



**DUE TO THE SPIKE IN COVID-19 CASES, THIS MEETING WILL BE CONDUCTED VIRTUALLY USING ZOOM. NO IN-PERSON APPEARANCES WILL BE PERMITTED. TO JOIN THE ZOOM MEETING, CLICK THIS LINK:**

**<https://zoom.us/j/91399240391?pwd=R2xCZWFrVkJFod0F0WjkdWUvYk3d3QT09>**  
**PASSCODE 815491**

**MEMBERS OF THE PUBLIC MAY CALL AND LISTEN TO THE MEETING VIA ZOOM BY DIALING 1-669-900-6833 OR 1-346-248-7799 AND ENTERING MEETING ID NUMBER 913 9924 0391 FOLLOWED BY PASSCODE 815491.**

**MEMBERS OF THE PUBLIC CAN ALSO LISTEN TO THE MEETING BY LOGGING ONTO THE CITY'S WEBSITE USING THIS LINK: [http://www.winslowaz.gov/government/agendas\\_and\\_minutes/index.php](http://www.winslowaz.gov/government/agendas_and_minutes/index.php)**

**AGENDA  
NOTICE OF REGULAR MEETING  
OF THE WINSLOW PUBLIC HOUSING AUTHORITY**

**FEBRUARY 23, 2021 – 6:00 P.M.**

Pursuant to A.R.S. 38-431.02, notice is hereby given to the members of the Public Housing Authority of the City of Winslow, Arizona, and to the general public that the Winslow Public Housing Authority will hold a special meeting on Tuesday, February 23, 2021 at 6:00 p.m. in the City Hall Conference Room, 21 Williamson Avenue., Winslow, Arizona. Members of the Winslow City Council will attend via video and/or telephonically.

- 1. PLEDGE OF ALLEGIANCE AND INVOCATION**
- 2. ROLL CALL - EXCUSE ABSENT MEMBERS**
- 3. CONSIDERATION AND POSSIBLE ACTION**
  - A. Approve Minutes of Public Housing Authority Special Meeting – September 22, 2020 (Suzy Wetzel)
  - B. Approve and Adopt Resolution No. 1862 to Approve Amending the Capital Fund Grant for 2019 as Presented on HUD Form 50075.1 (Kim Salazar)
- 4. ADJOURNMENT**

*The Housing Authority reserves the right to move into executive session for legal advice under authority of A.R.S. 38-431.03(A)(3) on any of the above agenda items. A copy of the agenda background materials already made available to the Housing Authority is available at City Hall, 21 Williamson Avenue, Winslow, Arizona between the hours of 7:30 a.m. and 4:30 p.m., Monday through Friday and at the Winslow Public Library, 420 West Gilmore, Winslow, Arizona during regular library hours.*

*Pursuant to the Americans with Disabilities Act (ADA) the Housing Authority endeavors to ensure the accessibility of its meetings to all persons with disabilities. Assistive listening devices are available for the public's use for meetings. Reasonable accommodations will be made upon request for persons with disabilities or for those who speak English other than very well. If you need an accommodation for a meeting, please call the City Clerk's Office at 928-289-1416 at least 48 hours prior to the meeting so that an accommodation can be arranged.*

*Notice is hereby given that pursuant to A.R.S. 1-602.A.9, subject to certain specified statutory exceptions, parents have a right to consent before the State or any of its political subdivisions make a video or audio recording of a minor child. Meetings of the Housing Authority are audio and/or video recorded, and, as a result, proceedings in which children are present may be subject to such recording. Parents in order to exercise their rights may either file written consent with the City Clerk to such recording, or take personal action to ensure that their child or children are not present when a recording may be made. If a child is present at the time a recording is made, the City will assume that the rights afforded parents pursuant to A.R.S. 1-602.A.9 have been waived.*

Minutes of the special meeting of the Winslow Housing Authority held on September 22, 2020 at 6:00 P.M. in the main hall of the Winslow Visitor's Center, 523 West Second Street, Winslow, Arizona.

**MEMBERS PRESENT:**

Vice Chairman Losey, Commissioner Crisp, Commissioner Howell, Commissioner Jackson

**MEMBERS ABSENT:**

Chairman McCauley, Commissioner Boyd, Commissioner Lawrence

**STAFF:**

John Barkley City Manager, Trish Stuhan City Attorney, Suzy Wetzel City Clerk, David Coolidge Assistant City Manager, Kim Salazar Public Housing Manager

Vice Chairman Losey called the meeting to order. The Pledge was given and the Invocation was offered by Commissioner Jackson. Roll call was taken and Chairman McCauley and Commissioners Boyd and Lawrence were absent. Motion: Moved by Commissioner Jackson, seconded by Councilmember Crisp, to excuse the missing commission members. Motion passed unanimously with Vice Chairman Losey and Commissioners Crisp, Howell and Jackson voting yes.

