



**HOUSING AUTHORITY OF MARICOPA COUNTY
FORMAL MEETING MINUTES
BOARD OF COMMISSIONERS**

Wednesday, June 26, 2024, at 9:30am

Board Members
Cindy Stotler, Chairperson - District 3
Jose Martinez, Vice Chair District 5
Kathy DiNolfi, District 1
Vacant - District 2
Mickey Lund, District 4
Thelma Charleston, Resident Member
Clerk of the Board
Gerald Minott
Meeting Location
Telephonically via GoToMeeting

The Board of Commissioners of the Housing Authority of Maricopa County (HAMC) convened in formal session at 9:30 a.m. on Wednesday, June 26, 2024, with the following Board members present:

Cindy Stotler, Chair Kathy DiNolfi Thelma Charleston Mickey Lund

Staff present:

Gerald Minott Jesse Romero Vivian Diaz Chanchal Singh
Suriani Huandra Jeannette Gonzalez

Public present:

Scott Dennison (Perspective HCV Landlord)

APPROVAL OF MINUTES FROM MAY 2024 BOARD OF COMMISSIONERS MEETING

Approval of the minutes from May 22, 2024, Board of Commissioner’s Meeting.

Kathy DiNolfi motioned to approve; Mickey Lund seconded the motion.
Ayes: Charleston, DiNolfi, Lund and Stotler

EXECUTIVE DIRECTOR UPDATE

A presentation was verbally given on the topics below.

- A. QAD EHV
- B. HAMC FY2025 Operational Budget



BOARD ACTION

Resolution No. 24-016 Fiscal Year 2025 Operating Budget

The program operating budgets for low-income housing programs have been prepared using current and previous year data and are a summary of the proposed/budgeted receipts and expenditures for Fiscal Year 2025 that begins on July 1, 2024, and ends on June 30, 2025. The proposed expenditures are necessary in the efficient and economical operation of the HAMC for the purpose of serving low-income families. The HAMC has sufficient funds to meet the working needs of its programs and the budget plan is reasonable in that it includes a source of funding adequate to cover proposed expenditures.

Kathy DiNolfi motioned to approve; Mickey Lund seconded the motion.
Ayes: Charleston, DiNolfi, Lund and Stotler

RESOLUTION NO. 24-017 Administrative Plan Revision To Comply With Housing Opportunity Through Modernization Act Of 2016 (HOTMA) Sections 102 And 104

Approving revisions to the Administrative Plan to conform to the significant HUD regulations and program rules in accordance with Section 102 and 104 of HOTMA as follows (see next page):

Chapter	Subject	Comments
	ASSET LIMITATIONS	Restriction on the eligibility of a family to receive assistance if the family owns real property that is suitable for occupancy by the family as a residence or has assets in excess of \$100,000, as adjusted annually.
3.12		Cure of non-compliance (HOTMA)
5.1		Qualifications for Admission
6.3		Asset owned by business entity
6.5		Asset Limitations;
6.10		Jointly owned assets,
6.16		Exemptions to the Real Property Restriction in the Asset Limitation
6.17		Suitability of Real Property for Occupancy
6.18		Necessary and Non-Necessary Personal Property
6.19		Assets with negative equity
6.21		Excluded Assets;
11.1		Annual Re-Certifications Reexamination (Streamlined Income Determinations)
11.2		Interim Re-Certifications Overview of Calculating Annual Income at Annual Reexamination
11.7		Special Considerations for Terminating Assistance or Evicting Families for Non-Compliance with the Asset Limitation
14.1		Mandatory Denial or Termination
19.21		Special Considerations for Terminating Assistance or Evicting PBV Families for Non-Compliance with the Asset Limitation

