



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

Wednesday, September 23 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, September 23, 2026, with the following Board members present:

Jeff Dalton	Kathy DiNolfi	Jose Martinez	Cindy Stotler
Staff present:			
Gerald Minott	Wanda Rudison	Amy Nelson	Suriani Huandra
Jesse Romero			

Public present:

None

APPROVAL OF MINUTES FROM MAY 2026 BOARD OF COMMISSIONERS MEETING

Approval of the minutes from August 26, 2026, Board of Commissioner's Meeting.

Kathy DiNolfi motioned to approve; Jeff Dalton seconded the motion.

Ayes: Dalton, DiNolfi, Martinez and Stotler

EXECUTIVE DIRECTOR UPDATE

A presentation was given on the topics below:

- Additional on-site visit from auditor (Haynie and Company) to review PBRA participant files as requested by the County for FYE2026 single audit.
- Rose Terrace Redevelopment Transaction Closing change
- FSS Grant Renewal (CY2027) submission to HUD for approval
- Agency Compliance & Governance Activity Status
- Upcoming Banking Services Request for Proposal (RFP)

BOARD ACTION

Resolution 26-015 Tenant Based Voucher Payment Standards 2027

Adopt Resolution 26-015, 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 100% of FY2027 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	\$1,180	\$1,270	\$1,470	\$1,940	\$2,160	\$2,484	\$2,808
SAFMR	\$1,180	\$1,270	\$1,470	\$1,940	\$2,160	\$2,484	\$2,808
2	\$1,260	\$1,380	\$1,600	\$2,150	\$2,470	\$2,841	\$3,211
SAFMR	\$1,260	\$1,380	\$1,600	\$2,150	\$2,470	\$2,841	\$3,211
3	\$1,360	\$1,460	\$1,700	\$2,240	\$2,490	\$2,864	\$3,237
SAFMR	\$1,360	\$1,460	\$1,700	\$2,240	\$2,490	\$2,864	\$3,237
4	\$1,430	\$1,540	\$1,800	\$2,390	\$2,650	\$3,048	\$3,445
SAFMR	\$1,430	\$1,540	\$1,800	\$2,390	\$2,650	\$3,048	\$3,445
5	\$1,510	\$1,620	\$1,880	\$2,520	\$2,830	\$3,255	\$3,679
SAFMR	\$1,510	\$1,620	\$1,880	\$2,520	\$2,830	\$3,255	\$3,679
6	\$1,600	\$1,720	\$2,000	\$2,640	\$2,930	\$3,370	\$3,809
SAFMR	\$1,600	\$1,720	\$2,000	\$2,640	\$2,930	\$3,370	\$3,809
7	\$1,680	\$1,810	\$2,100	\$2,770	\$3,090	\$3,554	\$4,017
SAFMR	\$1,680	\$1,810	\$2,100	\$2,770	\$3,090	\$3,554	\$4,017
8	\$1,730	\$1,860	\$2,160	\$2,850	\$3,160	\$3,634	\$4,108
SAFMR	\$1,730	\$1,860	\$2,160	\$2,850	\$3,160	\$3,634	\$4,108
9	\$1,800	\$1,940	\$2,250	\$3,030	\$3,390	\$3,899	\$4,407
SAFMR	\$1,800	\$1,940	\$2,250	\$3,030	\$3,390	\$3,899	\$4,407
10	\$1,840	\$1,980	\$2,300	\$3,040	\$3,380	\$3,887	\$4,394
SAFMR	\$1,840	\$1,980	\$2,300	\$3,040	\$3,380	\$3,887	\$4,394
11	\$1,960	\$2,110	\$2,450	\$3,230	\$3,590	\$4,129	\$4,667
SAFMR	\$1,960	\$2,110	\$2,450	\$3,230	\$3,590	\$4,129	\$4,667
12	\$2,080	\$2,240	\$2,600	\$3,430	\$3,800	\$4,370	\$4,940
SAFMR	\$2,080	\$2,240	\$2,600	\$3,430	\$3,800	\$4,370	\$4,940

Cindy Stotter motioned to approve; Kathy DiNolfi seconded the motion.

Ayes: Dalton, DiNolfi, Martinez and Stotler

Resolution 26-016 Project Based Voucher Payment Standards 2027

Adopt Resolution 26-016, 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 FY2027 Final MAFMR as follows:

Bedroom Size	Fair Market Rent 2027	HAMC Payment Standard
Efficiency	\$1,390	\$1,390
1	\$1,493	\$1,493
2	\$1,734	\$1,734
3	\$2,287	\$2,287
4	\$2,537	\$2,537
5	\$2,917	\$2,917
6	\$3,298	\$3,298

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

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.