

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

October 16, 2018

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 16, 2018**, 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)

Glen Moss, Chairman
Liz Laster, Vice-Chair
James Allen, Commissioner
Connie Jerpseth, Commissioner

David Haws, Commissioner
Chris Harmon, Commissioner
Brenda Buenrostro, Resident Commissioner

II. Agenda

1. Minutes from September 18, 2018

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

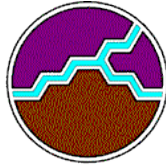
VII. Announcements

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 18th, 2018

Present

Glendon Moss, Chairman
James Allen, Commissioner
David Haws, Commissioner
Connie Jerpseth, Commissioner
Brenda Buenrostro, Resident Commissioner
Michael Morrissey, Executive Director/Secretary

Absent

Chris Harmon, Commissioner
Liz Laster, Vice-Chair

Staff

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

Preliminaries

A Monthly Board Meeting of the Housing Authority City of Yuma was held on September 18th, 2018 at 12:24 pm in the Mesa Heights Board Room.

Approval of Board Minutes

J. Allan moved to approve the minutes of August 21st, 2018, and D. Haws seconded the motion. The minutes were unanimously approved.

Executive Director's Report

On The Cover

Program Innovation of the Year

The SHINE Mentor program was selected as the Arizona Housing Authority Director's Association (AZNAHRO) Program Innovation of the Year.

Mesa Heights New Residents

Three "lucky" families were chosen to receive a welcome package to celebrate their move into the Mesa Heights Apartments.

General

Key staff members successfully completed the annual reporting requirements for the U.S. Department of Housing and Urban Development (HUD) Section Eight Management Assessment Program (SEMAP). HACY submitted a Score as High Performer with an Anticipated Score of 100%.

Our Housing Choice Voucher – Section 8 Program staff are working on leasing-up the program. We sent out 500 letters to HCV applicants to initiate the process.

The Finance Department and Executive Management completed Annual Financial Statements for HUD.

Our Mesa Heights Project Team successfully leased-up 29 apartments within the month of August. We met with these families prior to lease up to discuss House Rules and Regulations, Family Obligations, and Services provided.

Due to unforeseen circumstances, we rescheduled the Grand Opening of Mesa Heights to Friday, November 30, 2018.

We recently established a working relationship with NAU, and will acquire two part-time interns to assist with the assessment and delivery of community services.

We continue to work with the City of Yuma and Cenpatico Integrated Care to identify an appropriate lot of land needed to develop an affordable housing project for persons with Serious Mental Illness (SMI) within the City of Yuma. The City of Yuma has allocated \$300K from the Home Fund Program to purchase the land. Cenpatico will provide funding for construction. We recently found a lot of land suitable for the project, and details are currently being negotiated.

Section 8 Program

Section 8 currently has 1369 units under lease (95% Lease-up). There were 2 briefings completed, 74 vouchers issued, 35 outstanding vouchers, and 7 new (RAD) contracts for the month. Staff completed 112 Annual Re-Exams, 102 Interims, and 14 Unit Transfers. There were 15 Section 8 residents terminated from the Section 8 Program for various reasons. There were 111 unit inspections.

HACY Housing / Property Management

There were 4 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 \$4,848 of which approximately \$0 is attributed to Unreported Income/Retro Rents – with Signed Promissory Notes in place.

Community Services

We currently have 311 active participants in the FSS Program. There were 2 home-ownership closings this month – YTD total of 10 homeowners were produced in 2018.

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

Maintenance

There were 141 total work orders issued and 114 completed this month. There were 29 emergency work orders of which 14 were completed after hours. Maintenance completed turnover of 5 units.

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

Resolutions – Resolution 957 – Authorization to Submit the Section 8 Management Assessment Program (SEMAP) Self Certification to the U.S. Department of Housing and Urban Development

Resolution 957 – C. Jerpseth moved to approve, and D. Haws second the motion.

Discussions – No Discussion

Call to the Public – No Comments

Announcements – No Announcements

Executive Session – None

Adjournment

B. Buenrostro 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 12:48 pm.

Respectfully submitted,

Dated this 18th Day of September, 2018

Attest:

Glen Moss, Chairman or Liz Laster, Vice-Chair

Michael Morrissey, Executive Director