

Streamlined Annual PHA Plan (HCV Only PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 03/31/2024
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA’s mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. The Form HUD-50075-HCV is to be completed annually by **HCV-Only PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, Small PHA, or Qualified PHA do not need to submit this form. Where applicable, separate Annual PHA Plan forms are available for each of these types of PHAs.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS and SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined and is not PHAS or SEMAP troubled.

A.	PHA Information.																																			
A.1	<div> <div> PHA Name: <u>Housing Authority of the City of Yuma</u> PHA Code: <u>AZ035</u> </div> <div> PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/2023</u> </div> <div> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) </div> <div> Number of Housing Choice Vouchers (HCVs) <u>1451</u> </div> <div> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </div> </div> <div> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website.</p> <p>Copies of the Annual PHA Plan are located at the Housing Authority of the City of Yuma Main Office 420 S. Madison Avenue Yuma, AZ 85364 and website-www.hacy.org.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below)</p> <table border="1"> <thead> <tr> <th>Participating PHAs</th> <th>PHA Code</th> <th>Program(s) in the Consortia</th> <th>Program(s) not in the Consortia</th> <th>No. of Units in Each Program</th> </tr> </thead> <tbody> <tr> <td>Lead HA:</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> </div>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	Lead HA:																													
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B.	Plan Elements.
B.1	<p>Revision of Existing PHA Plan Elements.</p> <p>a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission?</p> <p>Y N</p> <p><input type="checkbox"/> <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input type="checkbox"/> Informal Review and Hearing Procedures.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input type="checkbox"/> Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.</p> <p><input type="checkbox"/> <input type="checkbox"/> Substantial Deviation.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Significant Amendment/Modification.</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element(s): Please see attached Changes to Admin Plan, Homeownership Plan, and FYE 2023 Housing Choice Voucher Program Budget.</p>
B.2	New Activities. – Not Applicable
B.3	<p>Progress Report.</p> <p>1. Expand the supply of assisted housing by:</p> <ul style="list-style-type: none"> The Housing Choice Vouchers program lease up was 98% and we continue to work on maximizing the impact in our community through our HCV program, we work on maintaining 98% and strive to achieve 100% lease up. Our PHA identified significant rental market fluctuations, where an increase in PHA's payment standards up to 120 % of the FMR will aid our families with the high rental increases in our community. Application for the Stability Voucher Program (SVP) was submitted on October 2022, the request was for fifty (50) vouchers and \$735,000 in subsidy. The SVP will assist individuals and families experiencing or at risk of homelessness, fleeing or attempting to flee from domestic violence, human trafficking, and other vulnerable populations. HACY already has a partnership established with our local Continuum of Care under the Emergency Housing Voucher program and this grant would strengthen the partnership and increase the voucher size for a vulnerable population in our community. HACY will be adopting a preference for admission of families that have been victims of domestic violence, dating violence, sexual assault, or stalking. HACY will set aside 30 vouchers for applicants that qualify for this preference. HACY has established a partnership with local agencies in our community who provide services to this vulnerable population in our community. <p>2. Improve the quality of assisted housing by:</p> <ul style="list-style-type: none"> HACY continues to work under the YARDI Software; we continue to learn more about the software and through this we are improving the quality of assisted housing by giving our families the flexibility to process all new admission, interim-recertification, annual recertification, rent payments, and process work order from the comfort of their home. Additionally, applications will be available online for new families. Families who are unable to process applications and/or documentation online will continue to have accessibility to our office, if needed. The conversion is moving towards Phase II of a multi-phase plan to completely revamp operations for our staff, tenants, landlord, and vendors. <p>3. Increase assisted housing choices by:</p> <ul style="list-style-type: none"> Phase II of the Magnolia Avenue Homes was completed and fully leased, this development was possible through the partnership with the City of Yuma, Arizona Complete Health, AHCCCS, and Arizona Housing Development Corporation. The homes expanded the opportunity for families under a vulnerable population with Serious Mental Illness (SMI). HACY administers a Tenant-Based Rental Assistance (TBRA) Emergency Program offered to low- and very low-income residents in Yuma County. Through the program, HACY will assist individuals and/or families who are homeless or on the verge of homelessness. HOME funds will be used to help applicants pay necessary security deposits, utility deposits, and rental assistance, the grant offered housing assistance to 60 families with funds from 2019 and will continue to offer to an additional 20 families with the grant from 2020. The TBRA assistance is only for a 12-month period, offering temporary emergency assistance. HACY continues to promote homeownership through its Family Self-Sufficiency (FSS) program. As a result, in 2022, we had five (5) first time homeowners from which none were recipients of the homeownership voucher and are now self-sufficient. <p>4. Improve community quality of life and economic vitality by:</p> <ul style="list-style-type: none"> The SHINE program continues to offer hands-on opportunities to children in our RAD properties. Through the SHINE Program we help improve leadership, communication and teamwork skills with the youth in our community. Additionally, we have expanded our partnerships and connected with Yuma County Health Department, we are working on developing a Community Garden. We will not only focus on their personal development but connect them with healthy life choices. <p>5. Promote self-sufficiency and asset development of families and individuals by:</p> <ul style="list-style-type: none"> HACY was awarded the 2022 NOFO under Family Self-Sufficiency (FSS) Grant. Under the FSS Program we have 230 participants from which 148 have an escrow account which totals to approximately \$858,600 in funds. Their escrows are available for the purchase of home, pay off debt, tuition for higher education, and/or other eligible cash out opportunities. During the past year 22 participants graduated from the program from which five (5) became first-time homeowners and are now self-sufficient. <p>6. Ensure equal opportunity and affirmatively further fair housing by:</p> <ul style="list-style-type: none"> HACY continues to ensure that housing is provided regardless of race, ethnicity, religion, color, sex, and familial status through its Fair Housing Policy.

B.4	Capital Improvements. – Not Applicable	
B.5	Most Recent Fiscal Year Audit. (a) Were there any findings in the most recent FY Audit? Y N N/A <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> (b) If yes, please describe:	
C.	Other Document and/or Certification Requirements.	
C.1	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) have comments to the PHA Plan? Y N <input type="checkbox"/> <input checked="" type="checkbox"/> (b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.	
C.2	Certification by State or Local Officials. Form HUD-50077-SL , <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i> , must be submitted by the PHA as an electronic attachment to the PHA Plan.	
C.3	Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i> , must be submitted by the PHA as an electronic attachment to the PHA Plan.	
C.4	Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public. (a) Did the public challenge any elements of the Plan? Y N <input type="checkbox"/> <input checked="" type="checkbox"/> If yes, include Challenged Elements.	
D.	Affirmatively Furthering Fair Housing (AFFH).	
D.1	Affirmatively Furthering Fair Housing (AFFH). Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item. <table border="1" style="width: 100%;"> <tr> <td> Fair Housing Goal: <u><i>Describe fair housing strategies and actions to achieve the goal</i></u> Ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability <ul style="list-style-type: none"> Policy and Procedure to strengthen our waiting list, intake process, leasing, and continued assistance in order to offer fair housing opportunity to our community. HACY will continue to work with Southwest Fair Housing Council and WACOG in order to provide accessibility to reporting housing discrimination and offer fair housing classes and services. HACY will continue to provide Fair Housing information at reception, website, and at time of briefings. HACY will continue to offer Annual Fair Housing classes to Staff and Landlords. HACY will continue to participate in the Neighborhood Leadership Academy in conjunction with the City of Yuma and Southwest Fair Housing Council in order to inform and address the community concerns. </td> </tr> </table>	Fair Housing Goal: <u><i>Describe fair housing strategies and actions to achieve the goal</i></u> Ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability <ul style="list-style-type: none"> Policy and Procedure to strengthen our waiting list, intake process, leasing, and continued assistance in order to offer fair housing opportunity to our community. HACY will continue to work with Southwest Fair Housing Council and WACOG in order to provide accessibility to reporting housing discrimination and offer fair housing classes and services. HACY will continue to provide Fair Housing information at reception, website, and at time of briefings. HACY will continue to offer Annual Fair Housing classes to Staff and Landlords. HACY will continue to participate in the Neighborhood Leadership Academy in conjunction with the City of Yuma and Southwest Fair Housing Council in order to inform and address the community concerns.
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Fair Housing Goal:**Describe fair housing strategies and actions to achieve the goal**

Ensure housing protection to victims of domestic violence, dating violence, sexual assault, and stalking.

- HACY will continue to maintain its Policy and Procedure in order to abide by VAWA requirements.
- HACY will continue to provide notice of occupancy rights under VAWA at admission, recertification, and termination.
- HACY will continue to provide information at the website, at admission, recertification, and termination.
- HACY will set aside vouchers in order to assist this vulnerable population in our community.

Fair Housing Goal:**Describe fair housing strategies and actions to achieve the goal**



Michael Morrissey
Executive Director

HOUSING AUTHORITY OF THE CITY OF YUMA

420 S. Madison Avenue • Yuma, Arizona 85364
Telephone: (928) 782-3823
www.hacy.org



Fax Numbers:
Programs (928) 343-2595
Administration (928) 373-0399

Statement of Significant Amendment

A “significant Amendment” to our Plan would be a policy change in our delivery of the program that would have an impact on the applicants and residents we currently serve. (e.g., changes to admission policies and/or changes to the organization of the waitlist.)

A “substantial Deviation/Modification” to our Plan would be changes to HACY’s overall mission, policies, and/or goals and objectives that affect services to our program participants.



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God Bless 2023!!

Resident Advisory Board Meeting

March 3, 2023

Approval of HACY's Annual Plan FY 2023-2024

Board Member's Name: Maria E. Virgen / Sign: Maria E. Virgen

Board Member's Name: Debra L. Gordon Hall / Sign: Debra L. Gordon Hall (i)
Very explanatory

Board Member's Name: Wanda Marie Herrera / Sign: Wanda Marie Herrera

Board Member's Name: Ramuel Lopez / Sign: R. Lopez

Board Member's Name: _____ / Sign: _____

1. Comments or recommendations on the Annual PHA Plan for Fiscal Year 2023-2024?

Provide resources to help improve QOL &/OR Promote local opportunities to be self sufficient, continue education or establish employment that will help with long term success.

2. Comments or recommendations on Changes to Admin Plan, Homeownership Policy, and/or FSS Action Plan for Fiscal Year 2023-2024?

RESOLUTION 993

Approval of the 2023 Five-Year and Annual PHA Plans

Whereas, the U.S. Department of Housing and Urban Development (HUD) requires each Housing Authority to develop and maintain a Five-Year and Annual PHA Plan, and

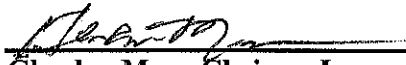
Whereas, the Annual PHA Plans consists of Finance and Budget information, Housing Authority Goals and Objectives, Program Policies and Procedures, and

Whereas, HACY is also required to meet with and brief the Resident Advisory Board, which it has done so, and has obtained concurrence on the proposed Five-Year and Annual PHA Plans.

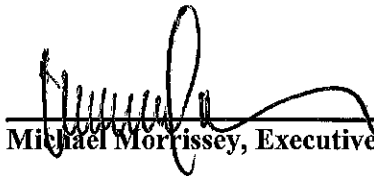
NOW THEREFORE, BE IT RESOLVED, that the Board of Commissioner's of the Housing Authority of the City of Yuma approves the 2023 Five-Year and Annual PHA Plans, and authorizes the Chairman and/or Executive Director to sign any associated certifications or other documents related to the submission of said plan.

