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

**NOVEMBER 8, 2022 – 6:30 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, November 8, 2022 at 6:30 p.m. in the main hall of the Winslow Visitor's Center, 523 West Second Street, Winslow, Arizona. Members of the Winslow Public Housing Authority will attend either in person or via Zoom.

- 1. PLEDGE OF ALLEGIANCE AND INVOCATION**
- 2. ROLL CALL - EXCUSE ABSENT MEMBERS**
- 3. CONSIDERATION AND POSSIBLE ACTION**
  - A. Discussion and/or Action to Approve Minutes of Public Housing Authority Special Meeting – September 27, 2022 (Suzy Wetzel)
  - B. Discussion and/or Action Regarding Resolution No. 1908 Approving the FY 2023 Fair Market Rent Schedule – Housing Choice Vouchers and Emergency Housing Vouchers (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 27, 2022 at 6:00 P.M. in the main hall of the Winslow Visitor's Center, 523 West Second Street, Winslow, Arizona.

**MEMBERS PRESENT:**

Chairperson Cano, Commissioner Boyd, Commissioner Cake, Commissioner Crisp, Commissioner Jackson, Commissioner MacLean

**MEMBERS ABSENT:**

Commissioner Nelson

**STAFF:**

David Coolidge Interim City Manager, Michelle Stinson City Attorney (via Zoom), Suzy Wetzel City Clerk, Kim Salazar Public Housing Director

Chairperson Cano called the meeting to order. The Pledge was given and the Invocation was offered by Commissioner Jackson. Roll call was taken and Commissioner Nelson was absent. Motion: Moved by Commissioner Crisp, seconded by Commissioner Cake, to excuse Commissioner Nelson. Motion passed unanimously with Chairperson Cano and Commissioners Boyd, Cake, Crisp, Jackson and MacLean voting yes.

**CONSIDERATION AND POSSIBLE ACTION**

**A. Discussion and/or Action to Approve Minutes of Public Housing Authority Special Meeting – June 28, 2022**

Motion: Moved by Chairperson Cano, seconded by Commissioner Jackson, to approve minutes of the June 28, 2022 Public Housing Authority meeting. Motion passed unanimously with Chairperson Cano and Commissioners Boyd, Cake, Crisp, Jackson and MacLean voting yes.

**B. Discussion and/or Action Regarding Resolution No. 1901 to Approve Opening of the Housing Authority's Housing Choice Voucher and Low-Rent Programs Waiting List**

After the Public Housing Director stated that it is necessary to reopen the waiting lists in order to get housing for additional individuals, the following motion was made:

Motion: Moved by Commissioner Cake, seconded by Commissioner Boyd, to approve Resolution No. 1901. Motion passed unanimously with Chairperson Cano and Commissioners Boyd, Cake, Crisp, Jackson and MacLean voting yes.

**C. Discussion and/or Action Regarding Resolution No. 1902 Approving the Housing Authority's Utility Allowance Schedules for FY 2022/2023**

The Public Housing Director stated that this action is done on an annual basis and explained the process for determining the amount of the allowances.

Motion: Moved by Commissioner Cake, seconded by Chairperson Cano, to approve Resolution No. 1902. Motion passed unanimously with Chairperson Cano and Commissioners Boyd, Cake, Crisp, Jackson and MacLean voting yes.

**D. Discussion and/or Action Regarding Resolution No. 1903 Approving and Adopting the 2022 Capital Fund Program Five-Year Action Plan**

The Public Housing Director referred to the Five-Year Plan and stated that the plan is approved on an annual basis and includes projects and expenditures that are anticipated over the next five years including the modernization of additional units. Commissioner Crisp commented on the line item to replace sidewalk, hardscape and landscape.

Motion: Moved by Chairperson Cano, seconded by Commissioner Cake, to approve Resolution No. 1903. Motion passed unanimously with Chairperson Cano and Commissioners Boyd, Cake, Crisp, Jackson and MacLean voting yes.

**E. Discussion and/or Action Regarding Resolution No. 1904 Amending the Capital Fund Grant for 2021 as Presented on HUD Form 50075.1**

The Public Housing Director explained the revisions needed to the grant, which primarily involve costs to remove lead based paint, and stated that the funds must be used by February 2023.

