

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

January 17, 2023

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 **January 17, 2023** 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 November 15, 2022

III. Reports

1. Executive Director's Report by Michael Morrissey – Executive Director
2. Finance Report by Howard Tang – Deputy 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

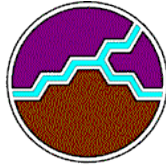
VII. Announcements

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 November 15th 2022

Present

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

Absent

Chris Harmon, Commissioner
Melissa Lovett, Resident/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 November 15th, 2022 at 12:16 pm at HACY board room.

Approval of Board Minutes

G. Moss moved to approve the minutes of October 18th, 2022, and L. Laster seconded the motion. The minutes were unanimously approved.

Executive Director's Report

On The Cover

SHINE Halloween Party at 2030

Several SHINE youth participated in a Halloween party, dressed to impress, engaged in activities for prizes, and enjoyed food and drink to kick off the spooky holiday.

FSS Graduate

Nora Payan, a recent FSS graduate and single mother of four children, obtained her GED, secured employment, and earned an escrow check from her savings in the amount of approximately \$12,807.

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 all required permits for planned renovations at the single-family-home at 1015 West 2nd Street. We are making progress on rehabilitation, and plan to have the home available for an eligible family to move-in by February 1st.

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 await their final decision.

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.

The Yuma County HOME Consortium announced the availability of \$2.73 million for the construction of affordable housing for qualifying populations, including those that are homeless; at risk of homelessness; fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking; and other populations.

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 are planning to create a Non-Profit Organization as recommended by our auditor for business and development activities related to the agency. The “Local Commonwealth Foundation” (LCF) will provide pathways of support for education, housing, and business development opportunities for low-income persons and families in our community.

We are working through design phase and RFP process needed to renovate the HACY Home, which will 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.

Howard and I attended a Faith-Based Conference in Organizational Leadership to learn more about how we might incorporate a foundation of faith in our Prosperity Business and Learning Center and Mentor Leader Programs. HUD supports faith-based initiatives, and our intent in aligning faith with leadership and education will strengthen our participants and community.

We met with the YPD to discuss training opportunities for staff to protect against aggressive and violent clients. A training day is scheduled for Friday, December 2nd. We also reviewed needs 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. We await confirmation.

We received a HUD REAC Score of 90 for the physical inspection at Casa Sierra Vista. This is our best score received to date. It was a truly impressive team effort.

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

Section 8 Program

Section 8 currently has 1,403 units under lease (97% Lease-up). There were 5 briefings completed, 42 vouchers issued, 59 outstanding vouchers, and 1 new (RAD) contract for the month. Staff completed 91 Annual Re-Exams, 79 Interims, and 9 Unit Transfers. There were 8 Section 8 residents terminated from the Section 8 Program for various reasons. There were 72 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 51 days.

Staff collected 82% of rent billed this month. The total HACY Housing YTD delinquency is \$12,895 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.

WACOG informed us that their Emergency Rental Assistance Program is coming to an end. They are no longer accepting applications for assistance. Many HACY residents will be required to enter into a payment agreement to payoff accruing debt, or will face eviction from their home.

Maintenance

There were 487 total work orders issued and 142 completed this month. There were 35 emergency work orders of which 2 were completed after hours. Maintenance completed turnover of 1 unit.

Community Services

We currently have 216 active participants in the FSS Program. There was 0 home-ownership closing this month – YTD total of 5 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

J. Allen moved to adjourn the regular meeting and D. Haws second the motion. The motion to adjourn was unanimously approved. The Board Meeting was adjourned at 1:00 pm.

Respectfully submitted,

Dated this 15th Day of November, 2022

Attest:

Connie Jerpseth, Chair or, Glendon Moss Vice-Chairman

Michael Morrissey, Executive Director