Dated this **21st** day of **March 2023**

Attest:



Glendon Moss, Chair or James Allen, Vice-Chair



Michael Morrissey, Executive Director

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2024

**Certification by State or Local Official of PHA Plans
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Glendon Moss, the Chair of the Board of Commissioners
Official's Name *Official's Title*

certify that the 5-Year PHA Plan for fiscal years _____ and/or Annual PHA Plan for fiscal
year 2023 of the Housing Authority of the City of Yuma is consistent with the
PHA Name

Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair
Housing Choice or Assessment of Fair Housing (AFH) as applicable to the


City of Yuma
Local Jurisdiction Name

pursuant to 24 CFR Part 91 and 24 CFR §§ 903.7(o)(3) and 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or
State Consolidated Plan.

HACY provides and encourages safe, decent, energy-efficient and affordable housing for low and moderate
Income and special needs population; improve the quality of life and economic opportunities for low and moderate
income residents through its Family Self-Sufficiency Program and creates suitable living environments for low
and moderate-income persons, special needs population and distressed low and moderate-income neighborhoods.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will
prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official:	Title:
Glendon Moss	Chair of the Board of Commissioners
Signature: 	Date: 03/21/2023

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S.
Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information
are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to
ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing
instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD
may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Certifications of Compliance with PHA Plan and Related Regulations (Standard, Troubled, HCV-Only, and High Performer PHAs)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2024

PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations including PHA Plan Elements that Have Changed

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or ___ X ___ Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning July 2023, in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.
8. For PHA Plans that include a policy for site-based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);

- The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing; and
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(o)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
 10. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
 11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
 12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
 13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
 14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
 15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
 16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
 17. The PHA will keep records in accordance with 2 CFR 200.333 and facilitate an effective audit to determine compliance with program requirements.
 18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
 19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
 20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
 21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
 22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Housing Authority of the City of Yuma
PHA Name

AZ035
PHA Number/HA Code

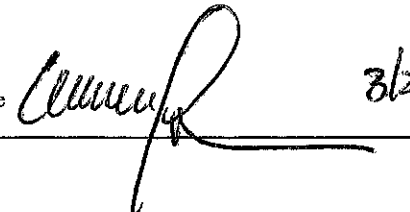
X Annual PHA Plan for Fiscal Year 2023

_____ 5-Year PHA Plan for Fiscal Years 20____ - 20____

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Executive Director: Michael Morrissey

Name Board Chairman: Glendon Moss

Signature  3/21/23 Date

 Signature Date 3/21/23

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

AFFP
YUMA SUN -REVISION ANNUAL

Affidavit of Publication

STATE OF AZ } SS
COUNTY OF YUMA }

Lisa Reilly or David Fornof, being duly sworn, says:

That (s)he is Publisher or Director of Operations of the Yuma Sun, a daily newspaper of general circulation, printed and published in Yuma, Yuma County, AZ; that the publication, a copy of which is attached hereto, was in the published said newspaper on the following dates:

01/16/2023 01/17/2023 01/18/2023

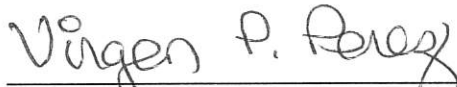
That said newspaper was regularly issued and circulated on those dates.

SIGNED:



Publisher or Director of Operations

Subscribed to and sworn to me this 18th day of January 2023.

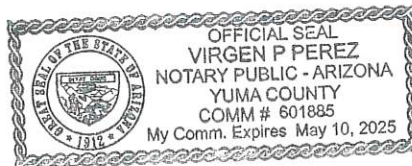


VIRGEN P PEREZ, Notary, Yuma County, AZ

My commission expires: May 10, 2025

38853 146267

CITY OF YUMA HOUSING AUTHORITY CITY OF YUMA
420 S MADISON AVENUE
YUMA AZ 85364



Ad text : Public Hearing Notice

Notice is given that the Housing Authority of the City of Yuma will hold a public hearing to discuss the Housing Authority's Revision of their Annual Plan. Said hearing will be held on Monday, March 13, 2023 at HACY, 420 S. Madison Avenue, Yuma, Arizona 85364 at 5:00 p.m. the public is invited to attend this meeting to make comments on the revisions.

Prior to the meeting the Annual Plan will be available for inspection by the public Monday thru Thursday from 8 am to 4 pm at the Housing Authority of the City of Yuma at 420 S. Madison Avenue, Yuma AZ 85364. For More information call Maria Moreno at (928) 782-3823 ext. 132.
Yuma Sun: January 16, 17, 18, 2023 - 146267

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Phase II will increase the capacity of the plant from 3.3 MGD of treatment capacity to 6.6 MGD. The CM will be responsible to plan, coordinate, supervise and inspect the construction of the City of Yuma Desert Dunes Water Reclamation Facility Expansion and Upgrade Project. The CM will collaborate with consultant engineer, contractor and city staff to achieve the best project results, time delivery and budget. the duties and responsibilities may include, but are not limited to, the following: Oversees the day-to-day construction operations, perform construction inspections, coordinate geotechnical test/efforts, monitor contractor and sub-contractors to ensure deadlines will be met, perform and maintain proper logs, evaluate progress and prepare detailed reports. The ideal candidate shall have and demonstrate experience in wastewater treatment plant projects.

Public Reading: Respondents name and location will be read aloud at 11:00am AZ Time on 2/9/23 via Zoom.

Right to Reject SOQs: The City of Yuma reserves the right to waive any irregularities in any submittal and to reject all submittals and re-advertise or cancel the project in its entirety, at its sole discretion. Yuma, or its consultants and advisors, will not be responsible for any cost incurred by any firm submitting a SOQ or responding to this notice.

Equal Opportunity: The City of Yuma is an equal opportunity employer. Minority and womens business enterprises are encouraged to submit on this Project.

DATED:
Yuma Sun: January 18, 25,
2023 - 147390



**NOTICE OF PUBLIC
HEARING**

The Yuma County Board of Supervisors will hold a public hearing on February 6, 2023 at 9:00 a.m. in the Board of Supervisors' Auditorium, 198 South Main Street, Yuma, Arizona to consider the following items:

Special Use Permit Case No. 22-07: Jack Tice, requests a Special Use Permit per Section 607.03(E) of the Yuma County

26th Street, Yuma, Arizona (928) 817-5000, or TDD (Arizona Relay Service), call in 1-800-367-8939, and call back-1-800-842-4681. Handicapped individuals with special accessibility needs should contact the County at the number above at least 2 working days prior to the hearing with special need requirements. Yuma Sun: January 18, 2023 - 147393

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NOTICE TO CREDITORS
No. S1400PB202300006
Division _____
CLAUDIA M GONZALEZ
IN THE SUPERIOR COURT
OF THE STATE OF ARIZONA
IN AND FOR THE
COUNTY OF YUMA

In the Matter of the Estate of
MARY ANN HALSTEAD,
Deceased.

NOTICE IS HEREBY GIVEN that TIMOTHY HALSTEAD has been appointed Personal Representative of this Estate. All persons having claims against the Estate are required to present their claims within four months after the date of the first publication of this notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Personal

it will increase the of the plant from 3.3 treatment capacity to 6.6 MGD. The CM will be able to plan, coordinate, supervise and inspect the construction of the City of Yuma Desert Dunes Water Reclamation Facility Expansion and Upgrade Project. The CM will collaborate with consultant engineer, contractor and city staff to achieve the best project results, time delivery and budget. the duties and responsibilities may include, but are not limited to, the following: Oversees the day-to-day construction operations, perform construction inspections, coordinate geotechnical test/efforts, monitor contractor and sub-contractors to ensure deadlines will be met, perform and maintain proper logs, evaluate progress and prepare detailed reports. The ideal candidate shall have and demonstrate experience in wastewater treatment plant projects.

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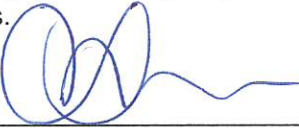
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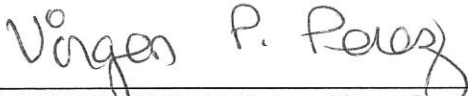
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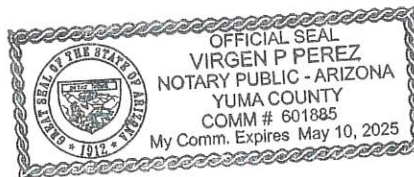


VIRGEN P PEREZ, Notary, Yuma County, AZ

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Yuma Sun: January 16, 17, 18, 2023 - 146267

Fax: 928-341-8549
TTY: 1-800-367-8939
Correo Electrónico: jtorres@sanluisaz.gov

Personas con discapacidades que requieren adaptaciones especiales pueden comunicarse con Jenny Torres en el lugar anteriormente mencionado por lo menos 48 horas antes de la audiencia.

Bajo El Sol: 20 y 27 de enero del 2023 - 147738

Notice Of Hearing

Noticia De Audiencia Pública

El Departamento de Vivienda de la Ciudad de Yuma (HACY) ha revisado su Plan de Annual de la Agenda de Vivienda Pública e invita a todo el público a revisar y discutir estos cambios que han efectuado. Esta audiencia se llevara a cabo el día lunes, 13 de Marzo del 2023 en la oficina de HACY, en el 420 S. de la Avenida Madison, Yuma, AZ 85364 a las 5:00 p.m.

Estos cambios estarán disponibles para La inspección publica de Lunes a Jueves de a las 8 am a las 5 pm en la oficina de HACY en la dirección ya mencionada. Para mas información llame a Maria Moreno al (928) 782-3823 X 132.

Bajo El Sol: 20 y 27 de enero del 2023 - 146365



GANAR DINERO ADICIONAL ENTREGANDO



Ingreso extra para ayudarte con el pago de tus cuentas



Temprano en la mañana dejando el resto de tu día libre!

PREGUNTE EN PERSONA
2055 S. ARIZONA AVE
ó al CORREO ELECTRÓNICO
SPINEDA@YUMASUN.COM

Ciudad de San Luis
1090 E. Union St., San Luis, AZ 85349
Teléfono: 928-341-8584
Fax: 928-341-8549
TTY: 1-800-367-8939
Correo Electrónico: jtorres@sanluisaz.gov

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PREGUNTE EN PERSONA
2055 S. ARIZONA AVE
ó al CORREO ELECTRÓNICO
SPINEDA@YUMASUN.COM

RESOLUTION No. 994

**Approval of RAD Housing, Section 8 Program, and Local
FYE JUNE 30, 2023 Budget Revisions**

Whereas, it has been determined by the Board of Commissioners of the Housing Authority of the City of Yuma (HACY), that the Authority needs to update its budgeted figures to reflect a more accurate picture of the year

Whereas, the revised budget has been presented to the Finance committee and the Finance committee approves of the changes,

NOW THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of the City of Yuma approves of the following revisions to the FYE23 RAD Housing, Section 8 Program, and Local budgets as shown in the attached documentation.

Dated this 21st day of March, 2023

Attest:



Glendon Moss, Chairman or James Allen, Vice-Chairman



Michael Morrissey, Executive Director

RESOLUTION No. 995

Approval of FYE June 30, 2024 Budget Proposals

Whereas, it has been determined by the Board of Commissioners of the Housing Authority of the City of Yuma (HACY), that the Authority needs to have an accurate budget, and


Whereas, the staff of HACY has put in significant time in reviewing current data and projected data to determine the Fiscal Year End June 30, 2024 budget, and

Whereas, the budget has been presented to the Finance committee and the Finance committee approves of the Fiscal Year End June 30, 2024 budget,

NOW THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of the City of Yuma, approves of the Fiscal Year End June 30, 2024 budget as shown in the attached documentation.

