



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

Wednesday, January 22, 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, January 22, 2025, with the following Board members present:

Cindy Stotler

Mickey Lund

Kathy DiNolfi

Staff present:

Jesse Romero

Kelly Triolo

Chanchal Singh

Wanda Rudison

Suriani Huandra

Jeannette Gonzalez

Nikki Judd

Public present:

Gregory Franklin

Eric Rumberger (Cohnreznick)

Kelsey Helin (Cohnreznick)

APPROVAL OF MINUTES FROM NOVEMBER 2024 BOARD OF COMMISSIONERS MEETING

Approval of the minutes from November 20, 2024, Board of Commissioner's Meeting.

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

Ayes: DiNolfi, Martinez and Stotler

EXECUTIVE DIRECTOR UPDATE

A presentation was verbally given on the topics below:

- A. Fiscal Year End 2024 Audit Report Presented by Eric Rumberger of Cohnreznick
- B. HUD Reviews and Corrective Action Plan Update
- C. Present and discuss expiring BOC Chair and Vice-Chair positions

BOARD ACTION

Resolution 25-001 Write-off of \$37,848.86 in Uncollectible Tenant Accounts Receivable For Calendar Year 2024

Adopt Resolution number 25-001 authorizing HAMC write-off of \$37,848.86 in uncollectible Tenant Accounts Receivable. This amount reflects the Calendar Year of January 2024 through December 2024. 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.

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

Resolution No. 25-002 Administrative Plan Revisions

Adopt Resolution 25-002 and authorizes and approves the revisions to the Administrative Plan to include recent HUD changes to the Mainstream Opportunity program and its program administration (Chapter 23) as follows:

Chapter	Subject	Comments
4.12	Assistance Targeted by HUD	Adding clarifying language and reference to Chapter 23
23	Special Programs and HUD Policy	23.5 Mainstream Opportunity Program Overview 23.6 Mainstream Program Eligibility Overview 23.7 Mainstream Program Administration
23.7.1	Mainstream Program Administration	Mainstream Voucher Issuance Mainstream Voucher Extensions of Term Mainstream Voucher Program Residency Preference

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

HOUSING AUTHORITY BOARD OF COMMISSIONERS FORUM

None noted.

CHAIRPERSON REQUESTED ITEMS

The Board Chair requested an additional email be sent to all HAMC Board members regarding interest in the BOC Chair and Vice-Chair positions.

CALL TO THE PUBLIC

None noted.

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 26, 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, February 26, 2025, with the following Board members present:

Cindy Stotler Thelma Charleston Mickey Lund

Staff present:

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

Public present:
Gregory Franklin

APPROVAL OF MINUTES FROM JANUARY 2025 BOARD OF COMMISSIONERS' MEETING

Approval of the minutes from January 22, 2025, Board of Commissioner's Meeting.

Mickey Lund motioned to approve; Thelma Charleston seconded the motion.

Ayes: Charleston, Lund and Stotler

EXECUTIVE DIRECTOR UPDATE

A presentation was verbally given on the topics below:

- A. HUD-QAD EHV Program Close-out
- B. Maricopa County Performance Audit and Business Valuation Status Update
- C. HAMC 10-Year Comprehensive Action Plan

BOARD ACTION

Resolution 25-003 Certificate of Reappointment of Cindy Stotler as Chairperson to the Housing Authority of Maricopa County Board of Commissioners for a term to expire on February 25, 2026

Adopt Resolution No. 25-003 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, 2026.

Thelma Charleston motioned to approve; Mickey Lund seconded the motion.
Ayes: Charleston and Lund
Abstain: Stotler

Resolution 25-004 Certificate of Appointment of Kathy DiNolfi as Vice-Chairperson to the Housing Authority of Maricopa County Board of Commissioners for a term to expire on February 25, 2026

Adopt Resolution No. 25-004 and provide certification of conclusive evidence of the due and proper appointment of Kathy DiNolfi as Vice-Chairperson to the Board of Commissioners for a term expiring on February 25, 2026.

