

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

April 16, 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 **April 16, 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 March 19, 2019

III. Reports

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

IV. Resolutions

1. Resolution 960 – Approval of the 2019 Annual PHA Plan
2. Resolution 961 – Approval of FYE 2019 Budget Revisions
3. Resolution 962 – Approval of FYE 2020 Budget Proposals
4. Resolution 963 – Approval of Revisions to the Admin Plan

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

VI. Call to the Public

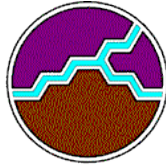
VII. Announcements

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 March 19th, 2019

Present

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

Absent

Chris Harmon, Commissioner

Staff

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 March 19, 2019 at 12:11 pm in the HACY board Room.

Approval of Board Minutes

G. Moss moved to approve the minutes of February 19th, 2019, and C. Jerpseth seconded the motion. The minutes were unanimously approved.

On The Cover

FSS Program Participating in MATO

Several HACY FSS staff and NAU interns provided support to the Optimist Club of Yuma at the annual Midnight at the Oasis event. The Optimist Club has supported The SHINE Program since its inception, providing approximately \$50K in donations over the years.

SHINE Kickoff at Gila Vista Junior High School

The SHINE Program adopted GVJHS for the Spring 2019 season. After completing a decade of SHINE at G.W. Carver Elementary School, SHINE moved to the Mesa Heights Neighborhood to support the neighborhood revitalization effort currently underway in this community.

General

Liz Laster was nominated by her peers to serve as Chair of the HACY Board of Commissioners and Connie Jerpseth was nominated to serve as Vice-Chair. These nominations were shared with the City of Yuma to present to City Council for their approval of this year's slate of officers.

Finance and key program staff are working diligently on preparing Annual Budgets, Contract Renewals, and Program Updates for Board review and approval. They will be presented to the HACY Board at our upcoming meeting in April.

An appraisal was conducted at Carver Park Townhomes, and we await the appraised valuation to determine next steps in negotiation with Boston Capital. AHDC has authorized the purchase of this property within certain financial boundaries.

We are currently working on an RFP to secure a builder to construct 3 single-family homes needed for affordable rental housing for persons with serious mental illness at recently acquired land on Magnolia Avenue. We are also working simultaneously on the AHCCCS Housing Application for New Construction in order to secure the funding needed for the construction of these homes.

We are preparing for an upcoming Annual Staff Meeting to discuss our Emergency Response Plan, Fair Housing and Sexual Harassment Training.

Section 8 Program

Section 8 currently has 1530 units under lease (106% Lease-up). There were 0 briefings completed, 0 vouchers issued, 21 outstanding vouchers, and 8 new (RAD) contracts for the month. Staff completed 96 Annual Re-Exams, 67 Interims, and 13 Unit Transfers. There were 12 Section 8 residents terminated from the Section 8 Program for various reasons. There were 109 unit inspections.

HACY Housing / Property Management

There was 1 move-out from HACY Housing this month. The average length of time to turnover a unit year-to-date is 28 days.

Staff has collected 96% of rent billed this month. The total HACY Housing YTD delinquency is \$2,359 of which approximately \$0 is attributed to Unreported Income/Retro Rents – with Signed Promissory Notes in place.

Community Services

We currently have 303 active participants in the FSS Program. There was 1 home-ownership closing this month – YTD total of 2 homeowners were produced in 2019.

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

Maintenance

There were 183 total work orders issued and 138 completed this month. There were 10 emergency work orders of which 0 were completed after hours. Maintenance completed turnover of 1 unit.

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

C. Jerpseth moved to adjourn the regular meeting and J. Allen seconded the motion. The motion to adjourn was unanimously approved. The Board Meeting was adjourned at 12:37 pm.

Respectfully submitted,

Dated this 19th day of March, 2019

Attest:

Liz Laster, Chair or Connie Jerpseth, Vice-Chair

Michael Morrissey, Executive Director