



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

Regular Meeting – MINUTES

Thursday, May 8, 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; Eugenio Munoz-Villafane, Human Services Manager

Call to order

Chair Lurie called the meeting to order at 5:00 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

Approval of the Regular Meeting Minutes of April 10, 2025

BOARD MEMBER JAMESON MOVED TO APPROVE THE APRIL 10, 2025, SCOTTSDALE HOUSING AGENCY GOVERNING BOARD MEETING MINUTES. 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.

2. Scottsdale Housing Agency Program Analysis

Mary Witkofski, Housing and Community Assistance Manager, gave a presentation on an analysis of the Housing Choice Voucher (HCV) program. Her presentation included a review of the demographics of HCV participants broken down by ethnicity and age of each tenant, noting that the strong majority of participants are elderly, disabled, and/or homeless, and an explanation of the HCV program dashboard, allowing access to information for all agencies nationwide. The dashboard information that was presented included Scottsdale's 2023 statistics for HUD-held reserves, HCV rent burden, how demographics are impacting the cost burden, the adjusted monthly income of participants, historical average payment standards/fair market rent, HCV offsets, and administrative fees.

Ms. Witkofski highlighted proactive measures being taken to keep current Scottsdale participants housed, including dipping into the budget reserves. She explained that budget reserves must be used in order to avoid losing funds and reductions in future years. She said that administrative fees are separate from housing assistance payments and are in an unrestricted net position to allow payment of administrative costs. Administrative fee amounts are issued based on the number of families being housed.

Board Members were given an opportunity to ask questions. Ms. Witkofski explained that the dashboard is available to anyone, and it offers the ability to run comparisons between different markets. She explained that the funding formula is set by Congress, which sets an appropriation for the entire country and, once set, a decision is made whether to fund at 100 percent or based on a proration factor based on previous year's spending. Ms. Witkofski noted that this data does not reflect the recently implemented small area fair-market rents, which allows higher rates in different zip codes. She said that if a participant needs help with their deposit, they are referred to Vista del Camino for assistance, and there are also mechanisms for working with landlords when a deposit is required.

Board Members expressed concern about pending federal government funding cuts. Ms. Witkofski noted that she will provide copies of the President's FY 2025/26 skinny budget presented to Congress last week to the Board.

3. Identification of Future Agenda Items

Ms. Witkofski said that staff is working to identify a participant to serve as resident member on the Board.

4. Adjournment

BOARD MEMBER JAMESON MOVED TO ADJOURN THE MEETING. BOARD MEMBER DODDS 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 5:27 p.m.

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