

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

February 20, 2024

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 20, 2024** 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
Resident Commissioner

II. Agenda

1. Minutes from January 16, 2024.

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 999 – Internal Loan Obligations
2. Resolution 1000 – Recommendation to Appoint a Chairman of the Board
3. Resolution 1001 – Recommendation to Appoint a Vice-Chairman of the Board

V. Discussions – (No vote or action will be taken on discussion items)

VI. Call to the Public

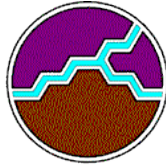
VII. Announcements

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 16, 2024

Present

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

Absent

David Haws, Commissioner

Staff

Raquel Sodari, Director of Compliance & Information Systems
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 January 16, 2024 at 12:11 pm at HACY board room.

Approval of Board Minutes

C. Jerpseth moved to approve the minutes of October 17, 2023 and C. Jerpseth seconded the motion. The minutes were unanimously approved.

Executive Director's Report

On The Cover

FSS Graduate

Michelle Arcinega successfully completed her goals and recently graduated from the FSS Program. She is currently employed as a Probation Drug Court Surveillance Officer.

2023 Christmas Spirit Crew

HACY staff spread goodwill and holiday cheer by decorating the main office and our various community centers for the 2023 holiday season.

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.

Pilkington Construction Company is still working through a fire suppression re-design to address COY concerns related to the planned triplex on Maple Avenue. We hope to have COY approval by end of next week. PCC is prepared to begin construction by end of month.

We recently updated plans for the proposed Magnolia Gardens project. We hope to construct 12 units of affordable housing. The COY is working through details with a HUD consultant to confirm total grant availability and approval our budget proposal.

We are working with Nomar Properties to complete the lot tie – lot split on 18th Street and Arizona Avenue property to address the right-of-way issue, and will soon submit revised design plans incorporating COY recommended improvements for the Mesa Heights Village.

We are working with the COY to assist in efforts in replacing roofs, upgrading parking, and potentially add a shade structure at the Mesa Heights Pueblos. We are waiting for city direction and project-budget authority.

The Yuma Valley Contractors were selected to complete the renovation of our HACY Home to prepare it to serve as our Prosperity Business and Learning Center.

We are currently working on AWC-accredited curriculum in Entrepreneurship for the PBLC, and we are working with the AWC Entrepreneurial College and Arizona at Work to create additional programming and certifications to offer our community through the PBLC.

A Purchase and Sale Agreement for the Casa Sierra Vista Apartments was recently signed. We are currently working with HUD to effectively transfer the physical asset as soon as possible.

SHINE Mentor Leaders completed the MGT 280 Leadership course this fall and will complete BUA 210 Customer Service Management and BUA 100 Survey of Business this spring.

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

Section 8 Program

Section 8 currently has 1,584 units under lease (109% Lease-up). There were 0 briefings completed, 0 vouchers issued, 0 outstanding vouchers, and 1 new (RAD) contract for the month. Staff completed 102 Annual Re-Exams, 132 Interims, and 13 Unit Transfers. There were 4 Section 8 residents terminated from the Section 8 Program for various reasons. There were 183 unit inspections.

HACY Housing / Property Management

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

Staff collected 93% of rent billed this month. The HACY Housing YTD delinquency is \$4,274.

Maintenance

There were 116 total work orders issued and 62 completed this month. There were 18 emergency work orders of which 18 were completed after hours. Maintenance completed turnover of 2 units.

Community Services

We currently have 237 active participants in the FSS Program. There were 0 home-ownership closing this month. We have 1 homeowner year-to-date.

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 C. Jerpseth seconded the motion. The motion to adjourn was unanimously approved. The Board Meeting was adjourned at 12:30 pm.

Respectfully submitted,

Dated this 16th Day of January, 2024

Attest:

Glendon Moss, Chairman or, James Allen Vice-Chairman

Michael Morrissey, Executive Director