

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

**August 20, 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 **August 20, 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 June 18, 2019

**III. Reports**

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

**IV. Resolutions**

1. Resolution 964 Notification of Public Housing Closeout

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

**VI. Call to the Public**

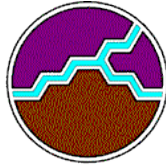
**VII. Announcements**

**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 June 18<sup>th</sup>, 2019

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**Present**

Liz Laster, Chair  
James Allen, Commissioner  
Glendon Moss, Commissioner  
Brenda Buenrostro, Resident Commissioner

**Absent**

Connie Jerpseth, Vice-Chair  
David Haws, Commissioner  
Chris Harmon, Commissioner  
Michael Morrissey, Executive  
Director/Secretary

**Staff**

Howard Tang, Deputy Director of Finance and Operations  
Maria Moreno, Director of Administration and Service

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**Preliminaries**

A Monthly Board Meeting of the Housing Authority City of Yuma was held on June 18<sup>th</sup>, 2019 at 12:05 pm in the HACY board Room.

**Approval of Board Minutes**

G. Moss moved to approve the minutes of May 21<sup>st</sup>, and J. Allen seconded the motion. The minutes were unanimously approved.

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**On The Cover**

**Optimist Club Sponsored Annual Crazy Canoe Day**

The Optimist Club of Yuma sponsored dozens of SHINE Program youth on another annual crazy canoe trip down the Colorado River. In addition to a float down the river, the youth enjoyed games and activities, as well as, a BBQ to cap off the day.

**Tania Hernandez – First Time Homeowner**

Ms. Hernandez participated in the Family Self Sufficiency Program for several years. She increased her initial annual income from approximately \$6K to over \$20K. Additionally, she earned more than \$28K in escrow and grants. Today, she is a proud homeowner.

**General**

We completed AHDC's purchase of the Carver Park Townhomes with Boston Capital. However, we are still in the process of re-financing the existing loan and updating ownership and corporate documents.

We completed the RFP to solicit builders to construct 3 single-family homes needed for affordable rental housing for persons with serious mental illness. We received significant interest in development from several builders throughout the City of Yuma. All responses to the proposal are due on June 28, 2019 by 4PM. Also, we submitted to Arizona Complete Health a draft AHCCCS Housing Application for New Construction, and received positive feedback on our plans to construct 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. We have a meeting scheduled on June 24, 2019 to discuss in further detail.

HACY Property Management and Maintenance Staff are working diligently to ready our entire housing portfolio for a secondary UPCS Physical Inspection scheduled for October 2019.

Additionally, we are working to complete an Inventory Control System and Maintenance Workshop at 1350 West Colorado Street, as well as, the construction of a Police Substation located in the Mesa Heights Neighborhood.

HACY S8 Program and Finance Teams are working together to complete the Annual Section Eight Management Assessment Program Self Certification. It's an arduous task, but we seem to be in great shape to receive a score as a High Performer. Our Section 8 Staff is preparing for the Annual Owner's Briefing. More than 300 landlords were invited to the event. We hope to host at least 20%. We will honor two of our most esteemed partners with the Landlord of the Year Award for Multi-Family and Single-Family Housing.

We completed our first season of The SHINE Program at Gila Vista Junior High School. We had a great response and support from GJVHS, and expect to return next spring season.

### **Section 8 Program**

Section 8 currently has 1501 units under lease (104% Lease-up). There were 0 briefings completed, 0 vouchers issued, 18 outstanding vouchers, and 4 new (RAD) contracts for the month. Staff completed 113 Annual Re-Exams, 68 Interims, and 11 Unit Transfers. There were 14 Section 8 residents terminated from the Section 8 Program for various reasons. There were 90 unit inspections.

### **HACY Housing / Property Management**

There were 5 move-outs from HACY Housing this month. The average length of time to turnover a unit year-to-date is 33 days.

Staff has collected 97% of rent billed this month. The total HACY Housing YTD delinquency is \$1,460 of which approximately \$0 is attributed to Unreported Income/Retro Rents – with Signed Promissory Notes in place.

## **Community Services**

We currently have 303 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.

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**Resolutions** – No Resolutions

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**Discussions** – No Discussions

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**Call to the Public** – No Comments

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**Announcements** – No Board Meeting for December

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**Executive Session** – No Executive Session

## **Adjournment**

J. Allen moved to adjourn the regular meeting and G. Moss seconded the motion. The motion to adjourn was unanimously approved. The Board Meeting was adjourned at 12:33 pm.

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Respectfully submitted,

**Dated this 18<sup>th</sup> day of June, 2019**

**Attest:**

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**Liz Laster, Chair or Connie Jerpseth, Vice-Chair**

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**Michael Morrissey, Executive Director**