

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

November 15, 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 **November 15, 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 October 18, 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

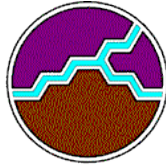
VII. Announcements

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 October 18th, 2022

Present

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

Absent

David Haws, 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 12:21 pm at HACY board room.

Approval of Board Minutes

G. Moss moved to approve the minutes of August 16th, 2022, and L. Laster seconded the motion. The minutes were unanimously approved.

Executive Director's Report

On The Cover

1350 SHINE Field Trip to Wetlands Park!

SHINE youth enjoyed an afternoon at West Wetlands Park.

FSS Graduate and Homeowner

Catalina Magana is officially self-sufficient. She recently graduated from the FSS Program, received her Master's Degree, and became a home owner for the first time!

General

We continue to iron-out Yardi Systems conversion issues, and are still working on an action plan with Yardi representatives to improve utilization of the system, streamline operations, strengthen customer service, and reduce costs (i.e. paper, postage, etc.).

We received permits for planned renovations at the single-family-home at 1015 West 2nd Street. We hope to have the home available for lease-up by the holiday season.

Our application for construction of a triplex on Maple Avenue for SMI was submitted to Arizona Complete Health and AHCCCS. They conducted a preliminary review, and we received positive feedback for potential approval.

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 still 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 in process. We plan to meet the AHDC Board composition and agency staffing requirements needed to secure status. We recently expanded the AHDC Board with an eligible Director, and Luz Acosta returned from FMLA to assume the role of Business and Development Officer.

We are working with attorney, Barry Olsen, to transfer YNDO assets to AHDC and effectively dissolve the organization.

We walked 433 South 1st Avenue with Chris Thompsons' team to begin the design phase. As discussed, this home will be renovated and serve as the Prosperity Business and Learning Center. The PBLC will be designed to meet the higher-education, career development, and business needs of our low-income community.

We are dealing with ongoing resident conflicts and an increase in lease violations with households throughout our portfolio. The nature of the conflicts prompted training in behavioral and mental health and a follow up meeting with YPD. Our meeting with YPD is scheduled later this week. Additionally, we are reviewing the need for cameras, security alarm and entry system, as well as, bullet-proof glass in our front lobby.

We are working with the U.S. Department of Housing and Urban Development (HUD) to acquire additional vouchers to expand affordable housing options for our low-income families experiencing or at risk of homelessness and/or domestic violence.

Our revised FSS Action Plan was approved by the HACY Board through digital resolution request and responses received last month. See attached.

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

Section 8 Program

Section 8 currently has 1397 units under lease (97% Lease-up). There were 3 briefings completed, 19 vouchers issued, 49 outstanding vouchers, and 1 new (RAD) contract for the month. Staff completed 113 Annual Re-Exams, 65 Interims, and 17 Unit Transfers. There were 18 Section 8 residents terminated from the Section 8 Program for various reasons. There were 233 unit inspections.

HACY Housing / Property Management

There were 2 move-out from HACY Housing this month. The average length of time to turnover a unit year-to-date is 51 days.

Staff collected 83% of rent billed this month. The total HACY Housing YTD delinquency is \$11,726 of which approximately \$0 is attributed to Unreported Income/Retro Rents – with Signed Promissory Notes in place. However, almost all the households with delinquent accounts are actively working with WACOG for needed rental assistance.

Maintenance

There were 281 total work orders issued and 110 completed this month. There were 47 emergency work orders of which 2 were completed after hours. Maintenance completed turnover of 3 units.

Community Services

We currently have 214 active participants in the FSS Program. There was 1 home-ownership closing this month – YTD total of 4 homeowners were produced in 2022.

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

C. Harmon moved to adjourn the regular meeting and G. Moss second the motion. The motion to adjourn was unanimously approved. The Board Meeting was adjourned at 1:00 pm.

Respectfully submitted,

Dated this 18th Day of October, 2022

Attest:

Connie Jerpseth, Chair or, Glendon Moss Vice-Chair

Michael Morrissey, Executive Director