

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

January 21, 2020

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 21, 2020**, 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)

Liz Laster, Chair
Connie Jerpseth, Vice-Chair
James Allen, Commissioner
David Haws, Commissioner

Chris Harmon, Commissioner
Glendon Moss, Commissioner
Brenda Buenrostro, Resident Commissioner

II. Agenda

1. Minutes from November 19, 2019

III. Reports

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

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, Director of Administration and Community Services, 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 November 19th, 2019

Present

Liz Laster, Chair
Connie Jerpseth, Vice-Chair
David Haws, Commissioner
Glendon Moss, Commissioner
Michael Morrissey, Executive Director/Secretary

Absent

James Allen, Commissioner
Chris Harmon, Commissioner
Brenda Buenrostro, Resident
Commissioner

Staff

Howard Tang, Deputy Director of Finance and Operations
Maria Moreno, Director of Administration and Service

Preliminaries

A Monthly Board Meeting of the Housing Authority City of Yuma was held on November 19th, 2019 at 12:17 pm in the HACY board Room.

Approval of Board Minutes

G. Moss moved to approve the minutes of October 15th, 2019 and C. Jerpseth seconded the motion. The minutes were unanimously approved.

On The Cover

2019 Job and Education Fair

Local workforce development agencies joined forces and sponsored an annual unified Job Education Fair to serve the Yuma community. The event hosted over 1,500 job seekers and provided valuable resources, job opportunities, career development and education workshops.

YPIC Resource Meeting at Mesa Heights Apartments

YPIC hosted their quarterly meeting at the Mesa Heights Community Resource Center. The meeting consisted of sharing updates with partners, and planning for the upcoming census track.

General

We recently received a response from AHCCCS regarding our Housing Application for the Magnolia Avenue project. They have a few outstanding questions that are currently being addressed. We hope to have the final approval needed for the construction of 3 affordable single-family homes for persons with SMI within the next few weeks.

The sample replacement window for our RAD Housing properties was recently approved, and the effort by Pilkington Construction to replace 1,664 windows will soon begin. We are currently working with Pilkington to prioritize our properties with the greatest need for replacement.

We are still working to complete the Inventory Control System and Maintenance Workshop at 1350 West Colorado Street.

I met with the YPD Chief of Police, Smith, Deputy Chief, Culp, and Lieutenant Legros. We will work together to facilitate a grand opening of the Police Substation on Madison Avenue in the heart of the Mesa Heights Neighborhood, shortly after the upcoming holiday season.

UPCS Inspectors was recently on-site conducting physical inspections of the interior/exterior of all our owned and managed properties. The inspection resulted in noticeable improvement: higher scores and fewer deficiencies. However, it was identified that there is still much more work to complete to ensure the highest quality properties possible. Some staffing changes were made to effectively position the team for success. We also met with our landscaping contractor to set higher expectations. UPCS Inspectors will return in April for a follow-up inspection.

We recently received word from the U.S. Department of Housing and Urban Development that they confirmed our SEMAP self-certification and rated HACY as a High Performer.

Mayor Nicholls presented a “Community Conversations” workshop at the Mesa Heights Apartments and met with students from The SHINE Mentor program. He also asked about our commitment in taking over management of the Boys and Girls Club. He stated that the outstanding legal issues should be resolved within the next few weeks and informed me that he was hoping we could take over the day-to-day operations by January 2020.

We received a NAHRO National Award of Excellence for our recent Merit Award entry for the SHINE Mentor program. The Award of Excellence highlights how we make a difference in our communities and in the lives of the people we serve.

The Optimist Club of Yuma recently donated \$1,600 to The SHINE Program.

The FSS Program staff completed training in Family Self-Sufficiency and all achieved a passing grade and received certification in FSS from Nan Mckay.

Section 8 Program

Section 8 currently has 1426 units under lease (99% Lease-up). There were 0 briefings completed, 0 vouchers issued, 26 outstanding vouchers, and 5 new (RAD) contracts for the month. Staff completed 100 Annual Re-Exams, 80 Interims, and 8 Unit Transfers. There were 25 Section 8 residents terminated from the Section 8 Program for various reasons. There were 83 unit inspections.

HACY Housing / Property Management

There were 6 move-outs from HACY Housing this month. The average length of time to turnover a unit year-to-date is 23 days.

Staff has collected 97% of rent billed this month. The total HACY Housing YTD delinquency is \$1,710 of which approximately \$0 is attributed to Unreported Income/Retro Rents – with Signed Promissory Notes in place.

Community Services

We currently have 296 active participants in the FSS Program. There was 1 home-ownership closing this month – YTD total of 14 homeowners were produced in 2019.

See attached Community Service Report for more detail on Program Summary/Activities.

Maintenance

There were 126 total work orders issued and 74 completed this month. There were 18 emergency work orders of which 1 was completed after hours. Maintenance completed turnover of 8 units.

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

C. Jerpseth moved to adjourn the regular meeting and D. Haws seconded the motion. The motion to adjourn was unanimously approved. The Board Meeting was adjourned at 12:53 pm.

Respectfully submitted,

Dated this 19th day of November, 2019

Attest:

Liz Laster, Chair or Connie Jerpseth, Vice-Chair

Michael Morrissey, Executive Director