



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

Minutes from October 17, 2023

Present

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

Absent

Moses Suniga, Resident Commissioner

Staff

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 October 17, 2023 at 12:12 pm at HACY board room.

Approval of Board Minutes

C. Jerpseth moved to approve the minutes of September 19, 2023 and L. Laster seconded the motion. The minutes were unanimously approved.

Executive Director's Report

On The Cover

2023 Yardi Conference

Key staff attended the Annual Yardi Conference to network with representatives and learn more about programs and systems needed for current operations and future growth.

FSS Volunteering at the '23 Agricultural Job Fair

The Community Services Team volunteered their time to support our partners and clients. Many FSS Program participants attended the job fair to strengthen their networking connections and career development opportunities.

General

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.

Pilkington Construction Company confirmed construction start date for the triplex on Maple Avenue to begin mid-November. These 3 units of affordable housing are fully-funded through AHCCCS and set-aside for our low-income, SMI families.

City Council unanimously approved our request to increase density on Magnolia Avenue. We are working through design plans to develop Magnolia Gardens, 16-units of affordable housing. The plan will allow for an additional 4-8 units of housing in Phase II. We will seek additional CHDO funding from the COY in the next few years to come.

City Council preliminarily approved the Development Agreement to transfer ownership of land on Arizona Avenue and 18th Street to AHDC. We seek final approval next month. Additionally, we are working through design improvements to address recent PDM concerns regarding parking and variance for porticos.

We are working with the COY to assist in efforts in replacing roofs and upgrading parking at the Mesa Heights Pueblos.

We published the advertisement of an RFP for renovations of the HACY Home and construction of the Prosperity Business and Learning Center (PBLC). Several contractors were on site to research existing conditions and clarify concerns related to construction specifications.

A lingering concern for us regarding the PBLC is the anticipated costs for scope of work, which might narrow our focus to construction of the classroom and accessible bathrooms as Phase I of the project and subsequent renovation of the home in Phase II, pending availability of funds.

We are working with the Arizona Western College Entrepreneurial Center and Arizona@Work to develop curriculum for our planned entrepreneurship program soon to be hosted at the PBLC. They've agreed to provide trainings, workshops, and (certificate) classes to supplement our programs at the center. They informed us that the potential in partnership is unlimited.

A draft Purchase and Sale Agreement for the Casa Sierra Vista Apartments was recently received and is currently under review. We will need to organize AHDC - Casa Sierra, LLC.

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

Section 8 Program

Section 8 currently has 1,506 units under lease (104% Lease-up). There were 2 briefings completed, 12 vouchers issued, 118 outstanding vouchers, and 11 new (RAD) contracts for the month. Staff completed 105 Annual Re-Exams, 45 Interims, and 10 Unit Transfers. There were 13 Section 8 residents terminated from the Section 8 Program for various reasons. There were 167 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 46 days.

Staff collected 97% of rent billed this month. The HACY Housing YTD delinquency is \$1,910.

Maintenance

There were 137 total work orders issued and 109 completed this month. There were 31 emergency work orders of which 30 were completed after hours. Maintenance completed turnover of 1 unit.

Community Services

We currently have 246 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

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 12:36 pm.

Respectfully submitted,

Dated this 17th Day of October, 2023

Attest:

Glendon Moss, Chairman or, James Allen Vice-Chairman

Michael Morrissey, Executive Director