



**Board of Commissioner's Meeting**  
Housing Authority City of Yuma  
420 South Madison Avenue Yuma, Arizona

Minutes from October 18, 2016

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**Present**

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

**Absent**

Teresa Yreta, Resident/Commissioner  
Chris Harmon, Commissioner  
Liz Laster, Commissioner

**Staff**

Howard Tang, Deputy Director – Finance and Operations  
Violeta Rodriguez – Section 8 Program Manager  
Raquel Sodari – Acct. Spec./IT Tech.

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**Preliminaries**

A Monthly Board Meeting of the Housing Authority City of Yuma was held on October 18<sup>th</sup>, 2016, at 12:25 pm in the HACY Board Room.

**Approval of Board Minutes**

C. Jerpseth moved to approve the minutes of September 20<sup>th</sup>, 2016 and D. Haws seconded the motion. The minutes were unanimously approved.

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**Executive Director's Report**

**On The Cover**

Financial Literacy Class

United Way continues to provide Financial Literacy Classes at Gila Vista Middle School. We graduated seven participants in the month of September.

Saddles of Joy Field Trip

A dozen youth from the SHINE Community Center at 2030 Avenue A visited the Saddles of Joy to learn how various agencies throughout the community provide services to assist those in need. Saddles of Joy offers therapeutic riding programs and a petting zoo that introduce children to the joy and value of learning about animals.

## **General**

HUD has finally accepted our Financing Plan, and now we are officially approved for RAD conversion, which is expected to occur by 12/31/16. As required by HUD, housing staff are working together to conduct 235 HQS inspections for all Public Housing units converting to the RAD Program prior to the scheduled closing date. Additionally, we will need to update Lease Agreements for all 235 families.

The City of Yuma placed the proposed Ordinance for the Loan Agreement of \$1.9M to address the outstanding Repayment Agreement with HUD on the upcoming City Council Agenda.

We are working with the City to develop a Memorandum of Understanding in order to outline our relationship with the City as their affordable housing Management Agent, particularly as it relates to the RAD conversion.

We are in the process of communicating our intentions with HUD to directly award Project-Based Vouchers to the Mesa Heights Apartments. According to HUD regulations, Mesa Heights is eligible for a direct award, due to its recent success in receiving Low-Income Housing Tax Credits through a competitive process. We hope HUD will support our approach, but are prepared to conduct an RFP, if necessary. Additionally, we may seek legal advice if needed.

We received word from HUD that they accepted our Corrective Plan of Action for the recent SEMAP Confirmatory Review, and the CAP was sufficient to address and close their previous findings.

HUD accepted our 2016 SEMAP certification and confirmed a final SEMAP score of 100%. We continue to rate as a High Performer.

We began our fifth season of The SHINE Program at Salida Del Sol. Approximately 100 third-grade youth participate in the Program. We have incorporated the Kids at Hope philosophy and believe that "All children are capable of success....No Exceptions!" The founding members of Kids at Hope will visit The SHINE Program in late October to share their vision and learn more about how SHINE incorporates their philosophy and is making a positive difference in the lives of our youth.

The Optimist Club of Yuma donated \$2,000 to The SHINE Program for equipment and supplies. We appreciate their continued support.

We began our second season of The SHINE Mentor Program last month. We currently have 13 committed youth learning to become Mentor Leaders.

Yuma County Health Department is working with our Community Service Division and residents of Casa Sierra Vista to construct a raised-bed garden in their community at no cost to HACV or CSV. We have hopes that the garden will be prepared for planting by the end of this month.

## **Section 8 Program**

Section 8 currently has 1215 units under lease (101% Lease-up). There were 2 briefings completed, 14 vouchers issued, 61 outstanding vouchers, and 26 new contracts for the month. Staff completed 76 Annual Re-exams, 108 Interims, and 9 Unit Transfers. There were 12 Section 8 residents terminated from the Section 8 Program for various reasons. There were 85 unit inspections scheduled.

**Public Housing / Property Management**

There were 6 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 93% of rent billed this month. The total Public Housing YTD delinquency is \$9,257 of which approximately \$5,698 (62%) is attributed to Unreported Income/Retro Rents – with Signed Promissory Notes in place.

**Community Services**

We currently have 295 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 183 total work orders issued and 136 completed this month. There were 16 emergency work orders of which 12 were completed after hours. Maintenance completed turnover of 6 units.

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

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**Resolutions** – Resolution 935 – PHA Program Plans Revision 2.16  
G. Moss moved to approve Resolution No. 935 and C. Jerpseth second the motions. 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 D. Haws second the motion. The motion to adjourn was unanimously approved. The Board Meeting was adjourned 12:52 at pm.

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Respectfully submitted,

**Dated this 18<sup>th</sup> Day of October, 2016**

**Attest:**

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

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**Michael Morrissey, Executive Director**