



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

Regular Meeting Minutes  
Thursday, October 24, 2024  
Community Design Studio Nave  
7506 E. Indian School Rd  
Scottsdale, AZ 85251

**PRESENT:** Chair Roger Lurie, Vice-Chair Mary Jung, Commission Members Jeff Jameson, Patrick Dodds, Neal Shearer, Stuart Turgel, Lee Cooley and Leslie Brownell

**STAFF:** Kira Peters, Human Services Director; Mary Witkofski, Community Assistance Manager; Chad Beougher, Housing Supervisor; Judy Doyle, Community Services Assistant Executive Director

**Call to order**

Chair Lurie called the meeting to order at 5:09 p.m.

**Roll Call**

**Public Comment**

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

**REGULAR MEETING AGENDA**

**1. Approval of Minutes**

Approval of the Regular Meeting Minutes of September 12, 2024

COMMISSIONER COOLEY MOVED TO APPROVE THE SEPTEMBER 12, 2024 HOUSING AGENCY GOVERNING BOARD REGULAR MEETING MINUTES. VICE-CHAIR JUNG SECONDED THE MOTION, WHICH CARRIED EIGHT (8) TO ZERO (0) BY ROLL CALL VOTE. CHAIR LURIE, VICE-CHAIR JUNG, COMMISSIONERS JAMESON, SHEARER, DODDS, TURGEL, COOLEY, AND BROWNELL VOTED IN THE AFFIRMATIVE. THERE WERE NO DISSENTING VOTES.

**2. Presentation on Small Area Fair Market Rents**

Mary Witkofski, Community Assistance Manager provided a presentation on Small Area Fair Market Rents. Her presentation included an explanation Small Area Fair Market Rent (SAFMR), problems that can be solved by SAFMR, and why Scottsdale is being included in the program. She reviewed the 2024 payment standards and anticipated impacts to the budget. She explained that administrative plan changes to Chapter 8 will include a Hold Harmless provision to protect families and allow them to continue receiving voucher assistance for the unit they are currently in, in the event that HUD SAFMRs decrease. Review of administrative plan changes will start on Monday, October 28 and will include addressing project-based vouchers under Chapter 15. Ms. Witkofski explained how project based vouchers work, noting that those vouchers stay with the unit and do not go with the participant when they move out. Administrative plan changes will be part of the administrative plan that will be brought forward to the Commission in Spring of 2025.

Next steps include outreach and communication. HUD has provided Scottsdale Housing Agency with an additional \$10,000 for the implementation and marketing of small area fair market rents. HUD HAS guidance and sample landlord communication tools and information on best practices to brief elected officials and tenants. Staff is working with Scottsdale web services to update the Housing Choice Voucher (HCV) website; developing a calculator, which will help the tenant or landlord determine if the unit is affordable; and working with the GIS department to develop a special map that will help in confirming that a specific address is within the city limits.

Commissioners were given an opportunity to ask questions. Ms. Witkofski explained that a project-based voucher is a voucher that remains with the unit and not with the tenant. Project-based vouchers are only available for new construction, not already existing units. Ms. Witkofski outlined the process for recertification, which includes income verification 60 days ahead of their recertification date. She said that all Valley cities should be implementing the SAFMR at the same time. If asked, Commissioners can explain that SAFMR is being implemented in the Phoenix Metropolitan Statistical Area per HUD mandated direction.

Ms. Witkofski added that payment standards are being set at 102 percent above fair market rate across the board. She explained that during Covid, HUD had an agreement with internet providers to offer a discounted rate, but that program has since ended. It is hoped that they will open those conversations again.

### **3. Resolution 2024-03 Housing Choice Voucher Small Area Fair Market Payment Standards Effective January 1, 2025**

COMMISSIONER SHEARER MOVED TO APPROVE RESOLUTION 2024-03, HOUSING CHOICE VOUCHER SMALL AREA FAIR MARKET PAYMENT STANDARDS EFFECTIVE JANUARY 1, 2025. VICE-CHAIR JUNG SECONDED THE MOTION, WHICH CARRIED EIGHT (8) TO ZERO (0) BY ROLL CALL VOTE. CHAIR LURIE, VICE-CHAIR JUNG, COMMISSIONERS JAMESON, SHEARER, DODDS, TURGEL, COOLEY, AND BROWNELL VOTED IN THE AFFIRMATIVE. THERE WERE NO DISSENTING VOTES.

### **4. Identification of Future Agenda Items**

There were no agenda items suggested.

## **5. Adjournment**

COMMISSIONER DODDS MOVED TO ADJOURN THE MEETING. COMMISSIONER JAMESON SECONDED THE MOTION, WHICH CARRIED EIGHT (8) TO ZERO (0) BY ROLL CALL VOTE. CHAIR LURIE, VICE-CHAIR JUNG, COMMISSIONERS JAMESON, SHEARER, DODDS, TURGEL, COOLEY, AND BROWNELL VOTED IN THE AFFIRMATIVE. THERE WERE NO DISSENTING VOTES.

With no further business to discuss, being duly moved and seconded, the meeting adjourned at 5:40 p.m.

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