Investor	Funding Source	Construction Completion Date	PIS Date
Norton Circle Apartments	100	Avondale, AZ	ADOH, Enterprise, BMO Harris, Rocky Mountain CRC, Gorman Architectural and Gorman GC	Enterprise	9% LIHTC, Construction loan, Permanent loan and National Housing Trust Fund	March 6, 2024	March 2024; 8609 package submitted to ADOH

### PARTNERSHIP PROJECTS

Property Name	# of Units	Property Location	Partner	HAMC Role	Funding Type	% Construction Completion
Estrella Springs (Family)	396	Goodyear, AZ	Dominium	GP through GEM Housing Solutions	4% LIHTC + Private Activity Bonds	95%
Suncrest Vista (Senior)	261	Goodyear, AZ	Dominium	GP through GEM Housing Solutions	4% LIHTC + Private Activity Bonds	94%

### CONSTRUCTION PROGRESS PHOTOS

Presented on following page.

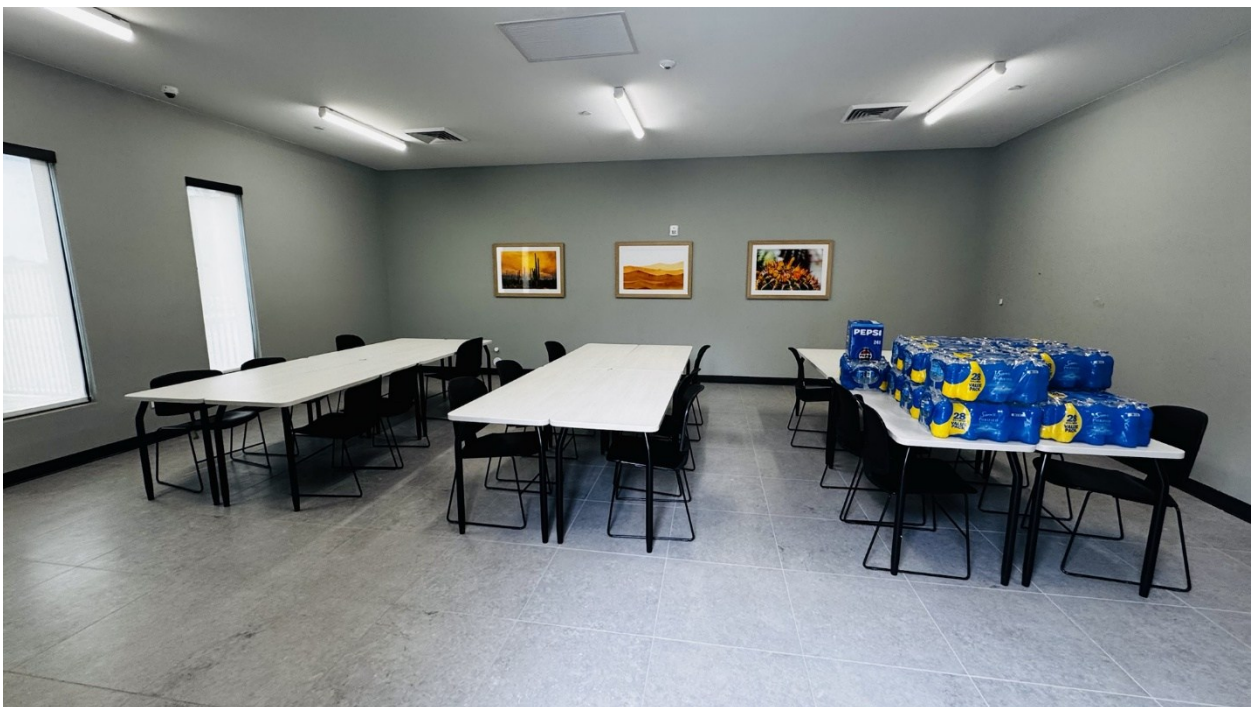


## HERITAGE SENIOR APARTMENTS – SURPRISE, AZ





## ESTRELLA SPRINGS – GOODYEAR, AZ





## SUNCREST VISTA – GOODYEAR, AZ





# RENTAL ASSISTANCE

May 2025

## DEPARTMENT PURPOSE

Provides a variety of Rental Assistance Programs to serve diverse populations within HAMC's jurisdiction throughout Maricopa County. With a total of 1,862 voucher allocation, the Department is responsible for eligibility, compliance, self-sufficiency, and optimum utilization of Tenant-based, Project-based, Mainstream and Emergency Housing Vouchers from federal, state and locally funded sources.