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

HOUSING AUTHORITY BOARD OF COMMISSIONERS FORUM

Cindy Stotler, Board Chair, acknowledged and thanked staff for the invitation to HAMC's 5-Year Strategic Planning Event. Cindy commented that during the event staff engagement was impressive and the facilitators ran things well.

CHAIRPERSON REQUESTED ITEMS

None noted.

CALL TO THE PUBLIC

None noted.

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 26, 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, March 26, 2025, with the following Board members present:

Cindy Stotler	Thelma Charleston	Kathy DiNolfi	Jose Martinez
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Staff present:

Gerald Minott	Kelly Triolo	Chanchal Singh	Wanda Rudison
Suriani Huandra	Jeannette Gonzalez	Nikki Judd	Jesse Romero
Susanne Harris			

Public present:

Gregory Franklin

APPROVAL OF MINUTES FROM FEBRUARY 2025 BOARD OF COMMISSIONERS' MEETING

Approval of the minutes from February 26, 2025, Board of Commissioner's Meeting.

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

Ayes: Charleston, DiNolfi, Martinez and Stotler

EXECUTIVE DIRECTOR UPDATE

A presentation was verbally given on the topics below:

A. Discuss Maricopa Revitalization Partnership Development

PUBLIC HEARING

A presentation of the Five Year (2025-2029) and Annual (2025-2026) Public Housing Agency Plan was given.

No public comment received.

BOARD ACTION

Resolution 25-005 SUBMISSION OF THE ANNUAL PUBLIC HOUSING AGENCY STREAMUNED PLAN (2025-2026) AND FIVE YEAR PLAN (2025-2029) TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Adopt Resolution No. 25-005 authorizing the submission of the HAMC Annual Public Housing Agency Streamlined Plan (2025-2026) and Five Year Plan (2025-2029) to the U.S. Department of Housing and Urban Development (HUD) and execute all required certifications relative to the Plan.

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

Ayes: Charleston, DiNolfi, Martinez and Stotler

HOUSING AUTHORITY BOARD OF COMMISSIONERS FORUM

Cindy Stotler, Board Chair, asked if there have been any changes in HUD's governance of Housing Authorities (PHAs). Gerald Minott, Executive Director, stated that there have not been any changes in HUD governance, but HUD is beginning to administer new HUD tools for transparent oversight of PHAs.

CHAIRPERSON REQUESTED ITEMS

None noted.

CALL TO THE PUBLIC

None noted.

CALL TO ADJOURN

There being no further business, the meeting was adjourned.



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

Wednesday, April 23, 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, April 23, 2025, with the following Board members present:

Cindy Stotler Thelma Charleston Mickey Lund Jose Martinez

Staff present:

Gerald Minott Kelly Triolo Chanchal Singh Wanda Rudison
Suriani Huandra Susanne Harris Nikki Judd Jesse Romero

Public present:

Teresa Garcia

APPROVAL OF MINUTES FROM MARCH 2025 BOARD OF COMMISSIONERS' MEETING

Approval of the minutes from March 26, 2025, Board of Commissioner's Meeting.

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

Ayes: Charleston, Lund, Martinez and Stotler

EXECUTIVE DIRECTOR UPDATE

A presentation was verbally given on the topics below:

- A. HUD-QAD Demand Letter Suspension
- B. AHADA Updates

BOARD ACTION

Resolution 25-006 Internal Control Policy Revisions

Adopt Resolution 25-006 and authorize and approve the revisions to the Administrative Plan to include written policy and procedures for Information Technology (IT) administration to ensure safeguard of technology infrastructure, ensure business success, and adhere to compliance regulations as follows:

Chapter	Subject	Internal Control Revisions
23	Information Technology	<ul style="list-style-type: none"> • Purpose • Information and Communication • Scope • Account Management • Account Control • Account Security • Device Lock • Remote Access • Awareness and Training • SaaS Control and Accountability • Configuration Management, Assessment and Monitoring • Incident Response • Password Standards • Multi-Factor Authentication (MFA) • IT Controls – Policy Compliance • Monitoring

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

Ayes: Charleston, 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.



