

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

**September 15, 2020**

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 15, 2020**, 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  
Melissa Lovett, Resident Commissioner

**II. Agenda**

1. Minutes From August 18, 2020

**III. Reports**

1. Executive Director's Report by Michael Morrissey – Executive Director
2. Finance Report by Michael Morrissey – Executive 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, Interim Deputy Director, HACY, 420 S. Madison Ave, Yuma, AZ 85364 (928) 782-3823, ext. 132.

# **Board Minutes**



**Board of Commissioner's Meeting**  
Housing Authority City of Yuma  
420 South Madison Avenue Yuma, Arizona

Minutes from August 18, 2020

**Present**

Connie Jerpseth, Vice-Chairman  
David Haws, Commissioner  
Jim Allen, Commissioner  
Glendon Moss, Commissioner  
Melissa Lovett, Resident/Commissioner  
Michael Morrissey, Executive Director/Secretary

**Absent**

Liz Laster, Chair  
Chris Harmon, Commissioner

**Staff**

Maria Moreno, Interim Deputy Director  
Raquel Sodari, Finance Manger

**Preliminaries**

A Monthly Board Meeting of the Housing Authority City of Yuma was held on August 18<sup>th</sup>, 2020, at 12:05 pm at the Mesa Heights Community Resource Center.

**Approval of Board Minutes**

N/A

**Executive Director's Report**

**On The Cover**

Alexis Wallin FSS Graduate

Alexis Wallin is a single mom of two children and graduate of the FSS program. Upon graduation Alexis received a check of \$20,656 from her escrow savings; money she saved throughout her seven-year participation in the FSS program. When Alexis started the FSS program her only income was child and family support. While in the program, Alexis began working full time, in addition to attending college full time. Alexis earned her Bachelor's degree and continued with school to earn her Master's degree. Alexis is still attending school and is seeking to earn a second Master's degree in the Behavioral Health field, her ultimate goal is to obtain a Doctoral degree. Alexis is planning to relocate to Arkansas, continue her studies, and purchase her own home one day.

## Adriana Barragan 1<sup>st</sup> Time Homeowner

Adriana Barragan and her husband purchased their first home after recently graduating from the FSS program. They have two teenage children and are happy to provide them with a home of their own. Adriana and her husband Emilio are also thankful for the help and guidance the FSS program provided them. With their hard work and dedication, they were able to increase their income, fix their credit, and purchase their home. Adriana and Emilio are WISH grant recipients and with the help of the grant were able to increase their purchase price amount to purchase the home of their dreams. Lastly, before moving to the U.S.A. from Mexico, Adriana earned her bachelor's degree in Architecture. Adriana is currently working with a college to transfer her degree and or attempt accreditation to use in the U.S.A. Their hope is for Adriana to continue her schooling and obtain employment within the scope of architecture.

### **General**

The U.S. Department of Housing and Urban Development awarded HACY an additional \$253K for COVID-related expenses. As previously discussed, we intend to focus the first round of funding on needed software and technology upgrades. Therefore, our focus on the second round of funding will be to address additional staffing needs (i.e. lease-up, conversion, administration), cleaning and sanitation supplies, etc. We are currently reviewing eligible expenses and will present a plan of action in the coming months.

We are currently in the introductory stages with Yardi Systems, and are committed to utilizing the industry's state-of-the-art software to its greatest capability in order to streamline systems, improve operations, and facilitate virtual communications and paperless correspondence for the health and safety of our staff, partners, and clients.

We continue to make noticeable progress with the development of the Magnolia Avenue Project with the recent completion of electrical, bathroom tile, patios, and driveways. See attached.

An application for three additional units of affordable housing for persons with SMI was recently submitted to AHCCCS. Based on recent communication with our partner, Arizona Complete Health, we feel confident this project will receive the needed funding for construction.

All community and SHINE-related events at the Mesa Heights Community Resource Center have been suspended until further notice. We continue to provide weekly meals on a first come first serve basis for all youth under the age of 18 years old.

All programs and activities at Casa Sierra Vista (CSV) have been suspended until further notice. We continue to deliver meals on a regular basis to ensure essential nutrition needs are met. Additionally, staff is conducting well-being calls to ensure residents are safe and well.

The SHINE Center continued with the operation of summer camp and membership has grown to fifteen participants. We hope to increase membership as school reconvenes and families see SHINE as a needed resource for assistance with virtual schooling and afterschool care.

The SHINE Center is also in partnership with the HACY Family Self Sufficiency Program. An MOU outlining roles and responsibilities was recently executed. See attached. This partnership will allow eligible FSS Families to participate in the virtual schooling and afterschool component of SHINE. We anticipate at least 75 youth from our low-income families will benefit from the services offered at the center (i.e. homework assistance, team-building, leadership development, as well as strengthening families through its “Shining Families” program, etc). Membership will be provided at no-cost, given the financial contribution HACY is making to the SHINE Center to cover costs associated with staffing, finance and management oversight, and maintenance services. This partnership is intended to support FSS Families in their efforts to truly becoming self-sufficient by improving and/or strengthening employment opportunities and assisting them in reducing one of the most burdensome and costly barriers to their progress, childcare services.

The Goodwill Career Center in collaboration with the Mesa Heights Community Resource Center is working together on a plan to re-open the on-site computer center to make it available and useful for community job seekers. This resource will specifically allow the community to utilize the computers for access to “My Career Advisor (MCA)” an employment service provided by Goodwill Career Center. The MCA is a tool to provide a variety of employment training and education curriculum, resume writing tips, as well as, research and networking to ready the client for employment opportunities.

The Section 8 Department is struggling to meet its lease-up goals and is continuously issuing letters to applicants offering opportunities for housing. Fortunately, we are making some progress as our lease-up rate is beginning to improve.

### **Section 8 Program**

Section 8 currently has 1357 units under lease (94% Lease-up). There were 34 briefings completed, 34 vouchers issued, 33 outstanding vouchers, and 2 new (RAD) contracts for the month. Staff completed 95 Annual Re-Exams, 42 Interims, and 7 Unit Transfers. There were 14 Section 8 residents terminated from the Section 8 Program for various reasons. There were 120 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 39 days.

Staff collected 95% of rent billed this month. The total HACY Housing YTD delinquency is \$2,579 of which approximately \$0 is attributed to Unreported Income/Retro Rents – with Signed Promissory Notes in place.

### **Maintenance**

There were 90 total work orders issued and 69 completed this month. There were 42 emergency work orders of which 24 were completed after hours. Maintenance completed turnover of 6 units.

**Community Services**

We currently have 287 active participants in the FSS Program. There were 0 home-ownership closings this month – YTD total of 6 homeowners were produced in 2020.

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

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

**Resolutions – No Resolution**

**Discussions – No Discussion**

**Call to the Public – No Comments**

**Announcements – No Announcements**

**Executive Session – No Executive Session**

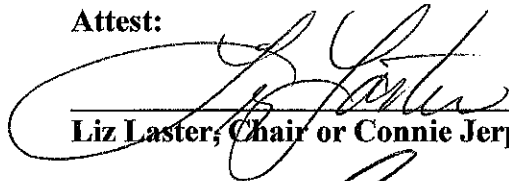
**Adjournment**

D. Haws moved to adjourn the regular meeting and G. Moss second the motion. The motion to adjourn was unanimously approved. The Board Meeting was adjourned 12:53 at pm.

Respectfully submitted,

**Dated this 18<sup>th</sup> Day of August, 2020**

**Attest:**

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

  
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**Michael Morrissey, Executive Director**