



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

Minutes from April 21, 2026

Present

Jim Allen, Chairman
Connie Jerpseth, Vice-Chair
Glendon Moss, Commissioner
Liz Laster, Commissioner
David Haws, Commissioner
Katrina Lozano, Resident Commissioner
Michael Morrissey, Executive Director/Secretary

Absent

Chris Harmon, Commissioner

Staff

Howard Tang, Senior Deputy Director
Maria Moreno, Deputy Director- Administration, Programs & Services
Raquel Sodari, Director of Compliance & Information Systems

Preliminaries

A Monthly Board Meeting of the Housing Authority City of Yuma was held on May 19, 2026 at 12:11 pm at HACY board room.

Approval of Board Minutes

D. Haws moved to approve the minutes of April 21, 2026 and K. Lozano seconded the motion. The minutes were unanimously approved.

Executive Director's Report

Business and Learning Center

The construction of the Business and Learning Center was complete in April. We will focus on recruitment and networking over the summer. Programs will begin in September.

SHINE Paradise Palms

Mentor Leaders completed their Capstone Project. They were organized into small groups and tasked with starting a small business. Together, students raised over \$2K to reinvest back into The SHINE Program.

General

We await the Arizona Department of Housing (ADOH) response to our Low Income Housing Tax Credit (LIHTC) application for the Vista Apartments submitted in April 2026. We hope to receive an allocation of tax credits to build 66 units of affordable housing. Awards will be announced in June 2026.

The construction of Magnolia Gardens is nearing completion. We have a plan in place to move-in 16 eligible families by August 1st. We are working with PCC to address drainage concerns. We plan to build a wall to assist with the effort and to provide needed privacy.

We received word from HUD that they intend to fund our reserves to supplement the expended funds for our previous position of Resident Service Coordinator at Casa Sierra Vista. We are unsure if these funds will be provided as we move forward, so we plan to continue our team effort to facilitate services.

We continue our effort with Arizona Western College to develop an Associate of Arts Degree in Organizational Leadership. In addition, we will work with the AWC Entrepreneurial College to supplement programs and opportunities at our Business and Learning Center.

We met with Cindy Gutierrez, Economic Development Manager at the City of Yuma, to discuss potential partnerships with local businesses to support our center and student/resident growth.

We continue to work with Foothills Bank to transfer bank accounts to their institution.

We are still working to ready all RAD Housing units for the new HUD NSPIRE inspection.

We await HUD approval on our recent application for an additional 10 HUD VASH Vouchers.

See attached Reports for more detail on Program Activities, Services, and Accomplishments.

Section 8 Program

Section 8 currently has 1,397 units under lease (96% Lease-up). There were 0 briefings completed, 0 vouchers issued, 0 outstanding vouchers, and 0 new contracts for the month. Staff completed 103 Annual Re-Exams, 33 Interims, and 4 Unit Transfers. There were 8 Section 8 residents terminated from the HCV/RAD Programs for various reasons.

HACY Housing / Property Management

There were 3 move-outs from HACY Housing this month. Staff collected 100% of rent billed. The Affordable Housing Receivables is \$1,790 and HACY Housing delinquency is \$886.

Maintenance

There were 487 total work orders completed and 419 remain open. Maintenance completed turnover of 3 units. A total of 124 HQS/Annual/Move-in Inspections were completed.

Community Services

We currently have 240 active participants in the FSS Program. There were 0 home-ownership closings this month. We have 1 homeowner year-to-date.

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

Resolution– No Resolutions

Discussions – No Discussions

Call to the Public – No Comments

Announcements – No Announcements

Executive Session – No Executive Session

Adjournment

G. Moss moved to adjourn the regular meeting and C. Jerpseth seconded the motion. The motion to adjourn was unanimously approved. The Board Meeting was adjourned at 12:33 pm.

Respectfully submitted,

This 19th, Day of May 2026

Attest:

James Allen, Chairman or, Connie Jerpseth Vice-Chair

Michael Morrissey, Executive Director