



**CITY OF SCOTTSDALE
HOUSING AGENCY GOVERNING BOARD**

Regular Meeting – **DRAFT MINUTES**

Thursday, April 9, 2026
City Hall Kiva Forum
3939 N. Drinkwater Boulevard
Scottsdale, AZ 85251

PRESENT: Chair Roger Lurie, Vice-Chair Lee Cooley, Board Members Mary Jung, Neal Shearer (arrived at 5:07 p.m.), Cynthia Hill, Sheila Roe, and Carlee Shexnayder

STAFF: Mary Witkofski, Interim Human Services Director; Christina Cooley, Housing Supervisor

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.

Approval of Minutes

Approval of the Regular Meeting Minutes of March 26, 2026

BOARD MEMBER ROE MOVED TO APPROVE THE MARCH 26, 2026, HOUSING AGENCY GOVERNING BOARD REGULAR MEETING MINUTES AS PRESENTED. BOARD MEMBER JUNG SECONDED THE MOTION, WHICH CARRIED SIX (6) TO ZERO (0) BY ROLL CALL VOTE. CHAIR LURIE, VICE-CHAIR COOLEY, AND BOARD MEMBERS JUNG, HILL, ROE, AND SHEXNAYDER VOTED IN THE AFFIRMATIVE. THERE WERE NO DISSENTING VOTES.

REGULAR MEETING AGENDA

1. Public Hearing FY 2026/2027: Public Housing Agency (PHA) Streamlined Annual Agency Plan and Administrative Plan Revisions

Community Assistance Manager Mary Witkofski conducted a slideshow presentation and reviewed slides with the following titles: Mission of Scottsdale Housing Agency; Housing Choice

Voucher Program (HCV); Program Income Limits (April 2025); Eligibility & Selection; Payment Standards (Effective Jan 1, 2026); Annual Agency Plan; Information on Annual Agency Plan; Goals and Objectives; HCV Progress Report; PHA Certifications of Compliance; What is an Administrative Plan; Administrative Plan Updates; and Timeline of PHA Plan.

Ms. Witkofski noted this was a repeat presentation because federal regulations require the Housing Agency Governing Board to hold two public hearings. She said payment standards were set at 100 percent of fair market rents in October of 2025, and they included rents, utilities, and any fees associated with the leases. While the landlord liaison position was discontinued, she continued, the responsibilities of that position were not. She noted that the administrative plan was more than 100 pages and available online. The City has implemented cost-saving measures to ensure all families in the program remain housed.

Chair Lurie praised PHA staff for making it possible to receive a Section 8 Management Assessment Program rating of 104. Responding to Vice-Chair Cooley's question about uncertainty surrounding the U.S. Department of Housing and Urban Development (HUD), Ms. Witkofski said the HCV program is not one of the programs slated to be eliminated in the latest federal proposal for fiscal year (FY) 2027, but that proposal still needs to go through the appropriations process. However, five other programs are proposed to be cut, which would have a direct impact on Scottsdale. In response to additional queries, Ms. Witkofski confirmed the waitlist is currently closed, and the PHA will not pull any HCVs through the rest of the calendar year.

2. Resolution No. 2026-03 FY2026/2027 Public Housing Agency (PHA) Annual Agency Plan and Administrative Plan

Community Assistance Manager Mary Witkofski stated the resolution would approve the PHA's Annual Agency Plan for FY2026/27 and the operation of the HCV program, authorize the submittal of the PHA plan to HUD, accept changes in the Administrative Plan for FY2026/27, and authorize Scottsdale's Housing Agency director to execute the documents.

VICE-CHAIR COOLEY MOVED TO APPROVE RESOLUTION NO. 2026-03 AS AMENDED. BOARD MEMBER JUNG SECONDED THE MOTION, WHICH CARRIED SEVEN (7) TO ZERO (0) BY ROLL CALL VOTE. CHAIR LURIE, VICE-CHAIR COOLEY, AND BOARD MEMBERS JUNG, HILL, ROE, SHEARER, AND SHEXNAYDER VOTED IN THE AFFIRMATIVE. THERE WERE NO DISSENTING VOTES.

Welcome New Board Member:

Chair Lurie welcomed Board Member Shexnayder to the Board, and each Board member introduced themselves and provided brief summaries of their personal and professional backgrounds.

3. Identification of Future Agenda Items

Vice-Chair Cooley wondered whether the Board seat intended for a representative of the HCV program could be expanded to include Family Self-Sufficiency (FSS) representatives. Housing Supervisor Christina Cooley said that invitation was extended to all HCVs, including FSS participants. She was hopeful the vacancy would eventually be filled.

4. Adjournment

VICE-CHAIR COOLEY MOVED TO ADJOURN THE MEETING. BOARD MEMBER ROE SECONDED THE MOTION, WHICH CARRIED SEVEN (7) TO ZERO (0) BY ROLL CALL VOTE. CHAIR LURIE, VICE-CHAIR COOLEY, AND BOARD MEMBERS JUNG, HILL, ROE, SHEARER, AND SHEXNAYDER 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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