Dated this **21st** day of **March, 2023**

Attest:



Glendon Moss, Chairman or James Allen, Vice-Chairman



Michael Morrissey, Executive Director

HACY Budget Work Sheet
Fiscal Year Ending June 30, 2024
RAD Housing

	BUDGET FYE 2023	YTD as of Feb-23	Rev/Proj Jun-23	Proposed FYE 2024
INCOME				
DW Rent	1,910,863	1,283,296	1,924,944	2,018,828
Interest	1,000	1,359	1,800	1,000
Other	18,000	45,443	50,000	18,000
TOTAL OP RECPTS	1,929,863	1,330,098	1,976,744	2,037,828
EXPENSE				
Admin Salaries & Benefits	497,516	240,807	321,975	510,975
Legal	10,000	6,858	12,000	10,000
Training	5,000	3,240	10,000	10,000
Audit & Accounting	6,500	6,500	6,500	6,000
Phones/Fax	15,000	9,420	15,000	15,000
Office Contract	48,000	27,155	48,000	50,000
Postage	8,000	-	8,000	8,000
Office Equip & Supplies	10,000	5,430	30,000	10,000
Pub & Memberships	4,000	1,666	4,000	4,000
Sundry Admin	28,000	13,615	28,000	28,000
TOT ADMIN EXP	632,016	314,691	483,475	651,975
Community Service Activities	20,000	12,187	20,000	25,000
TOT TENANT SERVICE	20,000	12,187	20,000	25,000
Water	212,000	120,548	212,000	220,480
Electricity	45,600	28,260	45,600	47,424
Gas	-	-	-	-
TOT UTILITIES	257,600	148,808	257,600	267,904
Maint Sal & Benefits	374,960	228,604	370,675	426,790
Landscape Services	83,200	55,467	83,200	91,520
Maint Materials	125,000	97,803	164,010	125,000
Maint Contract	150,000	86,174	180,000	150,000
TOT ORDINARY MAINT	733,160	468,048	797,885	793,310
INSURANCE	18,500	11,859	23,340	26,000
COLLECTION LOSS	7,500	4,551	7,500	7,500
TOT GENERAL EXP	26,000	16,410	30,840	33,500
TOTAL ROUTINE EXP	1,668,776	960,144	1,589,800	1,771,689
Extraordinary Maint	10,000	2,764	67,764	10,000
Maint Equipment	15,000	-	6,000	15,000
Reserve Deposit	160,791	107,194	160,791	164,811
TOT NON-ROUTINE	185,791	109,958	234,555	189,811
TOTAL OPERATING EXP	1,854,567	1,070,102	1,824,355	1,961,500
RESIDUAL RCPT/DEF	75,296	259,996	152,389	76,328

HACY Budget Work Sheet
Fiscal Year Ending June 30, 2024
Section 8

Description	Budget FYE 2023	YTD as of Feb-23	Projected/Rev Jun-23	Proposed FYE 2024
REVENUE				
Admin Fee Earned	1,240,295	964,175	1,402,662	1,374,494
Special Fees	-	-	-	-
Interest Earned	800	2,535	3,500	3,500
Other	3,000	1,502	2,000	2,000
FSS Donations	5,000	-	-	5,000
TOTAL REVENUE	1,249,095	968,212	1,408,162	1,384,994
EXPENSE				
Admin Salaries & Ben	969,143	581,250	1,140,299	1,124,429
VASH Admin Incentive/Exp	-	-	-	-
VASH Temp Staff	-	-	-	-
Legal	25,000	13,871	25,000	25,000
Training	10,000	3,911	10,000	10,000
Audit & Accounting	6,500	6,500	6,500	6,000
Phones/Fax	3,500	1,972	3,500	3,500
Postage	10,000	-	15,000	10,000
Office Supplies & Equip	20,000	16,808	25,212	20,000
Pub & Memberships	5,000	6,049	6,500	6,500
FSS Expenses	5,000	7,582	11,373	10,000
Portable Admin Fee	16,500	5,964	16,500	16,500
Misc Sundry Exp	28,000	14,747	28,000	28,000
TOT ADMIN EXP	1,098,643	658,654	1,287,884	1,259,929
Office Contract	65,000	42,028	65,000	67,000
TOT ORDINARY MAINT	65,000	42,028	65,000	67,000
Insurance	12,500	7,768	20,070	22,500
TOT GENERAL EXP	12,500	7,768	20,070	22,500
TOTAL OPERATING EXP	1,176,143	708,450	1,372,954	1,349,429
RESIDUAL RCPT/DEF	72,952	259,762	35,208	35,565

RESOLUTION 996

Approval of Revisions to the Admin Plan

Whereas, the U.S. Department of Housing and Urban Development (HUD) requires each Housing Authority to maintain an updated Admin Plan, and

Whereas, the Admin Plan consists of respective Program-related Policies and Procedures, and

Whereas, HACY is also required to meet with and brief the Resident Advisory Board, which it has done so, and has obtained concurrence on the proposed Admin Plan

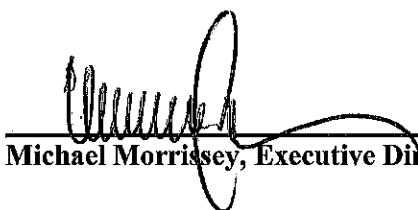
NOW THEREFORE, BE IT RESOLVED, that the Board of Commissioner's of the Housing Authority of the City of Yuma approves the Admin Plan – see attached summary of revisions; and authorizes the Chairman and/or Executive Director to sign any associated certifications or other documents related to the submission of said plans.

Dated this **21st** day of **March, 2023**

Attest:



Glendon Moss, Chairman or James Allen, Vice-Chairman



Michael Morrissey, Executive Director

Housing Authority of the City of Yuma

2023 Changes in Administrative Plan for the Housing Choice Voucher Program

Chapter	Current Policy	New Policy
Chapter 1: Overview of the Program and Plan 1.I.C PHA Mission Page: 1-2	Inserted the PHA's mission from the Five-Year Plan The Housing Authority of the City of Yuma is dedicated to providing professional, efficient quality services, and affordable housing. We will grow and develop to meet the needs of the community	The Housing Authority of the City of Yuma is committed to providing decent, safe, affordable housing opportunities and efficient, professional, quality services that meet the needs of our residents and community.
Chapter 3: Eligibility Part II: Basic Eligibility Criteria Using Income Limits for Eligibility Page:3-11	Added CFR reference in 2 nd bullet	24 CFR 982.201(b)
3.II.E Students Enrolled in Institutions of Higher Education Page: 3-17	Changed gender text in the 2 nd paragraph from his/her	to their
Independent Student Page: 3-18	Changed gender text in the 1 st and 3 rd paragraph under PHA Policy from his or her	to their

Page: 3-19	Changed gender text on 6 th and 7 th paragraphs under continuation of PHA Policy from his or her	to their
Determining Student Eligibility Page: 3-20	Changed gender text on the 1 st paragraph and on the 3 rd paragraph under PHA Policy from his/her	to their
Determining Parental Income Eligibility Page: 3-22	Changed gender text on 5 th paragraph under PHA Policy from his/her	to their
Part III. Denial of Assistance 3.III.B Mandatory Denial of Assistance Page:3-26	Deleted text under 3 rd PHA Policy A conviction will be given more weight than an arrest.	
3.III.C Other Permitted Reasons for Denial of Assistance Criminal Activity Page:3-27	Deleted what had been the 2 nd to last paragraph under PHA Policy A conviction for drug-related or violent criminal activity will be given more weight than an arrest for such activity	
Previous Behavior in Assisted Housing Page: 3-28	Changed text The PHA will not deny assistance to an otherwise eligible family because the family previously failed to meet its obligations under the Family Self-Sufficiency (FSS) program.	PHAs are <u>not</u> permitted to deny assistance to a family because the family previously failed to meet its obligations under the Family Self-Sufficiency (FSS) program [24 CFR 982.101(d)]

<p>Page: 3-28</p>	<p>Added two new paragraphs</p>	<p>When denying admission due to family debts as shown in HUD's EIV system, the PHA will provide the family with a copy of the EIV Debt Owed to PHA and Termination report</p> <p>If the family wishes to dispute the information in the report, the family must contact the PHA that entered the information in EIV in writing, explaining why EIV information is disputed. The family must also provide a copy of the letter and all applicable verification to the PHA to support the family's claim. The PHA will consider the information provided by the family prior to issuing a notice of denial.</p>
<p>3.III.E. Criteria for Deciding to Deny Assistance</p> <p>Consideration of Circumstances</p> <p>Page: 3-32</p>	<p>Deleted the however from text in PHAs Policy 1st paragraph</p> <p>While a record or records of arrest will not be used as the sole basis for denial, an arrest may, <u>however</u>, trigger an investigation to determine whether the applicant actually engaged in disqualifying criminal activity.</p>	<p>While a record or records of arrest will not be used as the sole basis for denial, an arrest may trigger an investigation to determine whether the applicant actually engaged in disqualifying criminal activity.</p>

<p>3.III.G Prohibition Against Denial of Assistance to Victims of Domestic Violence, Dating Violence, Sexual Assault, and Stalking</p> <p>Perpetrator Documentation Page:3-37</p>	<p>Changed text in 2nd paragraph of PHA Policy from his or her</p>	<p>to their</p>
<p>Exhibit 3-1 Detailed Definitions Related to Disabilities Page:3-39</p>	<p>Changed gender text in under bullet from his or her</p>	<p>to their</p>
<p>Chapter 4: Applications, Waiting List and Tenant Selection</p> <p>4.I.D Placement on the Waiting List</p> <p>Eligible for Placement on the Waiting List Page: 4-5</p>	<p>Added text</p> <p>Applicants will be placed on the waiting list according to the date and time their complete application is received by the PHA.</p>	<p>Applicants will be placed on the waiting list according to the date and time their complete application is received by the PHA, <u>whether it may be on paper or online</u></p>
<p>Part II: Managing the Waiting List</p> <p>4.II.B Organization of the Waiting List Page: 4-7</p>	<p>Added text to PHA Policy</p> <p>The PHA will maintain a single waiting list for the HCV program</p>	<p>The PHA will maintain a single waiting list for the HCV program, <u>regardless of preferences.</u></p>

<p>4.II.E. Reporting Changes in Family Circumstances Page:4-10</p>	<p>Added text to PHA Policy</p> <p>While the family is on the waiting list, the family must immediately inform the PHA of changes in contact information, including current residence, mailing address, phone number, and change in family gross annual income. The changes must be submitted in writing</p>	<p>While the family is on the waiting list, the family must immediately inform the PHA of changes in contact information, including current residence, mailing address, phone number, and change in family gross annual income. The changes must be submitted in writing <u>and/or submitted through the online portal.</u></p>
<p>4.III.C Selection Method Local Preferences Page: 4-15</p>	<p>Added HUD-VAWA Preference</p>	<p>HUD-VAWA “Violence Against Women’s Act”</p> <p>The Housing Authority of the City of Yuma will be adopting a preference for admission of families that have been victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p>HACY will set aside 30 vouchers for applicants that qualify for this preference.</p>

Page: 4-15	Added VAWA Eligibility Definitions	<p>Dating violence means violence committed by a person:</p> <ol style="list-style-type: none"> 1. Who is or has been in a social relationship of a romantic or intimate nature with the survivor; and 2. Where the existence of such a relationship shall be determined based on a consideration of the following factors: <ol style="list-style-type: none"> a) the length of the relationship; b) the type of relationship; and c) the frequency of interaction between the persons involved in the relationship. <p>Domestic violence means the use or attempted use of physical abuse or sexual abuse, or a pattern of any other coercive behavior committed, enabled, or solicited to gain or maintain power and control over a survivor, including verbal, psychological, economic, or technological abuse that may or may not constitute criminal behavior, by a person who:</p> <ol style="list-style-type: none"> 1. is a current or former spouse or intimate partner of the survivor, or other person similarly situated to a spouse of the survivor; 2. is cohabitating with or has cohabitated with the victim as a spouse or intimate partner;
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		<p>3. shares a child in common with the survivor;</p> <p>4. is an adult family member of, or paid or nonpaid caregiver in an ongoing relationship of trust with, a survivor aged 50 or older or an adult survivor with disabilities; or</p> <p>5. commits acts against a youth or adult survivor who is protected from those acts under the family or domestic violence laws of the jurisdiction.</p> <p>Sexual assault means any nonconsensual sexual act proscribed by Federal, Tribal, or State law, including when the survivor lacks capacity to consent.</p> <p>Stalking means engaging in a course of conduct directed at a specific person that would cause a reasonable person to:</p> <p>1) Fear for the person's individual safety or the safety of others; or</p> <p>2) Suffer substantial emotional distress.</p>
Order of Selection Page: 4-16	Added sentence to PHA Policy	Families that fall under preferences will be selected based on a first-come, first serve basis according to the date and time their complete application is received by the PHA.