**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.



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

Wednesday, June 25, 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, June 25, 2025, with the following Board members present:

Kathy DiNolfi Mickey Lund Jose Martinez

Staff present:

Gerald Minott Jeannette Gonzalez Chanchal Singh Wanda Rudison
Suriani Huandra Susanne Harris Nikki Judd Jesse Romero

Public present:

APPROVAL OF MINUTES FROM APRIL 2025 BOARD OF COMMISSIONERS' MEETING

Approval of the minutes from May 28, 2025, Board of Commissioner's Meeting.

Mickey Lund motioned to approve; Jose Martinez seconded the motion.

Ayes: DiNolfi, Lund and Martinez

EXECUTIVE DIRECTOR UPDATE

A verbal update was given on the topics below:

- A. HUD Housing Priorities and Voucher Requirements and other updates
- B. Maricopa County advocacy and IGA with the Housing Authority

BOARD ACTION

Resolution 25-009 Write-off in Uncollectible Tenant Accounts Receivable

Adopt Resolution 25-009 and authorize and approve the write-off of \$176,105.86 in uncollectible Tenant Accounts Receivable for both the Fiscal Year of July 1, 2024, through June 30, 2025, and all cancelled tenants from prior fiscal years.

Jose Martinez motioned to approve; Mickey Lund seconded the motion.

Ayes: DiNolfi, Lund and Martinez

Resolution 25-010 Write-off in Uncollectible Housing Choice Voucher (HCV) Portability Accounts Receivable

Adopt Resolution 25-010 and authorize and approve the write-off of \$18,773.45 in uncollectible Housing Choice Voucher Portability Accounts Receivable from all Calendar Years (CY) prior to CY 2025.

Jose Martinez motioned to approve; Mickey Lund seconded the motion.

Ayes: DiNolfi, Lund and Martinez

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.



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

Wednesday, July 23, 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, July 23, 2025, with the following Board members present:

Cindy Stotler Thelma Charleston Kathy DiNolfi Jose Martinez

Staff present:

Gerald Minott Chanchal Singh Wanda Rudison Suriani Huandra
Jesse Romero Nikki Judd

Public present:

Teresa Garcia

APPROVAL OF MINUTES FROM JUNE 2025 BOARD OF COMMISSIONERS' MEETING

Approval of the minutes from June 25, 2025, Board of Commissioner's Meeting.

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

Ayes: Charleston, DiNolfi, Martinez and Stotler

EXECUTIVE DIRECTOR UPDATE

A verbal update was given on the topics below:

- A. HUD-QAD EHV Demand Letter Status Update
- B. PHADA Presentation on Federal Housing topics

BOARD ACTION

Resolution 25-011 Administrative Plan Revisions

Adopt Resolution 25-011, authorize and approve the revisions to the Administrative Plan to include recent HUD changes that include processing 1. Reasonable Accommodation Requests for Exceptions to the Payment Standard; 2. Administration of the Family Unification Program; and 3 Transitioning Emergency Housing Voucher (EHV) Families into the HCV program as follows:

