

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

October 18, 2022

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 **October 18, 2022** 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)

Connie Jerpseth, Chair
Glen Moss, Vice-Chair
James Allen, Commissioner
David Haws, Commissioner

Chris Harmon, Commissioner
Liz Laster, Commissioner
Melissa Lovett, Resident Commissioner

II. Agenda

1. Minutes from August 16, 2022

III. Reports

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

IV. Resolutions

1. N/A

V. Discussions – (No vote or action will be taken on discussion items)

VI. Call to the Public

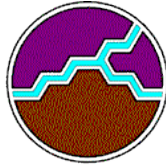
VII. Announcements

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, 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 August 16th, 2022

Present

Connie Jerpseth, Chair
Glendon Moss, Vice-Chairman
Liz Laster, Commissioner
David Haws, Commissioner
Michael Morrissey, Executive Director/Secretary

Absent

Chris Harmon, Commissioner
Melissa Lovett, Resident/Commissioner
Jim Allen, Commissioner

Staff

Raquel Sodari, Director of Compliance & Information Systems
Howard Tang, Director of Finance & Property Management
Maria Moreno, Deputy Director

Preliminaries

A Monthly Board Meeting of the Housing Authority City of Yuma was held on August 16th, 2022 at 12:19 pm at HACY board room.

Approval of Board Minutes

D. Haws moved to approve the minutes of May 17th, 2022, and G. Moss seconded the motion. The minutes were unanimously approved.

Executive Director's Report

On The Cover

SHINE End of Summer Break Celebration

SHINE Center youth from various communities throughout the HACY portfolio enjoyed the afternoon at Waylon's Water World to finish summer break...with a splash!

Back to School Backpack Giveaway!

SHINE youth received a back-to-school backpack with supplies sponsored by the United Way. Sixty-five backpacks were distributed by FSS Program Staff to youth at the Mesa Heights Community Resource Center.

General

We received word from HUD that our Annual Financial Audit reflected “no new findings or questioned costs,” and therefore, their review and follow-up was concluded.

Our Auditor was on-site earlier this month to provide training and facilitate a preliminary audit review. He offered insight for readiness and improvement, and provided guidance on some business planning ideas. For example, we were asked to consider creating a non-profit to represent our Local (Business-Activity) programs. We’ll discuss in further detail.

The Local HUD Field Office’s remote review of the Mesa Heights Apartments was recently put on hold. We were informed that system changes would delay the process indefinitely.

We are working-through outstanding issues with the Yardi Systems conversion, but feel we’ve made significant progress. We are now taken steps to being Phase II of this effort. Key staff will attend a Yardi conference at the end of this month to meet with experts, network with peers, learn hands-on methods to effectively utilize system functionalities, and strategically plan for and position ourselves for future improvements, growth, and success.

Several key staff attended the Annual AZNAHRO Conference to network and learn about housing program updates and changes. According to a new HUD Rule, the FSS Program will face many changes in the coming months, and our systems will need further adjustment to adequately address need tracking and reporting requirements.

We continue with struggles to successfully house families through our Section 8 Housing Choice Voucher Program. There is a limited affordable housing stock available.

Additionally, landlords are opting out of our program to accommodate families that can afford higher rents. Some landlords have even seemingly encouraged our families to vacate their units. We are reaching out to landlords to discover ways we can better meet their needs and/or to determine what incentives might work to expand opportunities for our low-income families.

The Magnolia Avenue Project (3 units) for persons with SMI is now fully leased.

Are efforts to renovate the single-family-home at 1015 West 2nd Street were put on hold. We are currently working with the Pilkington Construction Company to design improvements and secure needed permits to complete the work.

The application for construction of a triplex on Maple Avenue is almost complete. The project design was completed by the Pilkington Construction Company. The funding is offered by AHCCCS in partnership with Arizona Complete Health.

We are discussing options for construction of a multi-family affordable housing development at 18th Street and Arizona Avenue. The City of Yuma will soon offer the available land at this location for developers with winning proposals in response to their upcoming RFP. Date TBD.

