

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

November 21, 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 **November 21, 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 October 17, 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

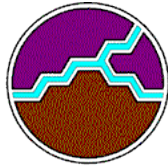
VII. Announcements

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 October 17th, 2017

Present

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

Absent

Liz Laster, Vice-Chair
James Allen, 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 October 17th, 2017 at 12:07 pm in the HACY Board Room.

Approval of Board Minutes

C. Jerpseth moved to approve the minutes of September 19th, 2017, and B. Buenrostro seconded the motion. The minutes were unanimously approved.

Executive Director's Report

On The Cover

Job and Education Fair Volunteers

Several Yuma County workforce development agencies teamed up for the Fifth Annual Job and Education Fair in the month of September. HACY staff contributed to the event by providing resources and staff volunteers. The event welcomed a total of 1,101 job seekers with over 5K available job opportunities within sight. Employers conducted more than 200 on-site interviews, and offered approximately 90 job opportunities to attendees on-the-spot.

Alejandra Marquez – FSS Graduate

Alejandra Marquez joined the FSS Program back in 2015. Her annual income was slightly over \$12K. Just a few years later, after setting and accomplishing her goals with the support of HACY FSS staff, Alejandra graduated from the Program, and is now earning more than \$40K annually.

General

HACY returned \$1.9M with interest to the City of Yuma as agreed per the loan documents associated with the RAD conversion and HUD Repayment Agreement. Our attorney is preparing a binder of all RAD closing documents for both HACY and COY. Additionally, we have asked the local HUD Phoenix Field Office for a statement identifying that the Repayment Agreement is satisfied-in-full.

A Draft Managerial Services Agreement is complete. It outlines the revised and ongoing relationship between AHDC and HACY. The Agreement is currently under review with AHDC. Please see attached.

Thirteen HACY Staff members, including Property Managers, Maintenance, Community Service, and Administration, participated in the Yuma Police Department's Crime-Free Housing Program. The next step is to ready our RAD Housing properties for a required safety inspection. Upon YPD approval, we will host our first community social event with the residents of 655 Magnolia Street and 656 South 16th Avenue on the grounds of our newly developed Police Substation to celebrate our collaboration and commitment to crime-free housing in our neighborhoods.

HUD recently accepted our Section Eight Management Assessment Program (SEMAP) Certification. They confirmed our SEMAP Self-Certification and score as a High Performer.

I received word from the Arizona Community Foundation of Yuma that I was nominated to receive the "Heart of Yuma" as an Outstanding Leader for the work done with The SHINE Program and The SHINE Mentor Leadership Program. I will attend the event with key contributors to our Program, including Howard Tang, Maria Moreno, Luz Acosta, and Claudia Zavala.

We began our 6th season of SHINE at Salida Del Sol. Approximately 100 youth participate in our weekly afterschool sports and character education program.

Section 8 Program

Section 8 currently has 1385 units under lease (96% Lease-up). There were 0 briefings completed, 41 vouchers issued, 25 outstanding vouchers, and 3 (RAD) new contracts for the month. Staff completed 87 Annual Re-exams, 99 Interims, and 4 Unit Transfers. There were 14 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 11 days.

Staff has collected 92% of rent billed this month. The total HACY Housing YTD delinquency is \$5,741 of which approximately \$2,029 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 0 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 183 total work orders issued and 137 completed this month. There were 14 emergency work orders of which 8 were completed after hours. Maintenance completed turnover of 3 units.

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

Resolutions – No Resolutions

Discussions – No Discussion

Call to the Public – No Comments

Announcements – No Announcements

Executive Session – No Executive Session

Adjournment

D. Haws moved to adjourn the regular meeting and Co. Jerpseth seconded the motion. The motion to adjourn was unanimously approved. The Board Meeting was adjourned at 12:30 pm.

Respectfully submitted,

Dated this 17th Day of October, 2017

Attest:

Glen Moss, Chairman or Liz Laster, Vice-Chair

Michael Morrissey, Executive Director