



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

Minutes from August 19, 2025

Present

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

Absent

David Haws, Commissioner

Staff

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

Preliminaries

A Monthly Board Meeting of the Housing Authority City of Yuma was held on August 19, 2025 at 12:09 pm at HACY board room.

Approval of Board Minutes

J moved to approve the minutes of May 20, 2025 and C. Harmon seconded the motion. The minutes were unanimously approved.

Executive Director's Report
On The Cover

Mesa Heights Village

The Mesa Heights Village is scheduled for completion and lease-up by October 15th.

Magnolia Gardens

The construction of Magnolia Gardens is going very well. Pilkington Construction is working with our Maintenance Department to effectively plan for any anticipated operational concerns.

General

We are working on an inventory control and work order tracking system. Additionally, we are reviewing fixed assets and working through an internal capital needs assessment.

The Pilkington Construction Company began construction of the Magnolia Avenue project. They completed earth work, underground plumbing, foundation, and began framing. We anticipate completion date of early fall 2026.

Nomar Properties is nearing completion of the Mesa Heights Village. APS connection will be delayed until end of September (may exceed – pending emergencies and competing priorities). We have families ready for move-in on October 15, 2026.

We are planning to meet with City Council on September 30th to discuss the potential for transferring ownership of the Mesa Heights Pueblos to HACY.

Yuma Valley Construction has begun construction of the Prosperity Business and Learning Center (PBLC). We anticipate completion by end of January 2026. We will begin recruitment efforts with our low-income families participating in the Family Self-Sufficiency Program to help them with higher education, career development, and business planning. Additionally, we plan to host the SHINE Mentor Leader Program at the PBLC in the fall of 2026.

We completed the transfer of ownership of Casa Sierra Vista to AHDC by meeting all the HUD and ADOH requirements.

The COY agreed to expand the HUD-approved Neighborhood Revitalization Strategy Area (NRSA) beyond the targeted Mesa Heights Neighborhood to include additional building sites for the development of needed affordable housing. This plan needs to be reviewed and approved by the U.S. Department of Housing and Urban Development.

We are reviewing the Arizona Department of Housing draft QAP to determine the potential for proposed development. We are contemplating the submission of a LIHTC application in spring.

We are still working with Washington Federal and Wells Fargo to transfer all bank accounts to the Foothills Bank. All accounts will be transferred by FYE 2026.

We met with executives at FHB and their Community Reinvestment Committee to discuss opportunities for partnership. In short, we are seeking an investment in the construction of the PBLC and support for additional opportunities for our participants (i.e. financial literacy, secure credit cards, no-fee bank accounts, homeownership assistance, and small business loans).

HUD provided payments for recent Funding Shortfalls. However, payments were allocated with other HUD monies. We will work with our Financial Auditor to reconcile and confirm all payments were made and the total anticipated was received.

We are reviewing an opportunity to expand affordable housing options for our local veterans. It is unclear if this HUD program expands our HCV program or provides restriction for preference.

We are working diligently on the HUD required Annual Financial Data Submission (FDS) and Section Eight Management Assessment Program (SEMAP). Our Financial Auditor will be onsite by end of month to provide assistance and review of submission. This preliminary visit will limit work and potential error at time of Annual Audit.

Several agency staff and contract inspectors completed the revised HQS Training (NSPIRE).

We are planning an agency event in the coming months to gain feedback on department goals, objectives, and obstacles. We will work with teams to address resource and training needs. A main focus and commitment is improving our overall Customer Service.

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

Section 8 Program

Section 8 currently has 1,470 units under lease (100% Lease-up). There were 0 briefings completed, 0 vouchers issued, 0 outstanding vouchers, and 0 new contracts for the month. Staff completed 85 Annual Re-Exams, 29 Interims, and 15 Unit Transfers. There were 8 Section 8 residents terminated from the HCV Program for various reasons.

HACY Housing / Property Management

There were 5 move-outs from HACY Housing this month. Staff collected 100% of rent billed. The HACY Housing YTD delinquency is \$7,473.

Maintenance

There were 91 total work orders completed and 166 remain open. Maintenance completed turnover of 5 units. A total of 155 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 1 homeowner year-to-date.

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

Resolutions – No Resolutions

Discussions – No Discussions

Call to the Public – No Comments

Announcements – No Announcements

Executive Session – No Executive Session

Adjournment

J. Allen 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 1:10 pm.

Respectfully submitted,

this 19th Day of August, 2025

Attest:

Glendon Moss, Chairman or, James Allen Vice-Chairman

Michael Morrissey, Executive Director