



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

Regular Meeting Minutes
Thursday, March 24, 2022
Community Design Studio Nave
7506 E. Indian School Rd.
Scottsdale, AZ 85251

PRESENT: Chair Raoul Zubia, Vice-Chair Reilly (arrived at 5:13 p.m.), Board Members Jayne Hubbard, Jeff Jameson, Roger Lurie, Tricia Serlin, and Neal Shearer

STAFF: Greg Bestgen, Director; Irma Hollamby, SHA Executive Director; Mary Witkofski, Community Development Supervisor; Chad Beougher, Housing Rehabilitation Specialist; Mike Lopach, Homeless Outreach Coordinator; Christopher Groesbeck, Landlord Liaison; Christina Cooley, Housing Supervisor

CALL TO ORDER

Chair Zubia called the meeting to order at 5:07 p.m.

ROLL CALL

Members present as listed above.

PUBLIC COMMENT

No public comments were submitted.

Ms. Hollamby introduced Landlord Liaison Christopher Groesbeck.

Mr. Groesbeck spoke about his background and his plans to increase affordable housing opportunities in Scottsdale.

Chair Zubia requested that an item be agendaized allowing Mr. Groesbeck an opportunity to review in depth his plans for increasing housing opportunities and accomplishments that have been achieved to that point.

APPROVAL OF THE MINUTES

Approve the Regular Meeting Minutes of January 27, 2022

BOARD MEMBER LURIE MOVED TO APPROVE THE JANUARY 27, 2022 SCOTTSDALE HOUSING AGENCY GOVERNING BOARD MEETING MINUTES. BOARD MEMBER SHEARER SECONDED THE MOTION, WHICH CARRIED SIX (6) TO ZERO (0) BY ROLL CALL VOTE. CHAIR ZUBIA, BOARD MEMBERS HUBBARD, JAMESON, LURIE, SERLIN, AND SHEARER VOTED IN THE AFFIRMATIVE. VICE-CHAIR REILLY WAS NOT PRESENT. THERE WERE NO DISSENTING VOTES.

REGULAR MEETING AGENDA

1. Public Hearing: Fiscal Year 2022-2023 Public Housing Authority Streamlined Annual Agency Plan and Administrative Plan Updates – View Annual Plan and Administrative Plan

Chair Zubia noted that the PHA Annual Plan is a guide to public housing agency's policies, program operations and strategies for meeting local housing needs and goals. Section 511 of the Quality Housing and Work Responsibility Act (QHWRA) of 1998 created the PHA 5-year and Annual Plan requirement. Any agency that receives funds to operate federal public housing or HCV rental assistance must submit a PHA Agency Plan each year. Council authorization is required to expand the size of the HCV program, make policy changes to the Administrative Plan, and approve the PHA Annual Plan, which is a policy document. This public hearing is held to review and solicit comments from the general public regarding the Scottsdale Housing Agency's proposed Public Housing Authority FY 2022-2023 Annual Plan and Administrative Plan updates.

Ms. Hollamby noted that the Annual Plan and Administrative Plan has been out for public comment for several weeks and so staff has only received comment during the Resident Advisory Board Commission meeting held two weeks ago. The documents will come before the Board for adoption during the April 14, 2022 meeting.

Christina Cooley, Housing Supervisor, gave an overview of the Annual Agency Plan and the Administrative Plan updates. She noted that Scottsdale Housing Agency currently has 735 Housing Choice Vouchers, 20 Foster Move to Independence Vouchers, and 15 VASH vouchers. HUD payment standards were increased to 110 percent of fair market rate and with the approval of an expedited waiver request, they were able to be increased to 120 percent of the fair market rate. The new payment standards will go into effect on April 1, 2022.

A new program added this year include a Strategic Landlord Outreach Program, which is currently funded through CARES Act funds. Additional programming options will include pursuing direct deposit for landlords, an online applicant waitlist, an applicant portal, a landlord portal, and streamlined intake briefings for all vouchers coming off of the wait list. Updates made to the Administrative Plan include adoption of homeless preference definition to include the McKinney-Vento Homeless Assistance Act definition, which expands the definition to talk about individuals who are lacking a fixed, regular, and adequate nighttime residence, and are sharing housing with other persons due to lack of housing or economic hardship. The

definition also includes migratory children who qualify as homeless, targeting assistance for special programs including Foster Youth to Independence, Veterans Affairs Supportive Housing, and Emergency Housing. Additionally, it has been specified that medical marijuana is not an eligible medical expense and is not permitted to be used in subsidized federal housing.

Accomplishments over the past year include:

- Successfully securing a grant to increase the Family Self-sufficiency (FSS) program from part-time to full-time staff.
- The Executive Director was reelected to serve as president of the Arizona Chapter of the National Association of Housing and Redevelopment Organization.
- The FSS coordinator has nearly doubled enrollment from 14 to 22 active participants in the program.
- 550 families were pulled from the HCV wait list and of those, 95 families were able to lease up in the Scottsdale community.
- The wait list will be reopened in calendar year 2022, and approximately 2,100 applicants will be selected from the applicants through a lottery system for inclusion on the waitlist.
- City of Scottsdale has contracted with Chicanos Por La Causa to provide navigation to Housing Choice Voucher participants and has contracted with CBI to provide housing navigation to Emergency Housing Voucher recipients.
- A landlord liaison has been put in place.
- The Scottsdale Housing Agency Governing Board was established and held their first meeting in October 2021.
- A Resident Advisory Board meeting was held on March 15, 2022 and reviewed the Annual Action Plan and Administrative Plan, accepting administrative policy changes.

2. Adjournment

BOARD MEMBER JAMESON MOVED TO ADJOURN THE MEETING. BOARD MEMBER SERLIN SECONDED THE MOTION, WHICH CARRIED SEVEN (7) TO ZERO (0) BY ROLL CALL VOTE. CHAIR ZUBIA, VICE-CHAIR REILLY, BOARD MEMBERS HUBBARD, JAMESON, LURIE, SERLIN, AND SHEARER VOTED IN THE AFFIRMATIVE. THERE WERE NO DISSENTING VOTES.

With no further business to discuss, being duly moved and seconded, the meeting adjourned at 5:24 p.m.

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