



**CITY OF SCOTTSDALE
SCOTTSDALE HOUSING AGENCY
GOVERNING BOARD**

Special Meeting Minutes
Thursday, August 29, 2024
Community Design Studio Nave
7506 E. Indian School Rd.
Scottsdale, AZ 85251

PRESENT: Chair Neal Shearer (MS Teams), Vice-Chair Mary Jung, Board Members Jeff Jameson, Tricia Serlin, Roger Lurie, Patrick Dodds

ABSENT: Board Members Stuart Turgel and Leslie Brownell

STAFF: Kira Peters, Human Services Director; Mary Witkofski, Community Assistance Manager; Christina Cooley, Human Services Ops. Supervisor; Chad Beougher, Housing Supervisor; Ethan Whitman, Landlord Liaison; Judy Doyle, Community Services Assistant Executive Director

Call to Order

Vice-Chair Jung called the meeting to order at 5:00 p.m.

Roll Call

Members present as noted above.

Public Comment

There were no members of the public who wished to speak.

REGULAR MEETING AGENDA

1. Approval of Minutes

Approve the Regular Meeting Minutes of May 9, 2024

BOARD MEMBER LURIE MOVED TO APPROVE THE MAY 9, 2024, SCOTTSDALE HOUSING AGENCY GOVERNING BOARD MEETING MINUTES. BOARD MEMBER DODDS SECONDED THE MOTION, WHICH CARRIED SIX (6) TO ZERO (0) BY ROLL CALL VOTE. CHAIR SHEARER, VICE-CHAIR JUNG, AND BOARD MEMBERS JAMESON, SERLIN, LURIE, AND DODDS VOTED IN THE AFFIRMATIVE. THERE WERE NO DISSIDENTING VOTES.

2. Affordable Housing Month Update

Mary Witkofski, Community Assistance Manager, provided a presentation on the Affordable Housing Month Event and the outcomes of the Landlord Questionnaires. Her presentation included an overview of the Scottsdale Housing Agency's mission, the motto of Affordable Housing Month, the goal of the Scottsdale Housing Partner Program, and incentives that have been offered to housing partners. She noted that Housing Choice Voucher (HCV) participants have access to proactive outreach with a link to a list of housing agencies and landlords along with vacant rental units. Housing Partners are offered a sign-on bonus, payment for damage claims, HCV program marketing, and access to networking events. Ms. Witkofski presented statistics for FY 2023/24 landlord participation as of May 2024 and statistics for the success rate of new voucher holders finding a unit. She noted that some Scottsdale landlords have chosen to participate in the source of income ban that was passed in Phoenix on April 6, 2023.

In early 2024, the Scottsdale Housing Agency developed targeted questionnaires that were sent out to current participating landlords, short-term rental owners, and multifamily home rental landlords. Results from these surveys will be used to help define future outreach, incentives, engagement activities, and workshops. Scottsdale's landlord liaison has begun the process of educating short-term property owners about the HCV program and has so far successfully transitioned one owner to a participating HCV landlord. Ms. Witkofski said that as a courtesy, staff maintains a current list of participating HCV properties on the HCV website. Small-Area Fair Market Rents (SAFMR) have been updated per ZIP code, effective January 1, 2025. Ms. Witkofski gave a brief overview of the benefits of SAFMR. A detailed SAFMR presentation and request for action will be agendaized for the October meeting.

Ethan Witman, Landlord Liaison, announced that a landlord event entitled "Landlord Connection" is scheduled for September 18, 2024, at Paiute Neighborhood Center from 9:00 a.m. to 12:00 p.m. The goal of the event is to give a program update to existing and potential landlords.

Board Members were given an opportunity to ask questions. Ms. Witkofski explained that on average, payment standards are going above the market rate. Areas in south Scottsdale have a lower payment standard than in the northern area. Christina Cooley, HCV Supervisor, explained that the tenants are responsible for up to 30 percent of adjusted monthly income to be contributed towards monthly household expenses. Participants have the ability to contribute up to 40 percent if they wish. Chair Shearer suggested that the HCV program PowerPoint presentation be shared with City Council.

3. Identification of Future Agenda Items

Future agenda items could include:

- Small-Area Fair Market Rents presentation

4. Adjournment

BOARD MEMBER SERLIN MOVED TO ADJOURN THE MEETING. BOARD MEMBER LURIE SECONDED THE MOTION, WHICH CARRIED SIX (6) TO ZERO (0) BY ROLL CALL VOTE. CHAIR SHEARER, VICE-CHAIR JUNG, AND BOARD MEMBERS JAMESON, SERLIN, LURIE, AND DODDS VOTED IN THE AFFIRMATIVE. THERE WERE NO DISSENTING VOTES.

With no further business to discuss, being duly moved and seconded, the meeting adjourned at 5:30 p.m.

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