



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

Minutes from August 16, 2016

Present

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

Absent

James Allen, Chairman

Staff

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

Preliminaries

A Monthly Board Meeting of the Housing Authority City of Yuma was held on August 16, 2016, at 12:06 pm in the HACY Board Room.

Approval of Board Minutes

D. Haws moved to approve the minutes of June 21, 2016, and L. Laster seconded the motion. The minutes were unanimously approved.

Executive Director's Report

On The Cover

2030 – SHINE at Waylon's Water World

Several SHINE youth participants from one of our largest Public Housing communities and their coaches enjoyed an afternoon of sun-and-fun at the local water park. The day was sponsored by the Waylon's Water World in support of our youth participants and The SHINE Program.

School Backpacks

The Yuma Regional Medical Center donated (75) backpacks for the children of our Public Housing families. We are grateful for their support.

Escalera Family – Homeowners

The Escalera Family completed their FSS obligations and Homeownership requirements, and met their goals and objectives of becoming homeowners! We are proud of 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. There are still a few outstanding items, such as: (1) Repayment Agreement, (2) Physical Conditions Assessment, (3) Environmental, and (4) Sale of Eldorado.

In regards to the Repayment Agreement, the City is willing to loan HACY the money needed to resolve the outstanding debt issue with HUD. We are currently working through a draft loan agreement. The agreement was prepared by the City and recently reviewed by HUD and HACY counsel. We are finalizing some minor details.

The Physical Conditions Assessment is complete and finally meets HUD expectations, but we are still working through the proforma and issues associated with the environmental review.

We received approval of the updated architectural plans for Eldorado Phase II, as well as, approval from City Council to sell the land. We await receipt of the approved ordinance, and have scheduled closing for end of month.

We met with key stakeholders in the Mesa Heights Apartments and held a preliminary kick-off event. We reviewed the projected site plans, discussed aesthetics and energy-efficiencies, and are currently analyzing the design of the attached community business and training center to ensure it aligns with our approved service plan.

We received word from HUD on the (3) reviews conducted over the last few months. Both the Limited Management Review and SEMAP Confirmatory Review identified Findings. However, the Findings were insignificant and immediately corrected. In fact, HUD confirmed our SEMAP Score and Rating as a High Performer. See attached.

Additionally, HUD staff praised our organization, programs, and staff, and suggested that we should be the role model for other PHA's throughout Arizona.

Finally, we received a score of (83) on the HUD REAC Physical Inspection. We lost (9) points for a piece of broken glass found on property and overhanging vegetation from a neighbor's yard. Overall, we are pleased with the score. See attached.

I am also very pleased with staff for their cooperation, commitment, and success relative to the recent onslaught of HUD reviews. As discussed in previous meetings, this approach by HUD was seemingly unwarranted and uncharacteristic; however, their staff and evaluators were supportive and pleasant. They were also complimentary of management, staff, process and programs.

Section 8 Program

Section 8 currently has 1187 units under lease (99% Lease-up). There were 2 briefings completed, 22 vouchers issued, 116 outstanding vouchers, and 25 new contracts for the month. Staff completed 88

Annual Re-exams, 85 Interims, and 7 Unit Transfers. There were 12 Section 8 residents terminated from the Section 8 Program for various reasons. There were 116 unit inspections scheduled.

Public Housing / Property Management

There were 13 move-outs from Public Housing this month. The average length of time to turnover a unit year-to-date is 8 days.

Staff has collected 93% of rent billed this month. The total Public Housing YTD delinquency is \$9,995 of which approximately \$5,761 (58%) is attributed to Unreported Income/Retro Rents – with Signed Promissory Notes in place.

Community Services

We currently have 286 active participants in the FSS Program. There were 2 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 145 total work orders issued and 94 completed this month. There were 21 emergency work orders of which 16 were completed after hours. Maintenance completed turnover of 14 units.

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

Resolutions – Resolution No. 933- Public Housing Account Receivables Write-Offs
G. Moss moved to approve Resolution No. 933 and C. Jerpseth second the motions. The resolution was unanimously approved.

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 second the motion. The motion to adjourn was unanimously approved. The Board Meeting was adjourned 1:05 at pm.

Respectfully submitted,

Dated this 21st Day of June, 2016

Attest:

James Allen, Chairman or Glen Moss, Vice-Chairman

Michael Morrissey, Executive Director