4.III.E The Application Interview Page: 4-17	Added 2 nd paragraph to PHA Policy	Families who are called through a preference, PHA will first determine that the family does qualify based on the selected preference. Verification will need to be confirmed through a third party that the family meets the eligibility criteria. Once verification is confirmed based on current circumstances, only then the PHA will move forward with an eligibility interview. If upon verification the PHA determines that the family does not qualify for the preference, the family will be placed back on the waiting list without the preference selection.
Chapter 5: Briefings and Voucher Issuance 5.I.B Briefing Page: 5-3	Changed gender text in the 3 rd paragraph from his or her	to their
Oral Briefing Page: 5-5	Added new last paragraph	In briefing a family that includes a person with disabilities, PHA may also take steps to ensure effective communication
Briefing Packet Page: 5-6	Add reference to heading	New HCV GB, Housing Search and Leasing, pg 7
	Added text to 9 th , 10 th and 13 th bullets	Materials (e.g., brochures) on how to select a unit and any additional information on selecting a unit that HUD provides (e.g.,

		<u>HUD brochure entitled, “A Good Place to Live”)</u>
		Information on federal, state and local equal opportunity laws and a copy of the housing discrimination complaint form, <u>including information on how to complete the form and file a fair housing complaint</u>
		The family obligations under the program, including any obligations of a welfare-to-work family, and <u>any obligations of other special programs if the family is participating in one of those programs.</u>
Briefing Packet Page: 5-7	Added new 2 nd bullet text	The HUD pamphlet on lead-based paint entitled, “Protect Your Family from Lead in Your Home.”
Additional Items to Be Included in the Briefing Packet Page: 5-7	Deleted 2 nd paragraph under PHA Policy The HUD pamphlet on lead-based paint entitled, “Protect Your Family from Lead in Your Home.”	

Chapter 6: Income and Subsidy Determinations 6.I.E Earned Income Disallowance for Persons with Disabilities Calculation of the Disallowance Page: 6-13	Changed gender text in the 1 st paragraph from his or her and from he or she is	to their they are
6.I.H Periodic Payments Treatment of Overpayment Deductions from Social Security Benefits Page: 6-24	Changed gender text in paragraph from his or her	to their
6.II.F Child Care Expense Deduction Furthering Education Page: 6-40 Earned Income Limit on Child Care Expense Deduction Page: 6-40	Changed gender text in paragraph of PHA Policy from his or her Changed gender text under in 1 st paragraph from his or her	to their to their
Necessary and Reasonable Costs Page: 6-42	Changed gender text under in paragraph from his or her	to their
Chapter 7: Verification 7.I.B Overview of Verification	Changed text in the 4 th paragraph Any family self-certifications must be	Any family self-certification must be made

Requirements Requirements for Acceptable Documents Page: 7-2	made in a format acceptable to the PHA and must be signed <u>in the presence of a PHA representative or PHA notary public.</u>	in a format acceptable to the PHA and must be signed <u>by the family member whose information or status is being verified.</u>
7.I.E Self-Certification Page: 7-8	Deleted text in last paragraph of PHA Policy The self-certification must be made in a format acceptable to the PHA and must be signed by the family member whose information or status is being verified. <u>All self-certifications must be signed in the presence of a PHA representative or PHA notary public.</u>	The self-certification must be made in a format acceptable to the PHA and must be signed by the family member whose information or status is being verified.
Part II: Verifying Family Information 7.II.A. Verification of Legal Identity Page: 7-9	Under PHA Policy changed text in 2 nd to last paragraph If none of these documents can be provided and at the PHA's discretion, a third party who knows the person may attest to the person's identity. The certification must be provided in a format acceptable to the PHA and be signed <u>in the presence of a PHA representative or PHA notary public.</u>	If none of these documents can be provided and at the PHA's discretion, a third party who knows the person may attest to the person's identity. The certification must be provided in a format acceptable to the PHA and <u>must be signed by the family member whose information or status is being verified.</u>
Page: 7-9	Changed gender text in last paragraph from him or herself	to themselves

7.II.B Social Security Numbers Page: 7-9	Changed gender text under 2nd paragraph from his or her	to their
Page: 7-11	<p>Added text in 1st paragraph</p> <p>Once an individual's status is classified as "verified" in HUD's EIV system, the PHA <u>may</u> remove and destroy copies of documentation accepted as evidence of social security numbers.</p>	<p>Once an individual's status is classified as "verified" in HUD's EIV system, the PHA <u>will not</u> remove and destroy copies of documentation accepted as evidence of social security numbers.</p>
Absence of Adult Member Page: 7-12	<p>Added text under PHA Policy paragraph</p> <p>If an adult member who was formerly a member of the household is reported to be permanently absent, the family must provide evidence to support that the person is no longer a member of the family (e.g., documentation of another address at which the person resides such as a lease or utility bill, pay stubs with new address, picture ID, and a notarized self-declaration).</p>	<p>If an adult member who was formerly a member of the household is reported to be permanently absent, the family must provide evidence to support that the person is no longer a member of the family (e.g., documentation of another address at which the person resides such as a lease or utility bill, pay stubs with new address, picture ID, and a notarized self-declaration), <u>if the PHA so requests.</u></p>
7.II.E Verification of Student Status		
General Requirements Page: 7-13	Changed gender text on 3 rd paragraph from his or her	to their
Restriction on Assistance to Students	Last paragraph under 2 nd PHA Policy	to their

Enrolled in Institutions of Higher Education Page: 7-13	from his/her	
Independent Student Page: 7-14	1 st and 2 nd paragraph under Independent Student from his/her	to their
Part III: Verifying Income and Assets 7.III.C Periodic Payments and Payments in Lieu of Earnings Social Security/SSI Benefits Page: 7-18	Added new paragraph under Social Security/SSI Benefits	To ensure consistency in the determination of annual Social Security and SSI income, PHAs are required to use EIV-reported Social Security and SSI benefit amount unless the tenant disputes the EIV-reported amount [Notice PIH 2018-24].
7.III.J Student Financial Assistance Page: 7-22	Changed gender text in 1 st paragraph under PHA Policy from his/her	to their
7.III.K Parental Income of Students Subject to Eligibility Restrictions Page: 7-23	Changed gender text in 1 st paragraph from his or her	to their
7.IV.D Child Care Expenses Pursuing an Eligible Activity Furthering Education Page: 7-28	Changed gender text from his or her	to their

Chapter 8: Housing Quality Standards and Rent Reasonableness Determinations Clarifications of HUD requirements Page: 8-5	Added text	A pool that is empty must be covered regardless if it has a perimeter fencing around it
Chapter 9: General Leasing Policies 9.I.A Tenant Screening Page:9-2	Changed gender text from his/her	to their
Chapter 10: Moving with Continued Assistance and Portability 10.I.A Allowable Moves Page: 10-1	Changed gender text from he or she	to they were
10.II.B Initial PHA Role Participant Families Page:10-10	Changed gender text on 1 st paragraph from he or she	to they were
Initial Billing Deadline Page: 10-13	Changed text throughout PHA Policy If the PHA has not received an initial billing notice from the receiving PHA within the billing deadline, it will contact the receiving PHA to inform them that it will not honor a late billing submission and will return any subsequent billings	<u>The initial PHA's decision as to whether to accept late billing will be based on internal PHA factors, including the initial PHA's leasing or funding status.</u> If the PHA has not received an initial billing notice from the receiving PHA within the billing

	<p>that is receives on behalf of the family. The PHA will send the receiving PHA a written confirmation of its decision by mail.</p> <p>The PHA will allow an exception to this policy if the family includes a person with disabilities and the late billing is a result of a reasonable accommodation granted to the family by the receiving PHA.</p>	<p><u>deadline and does not intend to honor the late billing</u>, it will contact the receiving PHA to inform them that it will not honor a late billing submission and will return any subsequent billings that it receives on behalf of the family. <u>In this case</u>, the PHA will send the receiving PHA a written confirmation of its decision by mail.</p> <p><u>Among other considerations as to whether to accept late billing will</u> be if the family includes a person with disabilities and the late billing is a result of a reasonable accommodation granted to the family by the receiving PHA.</p>
<p>Chapter 11: Reexaminations</p> <p>11.I.B Streamlined Annual Reexaminations Page: 11-1</p>	Added reference to heading	New HCV GB, Reexaminations
<p>11.I.C Scheduling Annual Reexaminations</p> <p>Notification of and Participation in the Annual Reexamination Process Page: 11-3</p>	<p>Added text to 2nd, 3rd and 4th paragraph of PHA Policy</p> <p>Notification of annual reexamination interviews will be sent by first-class mail and will contain the date, time, and location of the interview. In Addition, it will inform the family of the information and documentation that must be brought</p>	<p>Notification of annual reexamination interviews will be sent by first-class mail and/or thru the online portal will contain the date, time, and location of the interview. In Addition, it will inform the family of the information and</p>

	<p>to the interview.</p> <p>If the family is unable to attend a scheduled interview, the family should contact the PHA in advance of the interview to schedule a new appointment. If a family does not attend the scheduled interview, the PHA will send a second notification with a new interview date and appointment time.</p>	<p>documentation that must be brought to the interview and/or submitted via online portal.</p> <p>If the family is unable to participate in an over the phone interview and/or attend a scheduled interview, the family should contact the PHA in advance of the interview to schedule a new appointment. If a family does not participate in the scheduled interview, the PHA will send a second notification with a new interview date and appointment time.</p>
Page: 11-3	<p>If a family does not attend the second scheduled interview or if the notice is returned by the post office with no forwarding address, a notice of termination (see Chapter 12) will be sent to the family's address of record, and to any alternate address provided in the family's file. All second interview notices will be sent by first class mail.</p>	<p>If a family does not participate in a second scheduled interview a final appointment will be scheduled. If a family does not participate in a final interview and/or the notice is returned by the post office with no forwarding address, a notice of termination (see Chapter 12) will be sent to the family's address of record, and to any alternate address provided in the family's file. All second interview notices will be sent by first class mail and/or thru the online portal.</p>