## PROGRAM UTILIZATION

Tenant Based Vouchers	Unit Allocation	Unit Month's Leased (UML %)	Waiting List Size	Comments
Housing Choice Voucher	1,427	98%	2,890	Due to current funding constraints and uncertainty of future funding, new HCV2023 selections have been halted effective 2/2025.

Project Based Vouchers	Allocation	Unit Month's Leased (UML %)	Waiting List Size	Comments
Apache Trails	30	93%	723	HAMC opened the Apache Trails WL on November 4, 2024 and it remained open until January 4, 2025. Selections have begun to be processed
Norton Circle PBV	50	96%	Managed by site	Combined 1-3 BDM WL
Heritage PBV	30	87%	n/a	No WL. All are referrals due to targeted population compliance requirement
MRP PBV	22	36%	173	All MRP programs are combined in to one Waitlist.
MRP RAD-PBV	13	46%	n/a	This type is included in the 208 WL size.
Rose Terrace I PBV	58	72%	331	All RT programs & BR Sizes are combined in to one RT Waitlist.
Rose Terrace I RAD-PBV	40	63%	n/a	This type is included on the 380 WL size
Rose Terrace II PBV	10	60%	n/a	This type is included on the 380 WL size

Special Programs	Allocation	Unit Month's Leased (UML %)	Waiting List Size	Comments
Emergency Housing Vouchers	89	76%	n/a	HUD is phasing out this program. No new vouchers can be issued. 0 port-in referrals received for 05/2025.
Family Unification Program	29	93%	Referral program	0 Referrals received for 05/2025.
Mainstream 5 Vouchers	59	97%	Referral program	1 port in referral received for 05/2025.
Veteran Affairs Supp. Housing	5	100%	Referral program	2 port-in referral received for 05/2025. Program is fully leased.

## MONTHLY ACTIVITY SUMMARY

New Admissions	End of Participation	Annual Certifications Completed	Initial Inspections Completed	Annual Inspections Completed	Waiting List Selections	Waiting List Removals	Waiting List Vouchers Issued
6	4	142	50	43	0	0	0

## PRIOR MONTH COMPARISON (April 2025)

New Admissions	End of Participation	Annual Certifications Completed	Initial Inspections Completed	Annual Inspections Completed	Waiting List Selections	Waiting List Removals	Waiting List Vouchers Issued
15	12	127	52	70	0	0	0



# RESIDENT SERVICES

**MAY 2025**

## DEPARTMENT PURPOSE

Provide "wrap-around" resident programs, services, and program compliance deliverables to HAMC housing residents and rental assistance recipients. Actively works toward supporting HAMC families to attain self-sufficiency by leveraging various funding resources, strategic partnerships with community agencies that specialize in social services and other economic management services to comply with many program compliance requirements.

### PROPERTY REQUIRED ACTIVITIES

Property Name	LURA Req. Svs. – Case Management	LURA Req. Svs. – Life Skills	LURA Req. Svs. – Financial Literacy	LURA Req. Svs. – Job Training/Placement	LURA Req. Svs. – Comp. Training	Other Req. Services (Svs.)	Other Non-req. Services (Svs.)
Coffelt-Lamoreaux	Yes/ 1 Crisis Senior APS Referrals - 2	Yes/ 1 HH RA Referral/3	Yes/ 2 HH	Offered weekly Services/ 0 HH	Yes/ 4 HH	Parenting/After School Job Place. Offered/ 28	Pantry/ 55 HH Emerg. Food/ 12 HH Sr. Home Delivery/5 HH
Madison Heights	Yes/ 3	Yes/ 1 HH	Yes/ Offered weekly Services/ 0 HH	Offered weekly services/ 1	Yes/ 0 HH	Before-After School Counseling-Support Offered/ 12	Kids Café Program/ 132
River at Eastline Village	Yes/ 1 Crisis APS/4 HH	Yes/ 1 HH	Offered weekly Services/ 6 HH	Offered weekly services/ 0	Offered weekly Services/ 4 HH	After School Svs. Coord. (32 hrs per month) Offered	Food Dist./ 5 HH; Senior Group/ 5 HH
Heritage at Surprise	Yes/ 10 HH	Yes/ 3 HH	Yes/ 1 HH	Yes/ 0 HH	Offered weekly Services/ 3 Youth	24hr on-call & Benefit Spec.- Supp./ 0 HH	Pantry/ 0 HH After School Program/ 770 Youth

