



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

Regular Meeting – **MINUTES**

Thursday, March 13, 2025

City Hall Kiva Forum

3939 N. Drinkwater Boulevard

Scottsdale, AZ 85251

PRESENT: Chair Roger Lurie, Vice Chair Mary Jung, Board Members Jeff Jameson, Neal Shearer, Patrick Dodds, Stuart Turgel, and Lee Cooley

STAFF: Kira Peters, Human Services Director; Mary Witkofski, Community Assistance Manager; Christina Cooley, HCV Supervisor; Carlo Rascon, Housing Specialist II

Call to order

Chair Lurie called the meeting to order at 5:01 p.m.

Roll Call

Members present as listed 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 January 9, 2025

BOARD MEMBER DODDS MOVED TO APPROVE THE JANUARY 9, 2025, HOUSING AGENCY GOVERNING BOARD MEETING MINUTES. BOARD MEMBER COOLEY SECONDED THE MOTION, WHICH CARRIED SEVEN (7) TO ZERO (0) BY ROLL CALL VOTE. CHAIR LURIE, VICE-CHAIR JUNG, BOARD MEMBERS JAMESON, SHEARER, DODDS, TURGEL, AND COOLEY VOTED IN THE AFFIRMATIVE. THERE WERE NO DISSENTING VOTES.

Board Members held a moment of silence for Arizona Congressman Raul Grijalva who passed away today.

2. Public Hearing: Five Year Public Housing Agency (PHA) Five-Year Plan 2025-2029 and Annual Agency Plan FY 25/26

Mary Witkofski, Housing and Community Assistance Manager, and Christina Cooley, Housing Supervisor, presented the Five-Year PHA Plan 2025-2029 and Annual Agency Plan FY 25/26. As part of their presentation, Ms. Witkofski reviewed Scottsdale Housing Agency's mission; the Housing Choice Voucher (HCV) Program, including current program income limits, eligibility, and selection criteria; and current HCV payment standards. She noted that the 45-day public comment period on the five-year plan opened on February 21, 2025. Ms. Witkofski noted that the City is required to submit PHA certifications of compliance and civil rights certifications showing that the plan is consistent with the five-year consolidated action plan and federal regulations. She gave an overview of the City's goals and objectives for the next five years and reviewed the HCV progress report.

Ms. Cooley explained that the U.S. Department of Housing and Urban Development (HUD) requires housing authorities to develop and maintain an administrative plan to ensure that housing programs are operated effectively and in compliance with federal regulations. She outlined updates that are being made to the administrative plan. She noted that the public comment period began in February and the Resident Advisory Board was formed. A second public hearing will be held April 10th, and following that meeting, public comment will be closed. Deadline for submission of all documents to HUD is April 15, 2025.

Commissioners were given an opportunity to ask questions. Ms. Witkofski noted that the federal government is operating under a continuing resolution set to expire on March 14, 2025. The House passed a bill to continue funding for the HCV program that is sitting with the Senate, leaving the continued level of funding uncertain. She confirmed that staff did work with the Diversity, Equity, and Inclusion office regarding ADI compliance. Self-evaluation of the program now falls within the Office of Communication and is expected to take approximately 16 months to complete.

In response to a question regarding the cap in voucher usage, Ms. Witkofski explained that rental rates are the primary reason that all vouchers are not being utilized. She further explained that housing assistance payment rental subsidies are averaging approximately \$1,200 per month, limiting the budgetary authority to approximately another 36 vouchers. The current HCV program waiting list consists of approximately 1,388 individuals, which will take approximately 30 months to complete.

3. Moving on Strategies Update

Carlo Rascon, Housing Specialist II, provided an update on the Moving on Strategies program. As part of his presentation, he explained that the Moving On Strategies program is administered by the Scottsdale Housing Agency in partnership with the Continuum of Care (CoC) and enables individuals or families to move on from permanent supportive housing and intensive supportive services. 20 traditional HCV vouchers are set aside for Moving on Strategies. He outlined how the Moving on Strategies program was implemented and how it operates, noting

that the participants are responsible for payment of rent based on 30 percent of their adjusted annual income.

Commissioners were given an opportunity to ask questions. Mr. Rascon said that Moving on Strategies does not overlap with the Family Self-sufficiency program, but participants can be a part of both.

4. Belleview I Properties Independent Entity Services Intergovernmental Agreement (IGA) extension

Mary Witkofski, Community Assistance Manager, presented the historical background for the Belleview I properties, which is owned by the City of Scottsdale and managed by a property management company. She outlined the rental standards as designated by HUD, noting that the rental standards are different because the project was initially funded through community development block grants. She noted that the City of Scottsdale has owned Belleview I properties for 10 years and rented to a HCV participant for the first time in 2023, at which time it was decided that, based on HUD's guidance, when an HCV participant leases up a unit, an independent entity must complete the inspections and the rent reasonableness study. Board Members were asked to adopt the intergovernmental agreement with Housing Authority of Maricopa County to conduct these services.

BOARD MEMBER SHEARER MOVED TO ADOPT RESOLUTION NO. 2025-01 TO AUTHORIZE:

1. IGA NO. 2024-016-COS A-1 WITH THE HOUSING AUTHORITY OF MARICOPA COUNTY FOR THE PROVISION OF INDEPENDENT ENTITY SERVICES FOR BELLEVIEW I PROPERTIES PROJECT-BASED VOUCHERS (PBV) UNITS TO PERFORM INSPECTIONS AND RENT REASONABLENESS DETERMINATIONS.
2. SCOTTSDALE HOUSING AGENCY EXECUTIVE DIRECTOR TO EXECUTE THE RENEWAL OF THE INTERGOVERNMENTAL AGREEMENT FOR BELLEVIEW I PROPERTIES. VICE-CHAIR JUNG SECONDED THE MOTION, WHICH CARRIED SEVEN (7) TO ZERO (0) BY ROLL CALL VOTE. CHAIR LURIE, VICE-CHAIR JUNG, BOARD MEMBERS JAMESON, SHEARER, DODDS, TURGEL, AND COOLEY VOTED IN THE AFFIRMATIVE. THERE WERE NO DISSENTING VOTES.

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5. Identification of Future Agenda Items

There were no agenda items suggested.

6. Adjournment

BOARD MEMBER SHEARER MOVED TO ADJOURN THE MEETING. VICE-CHAIR JUNG SECONDED THE MOTION, WHICH CARRIED SEVEN (7) TO ZERO (0) BY ROLL CALL VOTE. CHAIR LURIE, VICE-CHAIR JUNG, BOARD MEMBERS JAMESON, SHEARER, DODDS, TURGEL, AND COOLEY VOTED IN THE AFFIRMATIVE. THERE WERE NO DISSENTING VOTES.

With no further business to discuss, being duly moved and seconded, the meeting adjourned at 5:43 p.m.

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