<p>11.I.D Conducting Annual Reexaminations Page: 11-3</p>	<p>Added text to 1st paragraph of PHA Policy</p> <p>Families will be asked to bring all required information (as described in the reexamination notice) to the reexamination appointment.</p>	<p>Families will be asked to bring all required information (as described in the reexamination notice) to the reexamination appointment and/or submit the document via online portal.</p>
<p>11.I.E Determining Ongoing Eligibility of Certain Students Page: 11-4</p>	<p>Changed gender text throughout PHA Policy from his/her</p>	<p>to their</p>
<p>11.II.D Processing the Interim Reexamination</p> <p>Method of Reporting Page: 11-11</p>	<p>Added text to 1st and 3rd paragraph of PHA Policy</p> <p>The family may only notify the PHA of changes in writing</p> <p>The PHA will accept required documentation by mail, by email, by fax, or in person</p>	<p>The family may only notify the PHA of changes in writing <u>and/or via online portal</u>.</p> <p>The PHA will accept required documentation by <u>online portal</u>, mail, by email, by fax, or in person.</p>

<p>Chapter 12: Termination of Assistance and Tenancy</p> <p>12.I.D. Mandatory Termination of Assistance</p> <p>Failure of Students to Meet Ongoing Eligibility Requirements</p> <p>Page: 12-4</p>	<p>Changed gender from his/her</p>	<p>their</p>
<p>12.I.E Mandatory Policies and Other Authorized Terminations</p> <p>Other Authorized Reasons for Termination of Assistance</p> <p>Page: 12-7</p>	<p>Updated reference in heading</p>	<p>24 CFR 984.101(d)</p>
<p>Page: 12-7</p>	<p>Added reference and removed text from 2nd paragraph</p> <p>Additionally, per the alternative requirements listed in the Federal Register Notice dated December 29, 2014, PHAs are no longer permitted to terminate assistance to a family due to the family's failure to meet its obligations under the Family Self-Sufficiency contract of participation.</p>	<p>Additionally, per 24 CFR 984.101(d), PHAs are no longer permitted to terminate assistance to a family due to the family's failure to meet its obligations under the Family Self-Sufficiency contract of participation.</p>

Insufficient Funding Page: 12-9	Added paragraph	Families who have been assisted in the HCV program the longest will be the first to be terminated, excluding families that include elderly or disabled family members.
Part II: Approach to Termination of Assistance 12.II.E Terminations Related to Domestic Violence, Dating Violence, Sexual Assault or Stalking VAWA Protections against Termination Pages: 12-16 Limitations on VAWA Protections Page: 12-17	Changed gender text from 2 nd paragraph from he or she Changed gender text from last paragraph from he or she	they were they are
12.II.F Termination Notice Page: 12-19	Changed gender text from 2 nd paragraph in PHA Policy from his/her	to their
Chapter 13: Owners	Added reference to	Form HUD-52641, Section 13

13.I.D Owner Qualifications Conflict of Interest Page: 13-7	Added two paragraphs	Such “covered individual” may not have any direct or indirect interest in the HAP contract or in any benefits or payments under the contract (including the interest of an immediate family member of such covered individual) while such person is a covered individual or for one year thereafter.
		Immediate family member means the spouse, parent (including a stepparent), child (including a stepchild), grandparent, grandchild, sister, or brother (including a stepsister or stepbrother) of any covered individual.
Continuation of Conflict of Interest Page: 13-8	Changed gender text in 7 th bullet from his/her	their
Part II: HAP Contracts 13.II.C HAP contract Payments Owner Certification of Compliance Page: 13-16	Changed text in last paragraph By endorsing the monthly check from the PHA, the owner certifies to compliance with the terms of the HAP contract.	By accepting the monthly check from the PHA, the owner certifies to compliance with the terms of the HAP contract.

Chapter 15: Special Housing Types Introduction Page: 15-1	Added reference to chapter heading	New HCV GB, Special Housing Types
Page: 15-1	Added text to 2 nd main paragraph	A single unit cannot be designated as more than one type of special housing. The PHA cannot give preference to households that wish to live in any of these types of housing and cannot require households to select any of these types of housing [New HCV GB, Special Housing Types, p. 3].
15.I.B Family Eligibility Page: 15-3	Added text to paragraph The family must meet all of the requirements listed below before the commencement of homeownership assistance. The PHA may also establish additional initial requirements as long as they are described in the PHA administrative plan.	<u>If the PHA offers the homeownership option, participation by the family is optional. However,</u> the family must meet all of the requirements listed below before the commencement of homeownership assistance. The PHA may also establish additional initial requirements as long as they are described in the PHA administrative plan.

15.I.D Eligible Units Page: 15-4	Removed wording (bullet) The unit must be under construction or already exist at the time the family enters into the contract of sale.	
Page: 15-4	Added paragraphs	Families may enter into contracts of sale for units not yet under construction. However, the PHA will not commence homeownership assistance for the family for that unit until:
		<p>1. Either the responsible entity completes the environmental review as required by 24 CFR part 58 and HUD approved the environmental certification and request for release of funds prior to commencement of construction or HUD performed an environmental review under CFR part 50 and notified the PHA in writing of environmental approval of the site prior to construction commencement; and</p> <p>2. Construction of the unit has been completed and the unit has passed the required HQS inspection and independent inspection as addressed elsewhere in this chapter.</p>

<p>15.I.G Home Inspections, Contract of Sale, And PHA Disapproval of Seller</p> <p>Contract of Sale Page: 15-7</p>	<p>Added bullets</p>	<ul style="list-style-type: none"> • A contract for the sale of a unit not yet under construction must meet all above requirements, and requirements below. Commencement of construction in violation of the below requirements voids the purchase contract. - The purchaser is not obligated to purchase the unit unless an environmental review has been performed and the site received environmental approval prior to commencement of construction in accordance with 24 CFR 982.628; and – The construction will not commence until the environmental review has been completed and the seller has received written notice from the PHA that environmental approval has been obtained. Environmental approval may be conditioned on the contracting parties’ agreement to modification to the unit design or to mitigation actions.
<p>15.I.I Continued Assistance Requirements; Family Obligations Page: 15-9</p>	<p>Changed text</p> <p>Before commencement of homeownership assistance, the family must execute a statement in which the family agrees to comply with all family obligations under the homeownership</p>	<p>Before commencement of homeownership assistance, the family must execute a statement of family obligations in the form prescribed by HUD [form HUD-52649]. In the statement, the family agrees to comply</p>

	option.	with all family obligations under the homeownership option
Page: 15-09	Added text (bullet)	The family must provide the PHA with information on any satisfaction or payment of the mortgage debt.
15.I.K Homeownership Assistance Payments and Homeownership Expenses Page: 15-10	Paragraph moved to 15.I.N Denial or Termination of Assistance	Homeownership assistance for a family terminates automatically 180 calendar days after the last homeownership assistance payment on behalf of the family. However, a PHA may grant relief from this requirement in those cases where automatic termination would result in extreme hardship for the family.
Page: 15-11	Changed text Homeownership expenses (not including cooperatives) <u>only</u> include amounts allowed by the PHA to cover:	Homeownership expenses (not including cooperatives) <u>must</u> include amounts allowed by the PHA to cover:
Page: 15-11	Added paragraph	The PHA does not have the discretion to exclude any of the listed homeownership expenses or to add any additional items.

	<p>Removed text</p> <p>Homeownership expenses for a cooperative member <u>may only</u> include amounts allowed by the PHA to cover:</p>	<p>Homeownership expenses for a cooperative member include amounts allowed by the PHA to cover:</p>
Page: 15-12	Added paragraph	<p>The PHA may pay the homeownership assistance payments directly to the family, or at the PHA's discretion, to a lender on behalf of the family. If the assistance payment exceeds the amount due to the lender, the PHA must pay the excess directly to the family</p>
<p>15.I.M Moving with Continued Assistance</p> <p>Page: 15-13</p>	Added paragraph and bullets	<p>The PHA must determine that all initial requirements have been satisfied if a family that has received homeownership assistance wants to move with continued homeownership assistance. However, the following do not apply:</p> <ul style="list-style-type: none"> • The requirement that a family must be a first-time homeowner is not applicable. • The requirement for pre-assistance counseling is not applicable. However, the PHA may require that the family complete additional counseling (before or after

		moving to a new unit with continued homeownership assistance).
Page: 15-13	Added text to 3 rd paragraph	However, when the family or a member of the family is or has been the victim of domestic violence, dating violence, sexual assault or stalking and the move is needed to protect the health or safety of the family or family member (or any family member has been the victim of a sexual assault that occurred on the premises during the 90-calendar-day period preceding the family's request to move), such family or family member may be assisted with continued tenant-based assistance even if they own any title or other interest in the prior home.
Chapter 16: Program Administration 16.II.B Payment Standards Part I: Administrative Fee Reserve Page: 16-2	Added new 2 nd paragraph	In addition, as specified in Notice PIH 2022-18, PHAs may use administrative fee funding for both administrative and "other expenses" needed to employ strategies and undertake activities beyond regular administrative responsibilities to facilitate the successful leasing and use of housing choice vouchers by families, such as through the use of security deposit assistance and landlord recruitment and incentive payments, among other allowable expenses specified in the notice. PHAs are also permitted to use UNP for these expenses [Notice PIH 2022-18].

Part II: Setting Program Standards and Scheduled 16.II.B Payment Standards Updating Payment Standards Page: 16-4	Changed text under Unit Availability The PHA will review the availability of units for each unit size	The PHA may review the availability of units for each size
Page: 16-4	Changed text under Lease-up time and Success Rate	
	The PHA will consider the percentage of families that are unable to locate suitable housing before the voucher expires	The PHA may consider the percentage of families that are unable to locate suitable housing before the voucher expires
Exception Payment Standards Page:	Added reference to heading	FR Notice 9/27/21
Page: 16-5	Added 2 nd paragraph under heading	In addition, HUD allows PHAs to establish a HUD-Veterans Affairs Supportive Housing (HUDVASH) exception payment standard. PHAs may go up to but no higher than 120 percent of the FMR or SAFMR specifically for VASH families. PHAs who want to establish a VASH exception payment standard over 120 percent must still request a waiver from HUD (See Section 19-III.E.).

Part III: Informal Reviews and Hearings 16.III.B Informal Reviews Ensuring Accessibility for Persons with Disabilities and LEP Individuals Page:	Changed gender text in 3 rd paragraph from his or her	to their
Informal Review Decisions Page:	Changed gender text in the following from his/her	their
16.III.C Informal Hearings for Participants Ensuring Accessibility for Persons with Disabilities and LEP Individuals Page:	Changed gender text in 3 rd paragraph from his or her	to their
Hearing Officer's Decision Page:	Changed gender text in under Summary of Evidence	to their
Part IV: Owner or Family Debts to the PHA 16.IV.A Overview Page: 16-28	Added text paragraph	If the family breaches an agreement with the PHA to pay amounts owed to a PHA, or amounts paid to an owner by a PHA, the PHA, at its discretion, may offer a family the opportunity to enter an agreement to pay amounts owed to a PHA or amounts paid to an owner by a PHA. The PHA may prescribe the terms of the agreement [24 CFR 982.552(c)(1)(vii).

