

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

December 20, 2016

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 **December 20, 2016**, 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)

James Allen, Chairman
Glen Moss, Vice-Chairman
David Haws, Commissioner
Connie Jerpseth, Commissioner

Chris Harmon, Commissioner
Liz Laster, Commissioner

II. Agenda

1. Minutes from November 15, 2016

III. Reports

1. Executive Director's Report by Michael Morrissey – Executive Director
2. Community Service Report by Maria Moreno– Director of Administration and Services
3. Finance Report by Howard Tang – Deputy Director

IV. Resolutions

1. Resolution No. 936 – Account Receivables Write-offs Public Housing
2. Resolution No. 937 – Approval of Public Housing Maximum Rent Mixed Families

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

VI. Call to the Public

VII. Announcements

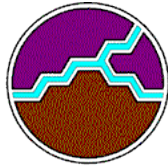
VIII. Executive Session

N/A

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, Director of Administration and Community Services, 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, 2016

Present

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

Absent

Liz Laster, Commissioner

Staff

Howard Tang, Deputy Director – Finance and Operations
Maria Moreno, Director of Administration and Services
Susie Weber, Senior Property Manager

Preliminaries

A Monthly Board Meeting of the Housing Authority City of Yuma was held on November 15th, 2016, at 12:15 pm in the HACY Board Room.

Approval of Board Minutes

C. Jerpseth moved to approve the minutes of October 18th, 2016 and D. Haws seconded the motion. The minutes were unanimously approved.

Executive Director's Report

On The Cover

HACY Halloween 2016

HACY employees celebrated Halloween this season with a 21st annual potluck luncheon. Three quarters of our staff participated by wearing a costume to work. Four staff were recognized for the following: scariest, funniest, cutest, and most original costumes.

Kids at Hope Visit

“Kids at Hope” is a philosophy and approach that recognizes all kids are capable of success...no exceptions. There is a National Board of Directors that supports community organizations and social service providers throughout the United States who work with youth in any capacity.

Kids at Hope helps these members recognize their role as “Treasure Hunters” in searching for the talents, skills, and intelligence of the youth they serve. Annually, the Kids at Hope Board select a community across the nation that embodies and effectively demonstrates the Kids at Hope principles and philosophy. This year, the Yuma community was chosen. Among various community organizations, The SHINE Program at Salida Del Sol was selected as a program/venue which lives up to those expectations. As a result, I was asked to participate on a panel to share our story with the KAH Board and they later came to visit the site to see us in action. They were seemingly impressed with our program, coaches, and youth, as well as, with our collaboration with and commitment from the school. The KAH Board invited me to attend the KAH Masters Institute to present our program and philosophy to a national audience in May 2017.

General

Due to various issues with Title Reports and Surveys, as well as, other closing documents needed for the RAD conversion, our projected closing date has been extended to January 2017. Staff completed the required HQS inspections of all 235 Public Housing units converting to RAD Housing. Additionally, staff is working to complete new Lease Agreements for these units.

The City of Yuma approved the Ordinance allowing for a Loan Agreement in the amount of \$1.9M to address the outstanding Repayment Agreement with HUD. The funds are expected to be transferred in December.

We continue to work with the City to develop a Memorandum of Understanding in order to outline our relationship with the City as their affordable housing Management Agent.

We informed HUD of our intentions to award Project-Based Vouchers to the Mesa Heights Apartments. Unfortunately, HUD does not fully support our intended actions. Therefore we are in the process of seeking legal advice to effectively address this issue.

We received word from HUD that HACY scored a 93 on the 2016 Public Housing Assessment System (PHAS) Review. We are considered a High Performer.

We hosted a Veteran’s Service Day at the American Legion and welcomed more than one dozen local social service providers to share their programs and resources with veterans in need.

We recently completed our Annual Performance Review of all staff. We identified training and resource needs, and will soon send selected staff and departments to appropriate training to address those needs.

Section 8 Program

Section 8 currently has 1239 units under lease (103% Lease-up). There were 2 briefings completed, 24 vouchers issued, 55 outstanding vouchers, and 15 new contracts for the month. Staff completed 70 Annual Re-exams, 99 Interims, and 5 Unit Transfers. There were 14 Section 8 residents terminated from the Section 8 Program for various reasons. There were 318 unit inspections scheduled.

Public Housing / Property Management

There were 2 move-outs from Public Housing this month. The average length of time to turnover a unit year-to-date is 7 days.

Staff has collected 94% of rent billed this month. The total Public Housing YTD delinquency is \$8,399 of which approximately 62% is attributed to Unreported Income/Retro Rents – with Signed Promissory Notes in place.

Community Services

We currently have 298 active participants in the FSS Program. There were 0 home-ownership closings this month – YTD total of (5) homeowners were produced in 2016.

See attached Community Service Report for more detail on Program Summary/Activities.

Maintenance

There were 194 total work orders issued and 130 completed this month. There were 19 emergency work orders of which 10 were completed after hours. Maintenance completed turnover of 2 units.

End of Report - Respectfully Submitted by: Michael Morrissey, Executive Director.

Resolutions – No Resolutions

Discussions – No Discussion

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. Jerpseth second the motion. The motion to adjourn was unanimously approved. The Board Meeting was adjourned 12:57 at pm.

Respectfully submitted,

Dated this 15th Day of November, 2016

Attest:

James Allen, Chairman or Glen Moss, Vice-Chairman

Michael Morrissey, Executive Director