### ADDITIONAL RESIDENT SERVICES ACTIVITIES PROVIDED (Individuals served)

Property Name	Case Management	Life Skills	Financial Literacy	Job Training/Placement	Comp. Training	Food Distribution	Other Resident Services
RT/Norton Circle	Yes/ 5 SMI APS Services / 1 HH	1	Yes/ UMB 6 HH	0	3	3 / HH (Rose Terrace)	Housing Stability Rental Assist- Info to residents- No Requests
Clare Feldstadt	0	0	0	0	0	0	Emergency Food, & Housing Stability / 0
Parkview	0	0	0	0	0	0	Housing Stability, Senior Support/ 0

### MONTHLY ACTIVITY SUMMARY

# of Case Mgmt.	# of Life/Health Events	# of Financial Events	# of Job Training/Plmt. Events	# of Comp. Training Events	# of Other Req. Events	# of Kids Events	# of Senior Events	Dedicated Dollars (\$) Spent	Grant Dollars (\$) Spent
44 HH	2 Events 6 HH	5 Events 28 HH	2 Events 10 Guests	2 Events 12 Guests	0	1 Event 12 Guests	2 Events 13 Guests	\$360.00	\$0.00

### RESIDENT SERVICES FISCAL YEAR TO DATE (July 2024 - June 2025)

# of Case Mgmt.	# of Life/Health Events	# of Financial Events	# of Job Training/Plmt. Events	# of Comp. Training Events	# of Other Req. Events	# of Kids Events	# of Senior Events	Dedicated Dollars (\$) Spent	Grant Dollars (\$) Spent
72 Events 316 HH	26 Events 80 HH	55 Events 237 HH	46 Events 44 Guests	44 Events 77 Guests	0	20 Event 324 Guests	13 Event 81 Guests	\$4,878.15	\$0.00



# FINANCE

## MAY 2025

### DEPARTMENT PURPOSE

Provide accurate reporting management of HAMC's financial position in accordance with Federal, State and Local policy and regulations. Safeguard budget and financial condition and trends for the agency.

### FINANCIAL SUMMARY (FISCAL YEAR TO DATE)

Revenue	Expense	Surplus/(Deficit)	Cash Balance	HUD Held Reserves
\$39,511,953.55	\$34,500,750.68	\$5,011,202.87	\$20,027,240.05	\$547,874.00

### HAMC OPERATIONS

#### BUSINESS COST CENTERS

Cost Center	Revenue	Expense	Surplus/Deficit
Business Activities-AM	\$4,534,950.80	\$2,209,961.24	\$2,324,989.56
GEM Housing (Non-Profit)	\$16,151.05	\$16,336.05	(\$185.00)

### RENTAL ASSISTANCE

#### HOUSING VOUCHER CLUSTER

Program	Revenue	Expense	Surplus/(Deficit)	Administration	Revenue	Expense	Surplus/(Deficit)
Section 8 HCV HAP	\$23,623,040.77	\$23,318,652.00	\$304,388.77	HCV Admin.	\$1,467,217.63	\$1,423,742.68	\$43,474.95
Mainstream 5 HAP	\$692,725.60	\$685,442.00	\$7,283.60	MS5 Admin.	\$43,066.60	\$9,401.56	\$33,665.04
EHV HAP	\$1,023,442.38	\$1,032,347.00	(\$8,904.62)	EHV Admin.	\$167,522.32	\$92,982.58	\$74,539.74

### ASSET MANAGEMENT

#### HAMC OWNED PROPERTIES

Property Name	Affordability Type	Revenue	Expense	Operating Income
Project Based Rental Assistance Program	Subsidized*	\$2,133,316.50	\$1,662,310.76	\$471,005.74
Affordable Housing Units	Unsubsidized**	\$741,062.09	\$777,195.91	(\$36,133.82)

### DISCRETELY PRESENTED COMPONENT UNITS (DPCU)

### BLENDED COMPONENT UNITS (CU)

Property Name	Revenue	Expense	Operating Income	Property Name	Revenue	Expense	Operating Income
River at Eastline Village	\$212,116.80	\$194,929.05	\$17,187.75	Rose Terrace I	\$942,921.35	\$735,947.16	\$206,974.19
Heritage at Surprise	\$450,566.21	\$244,864.52	\$205,701.69	Rose Terrace II	\$206,667.45	\$173,161.58	\$33,505.87
Coffelt-Lamoreaux	\$1,843,123.00	\$880,824.00	\$962,299.00	MRP	\$223,828.62	\$288,039.52	(\$64,210.90)
Norton Circle	\$661,043.38	\$308,953.07	\$352,090.31				
Madison Heights	\$529,191.00	\$445,660.00	\$83,531.00				

\* Casa Bonitas (282) Portfolio

\*\* Watson Homes and Clare Feldstadt I&II





## 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-QAD EHV Demand Letter Status Update
  - B. PHADA Presentation on Federal Housing topics
4. **Board of Commissioners Agenda Items**
  - A. Resolution 25-011 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: Wanda Rudison
  - 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 23, 2025  
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 23, 2025 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>.

