



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

Regular Meeting Minutes
Thursday, November 14, 2024
City Hall Kiva Forum
3939 N. Drinkwater Boulevard
Scottsdale, AZ 85251

PRESENT: Chair Roger Lurie (telephonic), Vice-Chair Mary Jung, Commission Members Neal Shearer, Patrick Dodds, Lee Cooley, and Leslie Brownell

ABSENT: Commissioners Jeff Jameson and Stuart Turgel

STAFF: Kira Peters, Human Services Director; Mary Witkofski, Community Assistance Manager; Christina Cooley, Human Services Operations Supervisor

Call to order

Vice-Chair Jung called the meeting to order at 5:02 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 October 24, 2024

BOARD MEMBER DODDS MOVED TO APPROVE THE OCTOBER 24, 2024 HOUSING AGENCY GOVERNING BOARD REGULAR MEETING MINUTES. BOARD MEMBER COOLEY SECONDED THE MOTION, WHICH CARRIED SIX (6) TO ZERO (0) BY ROLL CALL VOTE. CHAIR LURIE, VICE-CHAIR JUNG, BOARD MEMBERS SHEARER, DODDS, COOLEY, AND BROWNELL VOTED IN THE AFFIRMATIVE. THERE WERE NO DISSENTING VOTES.

2. Resolution 2024-04 Tenant Based Rental Assistance (TBRA) Payment Standards Effective January 1, 2025

Mary Witkofski Community Assistance Manager presented the Tenant Based Rental Assistance (TBRA) Payment Standards Effective January 1, 2025. She explained that the new Public and Indian Housing notice issued on September 30, 2024 states that Small Area Fair Market Rents may not be applied to Tenant-Based Rental Assistance (TBRA) and must follow the HOME rule. Based on this requirement, the Community Assistance Office applied to the Housing Choice Voucher (HCV) model. The TBRA currently serves seniors age 62 and older, who are 30 percent or below the area median income and are 50 percent or more cost burdened by their housing costs. There are currently 14 people enrolled in the program, which is the maximum capacity. A waitlist is being maintained through the senior centers.

The program provides rental assistance to seniors for up to 24 months, and will offer those who are compliant with the program an opportunity to bridge to the regular HCV program at the end of that 24-month period. Members will be eligible to bridge to the HCV program starting in January 2026, once the pilot program reaches the end of its second year. As part of her presentation, Ms. Witkofski reviewed the current payment standards, which are based on 2025 Arizona Fair Market Rent.

Board Members were given an opportunity to ask questions. Ms. Witkofski explained that the current HCV payment standards expire December 31, 2024. As of January 1, 2025, HCV will change to Small Area Fair Market Rent (SAFMR). HUD has mandated that once transitioned to SAFMR, it is not allowable to return to the regular rates. She noted that program guidelines for Tenant-Based Rental Assistance fall under the administrative plan, which governs HCV, requiring the Housing Board to set the payment standards.

Ms. Witkofski explained that if someone were to apply for the HCV program, they would be subject to the open wait list, which receives thousands of applicants. The current wait list has approximately 1,400 people left on it, which will take approximately 30 months to go through. Other funding programs, including HOME, are available to ensure individuals are able to receive rental assistance, which bridges the gap, allowing participants to be pulled to the top of the list.

BOARD MEMBER COOLEY MOVED TO APPROVE RESOLUTION 2024-04, TENANT BASED RENTAL ASSISTANCE (TBRA) PAYMENT STANDARDS, EFFECTIVE JANUARY 1, 2025. BOARD MEMBER SHEARER SECONDED THE MOTION, WHICH CARRIED SIX (6) TO ZERO (0) BY ROLL CALL VOTE. CHAIR LURIE, VICE-CHAIR JUNG, BOARD MEMBERS SHEARER, DODDS, COOLEY, AND BROWNELL VOTED IN THE AFFIRMATIVE. THERE WERE NO DISSENTING VOTES.

3. Identification of Future Agenda Items

There were no agenda items suggested.

Vice-Chair Jung announced that this was Board Member Brownell's last meeting.

Board Member Brownell expressed **her** appreciation for the opportunity to be a part of the Board and talked about her positive experience.

4. Adjournment

BOARD MEMBER DODDS MOVED TO ADJOURN THE MEETING. BOARD MEMBER SHEARER SECONDED THE MOTION, WHICH CARRIED SIX (6) TO ZERO (0) BY ROLL CALL VOTE. CHAIR LURIE, VICE-CHAIR JUNG, BOARD MEMBERS SHEARER, DODDS, 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 5:26 p.m.

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