



**CITY OF SCOTTSDALE  
HOUSING AGENCY GOVERNING BOARD  
Regular Meeting Minutes  
Thursday, November 18, 2021  
Meeting held electronically**

**PRESENT:** Chair Raoul Zubia, Board Members Jayne Hubbard, Jeff Jameson, Roger Lurie, Neal Shearer, and Tricia Serlin

**ABSENT:** Vice Chair Emily Reilly

**STAFF:** Irma Hollamby, SHA Executive Director

**CALL TO ORDER**

Chair Zubia called the meeting to order at 5:00 p.m.

**ROLL CALL**

Members present as listed above.

**PUBLIC COMMENT**

There were no public comments submitted.

**REGULAR MEETING AGENDA**

**1. Board Report**

Irma Hollamby, SHA Executive Director, provided an update on the SHA programmatic and financial performance. She announced that a family self-sufficiency (FSS) participant graduated from the program with \$27,891 in their escrow account. The participant was on the FSS Program for five years and exceeded her education and job goals.

Ms. Hollamby said that more than 40 voucher holders received non-renewal notices from the Villa Montana apartment complex and to date one has been successfully relocated.

The new payment standards the Board approved last month will go into effect on January 1, 2022.

In reviewing October 2021 Agency performance, Ms. Hollamby said SHA has completed 48 of the 50 recertifications that were due; 40 unit inspections were performed and all passed. The City has instituted a 100 percent quality control review of all actions and this month 47 recertifications were reviewed. There were some errors, primarily due to a number of new employees who are in training. Currently 894 people are on the wait list; 200 people were pulled and offered a voucher last month. Those 200 are beginning the eligibility process.

The City's SHA Housing Assistance budget authority is \$5.9 million and to date, spending is at 92.72 percent. The reserve balance is currently \$519,000 which is approximately 8.66 percent.

Regarding voucher utilization, SHA has been allocated 755 vouchers, 574 of which are leased up in the community. Because of the high cost of living in Scottsdale, that leaves capacity to assist approximately 42 additional households. 128 vouchers have been issued to families and individuals who are currently seeking a unit to rent in the private market.

Ms. Hollamby indicated she has submitted a request to HUD for an exception waiver that, if approved, would allow an increase of the current 110 percent fair market rents to 120 percent fair market rents. She hopes to receive a response from HUD within the next 30 days. She held interviews for a landlord liaison yesterday and has selected a promising candidate.

Discussion ensued regarding Villa Montana deciding to no longer accept HUD vouchers and the reasons for the limited supply of affordable housing in Scottsdale.

**2. Approve the Regular Meeting Minutes of October 21, 2021**

Board Member Lurie noted that there was an omission in section one, paragraph three.

BOARD MEMBER HUBBARD MOVED TO APPROVE THE SCOTTSDALE HOUSING AGENCY GOVERNING BOARD REGULAR MEETING MINUTES AS AMENDED. BOARD MEMBER SERLIN 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 WITH NO DISSENTING VOTES.

**3. Resolution 2021-02 Emergency Housing Voucher Payment Standards Effective January 1, 2022**

Ms. Hollamby briefly reviewed the Emergency Housing Voucher Payment standards, which are specific to people who have been homeless, are recently homeless, or are at risk of homelessness.

BOARD MEMBER SHEARER MOVED TO ADOPT RESOLUTION 2021-02, APPROVING THE EMERGENCY HOUSING VOUCHER PAYMENT STANDARDS EFFECTIVE JANUARY 1 2022. BOARD MEMBER LURIE 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 WITH NO DISSENTING VOTES.

**4. Executive Director's Report**

Ms. Hollamby asked the Board if they would be interested in having the regular agenda include a section for Board Members' comments.

Board Members were in consensus to include a regular agenda item for Board Member Comments. Greg Bestgen, Director, requested that Board Members forward questions to him or Ms. Hollamby two weeks in advance of the meeting so that they can be properly addressed.

**5. Adjournment**

BOARD MEMBER JAMESON MOVED TO ADJOURN THE MEETING. BOARD MEMBER SERLIN SECONDED THE MOTION, WHICH CARRIED SIX (6) TO ZERO (0). CHAIR ZUBIA, 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 5:33 p.m.

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