Chapter	Subject	Comments
3.10	Request for a Reasonable Accommodation	<ul style="list-style-type: none"> Adding reference to Chapter 13.5.1
4.9	Local Preferences	<ul style="list-style-type: none"> Adding Emergency Housing Voucher Preference (EHVP) which clarifies preference eligibility to currently assisted EHV families whose assistance is at risk of termination due to lack of program funding.
7.2	Voucher Term	<ul style="list-style-type: none"> Adding mandatory initial search term of 120-days for Family Unification Program (FUP) and reference to Chapter 23 “Special Programs and HUD Policy”
13.5.1	Reasonable Accommodation Exception Payment Standards	<ul style="list-style-type: none"> Reasonable Accommodation exception language from PIH Notice 2025-12
18.9	EHV Program and Funding Sunset	<ul style="list-style-type: none"> Referencing EHV funding wind down and adoption of EHVP preference. Citation of Chapter 5 as required initial and continued eligibility requirements.
23	Special Programs and HUD Policy	<ul style="list-style-type: none"> 23.8 Family Unification Program Overview 23.9 Family Unification Program Eligibility Overview 23.10 Family Unification Program Administration
23.10.1	Family Unification Program Voucher Issuance	<ul style="list-style-type: none"> Family Unification Program Voucher Issuance Family Unification Program Voucher Extensions of Term Family Unification Program Residency Preference
23.11	Emergency Housing Voucher Program Sunset	<ul style="list-style-type: none"> Reference of PIH Notice 2025-19 and the anticipated end date for EHV funding
23.12	Emergency Housing Voucher Participant (EHVP) Preference	<ul style="list-style-type: none"> Outlining Emergency Housing Voucher Participant (EHVP) Preference
23.12.1	HUD Regulatory Waiver	<ul style="list-style-type: none"> HAMC plan to submit HUD regulatory waiver to place EHV families on HCV WL
23.13	Administration of Transitioning EHV Families Into HCV Program	<ul style="list-style-type: none"> Required “Save My Spot” Response for all EHV families who want to transition to the HCV Program Administration of “Save My Spot” for EHV families Required compliance with Chapter 4.15 Selection from the Waiting List Notification Reference to required adherence to Chapter 5 Initial and Continuing Eligibility requirements. HAMC Policy on “leasing in place” for EHV families that transition to HCV

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

Ayes: Charleston, DiNolfi, Martinez and Stotler

HOUSING AUTHORITY BOARD OF COMMISSIONERS FORUM

Cindy Stotler, Board Chair, expressed regret concerning the news that the State of Arizona was ending its State LIHTC and Housing Trust Fund Programs. This will have direct impact on the development of affordable housing and available gap funding for projects.

CHAIRPERSON REQUESTED ITEMS

The Board Chair requested a meeting with the Executive Director to receive a general status update of the HAMC for the District 3 – County Board Supervisor.

CALL TO THE PUBLIC

None noted.

CALL TO ADJOURN

There being no further business, the meeting was adjourned.



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

Wednesday, August 27, 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, August 27, 2025, with the following Board members present:

Cindy Stotler
Mickey Lund

Thelma Charleston

Kathy DiNolfi

Jose Martinez

Staff present:

Gerald Minott
Jesse Romero
Jeannette Gonzalez

Chanchal Singh
Nikki Judd

Wanda Rudison
Susanne Harris

Suriani Huandra
Kelly Triolo

Public present:

Teresa Garcia

APPROVAL OF MINUTES FROM JULY 2025 BOARD OF COMMISSIONERS' MEETING

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

Jose Martinez 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. Housing and Community Development Topics – AZ Housing Forum

BOARD ACTION

Resolution 25-012 HAMC Personnel Policy HHR-02 Workplace Conduct Amendment

Adopt Resolution 25-012, authorize and approve the amended HAMC Personnel Policy HHR-2 Workplace Conduct Policy effective August 27, 2025. The amended HHR-02 Workplace Conduct Policy, including Section 17.0 entitled “No Recording” which prohibit recording conversations, meetings, or workplace activities using any device (including but not limited to cell phones, digital recorders, or cameras) without the express consent of all parties involved.

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

Ayes: Charleston, DiNolfi, Lund, Martinez and Stotler

Resolution 25-013 Amending GEM Housing Solutions Entity Documents

Adopt Resolution 25-013, authorize and approve amending the Corporation Entity Documents (Bylaws) of GEM Housing Solutions. The proposed “Second Amendment” to the corporation bylaws reflect consistent operations and do not impact the purpose for which it was created. Further resolve Board of Commissioners authorization to the HAMC Executive Director to execute all documents as may be required in connection with amending the Corporation Entity Documents and any related documents as may be required.

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 each department manager regarding the following administrative updates:

- A. Development
- B. Asset Management
- C. Rental Assistance Program
- D. Resident Services
- E. Finance

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.



