

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

October 17, 2017

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 17, 2017**, 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 19, 2017

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

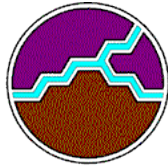
VII. Announcements

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 19th, 2017

Present

Glendon Moss, Chairman
Liz Laster, Vice-Chair
James Allen, Commissioner
Connie Jerpseth, Commissioner
Brenda Buenrostro, Resident Commissioner
Michael Morrissey, Executive Director/Secretary

Absent

David Haws, Commissioner
Chris Harmon, Commissioner

Staff

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

Preliminaries

A Monthly Board Meeting of the Housing Authority City of Yuma was held on September 19th, 2017 at 12:12 pm in the HACY Board Room.

Approval of Board Minutes

C. Jerpseth moved to approve the minutes of August 15th, 2017, and L. Laster seconded the motion. The minutes were unanimously approved.

Executive Director's Report

On The Cover

Mesa Heights Groundbreaking

A Groundbreaking Event for the Mesa Heights Apartments was held last month. We had a great turnout with a generous show of support. Construction is underway...

Optimist Club Donation to SHINE Mentor Program

The SHINE Mentor Program received a check in the amount of \$2,175 from the Optimist Club of Yuma. This money will help to strengthen the Mentor Leader Training Program and provide college credit for successful graduates.

General

The City of Yuma unofficially informed us that they would like HACY to return the money the COY transferred to assist us through the RAD conversion and the HUD Repayment Agreement. They will officially call the note on September 30, 2017.

HACY will join the Yuma Police Department's Crime-Free Housing Program. In order to qualify, we will receive training, undergo a safety inspection, host a community social event, and post program signs. As a result, they will strengthen service and improve communication in our qualifying neighborhoods. Additionally, HACY will invest in renovating available space to serve as a YPD substation in order to encourage more on-site presence in our most troubled neighborhoods.

HACY Property Management, Community Services, and Maintenance are working together to identify and effectively implement ways in which we can improve our HACY Property marketability. We will upgrade interior painting and appliances, property maintenance, safety and security, engage residents, and offer additional services (i.e. after school programs). Brainstorming will continue as the need for improved marketing efforts increases.

We submitted the annual FSS Grant Renewal, which will bring in more than \$320K, and continue to employ five staff members and provide an array of community services with which to improve the quality of lives for our low-income families.

We completed the Section Eight Management Assessment Program (SEMAP) Certification. Based on our SEMAP Self-Certification we were able to determine our score as a High Performer.

We completed the Unaudited Year-End Financial Data Submission for HUD, and identified No Findings.

The SHINE Mentor Program is underway at the Boys and Girls Club. More than forty High School Students are enrolled in the 38-Week Youth Leadership – College Accredited Program, and will learn Human Relations, Leadership, and Conflict Resolution Skills. Additionally, these students will facilitate Peace and Conflict Education (PACE) workshops with Elementary and Middle School Students, and host peer leaders from Mexico for an International Conference.

Our Community Service Division continues to integrate in the community via the facilitation of CityLINK, WISH Program, Educational and Financial Literacy Programs, Food Bank Distribution, The SHINE Program's Community Center, Sports, Character Education, and the Mentor Program.

Section 8 Program

Section 8 currently has 1407 units under lease (98% Lease-up). There were 0 briefings completed, 30 vouchers issued, 18 outstanding vouchers, and 209 (RAD) new contracts for the month. Staff completed 113 Annual Re-exams, 140 Interims, and 109 Unit Transfers. There were 12 Section 8 residents terminated from the Section 8 Program for various reasons. There were 108 unit inspections.

HACY Housing / Property Management

There were 2 move-outs from HACY Housing this month. The average length of time to turnover a unit year-to-date is 15 days.

Staff has collected N/A% of rent billed this month. The total HACY Housing YTD delinquency is \$4,142 of which approximately \$1,676 is attributed to Unreported Income/Retro Rents – with Signed Promissory Notes in place.

Community Services

We currently have 281 active participants in the FSS Program. There was 1 home-ownership closing this month – YTD total of 1 homeowners were produced in 2017.

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

Maintenance

There were 134 total work orders issued and 113 completed this month. There were 19 emergency work orders of which 15 were completed after hours. Maintenance completed turnover of 3 units.

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

Resolutions – Resolution No. 949 – Authorization to Submit the Section 8 Management Assessment Program (SEMAP) Self Certification to the U.S. Department of Housing and Urban Development.

Resolution No. 949 – J. Allen moved to approve, and G. Moss seconded the motion.

Discussions – No Discussion

Call to the Public – No Comments

Announcements – No Announcements

Executive Session – No Executive Session

Adjournment

J. Allen moved to adjourn the regular meeting and L. Laster seconded the motion. The motion to adjourn was unanimously approved. The Board Meeting was adjourned at 12:48 pm.

Respectfully submitted,

Dated this 15th Day of August, 2017

Attest:

Glen Moss, Chairman or Liz Laster, Vice-Chair

Michael Morrissey, Executive Director