

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

January 15th, 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 20, 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 November 20th, 2018

III. Reports

1. Deputy Director's Report by Howard Tang – Deputy 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

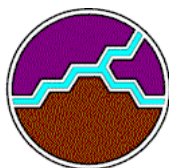
VII. Announcements

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 November 20th, 2018

Present

Glendon Moss, Chairman
Liz Laster, Vice-Chair
Chris Harmon, Commissioner
David Haws, Commissioner
Connie Jerpseth, Commissioner

Absent

James Allen, Commissioner
Brenda Buenrostro, Resident Commissioner

Staff

Michael Morrissey, Executive Director/Secretary
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 November 20th, 2018 at 12:17 pm in the HACY board Room.

Approval of Board Minutes

D. Haws moved to approve the minutes of October 16th, 2018, and C. Jerpseth seconded the motion. The minutes were unanimously approved.

On The Cover

Job and Education Fair

Local workforce development agencies partnered to facilitate the Annual Job Fair at the Civic Center. More than 1700 job seekers attended the event. HACY hosted an information booth, and I presented tips on how to maintain successful employment.

HACY Staff Appreciation Day

HACY employees celebrated the onset of this holiday season with a 23rd annual luncheon and staff appreciation. The majority of our staff participated by wearing a Halloween costume.

General

Our Mesa Heights Project Team successfully leased-up an additional 5 apartments, totaling 46 occupied units. We await the delivery of the last building containing 12 units to complete the lease-up process. We anticipate all eligible families will be housed by end of year. We will meet with all families after the

holiday season to celebrate their housing and further discuss House Rules and Regulations, Family Obligations, and Services provided.

We continue to plan and prepare for the Mesa Heights Grand Opening on Friday, November 30, 2018.

Another student from the NAU Social Work Program has committed to intern at the Mesa Heights Apartments. We now have 3 interns assisting with the coordination of needed services offered through the Mesa Heights Community Resource Center.

We continue to work with the City of Yuma and Cenpatico Integrated Care to complete the process for developing an affordable housing project for persons with Serious Mental Illness (SMI). The City of Yuma has allocated \$300K from the Home Fund Program to purchase the land. Cenpatico will provide funding for construction. We recently completed the required Application and Proforma, obtained needed letters of support, and are working through the remaining details of securing the available funding.

We recently received word from the U.S. Department of Housing and Urban Development (HUD) that our Section Eight Management Assessment Program (SEMAP) score of 100% was certified and we are rated as a High Performer.

The HACY FSS team helped 13 families purchase their first home. This is our largest group of homeowners produced in the last 10 years. Additionally, more than \$200K was distributed to first-time homebuyers through the WISH Program.

We began another season of The SHINE Program at Salida Del Sol. Approximately 100 students are participating in the afterschool sports and character education program.

Section 8 Program

Section 8 currently has 1446 units under lease (100% Lease-up). There were 0 briefings completed, 3 vouchers issued, 93 outstanding vouchers, and 3 new (RAD) contracts for the month. Staff completed 85 Annual Re-Exams, 83 Interims, and 12 Unit Transfers. There were 20 Section 8 residents terminated from the Section 8 Program for various reasons. There were 110 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 39 days.

Staff has collected 97% of rent billed this month. The total HACY Housing YTD delinquency is \$4,055 of which approximately \$0 is attributed to Unreported Income/Retro Rents – with Signed Promissory Notes in place.

Community Services

We currently have 304 active participants in the FSS Program. There was 1 home-ownership closing this month – YTD total of 13 homeowners were produced in 2018.

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

Maintenance

There were 166 total work orders issued and 1125 completed this month. There were 17 emergency work orders of which 11 were completed after hours. Maintenance completed turnover of 9 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 Board Meeting for December

Executive Session – No Executive Session

Adjournment

D. Haws moved to adjourn the regular meeting and C. Jerpseth seconded the motion. The motion to adjourn was unanimously approved. The Board Meeting was adjourned at 12:43 pm.

Respectfully submitted,

Dated this 20th Day of November, 2018

Attest:

Glen Moss, Chairman or Liz Laster, Vice-Chair

Michael Morrissey, Executive Director