

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

June 18, 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 **June 18, 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 May 21, 2019

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

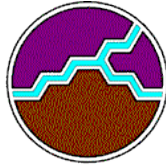
VII. Announcements

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 May 21st, 2019

Present

Liz Laster, Chair
Connie Jerpseth, Vice-Chair
Glendon Moss, Commissioner
Chris Harmon, Commissioner
Michael Morrissey, Executive Director/Secretary

Absent

James Allen, Commissioner
David Haws, Commissioner
Brenda Buenrostro, Resident Commissioner

Staff

Raquel Sodari, Acct Spec / IT Technician
Howard Tang, Deputy Director of Finance and Operations

Preliminaries

A Monthly Board Meeting of the Housing Authority City of Yuma was held on May 21st, 2019 at 12:11 pm in the HACY board Room.

Approval of Board Minutes

C. Jerpseth moved to approve the minutes of April 16th, 2019, and C. Harmon seconded the motion. The minutes were unanimously approved.

On The Cover

11th Annual Fair Housing Proclamation and Community Resource and Fair Housing Festival

HACY, in partnership with the City of Yuma, WACOG, and Yuma County Housing hosted the 2019 Community Resource and Fair Housing Festival. The annual event took place at Harvest Preparatory Academy. Many social-service organizations contributed to the success of the event. And, several families and community members participated in the program by learning more about fair housing issues and enjoying food, raffles and prizes.

General

We completed AHDC's purchase of the Carver Park Townhomes with Boston Capital. And, we are now in the process of re-financing the existing \$720K loan with First Bank Yuma and \$243K note with HACY. An additional \$350K was contributed from operations (Development Fee). In total, the property sold for \$1,313,000, or approximately \$36,500 per unit.

We completed the RFP to solicit builders to construct 3 single-family homes needed for affordable rental housing for persons with serious mental illness. An advertisement for the RFP was placed in the Yuma Sun, will be shared with the Yuma Contractor's Association and the Arizona Contractor's Association, as well as, hand-delivered to select builders throughout the City of Yuma. We are still working on the AHCCCS Housing Application for New Construction in order to secure the funding needed for the construction of these homes.

We are still working with the City of Yuma's Neighborhood Services Department to secure funding to make needed improvements to 15 city-owned apartments on Arizona Avenue. These recommended improvements are in line with ongoing revitalization efforts in the Mesa Heights Neighborhood.

We outlined a six-month Plan of Action to address inspection reports presented by our HACY-contracted HUD-Certified REAC Inspector. We identified several areas throughout the entire portfolio that need immediate improvement. We organized staff into teams to target specific areas each week throughout the six-month period. The Inspector will conduct another round of inspections in October to confirm status of the POA, pending availability of funds.

SHINE Mentor Leaders facilitated their year-end Capstone Project for their Final in Fundamentals of Management. This year's theme was a Family Fun Festival. It was hosted in partnership with Gila Vista Junior High School. The student's raised approximately \$1,900 in donations, sponsorships, raffles, and food sales.

We facilitated an evening session with the Neighborhood Leadership Academy at the Mesa Heights Community Resource Center. Participants appreciated the tour and were impressed with the site, as well as, the breadth of resources available for our low-income families.

We received word from the U.S. Department of Housing and Urban Development that they accepted our Financial Audit with No Findings or Questioned Costs. They confirmed the Audit is concluded with no follow-up needed.

Section 8 Program

Section 8 currently has 1506 units under lease (104% Lease-up). There were 0 briefings completed, 0 vouchers issued, 18 outstanding vouchers, and 1 new (RAD) contract for the month. Staff completed 172 Annual Re-Exams, 96 Interims, and 6 Unit Transfers. There were 12 Section 8 residents terminated from the Section 8 Program for various reasons. There were 90 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 34 days.

Staff has collected 96% of rent billed this month. The total HACY Housing YTD delinquency is \$2,490 of which approximately \$0 is attributed to Unreported Income/Retro Rents – with Signed Promissory Notes in place.

Community Services

We currently have 298 active participants in the FSS Program. There was 1 home-ownership closing this month – YTD total of 6 homeowners were produced in 2019.

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

Maintenance

There were 88 total work orders issued and 54 completed this month. There were 15 emergency work orders of which 0 were completed after hours. Maintenance completed turnover of 2 units.

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

Resolutions – No Resolutions

Discussions – No Discussions

Call to the Public – No Comments

Announcements – No Board Meeting for December

Executive Session – No Executive Session

Adjournment

G. Moss moved to adjourn the regular meeting and C. Jerpseth seconded the motion. The motion to adjourn was unanimously approved. The Board Meeting was adjourned at 12:38 pm.

Respectfully submitted,

Dated this 21st day of May, 2019

Attest:

Liz Laster, Chair or Connie Jerpseth, Vice-Chair

Michael Morrissey, Executive Director