



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

Minutes from June 21, 2016

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**Present**

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

**Absent**

Liz Laster, Commissioner  
Teresa Yreta, Resident/Commissioner

**Staff**

Howard Tang, Deputy Director – Finance and Operations  
Maria Moreno, Administrative Manager

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**Preliminaries**

A Monthly Board Meeting of the Housing Authority City of Yuma was held on May 17, 2016, at 12:09 pm in the HACY Board Room.

**Approval of Board Minutes**

D. Haws moved to approve the minutes of April 19, 2016, and G. Moss seconded the motion. The minutes were unanimously approved.

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**Executive Director's Report**

**On The Cover**

**SHINE Crazy Canoe Day**

More than (30) SHINE youth participants and coaches joined the Optimist Club on their Fifth Annual Crazy Canoe trip down the Colorado River. The Optimist Club sponsored a fun-filled day of canoeing, games, activities, and prizes. They also provided lunch and snacks for all attendees.

**Veterans Affairs 2K Run**

HACY joined in the Veterans Affairs effort to support our homeless veterans and those in need. HACY collected over \$250 in donations and provided several veterans with backpacks full of items needed for daily hygiene, sun protection, nutrition, and comfort.

## Mentor Graduation

As youth participants of The SHINE Program graduated from the after-school sports and character education program, they returned to SHINE to assist volunteer coaches with the day-to-day responsibilities of running the Program. They were looked to as “Mentors” for other youth participants of the Program. Specifically, the Mentors helped with (1) organizing the equipment needed for various activities, (2) assisting the Coaches with attendance, score-keeping, and rules of the game, (3) handing-out nutritious snacks and refreshments, and (4) grooming the field at the completion of each day. Additionally, the Mentors were asked to serve as role models and to help share the ten core values of The SHINE Program, such as: (1) Honesty and Trustworthiness, (2) Respect, (3) Responsibility, (4) Fairness, (5) Kindness and Caring, (6) Citizenship, (7) Courage and Perseverance, (8) Self-Discipline, (9) Sportsmanship, and (10) Leadership.

The SHINE Program valued their role, and as a result, developed The SHINE Mentor Program.

Selected youth meet weekly during the school year and participate in a 36-week program designed to help them more fully understand the history and purpose of SHINE and its core values, as well as, strengthen their communication, leadership and human relations skills, improve physical and nutritional health, and obtain CPR and First Aid certification.

Mentors participated in a variety of additional activities throughout the year to enhance the classroom and wellness training. And, were recently taken on a weekend camping retreat to Lake Cuyamaca and Mission Beach. Many of our youth have never seen the ocean or camped outdoors before!

Finally, six Mentors were honored with a graduation and awards ceremony for their successful completion of the Program. They were provided with a certificate as Mentor through The SHINE Program and a plaque commemorating their success.

## **General**

We continue to work with HUD-RAD representatives to complete the conversion of our entire Public Housing portfolio to the RAD Program. Although we met all milestones, there are several additional details to address. Specifically, we need to resolve issues identified in the Physical Conditions Assessment, which relate to various other financing concerns (i.e. sources/uses, proformas, etc.). Additionally, we need to address the outstanding Repayment Agreement.

In regards to the Repayment Agreement, the HUD-RAD representatives in conjunction with the Office of General Counsel’s support have identified a means in which we can effectively eliminate the debt. In short, we need the City of Yuma’s financial support to accomplish this goal. Fortunately, we seem to have the support of our City Administrator, Attorney, and Finance Director. The details of the effort needed to address the outstanding Repayment Agreement are currently being discussed.

We still await City approval of the architectural plans for Eldorado Phase II. Additionally, we have initiated the process to obtain permission from the City to sell the land.

We received notification from the Arizona Department of Housing (ADOH) that the Mesa Heights Apartments qualified for a reservation of the 2016 Low Income Housing Tax Credits. Therefore, we will soon begin the effort to develop 58 units of affordable rental housing with a community business and training center attached.

We underwent the third wave of HUD oversight as our housing portfolio was subject to a HUD-REAC Physical Inspection. Our executive, maintenance and management teams worked diligently to prepare the units/properties for inspection. Additionally, we hired several additional hands to assist in the preparation. We feel confident in our efforts, but await word from HUD regarding the results.

We received notification from HUD that HACY was awarded an additional 10 HUD - Veteran Affairs Supportive Housing (HUD-VASH) vouchers.

We are currently reviewing our health benefits plan with Yuma Insurance. It appears there will be an average increase in rates of approximately 23%.

We completed our eighth season of The SHINE Program at Carver Park and hosted an annual graduation BBQ for approximately 120 youth.

### **Section 8 Program**

Section 8 currently has 1131 units under lease (95% Lease-up). There were 2 briefings completed, 132 vouchers issued, 68 outstanding vouchers, and 25 new contracts for the month. Staff completed 72 Annual Re-exams, 129 Interims, and 9 Unit Transfers. There were 12 Section 8 residents terminated from the Section 8 Program for various reasons. There were 144 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 5 days.

Staff has collected 96% of rent billed this month. The total Public Housing YTD delinquency is \$8,448 of which approximately \$5,751 (68%) is attributed to Unreported Income/Retro Rents – with Signed Promissory Notes in place.

### **Community Services**

We currently have 284 active participants in the FSS Program. There were 0 home-ownership closings this month – YTD total of (3) homeowners were produced in 2016.

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

### **Maintenance**

There were 182 total work orders issued and 119 completed this month. There were 33 emergency work orders of which 7 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** – 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**

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 at 12:48 pm.

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Respectfully submitted,

**Dated this 21<sup>st</sup> Day of June, 2016**

**Attest:**

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

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**Michael Morrissey, Executive Director**