Page: 16-28	Moved 3 rd paragraph and indented text from PHA Policy to 16.IV.B Repayment Policy	<p>When an owner or participant refuses to repay monies owed to the PHA, the PHA will utilize other available collection alternatives including, but not limited to, the following:</p> <p>Collection agencies Small claims court Civil law suit State income tax set-off program</p>
Family Debts to the PHA Page: 16-29	Added new paragraph under heading	Families are required to reimburse the PHA if they were charged less rent than required because the family either underreported or failed to report income. PHAs are required to determine retroactive rent amounts as far back as the PHA has documentation of family unreported income [Notice PIH 2018-18].
Page: 16-29	Added new heading and	Refusal to Enter into an Agreement
	What had been the 2 nd paragraph, under PHA Policy is now a separate paragraph that's been updated and has a new PHA policy under this heading	If the family refuses to repay the debt, does not enter into a repayment agreement, or breaches a repayment agreement, the PHA must terminate assistance [Notice PIH 2018-18]

		<p>PHA Policy</p> <p>When a family refuses to repay monies owed to the PHA, in addition to termination of program assistance, the PHA will utilize other available collection alternatives including, but not limited to, the following:</p> <p>Collection agencies</p> <p>Small claims court</p> <p>Civil lawsuit State income tax set-off program</p>
<p>Payment Thresholds</p> <p>Page: 16-30</p>	<p>Updated PIH notice number from <u>PIH 2017-12</u> in 1st paragraph</p>	<p>PIH 2018-18</p>
<p>Execution of the Agreement</p> <p>Page: 16-30</p>	<p>Added new paragraph</p>	<p>All repayment agreements must be in writing, dated, and signed by both the family and the PHA [Notice PIH 2018-18].</p>
<p>Page: 16-31</p>	<p>Changed subheading</p> <p>Repayment Agreements Involving Improper Payments</p>	<p>Repayment Agreement Terms</p>
<p>Repayment Agreements Involving Improper Payments</p> <p>Page: 16-31</p>	<p>Added text and changed notice to 1st paragraph</p> <p>Notice PIH 2017-12 requires certain provisions to be included in any</p>	<p><u>All repayment agreements must be in writing, dated, signed by both the family and the PHA, include the total retroactive</u></p>

	<p>repayment agreement involving amounts owed by a family because it underreported or failed to report income:</p>	<p><u>rent amount owed, any amount of lump sum payment made at time of execution, if applicable, and the monthly repayment amount.</u> Notice PIH 2018-18 requires certain provisions, <u>at a minimum</u>, be included in any repayment agreement involving amounts owed by a family because it underreported or failed to report income:</p>
<p>Part V: Section 8 Management Assessment Program (SEMAP)</p> <p>16.V.C. SEMAP Indicators Page: 16-35</p>	<p>Removed text from 1st bullet under Indicator 1</p> <p>This indicator shows whether the PHA has written policies in its administrative plan for selecting applicants from the waiting list and whether the PHA follows these policies when selecting applicants <u>for admission</u> from the waiting list.</p>	<p>This indicator shows whether the PHA has written policies in its administrative plan for selecting applicants from the waiting list and whether the PHA follows these policies when selecting applicants from the waiting list.</p>
<p>Page: 16-35</p>	<p>Added text to 1st bullet under Indicator 2</p> <p>This indicator shows whether the PHA has and implements a reasonable written method to determine and document for each unit leased that the rent to owner is reasonable based on current rents for comparable unassisted units</p>	<p>This indicator shows whether the PHA has and implements a reasonable written method to determine and document for each unit leased that the rent to owner is reasonable based on current rents for comparable unassisted units <u>at the required times.</u></p>

Page: 16-36	<p>Changed text from last bullet under Indicator 9</p> <p>Points are based on the percent of reexaminations that are <u>more</u> than <u>2</u> months overdue, according to data from PIC.</p>	Points are based on the percent of reexaminations that are less than two months overdue, according to data from PIC.
Page: 16-37	<p>Changed text from last bullet under Indicator 11</p> <p>Points are based on the percent of newly leased units that passed HQS inspection prior to the effective date of the lease and HAP contract, according to data from PIC.</p>	Points are based on the percent of newly leased units that passed HQS inspection on or before the effective date of the lease and HAP contract, according to data from PIC.
<p>Part VI: Record Keeping</p> <p>16.VI.B. Record Retention</p> <p>Page: 16-39</p>	<p>Added reference to heading</p> <p>Added two new paragraphs after the bullets</p>	<p>24 CFR 908.101</p> <p>The PHA must keep the last three years of the Form HUD-50058 and supporting documentation during the term of each assisted lease, and for a period of at least three years from the end of participation (EOP) date [24 CFR 908.101].</p>

		The PHA must maintain Enterprise Income Verification (EIV) system Income Reports in the tenant file for the duration of the tenancy but for a period not to exceed three years from the EOP date [Notice PIH 2018-18].
Part VIII: Determination of Insufficient Funding 16.VIII.B Methodology Page: 16-44	Added text in PHA Policy paragraph If the total annual HAP needs equal or exceed the annual budget authority, or if the PHA cannot support the cost of the proposed subsidy commitment (voucher issuance or move) based on the funding analysis, the PHA will be considered to have insufficient funding.	If the total annual HAP needs equal or exceed the annual budget authority <u>and funding reserves</u> , or if the PHA cannot support the cost of the proposed subsidy commitment (voucher issuance or move) based on the funding analysis, the PHA will be considered to have insufficient funding.
Part IX: Violence Against Women Act (VAWA): Notification, Documentation, Confidentiality Page: 16-46	Changed gender text from his or her under The Term Stalking	to their
Chapter 17: Project-Based Vouchers 17.I.A Overview Additional Project-Based Units Page: 17-2	Added reference to subheading	FR Notice 1/24/22

	<p>Added text to 2nd paragraph under this subhead</p> <p>Units qualify under this exception if the units:</p>	<p><u>For units under a HAP contract that was first executed on or after April 18, 2017,</u> units qualify under this exception if the units:</p>
Page: 17-3	<p>Deleted last paragraph</p> <p>Only units that are under a HAP contract that was first executed on or after April 18, 2017, are covered by the 10 percent exception.</p>	
Page: 17-3	<p>Added a new last paragraph under Additional Project Based Units</p>	<p>PBV units that house eligible youth receiving FUPY/FYI assistance are also covered by this 10 percent exception authority if the units are under a HAP contract that became effective after December 27, 2020, and if the unit is occupied by an eligible youth receiving FUPY/FYI assistance. FYI TPVs that were awarded under Notice PIH 2019-20 are not part of this exception since PHAs are prohibited from project-basing FYI TPVs. Units added after December 27, 2020, through an amendment of a HAP contract that became effective after December 27, 2020, are eligible for this 10 percent exception authority. In contrast, units</p>

	change the conditions of the HAP contract.	unless the PHA and owner agree to change the conditions of the HAP contract.
Part III: Dwelling Units 17.III.D. Inspecting Units Page: 17-18	Added text in 1 st paragraph under Annual/Biennial Inspections	The PHA also has the option in certain mixed finance properties to rely on alternative inspections conducted at least triennially.
Part VIII: Determining Rent to Owner 17.VIII.A Overview Page: 17-46	Changed percentage During the tem of the HAP contract, the rent to owner is re-determined at the owner's request in accordance with program requirements, and at such time that there is a <u>five</u> percent or greater decrease in the published FMR.	During the tem of the HAP contract, the rent to owner is re-determined at the owner's request in accordance with program requirements, and at such time that there is a <u>ten</u> percent or greater decrease in the published FMR.
Chapter 18: Project Based Vouchers (PBV) Under the Rental Assistance Demonstration (RAD) Program		
18.I.B Applicable Regulations Page: 18-4	Changed date in parentheses in 1 st main bullet RAD Quick Reference Guide for Public Housing Converting to PBV Assistance (10/14)	RAD Quick Reference Guide for Public Housing Converting to PBV Assistance (6/20)

<p>Part IV: Housing Assistance Payments (HAP) Contract</p> <p>18.IV.A. Overview Page: 18-4</p>	<p>Updated references in heading</p> <p>Overview [PBV Quick Reference Guide 10/14]</p>	<p>Overview [<u>RAD</u> PBV Quick Reference Guide <u>06/20</u>]</p>
<p>18.IV.B HAP Contract Requirements Page: 18-19</p>	<p>Updated reference in subheading</p> <p>Contract Information [PBV Quick Reference Guide 10/14; Notice PIH 2019-23]</p>	<p>[<u>RAD</u> PBV Quick Reference Guide <u>6/20</u>; Notice PIH 2019-23]</p>
<p>18.IV.E. Owner Responsibilities Under the HAP Contract Page: 18-23</p>	<p>Changed gender text in 1st paragraph from he or she</p>	<p>to they</p>
<p>Part VI: Occupancy</p> <p>18.VI.B Lease</p> <p>Lease Requirements Page: 18-33</p>	<p>Added new last bullet</p>	<p>For any family admitted following conversion, the lease must specify what will happen if the family elects to remain in its unit after increasing its income such that it requires zero HAP. Specifically, the lease must make clear how the tenant rent will be calculated, and it must address the transition to a new lease.</p>

Initial Term and Lease Renewal Page: 18-34	Updated reference in heading Initial Term and Lease Renewal [24 CFR 983.256(f); PBV Quick Reference Guide 10/14]	Initial Term and Lease Renewal [24 CFR 983.256(f); <u>RAD</u> PBV Quick Reference Guide 6/20]
Continuation of Housing Assistance Payments Page:18-36	Added reference to heading and	RAD PBV Quick Reference Guide 6/20
Page:18-36	Added new last paragraph to Continuation of Housing Assistance Payments	Per the RAD Use Agreement, the owner may charge the family a rent that does not exceed 30 percent of 80 percent of the area median income. If a unit is removed from the RAD PBV HAP contract, then the lease terminates automatically, as stated in the tenancy addendum, as though the RAD PBV HAP contract had been terminated. The tenant must be offered a new lease, which must reflect the new tenant rent. A tenant in this circumstance is no longer a program participant and therefore no longer benefits from any of the rights or protections specific to RAD, or to the PBV program. Should the family subsequently lose employment, the owner may choose to reduce the family's rent, but if the family wishes to be admitted to the HCV/PBV program, then it must be admitted through the waiting list like any other applicant.

Security Deposits Page: 18-37	Updated reference to heading Security Deposits [24 CFR 983.259; PBV Quick Reference Guide <u>10/14</u>]	Security Deposits [24 CFR 983.259; <u>RAD</u> PBV Quick Reference Guide <u>6/20</u>]
Security Deposits Page: 18-37	Added text to 1 st paragraph under the heading Owners are permitted to recognize security deposit amounts that have been previously provided by tenants who are in-place at the time of the RAD conversion. Otherwise, the security deposit requirements for standard PBV apply.	Owners are permitted to recognize security deposit amounts that have been previously provided by tenants who are in-place at the time of the RAD conversion. <u>If a tenant residing in a converting project has not previously provided a security deposit, then the owner may collect a security deposit at the time of initial lease execution.</u> Otherwise, the security deposit requirements for standard PBV apply.
18.VI.E Moves Choice Mobility Page:18-40	Added reference to heading Choice Mobility [Notice PIH 2019-23]	Choice Mobility [Notice PIH 2019-23; <u>PRRAC Choice Mobility Implementation Guidance, 8/20</u>]

Page:18-40	Added new Family's Right to Choice Mobility subheading with new PHA Policy	<p>Family's Right to Choice Mobility</p> <p>Under RAD PBV, the choice mobility option provides families with the opportunity to move with continued assistance any time after 12 months of occupancy. All residents in converted properties should be aware of their housing mobility rights and of their options in a range of neighborhoods.</p>
		<p>PHA Policy</p> <p>To ensure that residents are fully aware of and understand their rights under choice mobility, the PHA will inform families of their rights under the choice mobility option and the benefits to moving to lower poverty areas, and provide a summary of the steps necessary to exercise this option, at the time the family signs the lease for the RAD PBV unit and during their annual recertification.</p> <p>Information on choice mobility will be made accessible to persons with disabilities, ensuring any information, electronic or otherwise, is accessible for persons with vision, hearing, and other disabilities. This information will also be made available in accordance with Limited</p>

