

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

July 18, 2017

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 **July 18, 2017**, 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

II. Agenda

1. Minutes from May 16, 2017

III. Reports

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

IV. Resolutions

1. Resolution 948 – Account Receivables Write-Offs Public Housing

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 16th, 2017

Present

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

Absent

James Allen, Commissioner

Staff

Howard Tang, Deputy Director – 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 May 16th, 2017 at 12:08 pm in the HACY Board Room.

Approval of Board Minutes

C. Harmon moved to approve the minutes of March 21st, 2017, and L. Laster seconded the motion. The minutes were unanimously approved.

Executive Director's Report

On The Cover

SHINE – Carver Park

The SHINE Program began its 9th season at Carver Park. More than 140 youth participate in the weekly afterschool sports and character education program.

FSS - Graduate

Jose Delgado graduated from the FSS Program and earned a \$20K check for his participation and achievement. As a result of Jose's hard work and support from HACY staff, he was able to increase his income from approximately \$7K per year to over \$70K annually.

General

City Council approved the loan transfer to resolve the outstanding HUD debt at the time of RAD closing. All transfer and closing documents were submitted to HUD for final review. Upon HUD's approval, we will need City Council's approval to complete the conversion. We anticipate closing by June 2017 with an effective date of July 1, 2017.

HUD approved the Yuma County Health Department as the Independent Entity to provide Rent Reasonable Determinations and Housing Quality Standards inspections at the Mesa Heights Apartments. The required Subsidy Layering and Environmental Reviews were complete and are under review with HUD and ADOH. An RFP for contractors was recently posted and seems to be generating a lot of local interest in the development. We are working towards a financial closing expected mid-June, and we plan to break ground shortly thereafter.

We continue to explore options to improve health benefits for HACY employees. We completed the necessary paperwork to be considered by the Yuma Area Benefit Consortium. Additionally, we are meeting with local insurance brokers to compare/contrast service and benefits.

We are planning our annual Section 8 Program Owner's Briefing for Thursday, June 22nd. We anticipate that at least 10-20% of our partners will participate in this collaborative and informative event.

I recently participated in a panel discussion with John Calhoun, former Deputy Assistant Attorney General with the US Department of Justice and author of Policy Walking at the Kids at Hope conference in Scottsdale. The Kids at Hope organization believes that all kids are capable of success, no exceptions.

As President-Elect of the Yuma Sunrise Rotary I attended the Rotary District Conference at the Pivot Point in Yuma. I learned of ways to connect The SHINE Program with Rotary through youth services, leadership programs, and grants opportunities.

Recently the Salvation Army and Boys and Girls Club of Yuma agreed to host the SHINE Mentor Program at their newly renovated center. This venue will strengthen the Mentor Program by offering improved training facilities, as well as, access to recreation, sports, and arts-n-crafts equipment and supplies.

Additionally, Arizona Western College accredited the Mentor Program and will allow local High School students the opportunity to earn up to 3 college credits for their participation in the program. The cost of tuition was reduced and will potentially be covered by the Yuma Sunrise Rotary.

Key staff recently attended a Hearing Officer Workshop in Phoenix to strengthen Program-related procedures in dealing with applicant/resident grievances and terminations.

Section 8 Program

Section 8 currently has 1230 units under lease (102% Lease-up). There were 0 briefings completed, 15 vouchers issued, 15 outstanding vouchers, and 3 new contracts for the month. Staff completed 134 Annual Re-exams, 67 Interims, and 12 Unit Transfers. There were 9 Section 8 residents terminated from the Section 8 Program for various reasons. There were 87 unit inspections.

Public Housing / Property Management

There were 2 move-outs from Public Housing this month. The average length of time to turnover a unit year-to-date is 6 days.

Staff has collected 94% of rent billed this month. The total Public Housing YTD delinquency is \$6,093 of which approximately \$2,743 is attributed to Unreported Income/Retro Rents – with Signed Promissory Notes in place.

Community Services

We currently have 283 active participants in the FSS Program. There were 0 home-ownership closings this month – YTD total of 0 homeowners were produced in 2017.

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

Maintenance

There were 155 total work orders issued and 144 completed this month. There were 12 emergency work orders of which 10 were completed after hours. Maintenance completed turnover of 3 units.

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

Resolutions –

Resolution No. 946 Approval of the PHA Programs Plans (Admin Plan) Revisions

Resolution No. 947 Approval of HACY Revised Personnel Policy- Major Sick

Resolution No. 946 – C. Harmon moved to approve, and C. Jerpseth seconded the motion
Leave

Resolution No. 947 – C. Harmon moved to approve, and L. Laster seconded the motion

Discussions – No Discussion

Call to the Public – No Comments

Announcements – No Announcements

Executive Session – No Executive Session

Adjournment

D. Haws moved to adjourn the regular meeting and C. Harmon seconded the motion. The motion to adjourn was unanimously approved. The Board Meeting was adjourned 12:37 at pm.

Respectfully submitted,

Dated this 16st Day of May, 2017

Attest:

Glen Moss, Chairman or Liz Laster, Vice-Chairman

Michael Morrissey, Executive Director