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OR BY CALLING 1-669-444-9171 AND ENTERING MEETING ID NUMBER 830 1931 4318 FOLLOWED BY PASSCODE 721550. 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

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

**NOVEMBER 14, 2023 – 6:00 P.M.
DOORS OPEN AT 5:30 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 14, 2023 at 6:00 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. The public may be asked to temporarily relocate if an executive session occurs and will be invited back in when the City Council returns from executive session.

- 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 26, 2023 (Suzy Wetzel)
 - B. Discussion and/or Action Regarding Resolution No. 1925 Approving the Housing Authority's Fiscal Year 2024 Fair Market Rent Schedule – Housing Choice Vouchers and Emergency Housing Vouchers (Kim Salazar)
 - C. Discussion and/or Action Regarding Resolution No. 1926 Approving the Opening of the Housing Authority's Low Rent Program Waiting List (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 26, 2023, 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 Cake, Commissioner Crisp, Commissioner MacLean, Commissioner McKee, Commissioner Tafoya

MEMBERS ABSENT:

Commissioner Nelson

STAFF:

David Coolidge City Manager, Trish Stuhan City Attorney, 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 MacLean. Roll call was taken and Commissioner Nelson was absent. Motion: Moved by Commissioner McKee, seconded by Chairperson Cano, to excuse the absent member. Motion passed by roll call vote with Chairperson Cano and Commissioners Cake, MacLean, McKee and Tafoya voting yes and Councilmember Crisp voting no.

CONSIDERATION AND POSSIBLE ACTION

A. Discussion and/or Action to Approve Minutes of Public Housing Authority Special Meeting – June 27, 2023

Motion: Moved by Chairperson Cano, seconded by Commissioner McKee, to approve minutes of the June 27, 2023 Public Housing Authority meeting. Motion passed unanimously with Chairperson Cano and Commissioners Cake, Crisp, MacLean, McKee and Tafoya voting yes.

B. Discussion and/or Action to Adopt Resolution No. 1924 Approving the Housing Authority's Utility Allowance Schedules for Fiscal Year 2023/2024

The Public Housing Director explained that HUD regulations require an annual review of utility rates and charges and stated that the agency is required to adjust utility allowances when there is a 10% change. The Public Housing Director also referred to the utility allowances included in the packet and explained the process for determining the amounts.

After the Public Housing Director responded to questions and comments from members of the Commission, the following motion was made:

Motion: Moved by Commissioner MacLean, seconded by Commissioner Cake, to approve Resolution No. 1924. Motion passed unanimously with Chairperson Cano and Commissioners Cake, Crisp, MacLean, McKee and Tafoya voting yes.

UPDATE FROM PUBLIC HOUSING DIRECTOR WHICH MAY INCLUDE OCCUPANCY RATES, WAIT LIST INFORMATION, UNIT MODIFICATIONS UPDATE AND UPCOMING TRAINING

The Public Housing Director provided information regarding occupancy rates for Public Housing, which are currently at 95%, and provided an update regarding modernization of Public Housing units.

The Public Housing Director also provided information regarding the Housing Choice Voucher program which is currently at a 73% utilization rate. The Public Housing Director reported that notice has been received from HUD that there will be a reduction in funding due to unspent program funds with the biggest hurdles being lack of housing, inventory, increased rent, lack of funds for security deposits and move in expenses.

The current utilization rate for the Emergency Housing Voucher program is at 80% with 24 families leased up and six vouchers on the streets. The Local Coalition to End Homelessness continues to meet and has received accolades from the State for progress made to assist the homeless.

In conclusion, the Public Housing Director welcomed new Public Housing Specialist Pearl Anderson and thanked Maintenance Worker Larry Watson for his work in maintaining their units. The Public Housing Director also responded to questions and comments from members of the Commission.

Commissioner McKee thanked the Public Housing Director for her efforts in running the housing program and noted that residents appear to be taking more pride in the condition of their yards.