Motion: Moved by Commissioner Crisp, seconded by Commissioner Jackson, to approve Resolution No. 1904 to approve amending the Capital Fund Grant for 2021 as presented on HUD Form 50075.1. Motion passed unanimously with Chairman Cano and Commissioners Boyd, Cake, Crisp, Jackson and MacLean voting yes.

**ADJOURNMENT**

Motion: Moved by Commissioner Cake, seconded by Commissioner Boyd, to adjourn at 6:10 p.m. Motion passed unanimously with Chairman Cano and Commissioners Boyd, Cake, Crisp, Jackson and MacLean voting yes.

\_\_\_\_\_  
Chairperson

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 27, 2022 at 6:00 P.M. I further certify that the meeting was duly called and that a quorum was present.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

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

**RESOLUTION NO. 1908**

RESOLUTION OF THE GOVERNING BOARD OF THE CITY OF WINSLOW PUBLIC HOUSING AUTHORITY APPROVING THE FY 2023 FAIR MARKET RENT SCHEDULE – HOUSING CHOICE VOUCHERS AND EMERGENCY HOUSING VOUCHERS

WHEREAS, the U.S. Department of Housing and Urban Development requires all Housing Authorities to annually update their Fair Market Rent schedule for the Housing Choice Voucher Program when published and in accordance with 24 CFR 888.

**2023 FMR AND PAYMENT STANDARD WINSLOW & HOLBROOK**

<b>WINSLOW PUBLIC HOUSING PAYMENT STANDARD</b>					
<b>Navajo Co.</b>	<b>Efficiency</b>	<b>One-Bedroom</b>	<b>Two-Bedroom</b>	<b>Three-Bedroom</b>	<b>Four-Bedroom</b>
<b>Published FMR 2023</b>	\$722	\$788	\$1,037	\$1,336	\$1,393
<b>Payment Standard by Percent</b>	120%	120%	120%	120%	120%
	\$866	\$946	\$1,244	\$1,603	\$1,672

**2023 FMR AND PAYMENT STANDARD FOR WHITE MOUNTAIN, SHOW LOW, SNOWFLAKE, HEBER, PINETOP, LAKESIDE, OVERGAARD, KAYENTA, & RIO PUERCO**

<b>WINSLOW PUBLIC HOUSING PAYMENT STANDARD</b>					
<b>Navajo Co.</b>	<b>Efficiency</b>	<b>One-Bedroom</b>	<b>Two-Bedroom</b>	<b>Three-Bedroom</b>	<b>Four-Bedroom</b>
<b>Published FMR 2023</b>	\$722	\$788	\$1,037	\$1,336	\$1,393
<b>Payment Standard by Percent</b>	120%	120%	120%	120%	120%
	\$866	\$946	\$1,244	\$1,603	\$1,672

**2023 FMR AND PAYMENT STANDARD EAGAR, ST JOHNS, CONCHO, VERNON, ALPINE, SPRINGVILLE, & GREER**

<b>WINSLOW PUBLIC HOUSING PAYMENT STANDARD</b>					
<b>Apache Co.</b>	<b>Efficiency</b>	<b>One-Bedroom</b>	<b>Two-Bedroom</b>	<b>Three-Bedroom</b>	<b>Four-Bedroom</b>
<b>Published FMR 2023</b>	\$618	\$703	\$925	\$1,233	\$1,284
<b>Payment Standard by Percent</b>	110%	110%	110%	110%	110%
	\$741	\$844	\$1,110	\$1,480	\$1,541

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

**WHEREAS**, the U.S. Department of Housing and Development has approved an Expedited Waiver request to allow for establishment of payment standards from 111 to 120 percent of the Fair Market Rent.

**NOW, THEREFORE, BE IT RESOLVED THAT THE GOVERNING BOARD OF THE WINSLOW PUBLIC HOUSING AUTHORITY** approves to amend the Housing Authority's FY 2023 Fair Market Rent schedule – Housing Choice Vouchers & Emergency Housing Vouchers as published by HUD.

**PASSED AND ADOPTED** by the Governing Board of Winslow Public Housing Authority this 8<sup>th</sup> day of October, 2022.

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Roberta W. Cano, Board Chairman

ATTEST:

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Suzy Wetzel, City Clerk

APPROVED AS TO FORM:

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Trish Stuhan, City Attorney