

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

**May 15, 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 **May 15, 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 April 17, 2018

**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**

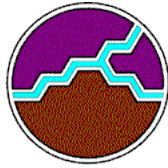
**VII. Announcements**

**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 April 17<sup>th</sup>, 2018

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**Present**

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

**Absent**

Liz Laster, Vice-Chair  
Connie Jerpseth, Commissioner

**Staff**

Howard Tang, Deputy Director – Finance and Operations  
Maria Moreno, Director of Administration & Services  
Violeta Rodriguez, Section 8 Manager

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**Preliminaries**

A Monthly Board Meeting of the Housing Authority City of Yuma was held on April 17<sup>th</sup>, 2018 at 12:08 pm in the HACY Board Room.

**Approval of Board Minutes**

C. Harmon moved to approve the minutes of March 20<sup>th</sup>, 2018, and J. Allen seconded the motion. The minutes were unanimously approved.

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**Executive Director's Report**

**On The Cover**

Yvonne Parker – Homeowner January 2018

Yvonne Parker started in the FSS Program back in 2011 with an annual income of \$10,720, and graduated as a Homeowner with an annual income of \$22,201. Ms. Parker was able to complete all of her set goals under the FSS Program, and saved over \$20,000 in escrow. The escrow was instrumental in offsetting the costs in the purchase of her new home.

HACY – Fair Housing and Emergency Training

HACY staff participated in an annual training program for Fair Housing, Reasonable Accommodations, and Sexual Harassment. Additionally, staff became more familiar with HACY's Emergency Response Plan and some general safety procedures.

## **General**

Key HACY staff worked diligently these past few months to prepare the PHA Annual Plan, Section 8 Admin Plan, and FSS Homeownership Policy. Additionally, we completed the Annual Budget Revisions for FYE 2018 and Annual Budget Proposals for FYE 2019 for Board review and approval.

We recently had a predevelopment meeting with the City of Yuma to discuss the potential of subdividing a lot of land into 12 lots of single family housing. We learned that this particular lot of land will incur significant fees in order to prepare the needed infrastructure. We are considering alternative lots of land for sale. In the meantime, we are working with Cenpatico Integrated Care to complete an application to fund the construction cost of the proposed units of housing for persons with Serious Mental Illness.

We met with the NAU Business Department to discuss the terms and conditions of an MOU regarding our relationship at the Mesa Heights Apartments. NAU agrees to:

### Offer activities that promote self-sufficiency for Mesa Heights and Yuma Residents, including:

- A bi-monthly computer literacy workshop
- A quarterly financial literacy workshop
- A quarterly job training workshop

### Offer activities to promote economic development for Mesa Heights and Yuma Residents, including:

- Workshops that support and nurture new and small businesses to accelerate their growth and success by providing space, management training, business plan training, etc. at the Mesa Heights Community Resource Center.

### Offer activities that promote the health and wellness of Mesa Heights and Yuma Residents, including:

- Activities that protect, promote, and optimize health and the prevention of illness and injury, such as: (1) Nutrition and health workshops and (2) Social service care referrals

The Yuma Police Department arrested three suspects in the arson at the Mesa Heights Apartments. One suspect remains on the loose. All suspects are in their teens. The eldest teen in custody faces 132 felony charges. See attached articles.

Reminder - approximately 15 High School Students are working consistently each week to prepare for the upcoming Day of Peace scheduled for Saturday, May 12<sup>th</sup> from 7:30 AM until Noon. These youth are preparing letters of peace, poetry and artwork to display their message of peace. They will work together to prepare a breakfast for all Yuma County Rotarians and the HACY/AHDC respective Boards of Commission. We hope to see you there! :)

## **Section 8 Program**

Section 8 currently has 1354 units under lease (94% Lease-up). There were 2 briefings completed, 39 vouchers issued, 52 outstanding vouchers, and 3 (RAD) new contracts for the month. Staff completed 120 Annual Re-exams, 80 Interims, and 9 Unit Transfers. There were 19 Section 8 residents terminated from the Section 8 Program for various reasons. There were 115 unit inspections.

## **HACY Housing / Property Management**

There were 6 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 98% of rent billed this month. The total HACY Housing YTD delinquency is \$1,406 of which approximately \$267 is attributed to Unreported Income/Retro Rents – with Signed Promissory Notes in place.

## **Community Services**

We currently have 297 active participants in the FSS Program. There were 2 home-ownership closings this month – YTD total of 5 homeowners were produced in 2018.

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

## **Maintenance**

There were 136 total work orders issued and 116 completed this month. There were 15 emergency work orders of which 6 were completed after hours. Maintenance completed turnover of 7 units.

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

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## **Resolutions** –

Resolution No.952 PHA Annual Plan  
Resolution No. 953 FYE18 Revised Projected Budgets  
Resolution No. 954 FYE19 Budget Proposal  
Resolution No. 955 Admin Plan  
Resolution No. 956 FSS Homeownership Policy

Resolution No.952 – J. Allen moved to approve, and C. Harmon seconded the motion  
Resolution No. 953 – C. Harmon moved to approve, and B. Buenrostro seconded the motion  
Resolution No. 954 – J. Allen moved to approve, and D. Haws seconded the motion  
Resolution No. 955 – D. Haws moved to approve, and C. Harmon seconded the motion  
Resolution No. 956 – D. Haws moved to approve, and B. Buenrostro seconded the motion

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## **Discussions** – No Discussion

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## **Call to the Public** – No Comments

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## **Announcements** – No Announcements

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## **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).

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## **Adjournment**

J. Allen moved to adjourn the regular meeting and D. Haws seconded the motion. The motion to adjourn was unanimously approved. The Board Meeting was adjourned at 12:57 pm.

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Respectfully submitted,

**Dated this 17<sup>th</sup> Day of April, 2018**

**Attest:**

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**Glen Moss, Chairman or Liz Laster, Vice-Chair**

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**Michael Morrissey, Executive Director**