ADJOURNMENT

Motion: Moved by Commissioner Cake, seconded by Chairperson Cano, to adjourn at 6:20 p.m. Motion passed unanimously with Chairperson Cano and Commissioners Cake, Crisp, MacLean, McKee and Tafoya 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 26, 2023 at 6:00 P.M. I further certify that the meeting was duly called and that a quorum was present.

Dated this _____ day of _____, 2023.

City Clerk

RESOLUTION NO. 1925

RESOLUTION OF THE GOVERNING BOARD OF THE CITY OF WINSLOW PUBLIC HOUSING AUTHORITY APPROVING THE FY 2024 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.

2024 FMR AND PAYMENT STANDARD WINSLOW & HOLBROOK

WINSLOW PUBLIC HOUSING PAYMENT STANDARD					
Navajo Co.	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Published FMR 2024	\$856	\$906	\$1,190	\$1,509	\$1,585
Payment Standard by Percent	110%	110%	110%	110%	110%
	\$942	\$997	\$1,309	\$1,660	\$1,744

2024 FMR AND PAYMENT STANDARD FOR WHITE MOUNTAIN, SHOW LOW, SNOWFLAKE, HEBER, PINETOP, LAKESIDE, OVERGAARD, KAYENTA, & RIO PUERCO

WINSLOW PUBLIC HOUSING PAYMENT STANDARD					
Navajo Co.	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Published FMR 2024	\$856	\$906	\$1,190	\$1,509	\$1,585
Payment Standard by Percent	110%	110%	110%	110%	110%
	\$942	\$997	\$1,309	\$1,660	\$1,744

2024 FMR AND PAYMENT STANDARD EAGAR, ST JOHNS, CONCHO, VERNON, ALPINE, SPRINGERVILLE, & GREER

WINSLOW PUBLIC HOUSING PAYMENT STANDARD					
Apache Co.	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Published FMR 2024	\$716	\$804	\$1,057	\$1,417	\$1,461
Payment Standard by Percent	110%	110%	110%	110%	110%
	\$788	\$884	\$1,163	\$1,559	\$1,607

WHEREAS, the preparation and approval of this Fair Market amendment meets with current federal 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 to amend the Housing Authority's FY 2024 Fair Market Rent schedule – Housing Choice Vouchers & Emergency Housing Vouchers as published by HUD.

PASSED AND ADOPTED by the Governing Board of the Winslow Public Housing Authority this 14th day of November, 2023.

Roberta W. Cano, Board Chairman

ATTEST:

Suzy Wetzel, City Clerk

APPROVED AS TO FORM:

Trish Stuhan, City Attorney

RESOLUTION NO. 1926

**RESOLUTION OF THE GOVERNING BOARD OF WINSLOW
PUBLIC HOUSING TO APPROVE OPENING OF THE
HOUSING AUTHORITY'S LOW-RENT PROGRAM WAITING
LIST**

WHEREAS, the Housing Authority's Low Rent program waiting list is currently experiencing a low number of qualified applicants; and

WHEREAS, the current short waiting period of less than two (2) years for applicants to be considered for housing, the Housing Authority is proposing to open the waiting list; and

WHEREAS, the waiting list will be open for a specified amount of time and/or until there is an increase in the number of applicants to 250; and

WHEREAS, the Housing Authority has scheduled to open the Low-Rent waiting list effective Monday, December 18, 2023, through September 30, 2024.

NOW, THEREFORE, BE IT RESOLVED THAT THE GOVERNING BOARD OF THE WINSLOW PUBLIC HOUSING AUTHORITY approves the opening of the waiting list for the Low-Rent program effective December 18, 2023 through September 30, 2024, or until 250 applications are received.

PASSED AND ADOPTED by the Governing Board of the Winslow Public Housing Authority this 14th day of November, 2023.

Roberta W. Cano, Board Chairman

ATTEST:

Suzy Wetzel, City Clerk

APPROVED AS TO FORM:

Trish Stuhan, City Attorney