

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

**June 15, 2021**

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 **June 15, 2021**, 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)**

Connie Jerpseth, Chair  
Glen Moss, Vice-Chair  
James Allen, Commissioner  
David Haws, Commissioner

Chris Harmon, Commissioner  
Liz Laster, Commissioner  
Melissa Lovett, Resident Commissioner

**II. Agenda**

1. Minutes from May 18, 2021

**III. Reports**

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

**IV. Resolutions**

1. N/A

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

**VI. Call to the Public**

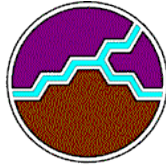
**VII. Announcements**

**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, Interim Deputy Director, 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 May 18, 2021

**Present**

Connie Jerpseth, Chair  
Glendon Moss, Vice-Chairman  
Liz Laster, Commissioner  
David Haws, Commissioner  
Melissa Lovett, Resident/Commissioner  
Michael Morrissey, Executive Director/Secretary

**Absent**

Jim Allen, Commissioner  
Chris Harmon, Commissioner

**Staff**

Maria Moreno, Interim Deputy Director  
Raquel Sodari, Finance Manager

**Preliminaries**

A Monthly Board Meeting of the Housing Authority City of Yuma was held on May 18, 2021, at 12:14 pm at the Mesa Heights Community Resource Center.

**Approval of Board Minutes**

L. Laster moved to approve the minutes of March 16, 2021, and G. Moss seconded the motion. The minutes were unanimously approved.

**Executive Director's Report**

**On The Cover**

SHINE Coach Training

Many HACY Staff have committed to serving as volunteers at the SHINE Center. A brief training was conducted by the Program Director, and a team-building activity was facilitated. The team who built the tallest and sturdiest marshmallow and spaghetti tower consisted of HACY leadership, maintenance, and community service staff, as well as, a local volunteer.

Spring Celebration at Mesa Heights

HACY Community Service Staff hosted a Spring Celebration at Mesa Heights. Many families and children participated in the event. They enjoyed an afternoon of food and beverage, and fun and games.

## **General**

We are making continuous improvements to our operational software and technology. Significant time and effort is being allocated to implementing and learning the new systems.

We await the Pilkington Construction Company's revised quote to begin construction of the Magnolia Avenue Home Project for persons with SMI, recently approved by AHCCCS. The project is delayed as a result of rising prices for building materials, particularly wood products.

Our Tenant Based Rental Assistance program has effectively provided rental assistance to more than one dozen families in need of assistance. There is still opportunity to help many more.

The U.S. Department of Housing and Urban Development (HUD) selected HACY, one of less than 20% of PHA's nation-wide, to administer their recently established Emergency Housing Voucher Program targeted to address the rising trend in homelessness across the country. We are in the process of reviewing program requirements and developing partnerships with Yuma County Continuum of Care providers.

We continue to work with HUD to assist the Casa Sierra Vista Board of Directors with intent to sell their low-income housing development for elderly and disabled persons. A Title Search was recently requested to determine ownership and other recorded declarations.

UPCS Inspectors were recently on-site to conduct a thorough inspection of all owned and managed properties throughout our portfolio (appx. 400 units). They will return by end of month to complete the project. Their first impression was that much improvement was made over the last two years since their previous review.

We will reconnect with the City of Yuma to review the application process in positioning AHDC as a Community Housing Development Organization (CHDO). Project is on-hold until year-end.

The HACY Home located at 433 S. 1<sup>st</sup> Avenue was targeted to develop "La Tienda," a small café and gift shop run by entrepreneurial low-income housing partners and participants of our Family Self-Sufficiency Program. An architect to assist with design will soon be chosen.

See attached Mesa Heights CRC Report for more detail on Program Summary and Activities.

See attached Casa Sierra Vista Report for more detail on Program Summary and Activities.

See attached SHINE Program Report for more detail on Program Summary and Activities.

See attached Faith-Based Initiatives Report for more detail on Program Summary and Activities.

## **Section 8 Program**

Section 8 currently has 1460 units under lease (101% Lease-up). There were 7 briefings completed, 62 vouchers issued, 25 outstanding vouchers, and 3 new (RAD) contracts for the month. Staff completed 110 Annual Re-Exams, 53 Interims, and 8 Unit Transfers. There were 12 Section 8 residents terminated from the Section 8 Program for various reasons. There were 41 unit inspections.

## **HACY Housing / Property Management**

There were 2 move-outs from HACY Housing this month. The average length of time to turnover a unit year-to-date is 26 days.

Staff collected 94% of rent billed this month. The total HACY Housing YTD delinquency is \$3,400 of which approximately \$0 is attributed to Unreported Income/Retro Rents – with Signed Promissory Notes in place.

## **Maintenance**

There were 73 total work orders issued and 94 completed this month. There were 35 emergency work orders of which 0 were completed after hours. Maintenance completed turnover of 2 units.

## **Community Services**

We currently have 234 active participants in the FSS Program. There were 0 home-ownership closings this month – YTD total of 0 homeowners were produced in 2021.

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

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

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**Resolutions** – No Resolutions

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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** – No Executive Session

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## **Adjournment**

G. Moss moved to adjourn the regular meeting and D. Haws second the motion. The motion to adjourn was unanimously approved. The Board Meeting was adjourned 12:43 at pm.

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Respectfully submitted,

**Dated this 18<sup>th</sup> Day of May, 2021**

**Attest:**

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**Connie Jerpseth, Chair or, Glendon Moss Vice-Chairman**

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**Michael Morrissey, Executive Director**