

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

**September 19, 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 **September 19, 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  
Brenda Buenrostro, Resident Commissioner

**II. Agenda**

1. Minutes from August 15, 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 949 Authorization to Submit SEMAP Self-Certification to HUD

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

**VI. Call to the Public**

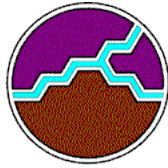
**VII. Announcements**

**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 August 15<sup>th</sup>, 2017

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**Present**

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

**Absent**

James Allen, Commissioner

**Staff**

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

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**Preliminaries**

A Monthly Board Meeting of the Housing Authority City of Yuma was held on August 15<sup>th</sup>, 2017 at 12:11 pm in the HACY Board Room.

**Approval of Board Minutes**

C. Harmon moved to approve the minutes of July 18<sup>th</sup>, 2017, and L. Laster seconded the motion. The minutes were unanimously approved.

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**Executive Director's Report**

**On The Cover**

2030 Tutoring Program Graduation

More than one dozen youth from the Vince Nelson Apartments participated in and graduated from our summer-school tutoring program.

Sara Hamelin – Diploma of Cosmetology

Sara Hamelin, a FSS Program participant, successfully graduated from the School of Cosmetology.

## **General**

We hosted the Groundbreaking Event for the Mesa Heights Apartments last Friday, August 4, 2017. There was a great turnout and show of support from various dignitaries from the state and local level, as well as, city and HACY staff, HACY and AHDC Board Members, the Gorman Company, our community partners and friends. Additionally, we had exceptional news coverage. See attached. Construction will soon begin, and we hope to have the property available for occupancy beginning July 2018.

Despite the recent announcement of the RAD closing, we anticipate it will take months to effectively complete the full conversion process, given the need to adapt internal systems and process the paperwork involved in its implementation. This effort will consume key staff and their support teams for some time. Fortunately, a temporary staff person assigned to the HUD VASH Program will be reassigned to assist with this effort and other priority needs, due to the HUD VASH grant expiring this month and our ability to support these additional costs.

As a result of the RAD conversion and the City's transfer of funds to strengthen our reserves and assist with the HUD Repayment Agreement, HACY is now relieved of its multi-million dollar debt. Despite the recent relief, it was determined that HACY would continue to require AHDC to forfeit funds in order for HACY to recover its depleted reserve. After further discussion and analysis, it was confirmed that HACY could reclaim the soft-second loans previously given to low-income families to provide affordable housing at the Eldorado Condominiums. And, as these families were HACY FSS Program participants, the funds associated with their housing should be HACY's responsibility to recover. Therefore, HACY will reclaim the soft-second loans in the amount of approximately \$500K, and accordingly reduce AHDC's debt to HACY by the same amount.

Additionally, it is recommended that HACY establish a long-term Management Contract with AHDC to continue to provide existing services and supervision of its operations for an agreed upon Management Fee over a specified period of time, in lieu of restructuring the debt. This relationship will provide HACY with annual revenue that will substitute for the outstanding debt and allow AHDC to strengthen its books and adequately leverage its financial resources to further its mission in community development. Contract is currently under review.

We were partially awarded a Rotary District Grant for the SHINE Mentor Leader Training Program. Thankfully, the Optimist Club of Yuma agreed to supplement the difference of what we requested. The total award/donation is approximately \$15K. This money will help to strengthen the Mentor Leader Training Program and provide college credit for successful graduates.

## **Section 8 Program**

Section 8 currently has 1195 units under lease (99% Lease-up). There were 0 briefings completed, 34 vouchers issued, 16 outstanding vouchers, and 2 new contracts for the month. Staff completed 95 Annual Re-exams, 71 Interims, and 16 Unit Transfers. There were 13 Section 8 residents terminated from the Section 8 Program for various reasons. There were 95 unit inspections.

## **RAD Housing / Property Management**

There were 10 move-outs from RAD Housing this month. The average length of time to turnover a unit year-to-date is 11 days.

Staff has collected 95% of rent billed this month. The total RAD Housing YTD delinquency is \$4,579 of which approximately \$1,976 is attributed to Unreported Income/Retro Rents – with Signed Promissory Notes in place.

**Community Services**

We currently have 223 active participants in the FSS Program. There were 0 home-ownership closings 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 132 total work orders issued and 120 completed this month. There were 26 emergency work orders of which 22 were completed after hours. Maintenance completed turnover of 11 units.

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

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**Resolutions** – No Resolutions

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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**

D. Haws moved to adjourn the regular meeting and L. Laster seconded the motion. The motion to adjourn was unanimously approved. The Board Meeting was adjourned at 12:45 pm.

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Respectfully submitted,

**Dated this 15<sup>th</sup> Day of August, 2017**

**Attest:**

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**Glendon Moss, Chairman or Liz Laster, Vice-Chair**

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**Michael Morrissey, Executive Director**