Additionally, we are discussing options for a multi-family affordable housing development at 430-440 Magnolia Avenue. The Yuma County HOME Consortium will soon make \$2.73 million available through HUD's American Rescue Plan Act for developers with winning proposals in response to their upcoming RFP. Date TBD.

We are working through the final stages of an RFP with Vega and Vega resulting in \$350K in major renovations at the city-owned apartments on Arizona Avenue. The scope of work will include new paving, parking structures, block wall, windows and doors, exterior lighting and building façade.

Our CHDO application is still in process. We plan to meet the AHDC Board composition and agency staffing requirements needed to secure status. As discussed, the CHDO opens doors to specific funding for affordable housing, which is otherwise unavailable.

We are working with attorney, Barry Olsen, to transfer YNDO assets to AHDC and effectively dissolve the organization. The outstanding \$70K debt with the Arizona Community Foundation was reduced to \$50K, payable in \$400 monthly installments.

The City of Yuma awarded us \$200K to complete the rehab of our HACY-owned home at 433 South 1st Avenue. This home will be renovated and serve as the Prosperity Business and Learning Center. The PBLC will be designed to meet higher-education, career, and business needs our low-income families.

We effectively closed the doors of the SHINE Center in May. And, we opened (4) mini-SHINE Centers in various neighborhoods throughout the HACY portfolio. Programs and activities are currently underway. Approximately 40 youth at various locations have registered with SHINE.

The SHINE Mentor Leader Program will begin on September 8th. Recruitment efforts at various High Schools in Yuma has begun. Students will be offered (3) 8-week courses in Organizational Leadership, participate in weekly team-building activities, facilitate workshops for other youth, work together on a capstone project, and complete volunteer hours within the community.

I am working with the Yuma Fire Department to assist with the facilitation of a Strategic Plan. I have met with both the Interim and Deputy Chiefs and community outreach effort is underway.

See attached Mesa Heights CRC Report for more detail on Program Summary and Activities.

See attached Casa Sierra Vista Report for more detail on Program Summary and Activities.

See attached SHINE Program Report for more detail on Program Summary and Activities.

Section 8 Program

Section 8 currently has 1397 units under lease (97% Lease-up). There were 3 briefings completed, 32 vouchers issued, 51 outstanding vouchers, and 0 new (RAD) contracts for the month. Staff completed 87 Annual Re-Exams, 51 Interims, and 13 Unit Transfers. There were 16 Section 8 residents terminated from the Section 8 Program for various reasons. There were 89 unit inspections.

HACY Housing / Property Management

There was 1 move-out from HACY Housing this month. The average length of time to turnover a unit year-to-date is 33 days.

Staff collected 84% of rent billed this month. The total HACY Housing YTD delinquency is \$11,071 of which approximately \$0 is attributed to Unreported Income/Retro Rents – with Signed Promissory Notes in place. However, more than half the households with delinquent accounts are actively working with WACOG for needed rental assistance.

Maintenance

There were 184 total work orders issued and 143 completed this month. There were 34 emergency work orders of which 25 were completed after hours. Maintenance completed turnover of 3 units.

Community Services

We currently have 228 active participants in the FSS Program. There were 0 home-ownership closings this month – YTD total of 1 homeowner was produced in 2022.

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

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

Resolutions –

Resolution 988 – Approval of Revisions to the Admin Plan

D. Haws moved to approve and G. Moss second the motion

Resolution 989 – Approval of FYE June 30, 2023 Budget Proposals

D. Haws moved to approve and L. Laster second the motion

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 C. Jerpseth second the motion. The motion to adjourn was unanimously approved. The Board Meeting was adjourned at 1:07 pm.

Respectfully submitted,

Dated this 16th Day of August, 2022

Attest:

Connie Jerpseth, Chair or, Glendon Moss Vice-Chairman

Michael Morrissey, Executive Director