		English Proficiency (LEP) requirements, including document translation and use of interpretation services. See Chapter 2 for a more thorough discussion of accessibility and LEP requirements.
Page: 18-40	Added new Moving with Continued Assistance Under Choice Mobility subheading over what had been 1 st paragraph	Moving with Continued Assistance under Choice Mobility
Page: 18-40	<p>Added text to last paragraph</p> <p>If the family terminates the assisted lease before the end of the first year, the family relinquishes the opportunity for continued tenant-based assistance.</p>	<p><u>Families are eligible to move with continued assistance under choice mobility after 12 months of occupancy.</u> If the family terminates the assisted lease before the end of the first year, the family relinquishes the opportunity for continued tenant-based assistance.</p>
Page: 18-41	Added two new paragraphs to 1 st PHA Policy	<p>The PHA will not subject RAD PBV families applying for choice mobility vouchers to any additional rescreening requirements in order to receive a tenant-based voucher.</p> <p>Families exercising choice mobility will not be required to vacate their units before a lease has been entered into using their</p>

		tenant-based voucher. At the time the PHA issues a choice mobility voucher, the PHA will notify the family of their right to remain in their unit if they are unable find a rental unit using the tenant-based voucher.
18.VI.G Reexaminations Page: 18-45	Changed date on reference [PBV Quick Reference Guide 10/14]	 [<u>RAD</u> PBV Quick Reference Guide <u>6/20</u>]
18.VII.B Adjusting Contract Rents Page: 18-47	Updated references in heading ADJUSTING CONTRACT RENTS [Notice PIH 2019-23; PBV Quick Reference Guide 10/14]	ADJUSTING CONTRACT RENTS [Notice PIH 2019-23; <u>RAD</u> PBV Quick Reference Guide <u>6/20</u> ; <u>PHA Asset Repositioning “How to Apply OCAF for RAD PBV” Webinar</u>]
Page: 18-47	Changed text throughout on 1 st paragraph under this heading Contract rents will be adjusted annually only by HUD’s operating cost adjustment factor (OCAF) at each anniversary of the HAP contract, subject to the availability of appropriations for each year of the contract term.	 <u>RAD PBV contract rents are adjusted differently than contract rents in the Standard PBV program. At each annual anniversary of the HAP contract, contract rents will be adjusted only by HUD’s operating cost adjustment factor (OCAF) that is applied to the current contract rent, less the portion of the rent paid for debt service, subject to the availability of appropriations for each year of the contract</u>

		term.
Page: 18-47	<p>Changed text in 2nd paragraph under this heading</p> <p>Contract rents may not exceed the reasonable rent with the exception that the contract rent for each unit may not be reduced below the initial contract rent under the initial HAP contract.</p>	<p>Contract rents may not exceed the reasonable rent (<u>as determined by the PHA that administers the contract or the independent entity, as applicable</u>), with the exception that the contract rent for each unit may not be reduced below the initial contract rent under the initial HAP contract.</p>
Page: 18-48	<p>Added text to 3rd paragraph under this heading</p> <p>The administering PHA (or independent entity, if the project is PHA-owned) is responsible for processing rent adjustments, at each contract anniversary date, in accordance with the prevailing OCAF.</p>	<p>The administering PHA (or independent entity, if the project is PHA-owned) is responsible for processing rent adjustments, at each contract anniversary date, in accordance with the prevailing OCAF. <u>The PHA who administers the contract (directly or via an independent entity) must maintain records to demonstrate how OCAF amounts were determined and how rent adjustments were calculated. HUD approval of rent adjustments is not required.</u></p>

Page: 18-48	<p>Changed text in 4th paragraph (removed and added wording) under this heading</p> <p>At least 120 days before the contract anniversary date, HUD recommends that the owner submit the OCAF rent adjustment worksheet (Form HUD-9625) to the PHA administering the PBV assistance (or the independent entity). The PHA will validate the data on the form and determine whether the rent exceeds the reasonable rent charged for comparable unassisted units in the private market, in accordance with 24 CFR 983.303. If rents would be unreasonable following application of the requested OCAF, then the rent can only be increased up to the reasonable rent. The approved rent adjustment will go into effect and the new rents to owner will take effect on the date of the contract anniversary</p>	<p>Properties are eligible to receive prior years' OCAF adjustments for years in which the OCAF was not taken. The OCAF must be applied © Copyright 2021 2022 Nan McKay & Associates, Inc. Admin plan 3/1/214/1/22 Unlimited copies may be made for internal use. Page 18-51 retroactively if it was missed. The PHA administering the contract (or the independent entity) must make sure that all OCAFs have been applied correctly since the RAD closing and calculate the current rents accordingly, including making sure that the RAD PBV contract rents do not exceed the PBV program caps.</p>
Page: 18-48	<p>Added new PHA Policy under this heading</p>	<p>PHA Policy</p> <p>The owner will request a contract rent adjustment from the PHA who administers the contract within 120 days, but no less than 60 days, prior to the HAP contract anniversary date by submitting a completed OCAF rent adjustment worksheet (Form</p>

		<p>HUD-9624). The independent entity will validate the data on the form and determine whether the rent exceeds the reasonable rent charged for comparable unassisted units in the private market, in accordance with 24 CFR 983.303. If rents would be unreasonable following application of the requested OCAF, then the rent will only be increased up to the reasonable rent. The independent entity will notify the PHA who administers the contract in writing of the results of its review of the rent adjustment request. The PHA who administers the contract will retain a copy of the worksheet and any other records necessary to demonstrate how the OCAF was used to make rent adjustments for audit purposes. The approved rent adjustment will go into effect via written notice from the PHA that administers the project to the owner. This notice will constitute an amendment to the rents specified on Exhibit A of the RAD PBV HAP contract. The new rents to owner will take effect on the date of the contract anniversary.</p>
<p>18.VII.C. Utility Allowance Page: 18-49</p>	<p>Updated reference in heading [Notice PIH 2019-23; PBV Quick Reference Guide 10/14]</p>	<p>[Notice PIH 2019-23; RAD PBV Quick Reference Guide 6/20]</p>

Page: 18-49	<p>Changed text in 2nd paragraph under this heading</p> <p>After conversion, the PHA may maintain a utility allowance schedule for tenant-paid utilities in accordance with standard PBV and HCV utility allowance regulations at 24 CFR 983.301(f)(2)(ii) and 24 CFR 982.517. The PHA may instead apply site- specific utility allowances.</p>	<p>After conversion, <u>the PHA that administers the contract must maintain the utility allowance schedule.</u> The PHA may <u>either</u> maintain a utility allowance schedule for tenant-paid utilities in accordance with standard PBV and HCV utility allowance regulations at 24 CFR 983.301(f)(2)(ii) and 24 CFR 982.517, respectively, <u>or</u> the PHA may instead <u>however</u>, apply site- specific utility allowances.</p>
Page: 18-49	Added 3 rd paragraph under this heading	Each family transitions to the new utility allowance at their first recertification following conversion.
<p>Part VIII: Payments to Owner</p> <p>18.VIII.D Phase-In of Tenant Rent Increases Page: 18-53</p>	<p>Added reference in heading</p> <p>PHASE-IN OF TENANT RENT INCREASES [Notice PIH 2019-23]</p>	<p>PHASE-IN OF TENANT RENT INCREASES [Notice PIH 2019-23; PHA Asset Repositioning “Phase-in of Tenant Rents” Webinar]</p>
Page: 18-53	<p>Added text to 2nd paragraph under this heading</p> <p>The PHA must communicate this policy in writing to affected residents.</p>	<p>The PHA must communicate this policy in writing to affected residents. <u>Any non-RAD PBV units located in the same covered project are subject to the terms of</u></p>

		<u>the phase-in provisions.</u>
Page: 18-54	Added new 4th paragraph under this heading	If the family's income falls during the phase-in period such that the currently calculated PBV TTP falls below the amount that would otherwise be the phased-in rent, the family pays the currently calculated PBV TTP and the phase-in ends.

RESOLUTION No. 997

Approval of Revisions to the Family Self-Sufficiency (FSS) Homeownership Policy

Whereas, the U.S. Department of Housing and Urban Development (HUD) requires each Housing Authority with a Family Self Sufficiency (FSS) and Homeownership Program to maintain an updated Homeownership Policy, and

Whereas, the Homeownership Policy consists of the combined Program Policies and Procedures, and

Whereas, HACY has met with and briefed the Resident Advisory Board, and has obtained concurrence on the proposed Homeownership Policy,

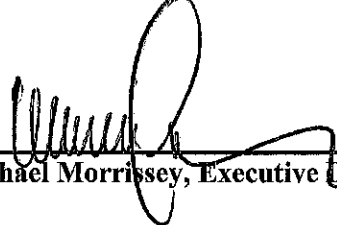
NOW THEREFORE, BE IT RESOLVED, that the Board of Commissioner's of the Housing Authority of the City of Yuma approves the Homeownership Policy – see attached summary of revisions, and authorizes the Chairman and/or Executive Director to sign any associated certifications or other documents related to the submission of said plan.

Dated this **21st day of March, 2023**

Attest:



Glendon Moss, Chairman or James Allen, Vice-Chairman



Michael Morrissey, Executive Director

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Change in Policy	Current Policy	New Policy
<p>General Provisions</p>	<p>The Section 8 Home Ownership Program of the Housing Authority City of Yuma (HACY) permits eligible participants in the Section 8 housing choice voucher program, including participants with portable vouchers, the option of purchasing a home with their Section 8 assistance rather than renting. The Section 8 Homeownership Program offers eligible participants with a monthly mortgage assistance payment, for a limited, as long as the participant continues to meet Section 8 eligibility requirements. HACY may, in lieu of paying a monthly homeownership assistance payment, provide homeownership assistance in the form of a single grant to be used towards only the down payment required in connection with the purchase of the home.</p> <p>HACY is committed to informing families of the benefits of each of the homeownership assistance options. Before commencing the</p>	<p>The Housing Authority City of Yuma (HACY) Housing Choice Voucher Homeownership Program is designed to expand homeownership opportunities for voucher participants. This program will help HCV participants to transition from rental assistance to homeownership assistance using their voucher offering eligible participants, a monthly mortgage assistance payment.</p> <p>The HCV Homeownership Program is now available to all voucher holders who meet the minimum qualifications set forth in this plan and who have the ability to independently secure a mortgage loan.</p> <p>HACY is committed to informing families of the benefits of home ownership. Before commencing the homeownership process, participants must attend pre-purchase homeownership counseling.</p> <p>The home ownership option is limited not to exceed five percent (5%) of the total Section 8 voucher program administered by HACY provided that the disabled and elderly families shall not be subject to the 5% limit.</p>

