

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

September 17, 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 **September 17, 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 August 20, 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 965 – Authorization to Submit SEMAP

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

VI. Call to the Public

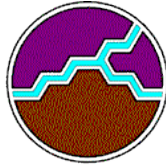
VII. Announcements

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 August 20th, 2019

Present

Liz Laster, Chair
Connie Jerpseth, Vice-Chair
James Allen, Commissioner
Glendon Moss, Commissioner
Brenda Buenrostro, Resident Commissioner
Michael Morrissey, Executive Director/Secretary

Absent

David Haws, Commissioner
Chris Harmon, Commissioner

Staff

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

Preliminaries

A Monthly Board Meeting of the Housing Authority City of Yuma was held on August 20th, 2019 at 12:07 pm in the HACY board Room.

Approval of Board Minutes

G. Moss moved to approve the minutes of June 18th, 2019 and J. Allen seconded the motion. The minutes were unanimously approved.

On The Cover

2019 NAHRO Awards of Merit for the SHINE Mentor Program

The National Association of Housing and Redevelopment Officials (NAHRO) recognized the SHINE Mentor Program for its innovation and achievement in making a difference in the community and in the lives of the people we serve, and selected SHINE Mentor for both a National Award of Merit, as well as, its prestigious National Award of Excellence.

Brenda Buenrostro – FSS Graduate and 1st Time Homeowner

Brenda Buenrostro enrolled in the FSS Program in August 2016. Since her enrollment in the program, Brenda received her GED Certificate, obtained employment with Arizona @ Work, and improved her credit score. Brenda accomplished another very important and exciting goal when she purchased her first home. She earned almost \$30K toward this goal with Escrow savings and WISH Program funding. Congratulations, Brenda! Welcome home ☺

General

We completed AHDC's purchase of the Carver Park Townhomes with Boston Capital, and recently completed the refinancing of its existing loan with First Bank Yuma.

We recently selected the Pilkington Construction Company to construct 3 single-family homes needed for affordable rental housing for persons with serious mental illness. Also, we submitted to Arizona Complete Health the Final Draft of the AHCCCS Housing Application for New Construction. We await approval to begin construction.

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 are still working to complete the Inventory Control System and Maintenance Workshop at 1350 West Colorado Street.

We plan to host an Open House with the Mesa Heights Neighborhood to introduce and welcome the YPD and its newly constructed Police Substation located in this neighborhood.

HACY S8 Program and Finance Teams are working together to complete the Annual Section Eight Management Assessment Program Self Certification.

Finance is working on the annual Financial Data Submission for HUD.

We received word from the U.S. Department of Housing (HUD) that our Annual Public Housing Agency (PHA) Plan Submission was approved.

Our Section 8 Staff facilitated the Annual Owner's Briefing. Approximately 30 landlords participated in the event. We honored two of our most esteemed partners with the Landlord of the Year Award for Multi-Family (Conrad Anguiano of Rainbow Apartments) and Single-Family Housing (Frank O'Hara).

The Mesa Heights Community Resource Center activity continues to increase. Several MOU Agreements with critical community partners are currently in place. These partners provide activities and services for all MHA required community service commitments (i.e. after-school programs, job and computer training, financial literacy, nutrition, health and wellness, life skills and social enrichment).

NAU has made a commitment through its Social Work Division to allocate student interns and facilitate training and community engagement programs at Mesa Heights. We are currently preparing to lead five student interns assigned to the community. A recent article highlighting the NAU partnership was published in the Yuma Sun. Please see attached.

I am working with Susan Thorpe, Yuma County Administrator, to review and evaluate candidates for the position of Executive Director of the Yuma County Housing Department.

Section 8 Program

Section 8 currently has 1463 units under lease (101% Lease-up). There was 1 briefing completed, 1 voucher issued, 19 outstanding vouchers, and 6 new (RAD) contracts for the month. Staff completed 113 Annual Re-Exams, 91 Interims, and 9 Unit Transfers. There were 11 Section 8 residents terminated from the Section 8 Program for various reasons. There were 80 unit inspections.

HACY Housing / Property Management

There were 4 move-outs from HACY Housing this month. The average length of time to turnover a unit year-to-date is 22 days.

Staff has collected 97% of rent billed this month. The total HACY Housing YTD delinquency is \$1,951 of which approximately \$0 is attributed to Unreported Income/Retro Rents – with Signed Promissory Notes in place.

Community Services

We currently have 299 active participants in the FSS Program. There were 2 home-ownership closings this month – YTD total of 11 homeowners were produced in 2019.

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

Maintenance

There were 48 total work orders issued and 21 completed this month. There were 7 emergency work orders of which 0 were completed after hours. Maintenance completed turnover of 7 units.

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

Resolutions – Resolution 694 - Notification of Public Housing Closeout

Resolution 694 – J. Allen moved to approve, and G. Moss second the motion.

Discussions – No Discussions

Call to the Public – No Comments

Announcements – No Board Meeting for December

Executive Session – No Executive Session

Adjournment

C. Jerpseth moved to adjourn the regular meeting and B. Buenrostro seconded the motion. The motion to adjourn was unanimously approved. The Board Meeting was adjourned at 12:43 pm.

Respectfully submitted,

Dated this 20th day of August, 2019

Attest:

Liz Laster, Chair or Connie Jerpseth, Vice-Chair

Michael Morrissey, Executive Director