

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

**February 17, 2026**

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 **February 17, 2026** 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)**

Glendon Moss, Chairman  
James Allen, Vice-Chairman  
Connie Jerpseth, Commissioner  
David Haws, Commissioner

Chris Harmon, Commissioner  
Liz Laster, Commissioner  
Katrina Lozano, Resident Commissioner

**II. Agenda**

1. Minutes from January 20, 2026.

**III. Reports**

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

**IV. Resolutions**

1. Resolution No. 1022 – Approval of Recommendation to Appoint a Chairman
2. Resolution No. 1023 – Approval of Recommendation to Appoint a Vice-Chairman

**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, Deputy Director, 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 January 20, 2026

**Present**

Glendon Moss, Chairman  
Jim Allen, Vice-Chairman  
David Haws, Commissioner  
Connie Jerpseth, Commissioner  
Chris Harmon, Commissioner  
Katrina Lozano, Resident Commissioner  
Michael Morrissey, Executive Director/Secretary

**Absent**

Liz Laster, Commissioner

**Staff**

Howard Tang, Deputy Director- Finance and Property Management  
Maria Moreno, Deputy Director- Administration, Programs & Services  
Raquel Sodari, Director of Compliance & Information Systems

**Preliminaries**

A Monthly Board Meeting of the Housing Authority City of Yuma was held on January 20, 2026 at 12:16 pm at HACY board room.

**Approval of Board Minutes**

C. Jerpseth moved to approve the minutes of November 18, 2025 and D. Haws seconded the motion. The minutes were unanimously approved.

**Executive Director's Report**

**On The Cover**

**Vista Apartments**

The proposed Vista Apartments LIHTC development will include design elements from the award-winning Mesa Heights Apartments. The design will continue to evolve as we work through the Master Development Plan.

**Prosperity Business and Learning Center**

The PBLC construction is nearing completion. We are working on the interior design. We are planning to host a recruitment event later this spring.

**General**

The Pilkington Construction Company continues to make progress on the construction of the Magnolia Gardens project. We are on track for project completion in fall 2026.

We are still working to resolve outstanding issues with the exterior of the Mesa Heights Village. In short, the developer is seeking final payment for completion of the project. We've identified several quality

control issues at final walkthrough, and still have concerns regarding cracks and unacceptable repair efforts on the exterior of the buildings facing Arizona Avenue. We offered ample time for the contractor to address, but to no avail. As a result, we secured a proposal from a third-party contractor to fix the issues, and we notified the developer that we intend to withhold final payment to cover the cost of repairs. Now, the developer is threatening to file a mechanics lien. Given our responsibility to AHDC, and outstanding concerns, we are uncomfortable paying full price for a project with poor quality and service delivery. We are open to allow the court to decide, but there are legal costs to consider. So, we are seeking AHDC's advice on how they would like us to proceed.

The City of Yuma decided against transferring ownership of Mesa Heights Pueblos at this time. As a result, we are unable to exchange the property for ownership of the land targeted for the Vista LIHTC project. Therefore, we are exploring options to purchase the land through HACY. In essence, this will be a cleaner approach to development and PHA ownership. We will need Board and City Council approval.

We continue to meet regularly with the Gorman Company and Fox Rothschild LLP to develop our plan of action to build the Vista Apartments, totaling approx. 200 of affordable housing. We are working through various agreements and scoring of our LIHTC application. The deadline to submit is April 1, 2026. We will discuss in more detail.

Yuma Valley Construction is making progress on construction of the Prosperity Business and Learning Center (PBLC). We anticipate completion by end of month.

We are working with Arizona Western College to potentially expand our college-accredited Certificate in Organizational Leadership to an Associate of Arts Degree.

We are still working with Fox Rothschild LLP to convert Casa Sierra Vista from a HUD 202 project to the Rental Assistance Demonstration (RAD) program.

We are still working with Washington Federal and Wells Fargo to transfer all bank accounts to the Foothills Bank. We are having difficulty with monthly reconciliations of accounts and will continue to meet with FHB to resolve issues. We will discuss more with our auditor in February.

We await HUD approval on our recent application for an additional 10 HUD VASH Vouchers.

See attached Reports for more detail on Program Activities, Services, and Accomplishments.

### **Section 8 Program**

Section 8 currently has 1,409 units under lease (97% Lease-up). There were 0 briefings completed, 0 vouchers issued, 0 outstanding vouchers, and 0 new contracts for the month. Staff completed 86 Annual Re-Exams, 17 Interims, and 12 Unit Transfers. There were 8 Section 8 residents terminated from the HCV/RAD Programs for various reasons.

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

There were 6 move-outs from HACY Housing this month. Staff collected 100% of rent billed. The Affordable Housing Receivables is \$4,706 and HACY Housing delinquency is \$4,850.

### **Maintenance**

There were 309 total work orders completed and 152 remain open. Maintenance completed turnover of 6 units. A total of 134 HQS/Annual/Move-in Inspections were completed.

### **Community Services**

We currently have 246 active participants in the FSS Program. There were 0 home-ownership closings this month. We have 0 homeowners year-to-date.

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

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**Resolutions** – Resolution 1021: Vista Apartments Plan of Action

J. Allen moved to approve **Resolution 1021** and C. Harmon seconded the motion. The motion was unanimously approved.

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**Discussions** – No Discussions

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**Call to the Public** – No Comments

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**Announcements** – No Announcements

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**Executive Session** – No Executive Session

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**Adjournment**

D. Haws 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 1:06 pm.

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Respectfully submitted,

**This 20<sup>th</sup> Day of January, 2025**

**Attest:**

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**Glendon Moss, Chairman or, James Allen Vice-Chairman**

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**Michael Morrissey, Executive Director**