



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

Minutes from May 16th, 2023

Present

Glen Moss, Chairman
Jim Allen, Vice-Chairman
Connie Jerpseth, Commissioner
Liz Laster, Commissioner
Chris Harmon, Commissioner
Moses Suniga, Resident Commissioner
Michael Morrissey, Executive Director/Secretary

Absent

David Haws, Commissioner

Staff

Raquel Sodari, Director of Compliance & Technology
Howard Tang, Deputy Director- Finance & Management
Maria Moreno, Deputy Director- Administration, Programs & Services

Preliminaries

A Monthly Board Meeting of the Housing Authority City of Yuma was held on May 16, 2023 at 12:10 pm at HACY board room.

Approval of Board Minutes

C. Harmon moved to approve the minutes of March, 21, 2023 and C. Jerpseth seconded the motion. The minutes were unanimously approved.

Executive Director's Report

On The Cover

Joanna Supporting the Yuma Rotary Club

Our FSS Team volunteered with the Yuma Rotary Club at the Yuma County Fair. The hours offered were in appreciation for their support of our SHINE Mentor Leaders' participation at the Rotary Youth Leadership Academy this past winter.

Mesa Heights and CSV Residents Joining in on a Game of Keep Up

Mesa Heights hosts a monthly gathering with the local neighborhood and CSV residents to engage in arts-n-crafts, other activities, and fellowship with one another. They enjoyed getting out of their regular routine to chat with other members of their community and appreciated the opportunity to share stories and meet new people.

General

We recently hired new staff to fill all vacant positions in our organization in order to fulfill grant obligations, support growth, and meet service needs. New hires began their employment and are in the process of training for their new role and responsibility.

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

AHCCCS completed necessary contract revisions and we recently signed the funding agreement. We will soon begin the construction of 3 units of affordable housing on Maple Avenue for SMI.

We plan to meet with COY Representatives to discuss our recent award of \$1.57M of HOME-ARP funding offered by the Yuma County HOME Consortium. We hope for additional revenue, pending the outcome of tax-credit allocations in June. We will leverage approximately \$550K in HOME and CHDO funding from the City of Yuma, as well. Magnolia Gardens will consist of 8-12 units of affordable housing for victims of domestic violence.

We are seeking a construction loan to aid in the development of 6 units of affordable housing on 18th Street and Arizona Avenue. The Mesa Heights Village will consist of 3 duplexes and provide housing opportunities for families experiencing or at-risk of homelessness and/or domestic violence.

We have been meeting with various contractors to discuss needed renovations at the city-owned apartments on Arizona Avenue. The project areas for improvement include new paving, parking structure, block wall, windows and doors, exterior lighting, and building façade.

We received approval from Historic Review Commission for renovations of the HACY Home, which will serve as the Prosperity Business and Learning Center. We are working with the COY to address parking requirements. Thompson Architects is working on construction specifications and the RFP to solicit interested contractors.

We are seeking a loan to purchase the Casa Sierra Vista Apartments. A 2022 appraisal listed the value of the property at \$1.95M with the HAP contract in place and \$3.15M on the open market. We negotiated a potential purchase and sale agreement at \$1.7M. Additionally, we agreed to facilitate the transition of the property following HUD-approved guidelines and will fund the Board-related and real estate transaction costs.

We received (5) additional vouchers to expand affordable housing options for our low-income families experiencing or at-risk of homelessness and/or domestic violence.

We facilitated a SHINE Mentor Leader retreat with twelve students in Oceanside, CA. We performed Yoga on an open deck overlooking the ocean, painted in a makeshift gallery with ocean view, and basked in the sun on a deck boat in the open sea surrounded by marine life. The students reflected on the successful completion of 3 college-accredited courses in one SHINE season.

We are planning for the graduation of (5) SHINE Mentor Leaders from the Program. They successfully completed four years of education (now a two-year program) and will earn a Certificate in Organizational Leadership from Arizona Western College.

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

Section 8 Program

Section 8 currently has 1,449 units under lease (100% Lease-up). There were 6 briefings completed, 50 vouchers issued, 102 outstanding vouchers, and 1 new (RAD) contract for the month. Staff completed 121 Annual Re-Exams, 63 Interims, and 4 Unit Transfers. There were 22 Section 8 residents terminated from the Section 8 Program for various reasons. There were 100 unit inspections.

HACY Housing / Property Management

There were 8 move-outs from HACY Housing this month. The average length of time to turnover a unit year-to-date is 42 days.

Staff collected 96% of rent billed this month. The HACY Housing YTD delinquency is \$1,515.

Maintenance

There were 217 total work orders issued and 110 completed this month. There were 30 emergency work orders of which 20 were completed after hours. Maintenance completed turnover of 8 units.

Community Services

We currently have 227 active participants in the FSS Program. There was 1 home-ownership closing this month.

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 L. Laser seconded the motion. The motion to adjourn was unanimously approved. The Board Meeting was adjourned at 12:49 pm.

Respectfully submitted,

Dated this 16th Day of May, 2023

Attest:

Glendon Moss, Chairman or, James Allen Vice-Chairman

Michael Morrissey, Executive Director