**CONSIDERATION AND POSSIBLE ACTION**

**A. Approve Minutes of Public Housing Authority Special Meeting – August 25, 2020**

Motion: Moved by Commissioner Losey, seconded by Commissioner Howell, to approve Item A to approve the minutes of the Housing Authority Special Meeting held on August 25<sup>th</sup>. Motion passed unanimously with Vice Chairman Losey and Commissioners Crisp, Howell and Jackson.

**B. Approve and Adopt Resolution No. 1854 Approving FY 2021 Fair Market Rent Schedule**

The Public Housing Manager referred to the Fair Market Rent Schedule that is put out by the Office of Policy Development & Research and stated that it must be implemented within 60 to 90 days. The Public Housing Manager discussed how the rent schedules are determined and stated that this schedule amounts to an approximate increase of 8.5%.

After responding to a question from the Commissioner Crisp regarding how the rent amounts compare to the vouchers that are issued, the following motion was made:

Motion: Moved by Commissioner Jackson, seconded by Commissioner Howell, to approve Resolution No. 1854. Motion passed unanimously with Vice Chairman Losey and Commissioners Crisp, Howell and Jackson voting yes.

**C. Approve and Adopt Resolution No. 1856 to Approve Closing of the Choice Voucher and Low-Rent Programs Waiting List**

The Public Housing Manager explained that the public housing waiting list has been open for quite some time and is being closed based on the fact that the number of applicants has reached 100. The Public Housing Manager also responded to a question from Commissioner Jackson regarding the amount of time that applicants have been on the waiting list.

Motion: Moved by Commissioner Jackson, seconded by Commissioner Howell, to approve Resolution No. 1856. Motion passed unanimously with Vice Chairman Losey and Commissioners Crisp, Howell and Jackson voting yes.

**ADJOURNMENT**

Motion: Moved by Commissioner Howell, seconded by Commissioner Jackson, to adjourn at 6:10 p.m. Motion passed unanimously with Vice Chairman Losey and Commissioners Crisp, Howell and Jackson voting yes.

\_\_\_\_\_  
Chairman

Attest:

\_\_\_\_\_  
City Clerk

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the special meeting of the Winslow Housing Authority held on September 22, 2020 at 6:00 P.M. I further certify that the meeting was duly called and that a quorum was present.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2020

\_\_\_\_\_  
City Clerk

**RESOLUTION NO. 1862**

**RESOLUTION OF THE GOVERNING BOARD OF THE CITY OF WINSLOW PUBLIC HOUSING AUTHORITY TO APPROVE AMENDING THE CAPITAL FUND GRANT FOR 2019 AS PRESENTED ON HUD FORM 50075.1**

**WHEREAS**, the Department of Housing and Urban Development requires all Housing Authorities to amend their Annual Plans and financial statements as necessary and in accordance with their Statement of Significant Amendment/Modification; and

**WHEREAS**, the approval of this amendment meets with current federal accounting guidelines and is within the Housing Authority's approved policies.

**NOW, THEREFORE, BE IT RESOLVED THAT THE GOVERNING BOARD OF THE WINSLOW PUBLIC HOUSING AUTHORITY** approves amending the Housing Authority's Capital Fund for 2019 as presented on HUD Form 50075.1 to accurately reflect the current year's expenditures and obligations.

**PASSED AND ADOPTED** by the Governing Board of the Winslow Public Housing Authority this 23<sup>rd</sup> day of February, 2021.

\_\_\_\_\_  
Roberta Cano, Board Chairman

ATTEST:

\_\_\_\_\_  
Suzy Wetzel, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Trish Stuhan, City Attorney

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 2577-0274  
 02/28/2022

<b>Part I: Summary</b>						
<b>PHA Name:</b> Winslow Public Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No. AZ20P00850119 Replacement Housing Factor Grant No. Date of CFFP:			<b>FFY of Grant:</b> <b>FFY of Grant Approval:</b>	
<b>Type of Grant</b>						
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (Revision No: 1 )		
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>(1)</sup>		
		Original	Revised <sup>(2)</sup>	Obligated	Expended	
1	Total non-CFF Funds					
2	1406 Operations	\$12,500.00	\$12,500.00			
3	1408 Management Improvement	\$10,000.00	\$2,500.00			
4	1410 Administration					
5	1480 General Capital Activity	\$116,003.00	\$123,503.00			
6	1492 MovingToWorkDemonstration					
7	1501 Collater Exp / Debt Srvc					
8	1503 RAD-CFP					
9	1504 Rad Investment Activity					
10	1505 RAD-CPT					
11	1509 Preparing for, Preventing and Responding to Coronavirus (1509)					