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

Wednesday, September 24, 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, September 24, 2025, with the following Board members present:

Cindy Stotler Thelma Charleston Kathy DiNolfi

Staff present:

Gerald Minott Chanchal Singh Wanda Rudison Suriani Huandra
Jesse Romero Kelly Triolo Jeannette Gonzalez

Public present:

None

APPROVAL OF MINUTES FROM AUGUST 2025 BOARD OF COMMISSIONERS' MEETING

Approval of the minutes from August 27, 2025, Board of Commissioner's Meeting.

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

Ayes: Charleston, DiNolfi and Stotler

EXECUTIVE DIRECTOR UPDATE

A verbal update was given on the topics below:

- A. Heritage Senior Apartments – Ribbon Cutting
- B. Development Partnerships – City of Phoenix
- C. Arizona IDA- Rose Terrace Redevelopment

PROGRAM UPDATES

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

- Resident Services
- Development
- Finance

HOUSING AUTHORITY BOARD OF COMMISSIONERS FORUM

Cindy Stotler, Board Chair, expressed delight in meeting with District 3 Maricopa County Supervisor, Kate Brophy-McGee and sharing the intent of the Housing Authority.

Kathy DiNolfi, Board Vice Chair, shared her experience meeting District 1 Maricopa County Chief of Staff, Pete Mains and the positive and encouraging comments regarding HAMC's completion of recent audits.

CHAIRPERSON REQUESTED ITEMS

None noted.

CALL TO THE PUBLIC

None noted.

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 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	<ul style="list-style-type: none"> 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	<p>HAMC will terminate HAP Contracts in the following order until sufficient funding is available to support remaining program participants:</p> <ol style="list-style-type: none"> 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	<ul style="list-style-type: none"> Example of "Two Years After PS Effective Date" Policy
13.3.1	Decreases in SAFMR	<ul style="list-style-type: none"> Reduction will take place at Annual Recertification "Two Years After PS Effective Date" Policy
13.5	"Success Rate" Payment Standard Amounts	<ul style="list-style-type: none"> Effective May 2024, No longer approved by HUD
23.4.1	VASH Program Policies	<ul style="list-style-type: none"> 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.



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

Wednesday, November 26, 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, November 26, 2025, with the following Board members present:

Cindy Stotler Thelma Charleston Mickey Lund Jose Martinez

Staff present:

Gerald Minott Chanchal Singh Wanda Rudison Jesse Romero
Susanne Harris Nikki Judd

Public present:

APPROVAL OF MINUTES FROM OCTOBER 2025 BOARD OF COMMISSIONERS' MEETING

Approval of the minutes from October 22, 2025, Board of Commissioner's Meeting.

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

Ayes: Charleston, Lund, Martinez and Stotler
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EXECUTIVE DIRECTOR UPDATE

A verbal update was given on the topics below:

- A. Independent Annual Audit Overview FYE 6.30.2025
- B. BOC Meeting Dates

BOARD ACTION

Resolution 25-017 HAMC Personnel Policy HHR-15 Employee Leave Policy

Adopt Resolution 25-017, authorize and approve the amended HAMC Personnel Policy HHR-15 Employee Leave Policy effective November 26, 2025. The amended HHR-15 Workplace Conduct Policy, including Section U entitled “Buyout of Earned Paid Time Off” which would authorize employees to request a buyout of unused Paid Time Off (PTO) against their current PTO balance.

Cindy Stolter suggested HHR-15 revised language to include “Hours requested must be equal to or less than earned PTO drawn in the prior calendar year”.

Jose Martinez motioned to approve with revised language; Mickey Lund seconded the motion
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Ayes: Charleston, Lund, Martinez and Stotler
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PROGRAM UPDATES

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

- Development
- Asset Management
- Rental Assistance
- Resident Services
- Finance

HOUSING AUTHORITY BOARD OF COMMISSIONERS FORUM

Cindy Stoler thanked HAMC staff for all of their hard work this year and wished them Happy Holidays.

CHAIRPERSON REQUESTED ITEMS

None noted.

CALL TO THE PUBLIC

None noted.

CALL TO ADJOURN

There being no further business, the meeting was adjourned.

BOARD MEETING



DECEMBER 17, 2025