**Please join my meeting from your computer, tablet or smartphone.**

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8910 N 78th Avenue, Peoria, AZ 85345

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Fax: (602) 744-4545

TDD: (602) 744-4540

[b.grambs@maricopahousing.org](mailto: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

### REGULAR BUSINESS

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

### GENERAL BUSINESS

3. **Executive Director Update**
  - A. Housing and Community Development Topics – AZ Housing Forum
4. **Board of Commissioners Agenda Items**
  - B. Resolution 25-012 HAMC Personnel Policy HHR-02 Workplace Conduct Amendment
  - C. Resolution 25-013 GEM Housing Entity Document Revision
5. **Program Updates**
  - A. Development: Chanchal Singh
  - B. Asset Management: Jeannette Gonzalez
  - C. Rental Assistance Programs: Kelly Triolo
  - D. Resident Services: Wanda Rudison
  - E. Finance: Suriani Huandra
6. **Housing Authority Board of Commissioners Forum**

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### 8. Call to Adjourn

August 27, 2025  
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 27, 2025 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

### REGULAR BUSINESS

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

### GENERAL BUSINESS

3. **Executive Director Update**
  - A. Heritage Senior Apartments – Ribbon Cutting
  - B. Development Partnerships – City of Phoenix
  - C. Arizona IDA- Rose Terrace Redevelopment
4. **Board of Commissioners Agenda Items**
5. **Program Updates**
  - A. Development: Chanchal Singh
  - B. Asset Management: Jeannette Gonzalez
  - C. Rental Assistance Programs: Kelly Triolo
  - D. Resident Services: Wanda Rudison
  - 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

**September 24, 2025  
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, September 24, 2025 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

### REGULAR BUSINESS

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

### GENERAL BUSINESS

3. **Executive Director Update**
4. **Board of Commissioners Agenda Items**
  - A. Resolution 25-014 Tenant Based Voucher Payment Standards 2026
  - B. Resolution 25-015 Project Based Voucher Payment Standards 2026
  - C. Resolution 25-016 HCV Administrative Plan Revision
5. **Program Updates**
  - A. Development: Chanchal Singh
  - B. Asset Management: Jeannette Gonzalez
  - C. Rental Assistance Programs: Kelly Triolo
  - D. Resident Services: Wanda Rudison
  - 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

**October 22, 2025  
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, October 22, 2025 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

### REGULAR BUSINESS

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

### GENERAL BUSINESS

3. **Executive Director Update**
  - A. Independent Annual Audit Overview FYE 6.30.2025
  - B. BOC Meeting Dates
4. **Board of Commissioners Agenda Items**
  - A. Resolution 25-017 HAMC Personnel Policy HHR-15 Employee Leave Policy
5. **Program Updates**
  - A. Development: Chanchal Singh
  - B. Asset Management: Jeannette Gonzalez
  - C. Rental Assistance Programs: Kelly Triolo
  - D. Resident Services: Wanda Rudison
  - 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

**November 26, 2025  
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, November 26, 2025 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>.

**Please join my meeting from your computer, tablet or smartphone.**

<https://meet.goto.com/754245197>

**You can also dial in using your phone.**

Access Code: 754-245-197

United States: [+1 \(224\) 501-3412](tel:+12245013412)

**Get the app now and be ready when your first meeting starts:**

<https://meet.goto.com/install>

Persons with a disability may request a reasonable accommodation such as interpreting services for those with Limited English Proficiency. Requests should be made as early as possible to allow time to arrange for the accommodation. To request a reasonable accommodation(s), you may contact:

Barbara Grambs

8910 N 78th Avenue, Peoria, AZ 85345

Phone: (602) 744-4533

Fax: (602) 744-4545

TDD: (602) 744-4540

[b.grambs@maricopahousing.org](mailto:b.grambs@maricopahousing.org).

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



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# **BOARD MEETING**



**DECEMBER 17, 2025**