(1) To be completed for the Performance and Evaluation Report  
 (2) To be completed for the Performance and Evaluation Report or a Revised Annual Statement  
 (3) PHAs with under 250 units in management may use 100% of CFF Grants for operations  
 (4) RHF funds shall be include here

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<b>Type of Grant</b> <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (Revision No: 1                      ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>(1)</sup>	
		Original	Revised <sup>(2)</sup>	Obligated	Expended
12	9000 Debt Reserves				
13	9001 Bond Debt Obligation				
14	9002 Loan Debt Obligation				
15	RESERVED				
16	RESERVED				
17	RESERVED				
18a	RESERVED				
18ba	RESERVED				
19	RESERVED				
20	RESERVED				
21	Amount of Annual Grant: (sum of lines 2-20)	\$138,503.00	\$138,503.00		

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<b>Type of Grant</b>						
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (Revision No: 1 )		
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>(1)</sup>		
		Original	Revised <sup>(2)</sup>	Obligated	Expended	
22	Amount of line 21 Related to LBP Activities					
23	Amount of line 21 Related to Section 504 Activities					
24	Amount of line 21 Related to Security - Soft Costs					
25	Amount of line 21 Related to Security - Hard Costs					
26	Amount of line 21 Related to Energy Conservation Measures					

<b>Signature of Executive Director</b> <i>IS/MARD90</i>	<b>Date</b> 01/27/2021	<b>Signature of Public Housing Director</b>	<b>Date</b>
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Part II: Supporting Pages								
PHA Name: Winslow Public Housing Authority		Grant Type and Number Capital Fund Program Grant No. AZ20F00850119 Replacement Housing Factor Grant No. CFPP(Yes/No):				Federal FFY of Grant:		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost <sup>(2)</sup>		Status of Work
				Original	Revised <sup>(1)</sup>	Funds Obligated	Funds Expended	
AZ008000001 - NORTHWEST SQUARE	Lead Base Paint (Dwelling Unit-Exterior (1480)) Description : Lead Base Paint - begin process to assess/monitor/abate	1480		\$50,000.00	\$50,000.00			
AZ008000001 - NORTHWEST SQUARE	Training (Management Improvement (1408)) Description : Housing Specialist training in Public Housing and Section 8 improvements or updates. Executive Director training in improvements and financial updates.	1408		\$10,000.00	\$2,500.00			
AZ008000001 - NORTHWEST SQUARE	Public Housing Operations (Operations (1406)) Description : Cost of maintenance expense, repairing/replacing household deterioration. Interior and exterior building fixtures. Cost of fuel and maintenance for City of Winslow Public Housing vehicles. Cost of daily administrative operations, which include telephone expense and office supplies.	1406		\$12,500.00	\$12,500.00			

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report



Part II: Supporting Pages								
<b>PHA Name:</b> Winslow Public Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No. AZ20P00850119 Replacement Housing Factor Grant No. CFFP(Yes/No):				<b>Federal FFY of Grant:</b>		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost <sup>(2)</sup>		Status of Work
				Original	Revised <sup>(1)</sup>	Funds Obligated	Funds Expended	
AZ008000001 - NORTHWEST SQUARE	Parking Lot (Dwelling Unit-Site Work (1480)) Description : Remove and asphalt Henderson Sq parking lot.	1480			\$37,500.00			
AZ008000001 - NORTHWEST SQUARE	Furnaces/Heating Units (Non-Dwelling Construction - Mechanical (1480)) Description : Finish replacing 28 out dated heating units at Northwest Square.	1480		\$10,000.00	\$10,000.00			
AZ008000001 - NORTHWEST SQUARE	Unit Remodel (Dwelling Unit-Interior (1480)) Description : Complete unit remodel.	1480		\$29,003.00	\$26,003.00			

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(2) To be completed for the Performance and Evaluation Report

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Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost <sup>(2)</sup>		Status of Work
				Original	Revised <sup>(1)</sup>	Funds Obligated	Funds Expended	
AZ088000001 - NORTHWEST SQUARE	Bathroom Remodel (Dwelling Unit-Interior (1480)) Description : Replace 5 unit's bathroom toilet, bathtub, sink and vanity. Bathroom will be repainted and mirror will also be replaced. All replacements will be economically significance.	1480		\$27,000.00				
	<b>Total:</b>			\$138,503.00	\$138,503.00			

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Winslow Public Housing Authority					Federal FFY of Grant:
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates <sup>(1)</sup>
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

(1) Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.