



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

Regular Meeting Minutes  
Thursday, November 10, 2022  
Paiute Neighborhood Center Bldg. 9  
6535 E. Osborn Rd.  
Scottsdale, AZ 85251

**PRESENT:** Chair Neal Shearer, Vice Chair Tricia Serlin, Board Members, Roger Lurie, Patrick Dodds, Mary Jung, and Stuart Turgel

**ABSENT:** Commissioner Jeff Jameson

**STAFF:** Greg Bestgen, Human Services Director; Mary Witkofski, Interim Housing Manager; Christina Cooley, Housing Supervisor; Melissa McNeal, Lead Housing Specialist and Chad Beougher, Housing Rehabilitation Specialist

**Call to Order**

Chair Shearer called the meeting to order at 3:17 p.m.

**Roll Call**

Members present as listed above.

**Public Comment**

Lee Cooley, Scottsdale Area Association of realtors expressed his support to the Housing Choice Voucher Program like the agency we believe that everyone is entitled to have a roof over their head, and we're here to help in any way we can. Thanks to Christina and her crew.

**REGULAR MEETING AGENDA**

**1. Approval of Minutes**

Approve the regular meeting minutes of October 13, 2022

BOARD MEMBER LURIE MOVED TO APPROVE THE OCTOBER 13, 2022 SCOTTSDALE HOUSING AGENCY GOVERNING BOARD MEETING MINUTES. COMMISSIONER JUNG SECONDED THE MOTION, WHICH CARRIED SIX (6) TO ZERO (0) BY ROLL CALL VOTE. CHAIR SHEARER, VICE-CHAIR SERLIN, BOARD MEMBERS DODDS, JUNG, LURIE AND TURGEL VOTED IN THE AFFIRMATIVE. THERE WERE NO DISSIDENTING VOTES.

**2. Lead the Way: PHA Governance and Financial Management – A Training for Board Members**

Melissa McNeal, Lead Housing Specialist, presented a training for Board Members called Lead the Way and Overview Demo. The training provided information on public housing boards. The first 3 sections cover the Public Housing Agency Foundations, Fundamentals, and oversight on the: History, Context of Public Housing, Roles, and Responsibilities. The training is a free online session and is now provided to Board members to watch on their own time. After watching the demo, the Commissioners received a reference packet that goes over the basic rules and responsibilities of the PHA Governance and Financial Management Training.

**3. Resolution 2022-01 Housing Choice Vouchers Payments Standards Effective January 1,2023**

Christina Cooley, Housing Supervisor, presented on the Housing Choice Vouchers Payment Standards. Ms. Cooley shared the definition of the payment standards as the maximum monthly assistance payment on behalf of a family participating in the program. Payment Standards must be set between 90 and 110 percent of the HUD published fair market rent known as an “FMR”. The 2022 FMR’s for our jurisdiction seemed to underrepresent the high rental market costs our voucher holders were facing. This year the Scottsdale Housing Agency applied for and received an emergency waiver to increase our payment standard to 120 percent. This helped to close the gap but the city still remained dependent on landlord incentives to entice landlords to continue participating in the program. HUD released the 2023 Fair Market rents on September 1<sup>st</sup>, and for the first time they used the private sector data. Which resulted in Phoenix Metro area receiving the second largest increase to FMR’s in the entire nation. At 32.9 percent, Scottsdale was second only to Salinas, California. After an internal review of our utilization rates, our per unit cost and current budget abilities, it was determined that our 2023 payments standards will be set at a 110 percent of the FRM’s. The Scottsdale Housing Agency is seeking to adopt the Housing Choice Voucher Payment Standards.

Commissioners asked clarifying questions after the presentation on how the Scottsdale Housing Agency can determine how rental tax and utility costs are calculated and are these included as part of the fair market rent rates. Ms. Cooley went into detail to explain those different amounts and how they are determined into the gross amount paid. Commissioners continued to ask questions on how the percentages of the Fair Market Rents are determined to be those percentages. Ms. Cooley explained how they are trying to house as many people as possible which is why it was determined to increase those FRM’s percentages. Commissioners agreed that the FMR’s should be increased since the cost of housing in Scottsdale is significantly higher than other areas in the County. Mary Witkofski, Interim Housing Manager, suggested this be reviewed again in April 2023. Commissioners agreed. Greg Bestgen, Human Services Director, asked Ms. Cooley to elaborate on the budget areas where we are overspending. Ms. Cooley explained that the goal is to increase the percentage of people they are housing and working close with the HUD financial analyst to make sure we are not overspending.

BOARD MEMBER JUNG MOVED TO APPROVE THE RESOLUTION 2022-01 HOUSING CHOICE VOUCHER PAYMENT STANDARDS EFFECTIVE JANUARY 1,

2023. VICE-CHAIR SERLIN SECONDED THE MOTION, WHICH CARRIED SIX (6) TO ZERO (0) BY ROLL CALL VOTE. CHAIR SHEARER, VICE-CHAIR SERLIN, BOARD MEMBERS DODDS, JUNG, LURIE AND TURGEL VOTED IN THE AFFIRMATIVE. THERE WERE NO DISSENTING VOTES

**4. Identification of Future Agenda Items**

Future meeting agenda items could include:

- Follow up Discussion on Training for Voucher Recipients

**5. Adjournment**

BOARD MEMBER TURGEL MOVED TO ADJOURN THE MEETING. BOARD MEMBER LURIE SECONDED THE MOTION, WHICH CARRIED SIX (6) TO ZERO (0) BY ROLL CALL VOTE. CHAIR SHEARER, VICE-CHAIR SERLIN, BOARD MEMBERS DODDS, JUNG, LURIE AND TURGEL VOTED IN THE AFFIRMATIVE. THERE WERE NO DISSENTING VOTES.

With no further business to discuss, being duly moved and seconded, the meeting adjourned at 3:39 p.m.

Respectfully submitted by  
Vania Torres, Recording Secretary