



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

Minutes from September 16, 2025

Present

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

Absent

Liz Laster, Commissioner

Staff

Howard Tang, Deputy Director- Finance and Property Management
Maria Moreno, Deputy Director- Administration, Programs & Services

Preliminaries

A Monthly Board Meeting of the Housing Authority City of Yuma was held on September 16, 2025 at 12:09 pm at HACY board room.

Approval of Board Minutes

J. Allen moved to approve the minutes of August 19, 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. The second story of Building A and the foundation and columns for Building B were built simultaneously. PCC Superintendent, Art Herrera, provides daily reports and onsite support during bi-weekly inspections.

Prosperity Business and Learning Center

The construction of the PBLC remains on schedule. The Development and Community Service Departments are influencing minor interior building adjustments to maximize space utilization and enhance functionality.

General

With input from our Financial Auditor, we are revising efforts to develop an efficient 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 is making progress with the construction of the Magnolia Gardens project. They completed earth work, underground plumbing and foundation for both Building A and B, and framing of Building A. We are on track for completion in fall 2026.

Nomar Properties is nearing completion of the Mesa Heights Village. The parking lot is complete and alley improvement is underway. Landscaping is in process. APS connection is scheduled for September 22nd. We have families ready for move-in on October 15, 2025.

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. We will make a presentation to confirm our worth and better inform City Council of the affordable housing projects, programs, and services offered by HACY and our non-profit affiliate AHDC.

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 are looking to convert Casa Sierra Vista from a HUD 202 project to a less restrictive affordable housing development. We are reviewing options for a RAD Conversion or other suitable programs.

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 await response.

We will meet with the Gorman Company next week to discuss the revised Arizona Department of Housing (ADOH) QAP to determine potential scoring for proposed Vista Apartment project. We are contemplating the submission of a LIHTC application in spring. If necessary, we may forego the LIHTC process and consider other options like the HUD 221 D4 housing program.

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 meet with FHB to potentially revise their monthly statements. Pending outcome of meeting, all accounts will be transferred by FYE 2026.

HUD provided payments for recent Funding Shortfalls. Unfortunately, payments were made through our HUD Held Reserves, thus depleting them significantly. Regardless, we resolved the shortfall issue with HUD and addressed the outstanding receivable concerns of our Auditor

We applied for an additional 10 HUD VASH Vouchers and anticipate HUD-approval which will expand affordable housing options for our local veterans.

With the onsite support of our Financial Auditor, we completed work needed to submit the HUD required Annual Financial Data Submission (FDS) within the prescribed timeframe. Our auditor was impressed with the state of affairs at HACY, but had some recommendations regarding

HCV Portables and the funding relationship with FHB. The Auditor's support strengthened our readiness for the Annual Audit scheduled February 2026.

The Section Eight Management Assessment Program (SEMAP) Self-Certification was complete. HUD registered a score of 100% and identified HACY as a High Performer.

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 1,458 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 127 Annual Re-Exams, 32 Interims, and 14 Unit Transfers. There were 6 Section 8 residents terminated from the HCV Program 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 \$7,869.

Maintenance

There were 275 total work orders completed and 198 remain open. Maintenance completed turnover of 5 units. A total of 160 HQS/Annual/Move-in Inspections were completed.

Community Services

We currently have 243 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 – **Resolution 1018:** Authorization to Submit the Section 8 Management Assessment Program (SEMAP) Self Certification to the U.S. Department of Housing and Urban Development

C. Harmon moved to approve **Resolution 1018:** Authorization to Submit the Section 8 Management Assessment Program (SEMAP) Self Certification to the U.S. Department of Housing and Urban Development and D. Haws 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 J. Allen seconded the motion. The motion to adjourn was unanimously approved. The Board Meeting was adjourned at 1:10 pm.

Respectfully submitted,

this 16th Day of September, 2025

Attest:

Glendon Moss, Chairman or, James Allen Vice-Chairman

Michael Morrissey, Executive Director