

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

June 19, 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 **June 19, 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 May 15, 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

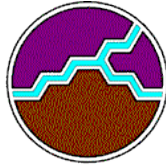
VII. Announcements

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 17th, 2018

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

Preliminaries

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

Approval of Board Minutes

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

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 12th 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.

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

Discussions – No Discussion

Call to the Public – No Comments

Announcements – No Announcements

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).

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.

Respectfully submitted,

Dated this 17th Day of April, 2018

Attest:

Glen Moss, Chairman or Liz Laster, Vice-Chair

Michael Morrissey, Executive Director