



**City of Scottsdale
Scottsdale Housing Agency Governing Board**

Regular Meeting – Minutes
Thursday, August 13, 2026, 5:00 P.M.
City Hall Kiva Forum
3939 N. Drinkwater Boulevard
Scottsdale, AZ 85251

PRESENT: Chair Roger Lurie, Vice Chair Lee Cooley, Commission Members, Mary Jung, Neal Shearer, Cynthia Hill, Sheila Roe (Via Teams), and Carlee Shexnayder

STAFF: Mary Witkofski, Interim Human Services Director; Chirstina Cooley, Housing Supervisor, Carlo Rascon, Housing Specialist II

Call to Order

Chair Lurie called the meeting to order at 5:00 p.m.

Roll Call

Members present as listed above.

Public Comment

George Spatola, Housing Choice Voucher (HCV) Landlord, discussed he was unable to find the duties of the Scottsdale Housing Agency Board online, was denied a public information request and as a landlord does not feel the Housing Choice Voucher program is being managed correctly. His tenant who recently vacated the unit had \$11,000 in damages. He discussed concerns with Housing and Urban Development and asked the Scottsdale Housing Board to investigate this regarding Security Deposits issued and HCV participants.

Sue Johnson, Scottsdale resident and advocate for HCV Participant discussed mentoring an HCV participant from the age of 5 and had to wait on the waiting list for six (6) years and the search for an apartment took a long time. Location of current resident is scheduled to be remodeled in September 2027, and she will need to find a new place. The courtesy property listing is not updated, and it is difficult to find a place.

Minutes

Approval of the Regular Meeting Minutes of April 9, 2026

BOARD MEMBER JUNG MOVED TO APPROVE THE APRIL 9, 2026, HOUSING AGENCY GOVERNING BOARD REGULAR MINUTES AS PRESENTED. BOARD MEMBER COOLEY SECONDED THE MOTION, WHICH CARRIED SEVEN (7) TO ZERO (0) BY ROLL CALL VOTE. CHAIR LUTIE, VICE-CHAIR COOLEY, AND BOARD MEMBERS JUNG, SHEARER, HILL, ROE AND SHEXNAYFER VOTED IN THE AFFIRMATIVE. THERE WERE NO DISENTING VOTES

Regular Meeting Agenda

1. Public Hearing of Housing Opportunities Through Modernization Act (HOTMA) – Related Revisions to the 2026 Administrative Plan – View Presentation – View Memo – View Admin Plan Draft

Interim Human Services Director, Mary Witkofski conducted a slideshow presentation and reviewed slides with the following title; Administrative Plan Update.

Ms. Witkofski discussed the changes in the Scottsdale Housing Agency Administrative Plan regarding Chapter 4; Applying to the Program and Waiting List. This was being updated through Assistance Targeted by HUD for the Melania Foster Youth to Independence Initiative. (FYI) Chapter 7; Request for Tenancy Approval and Leasing, voucher extension. This change allows VASH (Veterans Affairs to Supportive Housing Vouchers) and FYI voucher holders an additional voucher extension of 90 days regardless of how the request is made as long as it is before or on the expiration date. Chapter 9; Housing Assistance Payment Contract, termination due to lack of funding. This clarified that when the Scottsdale Housing Agency (SHA) is able any voucher that is terminated due to lack of funding will be reinstated.

Chapter 11, Ongoing Program Operations; Interim Changes Affecting Income of Expenses, and SHA initiated interim re-certifications. The SHA will update its interim reexamination policy so families can request a review anytime they experience a loss of income greater than 1% of the income previously used to set rent, allowing potential rent reductions. The SHA will also conduct interim reexaminations when families report an income increase within three months of their next annual review, a discretionary HOTMA policy intended to reduce HAP costs. Additionally, if a family previously had an interim for reduced income, any subsequent increase in earned income exceeding 10% within the same year will trigger an SHA-initiated interim re-certification, also aimed at managing HAP expenses., Chapter 17, Family Self-Sufficiency Program, same updates as Chapter 11 noted above.

2. Presentation on Housing Opportunities Through Modernization Act (HOTMA) Updates

Christina Cooley, Housing Supervisor provided a presentation to explain the purpose of HOTMA, a federal act designed to modernize income and asset rules for housing programs, and outlined who is affected—including both Public Housing and Housing Choice Voucher participants. It reviewed key provisions such as updated income definitions, new reexamination requirements, and asset limits, along with the evolving compliance timeline extending full implementation to January 1, 2027.

Finally, it highlighted the impacts on the Scottsdale Housing Agency, including necessary administrative plan updates, changes to verification processes, staff training, and new forms and software needs.

3. Identification of Future Agenda Items

The Scottsdale Housing Agency Governing Board may suggest items they wish to be placed on a future agenda, but the Scottsdale Housing Agency Governing Board may not discuss, deliberate, or take legal action on any matter in the "Identification of Future Agenda Items" unless the specific matter is properly noticed for legal action.

Commissioners asked to be provided presentations on how the Scottsdale Housing Agency mitigates damage claims by Housing Choice Voucher Landlords and the decision to terminate vs. retain a housing choice voucher participant. Additional they would like an overview of how the city decides to fund new units with landlords and the process for establishing them as landlords.

Chair Lurie asked about eighth (8) board member required. Mary Witkofski, Interim Human Services Director reported we continue to work on finding an HCV participant.

3. Adjournment

VICE CHAIR COOLEY MOVED TO ADJORN THE MEETING, BOARD MEMMBR JUNG SECONDED THE MOTION WHICH CARRIED SEVEN (7) TO ZERO (0) BY ROLL CALL VOTE. CHAIR LURIE, VICE CHAIR COOLEY AND BOARD MEMBERS JUNG, SHEARER, HILL, ROE 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 around 5:29 p.m.



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