

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

February 18, 2025

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 18, 2025** 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 21, 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. Resolution No. 1009 – Approval of Recommendation to Appoint a Chairman
2. Resolution No. 1010 – 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

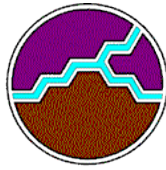
VII. Announcements

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 21, 2025

Present

Glendon Moss, Chairman
Chris Harmon, Commissioner
Connie Jerpseth, Commissioner
Katrina Lozano, Resident Commissioner
Michael Morrissey, Executive Director/Secretary

Absent

Liz Laster, Commissioner
David Haws, Commissioner
Jim Allen, Vice-Chairman

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 January 21, 2025 at 12:18 pm at HACY board room.

Approval of Board Minutes

C. Jerpseth moved to approve the minutes of November 19, 2024 and C. Harmon seconded the motion. The minutes were unanimously approved.

Executive Director's Report

On The Cover

2024 HACY Christmas Party

The HACY Team enjoyed its Annual Christmas Party at the Rancho Cabrera. Staff celebrated the holiday season and honored its members for milestone achievements.

Ginger Bread House Contest

SHINE Mentors enjoyed another break from curriculum and engaged in team building activities.

General

We continue to improve Yardi Systems, and are working through an action plan to strengthen utilization of the system, streamline operations, improve customer service, and reduce costs. We are moving forward with our "paperless" efforts, and will be installing a workstation in the lobby to assist residents with electronic filing when needed.

Pilkington Construction Company is in the process of completing required paperwork needed from Foothills Bank and the City of Yuma in order to begin construction of 16 Units of affordable housing on Magnolia Avenue.

We are making significant progress with construction of 6-units of affordable housing on Arizona Avenue. We hope to have eligible families residing in units by June 1st.

We submitted all required documents to HUD and await their final approval for AHDC to purchase the Casa Sierra Vista property (30 Units of Housing for Elderly and Disabled).

We loaned \$500K from HACY Local to AHDC to assist with the purchase and development of real estate in order to increase the amount of affordable housing in the City of Yuma (52 Units).

We are working with the COY to address mold and asbestos issues at the Mesa Heights Pueblos on Arizona Avenue (15 Units). All other improvement plans are on hold.

We received revised plans for the newly constructed Prosperity Business and Learning Center, and are currently reviewing costs with Yuma Valley Contractors.

We continue to work with the Yuma School District One, the Arizona Business and Education Coalition (ABEC) and the Southwest Technical Education District of Yuma (STEDY) with support from the Pilkington Construction Company and Chris Thompson Architects to build a Tiny Home (Casita) to be placed on-site at 1015 West Second Street (YNDO property). We met with the City of Yuma for a second time to discuss a plan of action, and received much support.

We continue to work with HUD Financial Analysts and their Funding Shortfall team to determine total funding shortage and projected reimbursement.

We are preparing for the HACY Annual Financial Audit for FYE 2024. Auditors will be onsite the first week in February.

As a result of an upcoming retirement in a key leadership position, we have reorganized staff and are currently seeking an Accounting Specialist to assist Finance in strengthening operations.

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

Section 8 Program

Section 8 currently has 1,420 units under lease (98% Lease-up). There were 3 briefings completed, 48 vouchers issued, 0 outstanding vouchers, and 4 new (RAD) contracts for the month. Staff completed 83 Annual Re-Exams, 29 Interims, and 9 Unit Transfers. There were 9 Section 8 residents terminated from the HCV Program for various reasons.

HACY Housing / Property Management

There were 13 move-outs from HACY Housing this month. Staff collected 95% of rent billed this month. The HACY Housing YTD delinquency is \$3,200.

Maintenance

There were 161 total work orders completed and 116 remain open. Maintenance completed turnover of 5 units. A total of 64 HQS/Annual/Move-in Inspections were completed.

Two units still remain vacant: 280 Magnolia Avenue #8 and 2078 Maple Avenue #8

Community Services

We currently have 241 active participants in the FSS Program. There was 4 home-ownership closing in 2024. We have 0 homeowners year-to-date.

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

Resolutions – No Resolutions

Discussions – Katrina Lozano Resident Board member expressed concern about speeding issues at Mesa Heights Apartment complex; she is seeking a resolution by requesting speed bumps.

Call to the Public – No Comments

Announcements – No Announcements

Executive Session – No Executive Session

Adjournment

C. Harmon 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,

Dated this 21st Day of January, 2025

Attest:

Glendon Moss, Chairman or, James Allen Vice-Chairman

Michael Morrissey, Executive Director