

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

January 16, 2018

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 **January 16, 2018**, 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)

Glen Moss, Chairman
Liz Laster, Vice-Chair
James Allen, Commissioner
Connie Jerpseth, Commissioner

David Haws, Commissioner
Chris Harmon, Commissioner
Brenda Buenrostro, Resident Commissioner

II. Agenda

1. Minutes from November 21, 2017

III. Reports

1. Executive Director's Report by Michael Morrissey – Executive Director
2. Finance Report by Howard Tang – Deputy Director

IV. Resolutions

1. N/A

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

VI. Call to the Public

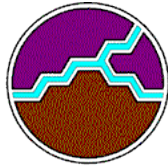
VII. Announcements

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, 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 21, 2017

Present

Glendon Moss, Chairman
Liz Laster, Vice-Chair
David Haws, Commissioner
Connie Jerpseth, Commissioner
Brenda Buenrostro, Resident Commissioner
Michael Morrissey, Executive Director/Secretary

Absent

Chris Harmon, Commissioner
James Allen, Commissioner

Staff

Howard Tang, Deputy Director – Finance and Operations
Maria Moreno, Director of Administration & Services

Preliminaries

A Monthly Board Meeting of the Housing Authority City of Yuma was held on November 21st, 2017 at 12:15 pm in the HACY Board Room.

Approval of Board Minutes

D. Haws moved to approve the minutes of October 17th, 2017, and B. Buenrostro seconded the motion. The minutes were unanimously approved.

Executive Director's Report

On The Cover

HACY Halloween Event

HACY employees celebrated Halloween this season with a 22nd annual luncheon. The majority of our staff participated by wearing a costume. Three staff members were recognized for the following: scariest, funniest, and most original costumes.

SHINE Salida Del Sol Elementary

We began our sixth season of SHINE at Salida Del Sol. We have more than one dozen volunteers and 100 third-graders participating in the weekly afterschool sports and character education program.

General

We had a recent walkthrough at the Mesa Heights Apartments to ensure both unit and the community building meets our expectation for layout and design, particularly as it relates to placement of electrical switches and outlets. We identified some other areas for improvement, especially the need for more kitchen cabinets. Additionally, we had our entrepreneurial-business partners from NAU walk through the community room with us to share their thoughts on the “gangplank” and computer room.

AHDC agreed to sign the previously proposed Managerial Services Agreement. The MSA outlines the revised and ongoing relationship between AHDC and HACY.

We are working with our attorney to draft a letter for the local HUD Phoenix Field Office to sign recognizing that the HACY debt is paid-in-full as a result of the RAD closing. Although all are seemingly in agreement that the closing documents identify the sources of income and expense that adequately resolve the debt, we feel a document which is more pointed and concise is needed to illustrate the repayment. HUD HQ is unwilling to sign any such document, and the local office is not cooperating. Therefore we are drafting a letter that sets a limited timetable for their response, and no response will verify that they are in agreement that repayment has occurred.

The Federal Home Loan Bank of San Francisco approved AEA for an additional \$90K under the WISH Program. A total of \$340K has now been allocated. This will provide a 3-to-1 match for down-payment assistance for more than 22 low-income families buying their new home in Yuma. Additionally, Sunwest Bank is approved to provide assistance for up to 10 families.

Our Property Management staff attended training in Tucson for Low Income Housing Tax Credits. The training is needed to prepare for site management of the Mesa Heights Apartments.

Section 8 Program

Section 8 currently has 1378 units under lease (96% Lease-up). There were 0 briefings completed, 41 vouchers issued, 19 outstanding vouchers, and 2 (RAD) new contracts for the month. Staff completed 90 Annual Re-exams, 100 Interims, and 14 Unit Transfers. There were 14 Section 8 residents terminated from the Section 8 Program for various reasons. There were 66 unit inspections.

HACY Housing / Property Management

There were 3 move-outs from HACY Housing this month. The average length of time to turnover a unit year-to-date is 12 days.

Community Services

We currently have 287 active participants in the FSS Program. There was 0 home-ownership closing this month – YTD total of 2 homeowners were produced in 2017.

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

Maintenance

There were 137 total work orders issued and 97 completed this month. There were 8 emergency work orders of which 4 were completed after hours. Maintenance completed turnover of 4 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 Co. Jerpseth seconded the motion. The motion to adjourn was unanimously approved. The Board Meeting was adjourned at 12:36 pm.

Respectfully submitted,

Dated this 21st Day of November, 2017

Attest:

Glen Moss, Chairman or Liz Laster, Vice-Chair

Michael Morrissey, Executive Director