

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

January 20, 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 **January 20, 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 November 18, 2025.

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. Vista Land Purchase and Sale (TBD)
2. Vista Apartments Plan of Action (TBD)

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 November 18, 2025

Present

Glendon Moss, Chairman
David Haws, Commissioner
Connie Jerpseth, Commissioner
Liz Laster, Commissioner
Katrina Lozano, Resident Commissioner
Michael Morrissey, Executive Director/Secretary

Absent

Jim Allen, Vice-Chairman
Chris Harmon, 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 November 18, 2025 at 12:13 pm at HACY board room.

Approval of Board Minutes

L. Laster moved to approve the minutes of October 21, 2025 and C. Jerpseth seconded the motion. The minutes were unanimously approved.

Executive Director's Report

On The Cover

Magnolia Gardens

The construction of Magnolia Gardens is progressing smoothly. Pilkington continues to provide excellent customer service and communication.

HACY Wellness Day – “Battle of the Departments”

HACY hosted an event to share upcoming projects, highlight recent accomplishments, and encourage staff to continue with their efforts in striving for HACY Excellence. The event gave each department an opportunity to share how they contribute to the success of the agency and impact each of the other departments. It also served as an opportunity to discuss customer service strategies and recommendations for improvement.

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 with Nomar Properties to resolve outstanding issues with the exterior of the Mesa Heights Village, specifically stucco, caulking and paint variations. Regardless, six families call the Village their home.

We received word that City Council agreed to transfer ownership of the Mesa Heights Pueblos to HACY; however, documents outlining the exchange will still need to be drafted for their review. We hope to receive final approval at the December 17th City Council Meeting.

Yuma Valley Construction is making progress on construction of the Prosperity Business and Learning Center (PBLC). We anticipate completion by end of January 2026.

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

We've met regularly with the Gorman Company and Fox Rothschild LLP to develop a plan to build several units of affordable housing. There are various moving parts to the plan of action and most are contingent upon factors outside of our control. We will discuss in more detail.

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. Pending outcome, all accounts will be transferred by FYE 2026.

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

We held an agency wellness event on October 31st to share recent updates, provide recognition for accomplishments, and discuss how departments are interconnected and all responsible for customer service.

Highlights of Accomplishments

- Preliminary Financial Audit was a success. Files looked great.
- Recognized HACY FSS Program as one of the best in the country.
 - Represent HACY in the community.
 - Preparing for role in the PBLC.
- SEMAP = High Performer. HUD scored HACY higher than we scored ourselves – 100%
- Property Tour with HACY Board of Commissioners was exceptional.
- Mesa Heights site visit and file review went very well.
- Casa Sierra Vista NSPRE Inspection went extremely well. Scored a 95%.
- Carver Park Townhomes Inspection went well. Score TBD.
- Resolved outstanding VMS issues and concerns with HUD.
- Resolved Funding Shortfall issues and concerns with HUD.
- On track to meet Section 8 lease-up goals.
- Ten HACY Staff and third party contractors all achieved the NSPIRE certification.

Presentations

Each department shared their perspective of how they contribute to the success of our agency. They highlighted their need for support from each department within the agency. They offered suggestions for improvements in customer service.

Our Section 8 Department “won” the event with a story-telling performance of the work they do on a daily basis. They happily sang as one, “Heigh-ho, heighi-ho, it’s off to work we go,” to illustrate their focus on teamwork and commitment to our continued success.

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

Section 8 Program

Section 8 currently has 1,422 units under lease (98% Lease-up). There were 0 briefings completed, 0 vouchers issued, 0 outstanding vouchers, and 0 new contracts for the month. Staff completed 65 Annual Re-Exams, 17 Interims, and 11 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 HACY Housing YTD delinquency is \$13,230.

Maintenance

There were 151 total work orders completed and 174 remain open. Maintenance completed turnover of 4 units. A total of 102 HQS/Annual/Move-in Inspections were completed.

Community Services

We currently have 243 active participants in the FSS Program. There was 1 home-ownership closings this month. We have 2 homeowners year-to-date.

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

Resolutions – Resolution 1020:

D. Haws moved to approve **Resolution 1020** and C. Jerpseth seconded the motion. The motion was unanimously approved.

Discussions – No Discussions

Call to the Public – No Comments

Announcements – No Announcements

Executive Session – No Executive Session

Adjournment

D. Haws moved to adjourn the regular meeting and K. Lozano seconded the motion. The motion to adjourn was unanimously approved. The Board Meeting was adjourned at 12:53 pm.

Respectfully submitted,

This 18th Day of November, 2025

Attest:

Glendon Moss, Chairman or, James Allen Vice-Chairman

Michael Morrissey, Executive Director