



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

Wednesday, September 25, 2024, at 10:30am

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 10:30 a.m. on Wednesday, September 25, 2024, with the following Board members present:

Cindy Stotler Jose Martinez Kathy DiNolfi Thelma Charleston

Staff present:

Gerald Minott	Susanne Harris	Kelly Triolo	Chanchal Singh
Suriani Huandra	Jeannette Gonzalez	Nikki Judd	

Public present:
Gregory Franklin

APPROVAL OF MINUTES FROM JULY 2024 BOARD OF COMMISSIONERS MEETING

Approval of the minutes from September 4, 2024, Board of Commissioner’s Meeting.

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

EXECUTIVE DIRECTOR UPDATE

A presentation was verbally given on the topics below.

- A. QAD EHV Program Review Corrective Action Updates



BOARD ACTION

Resolution No. 24-021 Housing Choice Voucher Program Administrative Plan Revision

Adopt Resolution 24-021 and authorizes and approves the revisions to the Administrative Plan to adhere to the mandatory Small Area Fair Market Rents (SAFMR) for the HCV program as well as update its administrative processing for local preferences (Chapter 4) and retaining a Metropolitan Area Fair Market Rent methodology when establishing Payment Standards for its PBV program (Chapter 19) as follows:

Chapter	Subject	Comments
4.9	Local Preferences	Adding language on acceptable verification forms for Homeless preference
13.1	Payment Standards	Removed redundant language of 90-110 FMR range requirement to section 13.4 and SAFMR mandate verbiage added
13.1.1	Designation of SAFMR	Adding language regarding HAMC SAFMR requirement for tenant-based HCV program and reference to PBV MAFMR application
13.2	Updating Payment Standards	Revising language to reflect SAFMR requirement
13.3	Small Area Fair Market Rents	Adding SAFMR requirement for tenant-based HCV program, revision timing of Payment Standard schedule
13.3.1	Decreases in the Small Area Fair Market Rent	Adding HUD allowable option language for “No Change in Policy” when calculating the family’s HAP (beginning at 2 nd regular re-exam)
13.4	Establishing Payment Standards Within The Basic Range of SAMFR	Revised language to eliminate redundant messaging regarding 90-110 FMR range requirements
13.5	Payment Standard Groupings for SAFMRs	Adding language establishing “grouped” zip code areas
19.16.1	Fair Market Rents in the Project Based Voucher Program	Adding clarifying language that the PBV program will retain a Payment Standard Schedule based upon the Metropolitan Area Fair Market Rents (MAFMR).

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

Resolution 24-022 Tenant Based Voucher Payment Standards Effective January 1, 2025

Adopt Resolution 24-022, to conform to the mandatory Small Area Fair Market Rent (SAFMR) requirement for the Phoenix,-Scottsdale-Mesa Metropolitan Area, whereby using “grouped” ZIP code areas to establish a voucher payment standard schedule at 105% of SAMFR for 0–6-bedroom units as follows for tenant-based vouchers:

Group	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom	Five-Bedroom	Six-Bedroom
1	\$1,460	\$1,596	\$1,859	\$2,499	\$2,793	\$3,212	\$3,631
2	\$1,554	\$1,701	\$1,974	\$2,657	\$2,972	\$3,417	\$3,863
3	\$1,596	\$1,754	\$2,037	\$2,741	\$3,066	\$3,526	\$3,986
4	\$1,617	\$1,775	\$2,058	\$2,772	\$3,098	\$3,562	\$4,027
5	\$1,754	\$1,922	\$2,237	\$3,014	\$3,360	\$3,864	\$4,368
6	\$1,859	\$2,048	\$2,373	\$3,192	\$3,570	\$4,106	\$4,641
7	\$1,901	\$2,090	\$2,426	\$3,266	\$3,654	\$4,202	\$4,750
8	\$2,048	\$2,247	\$2,615	\$3,518	\$3,938	\$4,528	\$5,119
9	\$2,163	\$2,373	\$2,793	\$3,759	\$4,179	\$4,806	\$5,433
10	\$2,205	\$2,426	\$2,814	\$3,791	\$4,232	\$4,866	\$5,501
11	\$2,363	\$2,594	\$3,014	\$4,053	\$4,536	\$5,216	\$5,897
12	\$2,415	\$2,646	\$3,077	\$4,137	\$4,631	\$5,325	\$6,020

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

Resolution 24-023 Project Based Voucher Payment Standards Effective January 1, 2025

Adopt Resolution 24-023, authorizing and applying continued use of Metropolitan Area Fair Market Rent (MAFMR) to set the payment standard schedule at its PBV-assisted projects at 100% of FY2025 Final MAFMR as follows:

Bedroom Size	Fair Market Rent 2025	HAMC Payment Standard
Efficiency	\$1,530	\$1,530
1	\$1,679	\$1,679
2	\$1,950	\$1,950
3	\$2,624	\$2,624
4	\$2,934	\$2,934
5	\$3,374	\$3,374
6	\$3,814	\$3,814

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

HOUSING AUTHORITY BOARD OF COMMISSIONERS FORUM

CHAIRPERSON REQUESTED ITEMS

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

CALL TO THE PUBLIC

Gregory Franklin addressed concerns pertaining to a legal notice he received, the condition of HAMC property and clarification of rights on federally funded property.

CALL TO ADJOURN

There being no further business, the meeting was adjourned.