

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

February 20, 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 **February 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 January 16, 2018

III. Reports

1. Executive Director's Report by Michael Morrissey – Executive Director
2. Finance Report by Howard Tang – Deputy Director

IV. Resolutions

1. Resolution 950 – Approval of Recommendation for Chairman of the Board
2. Resolution 951 – Approval of Recommendation for Vice-Chairman of the Board

V. Discussions – (No vote or action will be taken on discussion items)

VI. Call to the Public

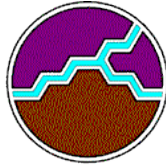
VII. Announcements

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 January 16th, 2018

Present

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

Absent

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 January 16th, 2018 at 12:14 pm in the HACY Board Room.

Approval of Board Minutes

J. Allen moved to approve the minutes of November 21st, 2017, and D. Haws seconded the motion. The minutes were unanimously approved.

Executive Director's Report

On The Cover

HACY Christmas Celebration

HACY staff celebrated the holiday season with a shared meal, group activities, and gifts.

FSS – Yuma Sunrise Rotary Club Celebration

The Yuma Sunrise Rotary Club welcomed several HACY FSS Program families and many from the Salvation Army Boys and Girls Club to its First Annual Community Christmas Event.

The children roasted marshmallows over an open fire, sang Christmas carols, swiped at piñatas filled with candy, and met with Santa Clause who offered gifts for all during this heart-felt Christmas celebration. We are sincerely thankful for the Yuma Sunrise Rotary Club's sponsorship of the event.

General

On December 29, 2017 we mailed over 2500 notices to Section 8 Applicants informing them of the opportunity to apply for the Mesa Heights Apartments. A second notification will be posted by end of January to offer the remainder of the community the same opportunity to apply. All applicants will be thoroughly screened and mandated to participate in several briefings highlighting the House Rules, Family Obligations, and Supportive Service Requirements.

Key staff are diligently preparing for the upcoming FYE 2017 Audit. The focus is on Finances and File Maintenance. And, we hope to reach final resolution with the RAD conversion and HUD Repayment Agreement.

In regards to the HUD Repayment Agreement, we have opted to file an Opinion Letter written by our Legal Representative with the RAD closing documents rather than pressure the HUD Phoenix Field Office to acknowledge final resolution and satisfaction.

Property Management is dealing with an increasing volume of criminal activity on our properties, such as, break-ins and illegal drug activity. We are scheduled to open the newly renovated Police Substation in the North End by end of February, and believe the increased police presence will help make a difference in reducing crime. This is another big step in moving our portfolio toward Crime Free Housing.

The Mentor Leader Program sponsored by the Yuma Sunrise Rotary Club will see potentially 22 High School students registered with AWC by end of month. Students completed AWC-accredited curriculum in Human Relations this past semester, and will spend the upcoming semester in field studies and in preparation for an International Retreat and "Day of Peace" scheduled in May.

Another RAD Housing development recently opened its doors to The SHINE Program, and several resident youth participate in programs offered at the Community Center located at 1635 West 3rd Street each Monday afternoon.

The SHINE Program hosted the fall season graduation at Salida Del Sol this past month. Approximately 100 youth participated in the pizza party, and watched a "home" video and received gifts and medals.

Section 8 Program

Section 8 currently has 1352 units under lease (94% Lease-up). There were 2 briefings completed, 33 vouchers issued, 19 outstanding vouchers, and 2 (RAD) new contracts for the month. Staff completed 87 Annual Re-exams, 96 Interims, and 8 Unit Transfers.

There were 7 Section 8 residents terminated from the Section 8 Program for various reasons. There were 118 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 91% of rent billed this month. The total HACY Housing YTD delinquency is \$5,940 of which approximately \$1,237 is attributed to Unreported Income/Retro Rents – with Signed Promissory Notes in place.

Community Services

We currently have 288 active participants in the FSS Program. There was 0 home-ownership closing this month – YTD total of 2 homeowners were produced in 2017.

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

Maintenance

There were 137 total work orders issued and 97 completed this month. There were 8 emergency work orders of which 4 were completed after hours. Maintenance completed turnover of 4 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 12:46 pm.

Respectfully submitted,

Dated this 16th Day of January, 2018

Attest:

Glen Moss, Chairman or Liz Laster, Vice-Chair

Michael Morrissey, Executive Director