

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

March 21, 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 **March 21, 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)

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

David Haws, Commissioner
Chris Harmon, Commissioner

II. Agenda

1. Minutes from February 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. Resolution No.940 Approval of FYE 2017 Budget Revisions
2. Resolution No.941 Approval of FYE 2018 Budget Proposals
3. Resolution No.942 Approval of the 2017 Annual PHA Plan
4. Resolution No.943 Approval of the Capital Fund Five-Year Action Plan 2017-2021
5. Resolution No.943.1 Approval of Capital Fund 2017
6. Resolution No.944 Approval of Revisions to the PHA Program Plans
7. Resolution No.945 Approval of Revisions to the FSS Program Action Plan

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

VI. Call to the Public

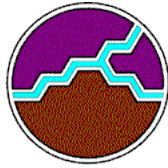
VII. Announcements

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 February 21, 2017

Present

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

Absent

David Haws, Commissioner
Chris Harmon, Commissioner

Staff

Howard Tang, Deputy Director – Finance and Operations
Raquel Sodari – Accounting Specialist / IT Technician
William Creft – Yuma County Council

Preliminaries

A Monthly Board Meeting of the Housing Authority City of Yuma was held on February 21st, 2017, at 12:13 pm in the HACY Board Room.

Approval of Board Minutes

C. Jerpseth moved to approve the minutes of January 17th, 2017, and G. Moss seconded the motion. The minutes were unanimously approved.

Executive Director's Report

On The Cover

Blue Star Committee Donation to SHINE

The Blue Star Committee comprised of avid Cowboy fans worked throughout the 2016 football season to help raise money for The SHINE Program. A check for \$640 was presented to SHINE at the Annual HACY Super Bowl Event. Just in case anyone was wondering ...the Patriots under the leadership of the Greatest NFL Coach of All-Time, Bill Belichick, and the Greatest NFL Quarterback of All-Time ...Tom Brady, won their 5th Super Bowl Championship...in historic fashion! :)

Irene's Garden

Yuma County Health Department finished "Irene's Garden" at Casa Sierra Vista. There is a dedication and community celebration scheduled for Friday, March 24, 2017.

General

The Title Reports and Surveys needed for the RAD closing were completed, however, there were some issues raised by HUD in regards to legal descriptions. We are working with the City of Yuma, County Assessor's Office, and the Title Company to resolve the discrepancies. Therefore, the RAD closing has tentatively been moved to May.

We are still working through the details of transferring funds from the City of Yuma to a separate account in order to satisfy the remaining debt owed under the HUD Repayment Agreement. Specifically, the City has raised the issue of potential risk regarding HUD's ability to "freeze" the money. We are working with all parties in an effort to eliminate or sufficiently reduce the risk so we can move forward with the transfer.

Our long-standing struggle with HUD regarding the Project-Based Vouchers needed for the effective ongoing operations of Mesa Heights has finally been resolved. We recently received word from HUD that we are authorized to award the PBV's as planned. Please see attached.

Rector and Reeder were on-site to conduct the Annual Financial Audit. There were no Findings.

Key staff members are working diligently to complete the Annual Budget Revisions and Proposal, as well as, the Annual PHA and Program Plans. They will be ready for review and approval at the upcoming Board Meeting in March.

We are preparing to build a basketball court and picnic area with Ramada at our largest family housing development referred to as Vince Nelson Apartments located at 2030 Avenue A. Cenpatico Integrated Care donated \$25K for the project. We anticipate having a family-fun day at the grand opening. Date is TBD.

We are working with a local apartment owner (41 units) to conduct an initial assessment and potentially engage in a long-term property management contract. Several key staff will participate in Phase I of this effort, which we hope to begin by end of month

Section 8 Program

Section 8 currently has 1245 units under lease (103% Lease-up). There were 0 briefings completed, 70 vouchers issued, 39 outstanding vouchers, and 20 new contracts for the month. Staff completed 101 Annual Re-exams, 98 Interims, and 10 Unit Transfers. There were 9 Section 8 residents terminated from the Section 8 Program for various reasons. There were 75 unit inspections.

Public Housing / Property Management

There were 3 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 93% of rent billed this month. The total Public Housing YTD delinquency is \$9,535 of which approximately \$5,907 is attributed to Unreported Income/Retro Rents – with Signed Promissory Notes in place

Community Services

We currently have 292 active participants in the FSS Program. There was 0 home-ownership closing this month – YTD total of (0) homeowners were produced in 2017.

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

Maintenance

There were 159 total work orders issued and 142 completed this month. There were 12 emergency work orders of which 8 were completed after hours. Maintenance completed turnover of 6 units.

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

Resolutions –

1. Resolution No. 938 Approval of Recommendation to Appoint a Chairman
2. Resolution No. 939 Approval of Recommendation to Appoint a Vice-Chairman

Resolution No.938 – C. Jerpseth moved to approve, and L. Laster seconded the motion, appointing Glen Moss as Chairman

Resolution No.939 – G. Moss moved to approve, and C. Jerpseth seconded the motion, appointing Liz Laster as Vice-Chairman

Discussions – No Discussion

Call to the Public – No Comments

Announcements – No Announcements

Executive Session – No Executive Session

Adjournment

G. Moss moved to adjourn the regular meeting and L. Laster seconded the motion. The motion to adjourn was unanimously approved. The Board Meeting was adjourned 12:57 at pm.

Respectfully submitted,

Dated this 21st Day of February, 2017

Attest:

James Allen, Chairman or Glen Moss, Vice-Chairman

Michael Morrissey, Executive Director