

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

November 19, 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 **November 19, 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 October 15, 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

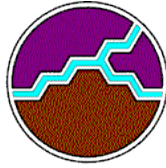
VII. Announcements

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 October 15th, 2019

Present

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

Absent

David Haws, Commissioner
Chris Harmon, Commissioner

Staff

Maria Moreno, Director of Administration and Service

Preliminaries

A Monthly Board Meeting of the Housing Authority City of Yuma was held on October 15th, 2019 at 12:16 pm in the HACY board Room.

Approval of Board Minutes

J. Allen moved to approve the minutes of September 17th, 2019 and B. Buenrostro seconded the motion. The minutes were unanimously approved.

On The Cover

Rudy Ramirez - Homeowner

Rudy was enrolled in the FSS Program for less than two years. As a result of his participation, he increased his income by 55%, fixed his credit score, and became a first-time homeowner. We are proud of his accomplishments and wish he and his family the best.

Mentor Program Orientation

The SHINE Mentor program recently began its 2019-2020 season focused on Leadership, and more than 30 high school students have enrolled in the program. Many students look forward to completing the recently accredited AWC Certificate in Organizational Leadership, which includes courses in Human Relations, Management, Leadership, Business Communications, Customer Service, and Survey of Business.

General

As recently 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. Although we continue to receive positive feedback, we still await final approval to begin construction.

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

UPCS Inspectors will be on-site again this month to conduct physical inspections of the interior/exterior of all our owned and managed properties. The inspection results will be compared with the last review (April 2019) to determine effort and progress made in overall improvement of our properties' maintenance and repair program. Staff has worked diligently to correct prior deficiencies, and we hope significant improvement is recognized.

HACY is hosting five full-time student interns from the NAU Department of Social Work. Students are shadowing FSS Program Specialists, will complete assigned projects, and participate in The SHINE Program – community centers and afterschool programming.

The SHINE Program began its 2019 season at Salida Del Sol. More than 100 third-grade students are participating in the after school sports and character education program.

Section 8 Program

Section 8 currently has 1438 units under lease (99% Lease-up). There were 0 briefings completed, 0 vouchers issued, 30 outstanding vouchers, and 2 new (RAD) contracts for the month. Staff completed 93 Annual Re-Exams, 81 Interims, and 8 Unit Transfers. There were 17 Section 8 residents terminated from the Section 8 Program for various reasons. There were 91 unit inspections.

HACY Housing / Property Management

There were 5 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 95% of rent billed this month. The total HACY Housing YTD delinquency is \$2,469 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 were 2 home-ownership closings this month – YTD total of 13 homeowners were produced in 2019.

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

Maintenance

There were 120 total work orders issued and 74 completed this month. There were 22 emergency work orders of which 8 were completed after hours. Maintenance completed turnover of 5 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

G. Moss 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 12:49 pm.

Respectfully submitted,

Dated this 15th day of October, 2019

Attest:

Liz Laster, Chair or Connie Jerpseth, Vice-Chair

Michael Morrissey, Executive Director