

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

August 15, 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 **August 15, 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
Brenda Buenrostro, Resident Commissioner

II. Agenda

1. Minutes from July 18, 2017

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

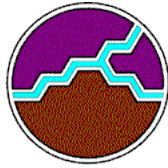
VII. Announcements

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 July 18, 2017

Present

Glendon Moss, Chairman
Liz Laster, Vice-Chair
James Allen, Commissioner
Chris Harmon, Commissioner
Michael Morrissey, Executive Director/Secretary

Absent

Connie Jerpseth, Commissioner
David Haws, Commissioner

Staff

Howard Tang, Deputy Director – Finance and Operations
Raquel Sodari – Accounting Specialist / IT Technician

Preliminaries

A Monthly Board Meeting of the Housing Authority City of Yuma was held on July 18th, 2017 at 12:18 pm in the HACY Board Room.

Approval of Board Minutes

J. Allen moved to approve the minutes of May 16, 2017, and L. Laster seconded the motion. The minutes were unanimously approved.

Executive Director's Report

On The Cover

Section 8 Landlord's Briefing

HACY hosted its annual Housing Choice Voucher Owner's briefing. Several owners and landlords participated in the event. We provided Fair Housing training, and recognized our Landlord's of Year: Conrad Anguiano from Rainbow Apartments for Multifamily Housing and Dave Bunyard for Single Family Housing.

FSS Resource Fair

The Community Service Division participated in the Annual Quechan Resource Fair.

General

The City of Yuma transferred the funds needed to resolve the outstanding HUD Repayment Agreement. The funds must remain in our account for 90-days. After the completion of this holding-period, we will have resolved the remainder of the original \$4.2M debt previously anticipated to span over 64 years.

We finally completed the RAD conversion process as planned. Although this effort took several years to complete, the timing of our closing allowed for access to over \$300K in additional Capital Funding, and will make for much easier financial control and reporting this Fiscal Year.

Staff facilitated mass briefings at the Main Library to sign new Lease Agreements with Public Housing families converting to RAD, effective July 1st. More than 200 families participated in this 3-day event.

The Mesa Heights Apartments is scheduled to close on July 20th. We plan to host a ground-breaking on Friday, August 4th. All HACY Board Members are invited to attend.

Our Agency was approved by the Yuma Area Benefit Consortium. We now offer improved benefits with better rates. Although we cut it close, we were able to make the June 30th enrollment deadline.

HUD recently confirmed that we received a Public Housing Assessment System (PHAS) Score of 93. As a result, we received a Designation Status of Small PHA Deregulation. This has no significant meaning given we recently converted to RAD, however, it is an impressive and respected accomplishment as we exit the Public Housing Program. See attached report.

I recently submitted a Rotary District Grant, which will strengthen the Mentor Leader Training Program. Our theme is Mentor Leaders “Setting the PACE” – serving as Peace Ambassadors and Conflict Educators throughout our community. In short, High School students will participate in an AWC college-credit approved course in Leadership, Human Relations, and Conflict Resolution. They will host workshops with select Elementary and Middle-School youth and facilitate an International Peace Conference with their High School peers across the Mexican border.

SHINE Program youth enjoyed an afternoon of arts and crafts and prepared ornate cards for Father’s Day. The event was encouraged by HUD Headquarters as a means to help re-connect families. The youth also participated in an anti-bullying workshop and received tutoring at the main library. Additionally, SHINE Program youth facilitated a “Meal for the Day,” and distributed lunch bags to the homeless gathered at the Heritage Library. Many other activities ensued throughout the month.

We completed our ninth season of SHINE at Carver Park. More than 100 youth participated in the yearend celebration and were awarded with medals and prizes.

Section 8 Program

Section 8 currently has 1207 units under lease (100% Lease-up). There were 0 briefings completed, 2 vouchers issued, 14 outstanding vouchers, and 3 new contracts for the month. Staff completed 103 Annual Re-exams, 93 Interims, and 1 Unit Transfers. There were 13 Section 8 residents terminated from the Section 8 Program for various reasons. There were 105 unit inspections.

Public Housing / Property Management

There were 4 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 96% of rent billed this month. The total Public Housing YTD delinquency is \$4,662 of which approximately \$2,419 is attributed to Unreported Income/Retro Rents – with Signed Promissory Notes in place.

Community Services

We currently have 287 active participants in the FSS Program. There was 0 home-ownership closing 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 116 total work orders issued and 96 completed this month. There were 28 emergency work orders of which 22 were completed after hours. Maintenance completed turnover of 5 units.

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

Resolutions –

1. Resolution No. 948 – Account Receivables Write-Offs Public Housing

Resolution No. 948 – J. Allen moved to approve, and C. Harmon seconded the motion

Discussions – No Discussion

Call to the Public – No Comments

Announcements – No Announcements

Executive Session – No Executive Session

Adjournment

C. Harmon moved to adjourn the regular meeting and J. Allen seconded the motion. The motion to adjourn was unanimously approved. The Board Meeting was adjourned at 12:49 pm.

Respectfully submitted,

Dated this 18th Day of July, 2017

Attest:

Glen Moss, Chairman or Liz Laster, Vice-Chair

Michael Morrissey, Executive Director