



Board of Commissioner's Meeting
Housing Authority City of Yuma
420 South Madison Avenue Yuma, Arizona
Minutes from June 20, 2011

Present

James Allen, Chairman
William Masland, M.D., Vice Chairman
Emilia Matos, M.D.
William Craft, Commissioner
Connie Jerpseth, Commissioner
David Haws, Commissioner
Teresa Yreta, Resident Commissioner
Michael Morrissey, Executive Director / Secretary

Absent

Staff

Howard Tang, Deputy Director
Philip Steers, Finance Director
Lupe Smith, Administration and Human Resource Manager

Preliminaries

A Regular Board Meeting of the Housing Authority City of Yuma was held on June 20, 2011 at 12:03p.m. in the HACY Boardroom.

Approval of Board Minutes

W. Craft moved to approve the minutes of May 17, 2011, and D. Haws seconded the motion. The minutes were unanimously approved.

Executive Directors Report

The SHINE Program Graduation

The SHINE Program celebrated the end of its third season last month with participant awards, a cook-out, and pool party at the Carver Park Neighborhood pool. Almost 90 youth participated in the event. Seven youth were recognized for perfect attendance.

General

HACY was selected to receive the Public Housing Family Self Sufficiency grant totaling \$62,458. This grant was anticipated as part of our annual effort to maintain our existing PH FSS Program. However, I am pleased to announce that the grant was a few thousand dollars more than budgeted.

Additionally, HACY received the Resident Opportunity for Self Sufficiency Service Coordinator grant totaling \$240,000. This grant will enhance our Family Self Sufficiency program and fund an additional full-time staff position for the next three years. HACY's efforts to acquire this grant in the past were stifled due to an ineffective lottery system; however, HACY was finally selected (for the first time) and received the maximum benefit allowable.

The HACY's HCV Homeownership Program was highlighted in a recent article found in an E-Newsletter sponsored by HUD. They commented on the strength of our program. Sandra Nunez, Program Manager, was interviewed on a series of program-related questions. See attached.

The SHINE Program was recently invited to expand its services from School District One to the Crane School District, and will begin a fall program this October at Salida Del Sol.

As previously discussed, the Pacific Southwest Regional Council of the National Affordable Housing and Redevelopment Officials awarded Luis Alfredo Reyes, a graduate of HACY's Public Housing FSS Program, the 2009-2010 FSS Participant of the Year Award. Articles highlighting this achievement were recently found in both the Yuma Daily Sun and the Baja El Sol. See attached.

We are still working with the Montoya Group (local) and Paychex (national) insurance brokerage service agents to improve our agency's overall health benefit package - for less cost. Additionally, we have been in discussion with the Yuma Area Benefits Consortium to enhance our opportunities. A broker of record will be selected by end of June.

The Arizona State retirement system modified contribution rates for both the Employee and Employer. Both parties will pay an increased share. See attached.

Sandra Henriquez, Assistant Secretary of HUD, met with local HUD Phoenix Field Office staff and state-wide Executive and Deputy Directors of Housing to discuss changes and projections for the future of HUD programs and financing. Howard and I were invited to attend, and were excited to reunite with Ms. Henriquez since our early days in property management with the Boston Housing Authority where she previously served as the Executive Director. Additionally, we discussed the importance of community service programs "expanding beyond the walls of Public Housing." We hope this sets the stage for the future and intended growth of The SHINE Program.

Staff and I are working diligently to complete the last of the few remaining tasks from the Three-Year Strategic Plan Goals and Objectives identified and approved previously by the HACY Board in June 2008. A summary of our achievements and explanation for any outstanding items will be presented to the Board at the next Regular Board Meeting. Additionally, the Board will be asked to convene in Executive Session to review the Plan in further detail and prepare a Performance and Development Evaluation Form for my role as Executive Director.

Finance

See Attached Financial Reports

Section 8 Program

Section 8 currently has 1167 units under lease (102.5% Lease-up). There was 1 briefing completed, 14 vouchers issued, 81 outstanding vouchers, and 9 new contracts for the month of May. Staff completed 108 Annual Re-exams, 63 Interims, and 12 Unit Transfers. There were 50 Section 8 residents terminated from the Section 8 Program for various reasons. There were 136 unit inspections scheduled.

Section 8 Staff continues to focus on over-leasing units by approximately 50-60 vouchers for the next few months to effectively utilize HAP.

Public Housing / Property Management

There were 4 move-outs from Public Housing in May. The average length of time to turnover a unit year-to-date is 3 days with a May average unit turnover rate of 2 days.

Staff has collected 95.7% of rent billed in May. The total Public Housing YTD delinquency is \$15,497 of which approximately \$11,609 (75%) is attributed to Unreported Income/Retro Rents – with Signed Promissory Notes in place.

Family Self-Sufficiency

We currently have 264 active participants in the FSS Program with a total escrow balance of \$466,715. There were 6 families prequalified and actively looking for a home, and 0 families at closing/recording for homeownership opportunities. There were no homeownership closings in May. A YTD total of 0 homeowners were produced in 2011.

FSS Staff continue to assist Section 8 Program and Public Housing Staff on various projects. Additionally, see attached FSS Program Reports for more detail on Program Summary/Activities.

Maintenance

There were 152 total work orders issued and 142 completed in the month of May. There were 3 emergency work orders of which 2 were completed after hours. 61% of work orders originated by HACY staff and 39% originated from residents. Maintenance completed turnover of 3 units.

We are now working out the contract details of a solar panel installation project at 100 units of Public Housing. This project will be fully-funded by APS through the use of Recovery Act funds. This project will significantly reduce the utility expenses for 100 of our low-income families.

Arizona Housing Development Corporation (AHDC)

Fannie Mae

The recommendation by Fannie Mae representatives to offset the approximate \$1.5M debt with a one-time payment of \$50,000 by December 31, 2011 has been submitted to the proper authority. To date, final approval of recommendation has not been issued.

Eldorado Lot Split

Our Attorney in collaboration with Dahl Robins is still working with the City of Yuma to approve a Lot Split of Eldorado – Phase One and Phase Two. The Lot Split is necessary to legally identify and separate the parcel (Phase II) for purchase and sale.

Resolutions –

Resolution 847- Accounts Receivables Write Off

W. Masland moved to approve Resolution 847, and the motion was seconded by C. Jerpseth. The motion to approve Resolution 847 was unanimously approved by the Board.

Discussions – Dr. Masland thanked Mrs. Jerpseth for welcoming SHINE to participate at Salida Del Sol.

Call to the Public – No Comments

Informational Items – No Comments

Announcements- No Announcements

Executive Session – No Executive Session

Adjournment -

W. Masland moved to adjourn the regular meeting and C. Jerpseth seconded the motion. The motion to adjourn was unanimously approved. The Board Meeting was adjourned at 12:44 pm.

Respectfully submitted,

Dated this 20th Day of June 2011

Attest:

James Allen, Chairman or William Masland M.D., Vice-Chairman

Michael Morrissey, Executive Director