

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

October 15, 2019

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 **October 15, 2019**, 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 September 17, 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

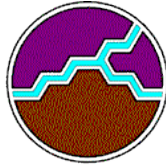
VII. Announcements

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 September 17th, 2019

Present

Connie Jerpseth, Vice-Chair
David Haws, Commissioner
James Allen, Commissioner
Chris Harmon, Commissioner
Brenda Buenrostro, Resident Commissioner

Michael Morrissey, Executive Director/Secretary

Staff

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

Absent

Liz Laster, Commissioner
Glen Moss, Commissioner

Preliminaries

A Monthly Board Meeting of the Housing Authority City of Yuma was held on September 17th, 2019 at 12:24 pm in the HACY board Room.

Approval of Board Minutes

D. Haws moved to approve the minutes of August 20th, 201 and C. Harmon seconded the motion. The minutes were unanimously approved.

On The Cover

2019 Staff Wellness Day

HACY staff participated in an afternoon of bowling to relieve stress and strengthen relationships. The event was enjoyed by all.

AZ NAHRO Conference

HACY staff attended the Annual AZ NAHRO Conference and was recognized by Conference Leaders for earning the National Award of Excellence for the SHINE Mentor program.

General

As previously discussed, we selected the Pilkington Construction Company to construct 3 single-family homes needed for affordable rental housing for persons with serious mental illness. Also, we submitted to Arizona Complete Health the Final Draft of the AHCCCS Housing Application for New Construction. We still await approval to begin construction.

We completed the RFP for window replacement of RAD Housing properties and entered into a contract with the Pilkington Construction Company in the amount of \$624K.

We are still working with the City of Yuma's Neighborhood Services Department to secure funding to make needed improvements to 15 city-owned apartments on Arizona Avenue. We are soliciting proposals for block walls, landscape, paving, and lighting.

We recently met with Nelrod to conduct a Capital Needs Assessment of all RAD Housing properties, and will use the updated tool to set the course of action for future improvements.

We completed the HUD REAC Inspection at Casa Sierra Vista and received a Score of 91%

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

HACY S8 Program and Finance Teams completed the Annual Section Eight Management Assessment Program Self Certification. We identified as High Performer with a Score of 100%. We will seek Board Approval for submission to HUD.

Finance successfully completed the annual Financial Data Submission for HUD.

I recently met with Jay Simonton, Administrator of the City of Yuma, and was asked if HACY/AHDC – The SHINE Program would be interested in taking over the day-to-day operations of the Boys and Girls Club. I learned that the City is in the final stages of working out an agreement with The Salvation Army to recover the building. And, I was informed that there is a seemingly firm commitment from City Council to continue with after-school programming. I informed Jay that I was open and interested, but needed to discuss with both HACY/AHDC Board of Directors. I also requested documentation relating to budgets, monthly financials, operating agreements, partnership agreements, programs and participation, and additional clarification of expectations, etc. We plan to follow-up within the next week or two.

We received 50 Back to School Backpacks from Yuma Regional Medical Center for low-income school-age children.

Section 8 Program

Section 8 currently has 1460 units under lease (99% Lease-up). There were 0 briefings completed, 31 vouchers issued, 17 outstanding vouchers, and 7 new (RAD) contracts for the month. Staff completed 163 Annual Re-Exams, 97 Interims, and 10 Unit Transfers. There were 28 Section 8 residents terminated from the Section 8 Program for various reasons. There were 95 unit inspections.

HACY Housing / Property Management

There were 3 move-outs from HACY Housing this month. The average length of time to turnover a unit year-to-date is 22 days.

Staff has collected 96% of rent billed this month. The total HACY Housing YTD delinquency is \$2,884 of which approximately \$0 is attributed to Unreported Income/Retro Rents – with Signed Promissory Notes in place.

Community Services

We currently have 301 active participants in the FSS Program. There were 0 home-ownership closings this month – YTD total of 11 homeowners were produced in 2019.

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

Maintenance

There were 95 total work orders issued and 21 completed this month. There were 26 emergency work orders of which 15 were completed after hours. Maintenance completed turnover of 4 units.

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

Resolutions – Resolution 965 – SEMAP Certification

Resolution 965– D. Haws moved to approve, and C. Harmon second the motion.

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 B. Buenrostro seconded the motion. The motion to adjourn was unanimously approved. The Board Meeting was adjourned at 12:50 pm.

Respectfully submitted,

Dated this 17th day of September, 2019

Attest:

Liz Laster, Chair or Connie Jerpseth, Vice-Chair

Michael Morrissey, Executive Director