



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

Minutes from September 19, 2023

Present

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

Absent

Jim Allen, Vice-Chairman
Moses Suniga, Resident Commissioner
Liz Laster, 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 September 19, 2023 at 12:08 pm at HACY board room.

Approval of Board Minutes

C. Harmon moved to approve the minutes of August 15, 2023 and D. Haws seconded the motion. The minutes were unanimously approved.

Executive Director's Report

On The Cover

SHINE Mentor Leadership Program Begins

Through the recruitment efforts of SHINE and STEDY representatives, forty-eight high school students participated in the orientation for our SHINE Mentor Leader program. Most returned the following week for a second night of orientation and activity, and we project approximately 25-30 students will enroll in the program and pursue the AWC-accredited Certificate in Organizational Leadership.

Early Education Event with Waterford

The Community Services Team partnered with Waterford, an early education program, and offered free internet access and a free laptop for ten of our eligible youth.

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. Key staff recently attended a conference and met with representatives to learn more about system operations and its potential. We are working to implement products and services shared.

We are working with PCC on a construction timeline for 3 units of affordable housing on Maple Avenue for SMI. The record of survey, site plan, and updated landscape plan are all complete. According to Civil design, we will need to install a fire hydrant. Given we budgeted for a contingency, there should be no additional costs. A contract agreement is under review.

We met with the COY Planning and Zoning Committee and received approval for our request to increase density regarding Magnolia Gardens. We await City Council approval. Final approval will allow for 16-units of affordable housing and additional development capacity.

We participated in a pre-development meeting with the COY regarding Mesa Heights Village, and identified some issues regarding parking (move to back alley), lot ties (all three lots), and the placement of the footprint (extends into right-of-way). We are working with Nomar Properties and Rivera's Studio to address these issues. We are also waiting for City Council to approve the Development Agreement, which will transfer ownership of land.

We are working with the COY to assist in efforts to replace roofs and upgrade parking at the Mesa Heights Pueblos. We await City Council approval for work and relationship.

Thompson Architects completed construction specifications and will advertise an RFP to solicit interested contractors for the development of the HACY Home, which will serve as the Prosperity Business and Learning Center (PBLC).

The Casa Sierra Vista Board of Directors accepted our final offer of \$1.65M, plus legal expense and transition-related costs. We are working with Michael Syme of Fox Rothschild to facilitate the transition of the CSV property, following HUD-approved guidelines. Additionally, we are working with Lines and Lundgreen to replace roofs.

Staff successfully completed the Annual Section Eight Management Assessment Program (SEMAP) and submitted to HUD. We self-certified as a high-performer. See attached.

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

Section 8 Program

Section 8 currently has 1,497 units under lease (103% Lease-up). There were 8 briefings completed, 82 vouchers issued, 79 outstanding vouchers, and 11 new (RAD) contracts for the

month. Staff completed 116 Annual Re-Exams, 51 Interims, and 13 Unit Transfers. There were 18 Section 8 residents terminated from the Section 8 Program for various reasons. There were 167 unit inspections.

HACY Housing / Property Management

There were 4 move-outs from HACY Housing this month. The average length of time to turnover a unit year-to-date is 45 days.

Staff collected 94% of rent billed this month. The HACY Housing YTD delinquency is \$4,489.

Maintenance

There were 210 total work orders issued and 107 completed this month. There were 30 emergency work orders of which 30 were completed after hours. Maintenance completed turnover of 4 units.

Community Services

We currently have 240 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 – Resolution 998- Authorization to Submit SEMAP Self-Certification
C. Harmon moved to approve resolution and D. Haws second the approval of resolution.

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 C. Harmon seconded the motion. The motion to adjourn was unanimously approved. The Board Meeting was adjourned at 12:40 pm.

Respectfully submitted,

Dated this 19th Day of September, 2023

Attest:

Glendon Moss, Chairman or, James Allen Vice-Chairman

Michael Morrissey, Executive Director