Approved 10/22/26

City of Scottsdale

Scottsdale Housing Agency Governing Board

Regular Meeting Minutes

Thursday, September 24, 2026, 5:00 P.M.

Granite Reef Senior Center
1700 N Granite Reef Rd
Scottsdale, AZ 85251

PRESENT: Chair Lee Cooley (via TEAMS), Commission Members, Roger Lurie, Neal Shearer, Cynthia Hill, Sheila Roe, and Carlee Schexnayder

ABSENT: Vice Chair Mary Jung

STAFF: Mary Witkofski, Interim Human Services Director; Christina Cooley, Housing Supervisor; Chad Beougher, Housing Supervisor; Eugenio Villafane-Munoz, Human Services Manager; and Nick Molinari, Senior Director

Call to Order

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

Roll Call

Members present as listed above.

Public Comment – Written Comment Cards

There were no members of the public who wished to speak, nor any written comment cards provided.

Minutes

Approval of the Regular Meeting Minutes of August 13, 2026

BOARD MEMBER LURIE MOVED TO APPROVE THE AUGUST 13, 2026, SCOTTSDALE HOUSING AGENCY GOVERNING BOARD REGULAR MEETINGS MINUTES AS PRESENTED. BOARD MEMBER SHEARER SECONDED THE MOTION WHICH CARRIED SIX (6) TO ZERO (0) BY ROLL CALL VOTE. CHAIR COOLEY AND BOARD MEMBERS HILL, ROE AND SCHEXNAYDER VOTED IN THE AFFIRMATIVE. THERE WERE NO DISSENTING VOTES.

Regular Meeting Agenda

1. Public Hearing of Housing Opportunities Through Modernization Act (HOTMA)-Related Revisions to the 2026 Administrative Plan

Christina Cooley, Housing Supervisor, provided a detailed presentation continuing the August discussion regarding HOTMA-related updates and their impacts on Scottsdale Housing programs. The presentation covered updates across multiple chapters of the Administrative Plan, including changes to program operations, voucher extensions, termination procedures, and Family Self-Sufficiency requirements.

Chapter 4: Applying to the Program and Waiting List • Discussion on HCV vouchers being added to the waitlist to bridge participants into the current program.
• Assistance targeted by HUD under HOTMA.

Chapter 7: Request for Tenancy Approval and Leasing • Updated voucher extension rules, particularly for Foster Youth to Independence vouchers, allowing additional time for youth to secure housing in alignment with new federal regulations.

Chapter 9: Housing Assistance Payment (HAP) Contract • Termination procedures related to lack of funding.
• Discussion on how a funding shortfall would apply in Scottsdale and the process for returning impacted families to the waitlist once funding is restored.

Chapter 11: Ongoing Program Operations • Required HOTMA changes—including reexamination timelines, rent adjustment rules, interim reporting thresholds, and SHA-initiated recertifications.
• HOTMA-mandated income and asset policies.
• Revised definitions and verification standards.
• Overview of interim changes affecting income or expenses.

Chapter 17: Family Self-Sufficiency (FSS) Program • Overview of HOTMA-related impacts on FSS operations and how changes will affect participant activities and program requirements.

After the presentation, Christina opened the floor for Board questions and discussion.

2. Resolution No. 2026-04

Mary Witkofski, Housing and Community Assistance Manager and Interim Human Services Director, presented the resolution for approval of the FY 2026/27 Administrative Plan revisions. She explained that the revisions had been previously reviewed during both public hearings and that approval of the resolution would authorize the Scottsdale Housing Agency Director to execute any necessary documents and take all required actions to submit the revised Administrative Plan to the U.S. Department of Housing and Urban Development (HUD).

Board Member Shearer requested clarification regarding the wording in Chapter 11.2.2**.**

Mary clarified that Chapter 11.2.2 says interim re-examinations, meaning that if a participant experiences a rent increase or a change in income, the Housing Agency can collect updated documentation and reassess the participant's circumstances to determine their new rental portion.

The floor was then opened for any additional board questions.

BOARD MEMBER SHEARER MOVED TO ADOPT RESOLUTION 2026-04 AS PRESENTED. BOARD MEMBER LURIE SECONDED THE MOTION WHICH CARRIED SIX (6) TO ZERO (0) BY ROLL CALL VOTE. CHAIR COOLEY AND BOARD MEMBERS HILL, ROE AND SCHEXNAYDER VOTED IN THE AFFIRMATIVE. THERE WERE NO DISSENTING VOTES.

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.

Chair Cooley requested a preview of the Home Sweet Scottsdale first time home buyers' event on November 4th at the Community Design Center.

4. Adjournment

BOARD MEMBER ROE MOVED TO ADJOURN THE MEETING. BOARD MEMBER HILL SECONDED THE MOTION WHICH CARRIED SIX (6) TO ZERO (0) BY ROLL CALL VOTE. CHAIR COOLEY AND BOARD MEMBERS SHEARER, LURIE AND SCHEXNAYDER VOTED IN THE AFFIRMATIVE. THERE WERE NO DISSENTING VOTES.

With no further business to discuss, being duly moved and seconded, the meeting adjourned at 5:08 p.m.

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