

**NOTICE AND AGENDA OF ANNUAL BOARD MEETING OF THE  
HOUSING AUTHORITY CITY OF YUMA**

**January 16, 2024**

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Housing Authority Board of Commissioners and to the general public that the Housing Authority of the City of Yuma will hold a meeting open to the public on **January 16, 2024** beginning at 12:00 PM in the Boardroom at 420 South Madison Avenue; Yuma, Arizona. As indicated in the following agenda, the Housing Authority City of Yuma may vote to go into Executive Session, which will not be open to the public, to discuss certain matters.

**I. Call to Order (Roll Call)**

Glendon Moss, Chairman  
James Allen, Vice-Chairman  
Connie Jerpseth, Commissioner  
David Haws, Commissioner

Chris Harmon, Commissioner  
Liz Laster, Commissioner  
Moses Suniga, Resident Commissioner

**II. Agenda**

1. Minutes from October 17, 2023.

**III. Reports**

1. Executive Director's Report by Michael Morrissey – Executive Director
2. Finance Report by Howard Tang – Deputy Director Finance and Management

**IV. Resolutions**

1. N/A

**V. Discussions – (No vote or action will be taken on discussion items)**

**VI. Call to the Public**

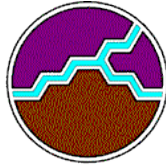
**VII. Announcements**

**VIII. Executive Session**

Executive Session for legal, real estate, and personnel matters, of any agenda item - Pursuant to A.R.S. 38-431.03-Section A (1), (3), (4), and (7).

**IX. Adjournment**

In accordance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973 (Section 504), the City of Yuma does not discriminate on the basis of disability in the admission of or access to, or treatment or employment in, its programs, activities, or services. For information regarding rights and provisions of the ADA or Section 504, or to request reasonable accommodations for participation in city programs, activities, or services contact: Maria Moreno, Deputy Director, HACY, 420 S. Madison Ave, Yuma, AZ 85364 (928) 782-3823, ext. 132.



**Board of Commissioner's Meeting**  
Housing Authority City of Yuma  
420 South Madison Avenue Yuma, Arizona

Minutes from October 17, 2023

**Present**

Glendon Moss, Chairman  
Jim Allen, Vice-Chairman  
David Haws, Commissioner  
Connie Jerpseth, Commissioner  
Chris Harmon, Commissioner  
Liz Laster, Commissioner  
Michael Morrissey, Executive Director/Secretary

**Absent**

Moses Suniga, Resident Commissioner

**Staff**

Howard Tang, Deputy Director- Finance & Management  
Maria Moreno, Deputy Director- Administration, Programs & Services

**Preliminaries**

A Monthly Board Meeting of the Housing Authority City of Yuma was held on October 17, 2023 at 12:12 pm at HACY board room.

**Approval of Board Minutes**

C. Jerpseth moved to approve the minutes of September 19, 2023 and L. Laster seconded the motion. The minutes were unanimously approved.

**Executive Director's Report**

**On The Cover**

2023 Yardi Conference

Key staff attended the Annual Yardi Conference to network with representatives and learn more about programs and systems needed for current operations and future growth.

FSS Volunteering at the '23 Agricultural Job Fair

The Community Services Team volunteered their time to support our partners and clients. Many FSS Program participants attended the job fair to strengthen their networking connections and career development opportunities.

## General

We continue to improve Yardi Systems, and are working through an action plan with Yardi representatives to strengthen utilization of the system, streamline operations, improve customer service, and reduce costs.

Pilkington Construction Company confirmed construction start date for the triplex on Maple Avenue to begin mid-November. These 3 units of affordable housing are fully-funded through AHCCCS and set-aside for our low-income, SMI families.

City Council unanimously approved our request to increase density on Magnolia Avenue. We are working through design plans to develop Magnolia Gardens, 16-units of affordable housing. The plan will allow for an additional 4-8 units of housing in Phase II. We will seek additional CHDO funding from the COY in the next few years to come.

City Council preliminarily approved the Development Agreement to transfer ownership of land on Arizona Avenue and 18<sup>th</sup> Street to AHDC. We seek final approval next month. Additionally, we are working through design improvements to address recent PDM concerns regarding parking and variance for porticos.

We are working with the COY to assist in efforts in replacing roofs and upgrading parking at the Mesa Heights Pueblos.

We published the advertisement of an RFP for renovations of the HACY Home and construction of the Prosperity Business and Learning Center (PBLC). Several contractors were on site to research existing conditions and clarify concerns related to construction specifications.

A lingering concern for us regarding the PBLC is the anticipated costs for scope of work, which might narrow our focus to construction of the classroom and accessible bathrooms as Phase I of the project and subsequent renovation of the home in Phase II, pending availability of funds.

We are working with the Arizona Western College Entrepreneurial Center and Arizona@Work to develop curriculum for our planned entrepreneurship program soon to be hosted at the PBLC. They've agreed to provide trainings, workshops, and (certificate) classes to supplement our programs at the center. They informed us that the potential in partnership is unlimited.

A draft Purchase and Sale Agreement for the Casa Sierra Vista Apartments was recently received and is currently under review. We will need to organize AHDC - Casa Sierra, LLC.

See attached Reports for more detail on Program Activities, Services, and Accomplishments.

## **Section 8 Program**

Section 8 currently has 1,506 units under lease (104% Lease-up). There were 2 briefings completed, 12 vouchers issued, 118 outstanding vouchers, and 11 new (RAD) contracts for the month. Staff completed 105 Annual Re-Exams, 45 Interims, and 10 Unit Transfers. There were 13 Section 8 residents terminated from the Section 8 Program for various reasons. There were 167 unit inspections.

## **HACY Housing / Property Management**

There was 1 move-out from HACY Housing this month. The average length of time to turnover a unit year-to-date is 46 days.

Staff collected 97% of rent billed this month. The HACY Housing YTD delinquency is \$1,910.

## **Maintenance**

There were 137 total work orders issued and 109 completed this month. There were 31 emergency work orders of which 30 were completed after hours. Maintenance completed turnover of 1 unit.

## **Community Services**

We currently have 246 active participants in the FSS Program. There were 0 home-ownership closing this month. We have 1 homeowner year-to-date.

**End of Report - Respectfully Submitted by:** Michael Morrissey, Executive Director.

---

**Resolutions** – No Resolutions

---

**Discussions** – No Discussions

---

**Call to the Public** – No Comments

---

**Announcements** – No Announcements

---

**Executive Session** – No Executive Session

---

## **Adjournment**

D. Haws moved to adjourn the regular meeting and J. Allen seconded the motion. The motion to adjourn was unanimously approved. The Board Meeting was adjourned at 12:36 pm.

---

Respectfully submitted,

**Dated this 17<sup>th</sup> Day of October, 2023**

**Attest:**

---

**Glendon Moss, Chairman or, James Allen Vice-Chairman**

---

**Michael Morrissey, Executive Director**