



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

Wednesday, August 26 2026, at 9:30am

Board Members

Cindy Stotler, Chairperson - District 3
Kathy DiNolfi, Vice Chair - District 1
Jose Martinez - District 5
Jeff Dalton - 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, August 26, 2026, with the following Board members present:

Thelma Charleston
Cindy Stotler

Jeff Dalton

Mickey Lund

Jose Martinez

Staff present:

Gerald Minott
Jesse Romero

Wanda Rudison
Kelly Triolo

Amy Nelson

Suriani Huandra

Public present:

None

APPROVAL OF MINUTES FROM MAY 2026 BOARD OF COMMISSIONERS MEETING

Approval of the minutes from June 24, 2026, Board of Commissioner's Meeting.

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

EXECUTIVE DIRECTOR UPDATE

A presentation was given on the topics below:

- Section Eight Management Assessment Program (SEMAP) Certification Submission
- Annual Operating Cost Adjustment Factor (OCAF) for Rent and Utility Allowance
- Agency Compliance & Governance Activity Status
- Upcoming Agency deliverables

BOARD ACTION

Resolution 26-014 Tenant Selection Plan Compliance Revision

Adopt Resolution 26-014 and authorize the amended Tenant Selection Plan to conform to both HUD LIHTC regulations and program rules as follows:

Chapter	Subject	Comments
3.8	Property Locations with PBRA	Updating regional office locations
3.11	Property Locations with PBV assistance	Updating property locations
5.9	Eligibility under the Student Rule	Student Rule and compliance guidance under Low-Income Housing Tax Credit (LIHTC)
6.10	Admission Preferences - Households Experiencing Homelessness	Adding Heritage at Surprise designated unit reference

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

Ayes: Charleston, Dalton, Lund, Martinez and Stotler

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

Speak to Board Chair to consider holding an occasional HAMC board meeting in person.

CHAIRPERSON REQUESTED ITEMS

None noted.

CALL TO THE PUBLIC

None noted.

VOTE TO CONVENE TO EXECUTIVE SESSION

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

Ayes: Charleston, Dalton, Lund, Martinez and Stotler

CALL TO ADJOURN

There being no further business, the meeting was adjourned.