



**CITY OF SCOTTSDALE
SCOTTSDALE HOUSING AGENCY GOVERNING BOARD**

Regular Meeting Minutes
Thursday, September 28, 2023
Community Design Studio
7506 E. Indian School Rd
Scottsdale, AZ 85251

PRESENT: Vice Chair Mary Jung, Board Members Jeff Jameson, Tricia Serlin, Roger Lurie (MS Teams), Patrick Dodds, Stuart Turgel, and Leslie Brownell

ABSENT: Chair Neal Shearer

STAFF: Greg Bestgen, Director; Mary Witkofski, Community Assistance Office Manager; Chad Beougher, Housing Rehabilitation Specialist; Mike Lopach Human Services Center Supervisor; Eugenio Munoz-Villafane, Human Services Manager; Judy Doyle, Community Services Assistant Executive Director; Vania Torres, Staff Coordinator

Call to Order

Vice-Chair Jung 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.

REGULAR MEETING AGENDA

1. Approval of Minutes

Approve the regular meeting minutes of May 11, 2023

BOARD MEMBER TURGEL MOVED TO APPROVE THE MAY 11, 2023 SCOTTSDALE HOUSING AGENCY GOVERNING BOARD MEETING MINUTES. BOARD MEMBER SERLIN SECONDED THE MOTION, WHICH CARRIED SEVEN (7) TO ZERO (0) BY ROLL CALL VOTE. VICE-CHAIR JUNG, COMMISSIONERS JAMESON, SERLIN, LURIE, DODDS,

TURGEL, AND BROWNELL VOTED IN THE AFFIRMATIVE. THERE WERE NO DISSENTING VOTES.

2. 2023 Housing Choice Voucher Funding Offset

Mary Witkofski, Community Assistance Manager, gave a presentation on the 2023 Housing Choice Voucher (HCV) Funding Offset and talked about the letter received regarding a reduction in funding. She outlined information regarding the reduction in Housing Choice Voucher funding the agency received in 2023, which was based on unspent program funds in the HCV reserve. The offset is part of the annual HCV funding process and allows HUD to redirect limited HCV program funds to communities where they will be utilized. In 2023, City of Scottsdale had offsets of approximately \$486,000. She gave a detailed explanation of the Housing Choice Voucher Program, which is funded through congressional appropriations on an annual basis, based on validated leasing and cost data located in the voucher management system. She outlined the five-step annual renewal and determination process. The reduction that the City received dates back to 2017 when the City was taking a more conservative approach and holding onto reserves.

Board Members were given an opportunity to ask questions. Ms. Witkofski said that she will do research into the reason that neighboring cities are able to use their funds in comparison to the City of Scottsdale. She noted that City's cost per unit, which is the Housing Assistance Payment (HAP) portion, is taking into consideration 70 percent of the payment. The additional tenant payment is no greater than 40 percent. It does not take into consideration individual income. Ms. Witkofski said that the City of Scottsdale is considered an under-utilized agency, with a utilization rate of approximately 60 percent. The goal is that the City's landlord liaison will be able to bring those numbers up.

3. Scottsdale Housing Agency Section Eight Management Assessment Program (SEMAP) for FY2022-2023

Mary Witkofski, Community Assistance Manager, provided an overview of the Scottsdale Housing Agency Section Eight Management Assessment Program (SEMAP) submission and score for FY 22/23. The program measures the performance of public housing agencies that administer the HCV program in 14 key areas. She outlined each of the 14 key indicators of PHA performance. The City submitted for additional bonus points based on people moving from one census tract to another census tract area, which the city's data scientist was able to follow using GIS to map those individuals. The results were submitted as of the August 28, 2023 deadline and staff is waiting for the Federal government to return a score.

Board Members were given an opportunity to ask questions. Ms. Witkofski explained that landlords are required to give a 60-day notice of increasing rents, which would trigger the voucher holder's annual recertification.

4. Identification of Future Agenda Items

No agenda items were suggested.

5. Adjournment

BOARD MEMBER TURGEL MOVED TO ADJOURN THE MEETING. BOARD MEMBER SERLIN SECONDED THE MOTION, WHICH CARRIED SEVEN (7) TO ZERO (0) BY ROLL CALL VOTE. VICE-CHAIR JUNG, COMMISSIONERS JAMESON, SERLIN, LURIE, DODDS, TURGEL, AND BROWNELL VOTED IN THE AFFIRMATIVE. THERE WERE NO DISSENTING VOTES.

With no further business to discuss, being duly moved and seconded, the meeting adjourned at 5:31 p.m.

Recorded and Transcribed by eScribers, LLC.