Chapter	Subject	Comments
	DEDUCTIONS/EXPENSES	Annual use of HUD published use of Consumer Price Index (CPI) for various deductions and declared expenses of applicants and participants
3.13		Definition of a Person with a Disability Under Federal Civil Rights Laws
6.22		6.22- Deductions from Income Consumer Price Index–Urban Wage Earners and Clerical Workers (CPI–W) Unreimbursed Health and Medical Care Expenses and Reasonable Attendant Care and Auxiliary Apparatus Expenses Deduction Unreimbursed Reasonable Attendant Care and Auxiliary Apparatus Expenses Phased-In Relief Phased-in Relief Timing Table Phased-in Relief Outcomes According to Family’s Status in Program for Multifamily Housing Program General Relief Child-Care Expenses Deduction and Hardship Exemption to Continue Child-Care Expenses Deduction Policy for Determination of the Family’s inability to Pay Rent Allowable Childcare Activities and Expenses Family Notification of Hardship Exemption Extension of Hardship Exemption for Additional 90-Day Period(s) Additional (Permissive) Deduction
6.27		Minimum Rent and Hardship Exemptions Hardship Exemptions for Health and Medical Care Expenses and Reasonable Attendant Care and Auxiliary Apparatus Expenses
	HOUSEHOLD COMPOSITION	New HUD Definition of family and Foster Adult and Foster Child.
5.3		Family Definition
5.3.4		Foster Adult
5.3.5		Foster Child
	INCOME	New HUD Definitions of Annual income and various categorized examples, self-certifications, assets, and imputed income.
6.1		Definition of Income
6.1.1		Earned Income Day Laborer Independent Contractor Seasonal Worker
6.1.2		Unearned Income
6.4		Net Family Assets
6.6.1		Actual Income
6.7		Imputing Income from Assets
6.7.1		Passbook Rate
6.15		Real Property, Personal Property, Other Capital Investments
6.15.1		Trusts
6.15.2		Trusts as Net Family Assets
6.15.3		Actual Income from a Trust
6.15.4		Trust Distributions and Annual Income
10.6		Verification of Assets

Chapter	Subject	Comments
Appendix C		Exclusions from Net Family Assets
	INCOME EXCLUSIONS	Various Non-Recurring Income exclusions
6.2		Replace 6.2 EID Policy with Non-Recurring Income
6.20		Excluded Income
Appendix D		Income Exclusion Definitions
	INFLATIONARY ADJUSTMENTS	Eight (8) subject matters will be adjusted using the annually required HUD inflation factor (CPI-W), which will be posted online
Appendix E		Consumer Price Index – Urban Wage Earners And Clerical Workers (CPI-W) Items
	INTERIM REEXAM	Timing, threshold, and events that qualify for required Interim reexamination
11.3		Interim Recertifications Interim Changes to Family Circumstances Interim Changes Not Reported Timely Interim Re-certification Effective Dates
11.3.1		Interim Reexamination for Decrease in Adjusted Income
11.3.2		Interim Reexamination for Increase in Adjusted Income
11.3.3		Interim Reexamination for Decrease in Family Size
11.3.4		Non-Interim Transaction for Decrease in Family Size
17.7		HOTMA Changes That Impact FSS Programs – Interim Reexaminations
	VERIFICATION	Consent timing, mandated use of EIV, SSN Verification, Excluded Income and Zero Income
6.20		Excluded Income
10.1		Authorization for the Release of Information (Form HUD-9886)
10.1.1		Timing of Completing Form HUD-9886
10.1.2		Revocation of Consent
10.2		Methods of Verification Mandatory and Discretionary Use of EIV
10.3.1		Lack of Social Security Documentation
10.5		Verification of Income Zero Income Verification

Kathy DiNolfi motioned to approve; Thelma Charleston seconded the motion.
Ayes: Charleston, DiNolfi, Lund and Stotler

HOUSING AUTHORITY BOARD OF COMMISSIONERS FORUM

Cindy acknowledged the postponement for the Board of Commissioners to go on a property tour of HAMC sites until later in the year.

CHAIRPERSON REQUESTED ITEMS

Board copied on the response to the Call to the Public.

CALL TO THE PUBLIC

Scott Dennison requested a review of HAMC's response to a housing unit type that he is trying to rent through the Section 8 Housing Choice Voucher Program.

CALL TO ADJOURN

There being no further business, the meeting was adjourned.