

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

**January 17, 2017**

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 17, 2017**, 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 December 20, 2016

**III. Reports**

1. Executive Director's Report by Michael Morrissey – Executive Director
2. Maintenance Report by Cecilio Molina – Maintenance Manager/Procurement and Contracts
3. 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**

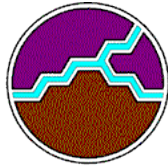
**VIII. Executive Session**

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 December 20<sup>th</sup>, 2016

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**Present**

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

**Absent**

David Haws, Commissioner

**Staff**

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

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**Preliminaries**

A Monthly Board Meeting of the Housing Authority City of Yuma was held on December 20<sup>th</sup>, 2016, at 12:07pm in the HACY Board Room.

**Approval of Board Minutes**

G. Moss moved to approve the minutes of November 15<sup>th</sup>, 2016 and L. Laster seconded the motion. The minutes were unanimously approved.

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**Executive Director's Report**

**On The Cover**

**Salida Del Sol – Thanksgiving Lunch (Volunteers)**

The SHINE Program coaching staff was invited to participate in this year's Thanksgiving feast held at Salida Del Sol Elementary School for students and families. Our coaches were put to task as they worked to serve hundreds of attendees.

**General**

Due to continuous issues with Title Reports and Surveys, and other needed documents, our projected closing date has been extended to March 2017.

As a result of the recent approval of the City to loan money to HACY in order to resolve Repayment Agreement concerns at RAD closing, we are moving all bank accounts from Wells Fargo to Washington Federal. This move will adequately address HUD's requirement to establish a General Depository Agreement with an approved Bank.

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 enlisted the services of Nixon Peabody law firm to assist with the issue regarding HUD's denial of Project-Based Vouchers at Mesa Heights Apartments. A letter was sent to the Director of the HUD Field Office on December 6, 2016. See attached. Michael Reardon, attorney at Nixon Peabody, is also having conversations with HUD Headquarters. Additionally, I am working on a "white paper" to outline the concerns regarding this issue, and will enlist the services of the City of Yuma lobbyist in Washington, D.C., if necessary. We hope to resolve this issue promptly.

### **Section 8 Program**

Section 8 currently has 1235 units under lease (103% Lease-up). There were 0 briefings completed, 69 vouchers issued, 48 outstanding vouchers, and 18 new contracts for the month. Staff completed 86 Annual Re-exams, 99 Interims, and 7 Unit Transfers. There were 14 Section 8 residents terminated from the Section 8 Program for various reasons. There were 76 unit inspections scheduled.

### **Public Housing / Property Management**

There were 4 move-outs from Public Housing this month. The average length of time to turnover a unit year-to-date is 6 days.

Staff has collected 95% of rent billed this month. The total Public Housing YTD delinquency is \$7,481 of which approximately 65% is attributed to Unreported Income/Retro Rents – with Signed Promissory Notes in place.

### **Community Services**

We currently have 297 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 160 total work orders issued and 136 completed this month. There were 10 emergency work orders of which 7 were completed after hours. Maintenance completed turnover of 7 units.

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

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**Resolutions** –

Resolution No. 936 – Account Receivables Write-offs Public Housing

C. Jerpseth moved to approve Resolution No. 936 and C. Harmon seconded the motion. The resolution was unanimously approved.

Resolution No. 937 – Approval of Public Housing Maximum Rent Mixed Families

G. Moss moved to approve Resolution No. 937 and L. Laster seconded the motion. The resolution was unanimously approved.

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**Discussions** – No Discussion

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**Call to the Public** – No Comments

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**Announcements** – No Announcements

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**Executive Session** – No Executive Session

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**Adjournment**

G. Moss moved to adjourn the regular meeting and C. Jerpseth seconded the motion. The motion to adjourn was unanimously approved. The Board Meeting was adjourned 1:02 at pm.

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Respectfully submitted,

**Dated this 20<sup>th</sup> Day of December, 2016**

**Attest:**

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**James Allen, Chairman or Glen Moss, Vice-Chairman**

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**Michael Morrissey, Executive Director**