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	<p>homeownership process, participants must attend a pre-assistance homeownership counseling that explains the advantages and disadvantages of both types of homeownership assistance programs.</p> <p>The homeownership option is limited to twelve (12) clients within the first year of the program inception, not to exceed five percent (5%) of the total Section 8 voucher program administered by HACY in years thereafter, provided that the disabled and elderly families shall not be subject to the 5% limit. Participants actively involved in the Family Self Sufficiency Program will be given a preference.</p> <p>Eligible applicants for the Section 8 home ownership program must have completed an initial Section 8 lease term, may not owe HACY or any other Housing Authority an outstanding debt, and must meet the eligibility criteria set forth herein.</p> <p>Section 8 home ownership assistance may be used to purchase the following types of homes within the City of Yuma:</p>	<p>Participants actively involved in the Family Self Sufficiency Program will be given a preference.</p> <p>Eligible applicants for the Section 8 Home Ownership program must have completed an initial Section 8 lease term, may not owe HACY or any other housing authority an outstanding debt, and must meet the eligibility criteria set forth herein.</p> <p>Section 8 home ownership assistance may be used to purchase the following types of homes within the City of Yuma:</p> <ol style="list-style-type: none"> 1. Single Family (new or existing) 2. Condominiums 3. Planned Developments 4. Site-installed manufactured homes <p>HACY may permit portability of Section 8 home ownership assistance to another jurisdiction, provided the receiving jurisdiction operates a Section 8 Home Ownership Program for which the Section 8 home ownership applicant qualifies or authorizes HACY to administer the home ownership assistance in their jurisdiction.</p>
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	<ol style="list-style-type: none"> 1. Single Family (new or existing) 2. Condominiums 3. Planned Developments 4. Manufactured homes <p>HACY may permit portability of Section 8 home ownership assistance to another jurisdiction, provided the receiving jurisdiction operates a Section 8 home ownership program for which the Section 8 home ownership applicant qualifies or authorizes HACY to administer the home ownership assistance in their jurisdiction.</p>	
Section I. Family Eligibility Requirements	<ol style="list-style-type: none"> 1. Participate in a Family Self-Sufficiency Program. Elderly and disabled participants are exempt from this requirement. 	<ol style="list-style-type: none"> 1. Participate in a Family Self-Sufficiency Program. If previously participated, Family Self Sufficiency Program graduates must wait three consecutive months from graduation, before re-enrollment. This requirement is optional for Elderly and disabled participants. <p>Added point #10:</p> <ol style="list-style-type: none"> 10. As part of the family contribution towards the homeownership purchase client will provide an out-of-pocket

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		contribution of 1% of the purchase price. This includes paying for the private inspection fee and other expenses.
Section I. Family Eligibility Requirements Subpart B. Minimum Income Requirement	<p>(1) Amount of Income</p> <p>At the time the family begins receiving homeownership assistance, the head of household, spouse, and/or other adult household members who will own the home, must have a minimum annual income of \$18,000. Disabled participants must meet the minimum income standard for such family that will be equal to the monthly Federal Supplemental Income (SSI) benefit for an individual living alone (or paying his or her share of food and housing costs) multiplied by twelve. The monthly SSI benefit for an individual living alone (or paying his or her share of food and housing costs) currently equals \$545.00. Multiplied by twelve, this equals a \$6,540 minimum threshold for a disabled family.</p>	<p>(1) Amount of Income</p> <p>At the time the family begins receiving homeownership assistance, the head of household, spouse, and/or other adult household members who will own the home, must meet the minimum annual income of the local minimum wage for the City of Yuma multiplied 30 hours per week.</p> <p>Disabled participants must meet the minimum income standard for such family that will be equal to the monthly Federal Supplemental Income (SSI) benefit for an individual living alone (or paying his or her share of food and housing costs) multiplied by twelve. Refer to the Social Security Administration for the current amount.</p>
Section I. Family Eligibility Requirements Subpart D. Completion of Initial Lease Term	Applicants and new participants in the Section 8 housing choice voucher monthly mortgage assistance program	Applicants and new participants in the Section 8 Housing Choice Voucher monthly mortgage

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	<p>shall be ineligible for participation in the Section 8 home ownership program until execution of a Family Self Sufficiency program contract, completion of an initial one-year Section 8 lease term and the participant's first annual recertification. Nothing in this provision will preclude Section 8 participants that have completed an initial lease term in another jurisdiction and who transfer the Family Self Sufficiency contract from participating in the Section 8 home ownership program.</p> <p>Families seeking a one-time down payment assistance grant are not mandated to complete a one-year lease term to receive the one-time down payment assistance grant. Participants of the Section 8 Homeownership One-Time Grant are still mandated to comply with the term requirements of the lease. One-time down payment assistance grants will be facilitated only where there is a mutual agreement between the family and the landlord to terminate the lease prior to the end of the initial term.</p>	<p>assistance program shall be ineligible for participation in the Section 8 Home Ownership Program until execution of a Family Self-Sufficiency Program contract (elderly and disabled families are exempt from this requirement). And the completion of an initial one-year Section 8 lease term and the participant's first annual recertification. Nothing in this provision will preclude Section 8 participants that have completed an initial lease term in another jurisdiction and who transfer the Family Self-Sufficiency contract from participating in the Section 8 Home Ownership Program.</p>
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<p>Section I. Family Eligibility Requirements Subpart E. Repayment of Any Housing Authority Debts</p>	<p>Participants in the Section 8 housing choice voucher monthly mortgage assistance program shall be ineligible for participation in the Section 8 home ownership program until execution of an FSS contract, completion of an initial Section 8 lease term and first annual re-certification. Nothing in this provision will preclude Section 8 participants that have executed an FSS contract, completed an initial lease term in another jurisdiction from participating in the Section 8 home ownership program. Participants applying for the monthly mortgage assistance program or the one-time down payment assistance grant must be in good standing, must comply with all lease, rules and regulations, and must not owe any money to HACY or any other housing authority.</p>	<p>Participants in the Section 8 Housing Choice Voucher monthly mortgage assistance program shall be ineligible for participation in the Section 8 Home Ownership Program until execution of an FSS contract, completion of an initial Section 8 lease term and first annual re-certification. Nothing in this provision will preclude Section 8 participants that have executed an FSS contract, completed an initial lease term in another jurisdiction from participating in the Section 8 Home Ownership Program. Participants applying for the monthly mortgage assistance program must be in good standing, comply with all lease, rules and regulations, and not owe any money to HACY or any other housing authority.</p>
<p>Section I. Family Eligibility Requirements Subpart F. Additional Eligibility Factors Bullet #4 Family Participation Requirements Subpart C & D</p>	<p>c. Prior to purchasing a home, the family must enter into a purchase contract containing specific provisions set forth by regulation. This purchase contract must receive prior agency approval. The provisions included, but not limited to: pre-purchase inspection described above and provide that the buyer is</p>	<p>c. Prior to purchasing a home, the family must enter into a purchase contract containing specific provisions set forth by regulation. This purchase contract must receive prior agency approval. The provisions included, but are not limited to: price and other terms of sale agreed to by the seller and the</p>

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	<p>not obligated to pay for repairs or purchase the home unless the pre-purchase inspections are satisfactory. The contract must also provide a certification from the seller stating the seller has not been disbarred, suspended or subject to a limited denial of participation by HUD. Therefore, contract must be submitted for HACY's approval.</p> <p>d. Allow HACY to inspect the proposed dwelling unit to assure that the dwelling meets appropriate housing quality standards. The dwelling must pass both the HQS and private inspections. If the property is existing, the both the private inspection and the HACY HQS inspection must be completed within the first 10 calendar days of contract approval and acceptance. Client will be responsible to pay to the private inspection fee as part of their \$1000 out-of-pocket contribution. If the \$1000 contribution has been met, the inspection fee may be paid out of FSS funds.</p>	<p>buyer, pre-purchase inspection described above and provide that the buyer is not obligated to pay for repairs or purchase the home unless the pre-purchase inspections are satisfactory. The contract must also provide a certification from the seller stating the seller has not been disbarred, suspended, or subject to a limited denial of participation by HUD. Therefore, the contract must be submitted for HACY's approval.</p> <p>d. Allow HACY to inspect the proposed dwelling unit to assure that the dwelling meets appropriate housing quality standards. The dwelling must pass both the HQS and private inspections. If the property is existing, both the private inspection and the HACY HQS inspection must be completed within the first 10 calendar days of contract approval and acceptance. The client will be responsible to pay for private inspection and can be part of the 1% contribution of the purchase price.</p>
Section II. Home Ownership Counseling Program/Locating a Home	A family's participation in the home ownership program is conditioned on the family attending and successfully	A family's participation in the homeownership program is conditioned on the family

Housing Authority City of Yuma
3/2023 Changes in Homeownership Program Action Plan

Subpart A. Home Ownership Counseling Program	<p>completing a home ownership pre and post-counseling program by HACY or a provider approved by HACY. Certification of completion of pre-purchase counseling must be submitted before commencement of home ownership assistance. Participating families will be required to take a refresher homeownership-counseling course, provided by HACY, if twelve months or more have elapsed from the date on the Homeownership Certificate.</p>	<p>attending and successfully completing the homeownership pre and post-counseling program by HACY or a provider approved by HACY. Certification of completion of pre-purchase counseling must be submitted before the commencement of homeownership assistance. Participating families will be required to take a refresher pre-purchase homeownership counseling course, provided by HACY or a provider approved by HACY if twelve months or more have elapsed from the date on the course certificate. Post-purchase counseling is required, the client must complete it within 10 months of the closing of the home.</p>
<p>Section II. Home Ownership Counseling Program/Locating a Home Subpart H. Home Ownership Counseling Program</p>	<p>For participation in the Section 8 homeownership program, the program participant must meet the minimum down payment requirement of at least three (3%) percent of the purchase price. At least one (1%) percent of the purchase price or \$1000, whichever is less, must come from the family's personal resources.</p>	<p>For participation in the Section 8 homeownership program, the program participant must meet the minimum down payment requirement of at least three (3%) percent of the purchase price and at least one (1%) percent of the purchase price, must come from the family's personal resources.</p>
Section V. Continued Participation in Section 8 Housing Choice Voucher Program	<p>1. Return to tenant-based Assistance.</p>	<p>1. Return to tenant-based Assistance.</p>

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	<p>HACY permits a family to apply for and receive tenant-based rental assistance after receiving a down payment grant, in accordance with the program requirements and HACY policies. HACY may not commence tenant-based rental assistance for occupancy of the new unit so long as any family member owns title or other interest in the home purchased with homeownership assistance. Further, 18 months must have passed since the family's receipt of the down payment assistance grant.</p>	
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The Housing Authority of the City of Yuma will utilize the HCV Waivers and Alternative Requirements listed below in accordance to NOTICE PIH 2022-30.

Item	Waiver Name	Summary of alternative requirements	Availability Period Ends	Did PHA implement waiver and alternative requirement?	Date of PHA adoption
Voucher Tenancy: New Payment Standard Amount	<u>Regulatory Authority</u> 24 CFR§ 928.503(b) <u>Sub-regulatory Guidance</u> PIH Notice 2022-30	<ul style="list-style-type: none">PHAs may establish payment standards from 111 to 120 percent of the applicable FMR.	<ul style="list-style-type: none">12/31/2023	Yes	3/1/2023



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

December 15, 2022

Ms. Maria Moreno
Deputy Director
Housing Authority of the City of Yuma
420 South Madison Avenue
Yuma, AZ 85364

Dear Ms. Moreno:

The Department of Housing and Urban Development (HUD) reviewed the Housing Authority City of Yuma (HACY) request submitted pursuant to **Notice PIH 2022-30, “Extension of Certain Regulatory Waivers for the Housing Choice Voucher (including Mainstream and Mod Rehab) Program and Streamlined Review Process.”** The Notice provided instructions on the streamlined processing of public housing authority (PHA) requests to use specific regulatory waivers for the Housing Choice Voucher (HCV) (including Mainstream) program. The waivers you requested are marked “Yes” in column one on the table below.

Background:

In the context of the public health emergency, the CARES Act provided HUD with authority to waive statutes and regulations (except for requirements related to fair housing, non-discrimination, labor standards, and the environment) for the Housing Choice Voucher (HCV) and Public Housing programs. These waivers provided PHAs with the flexibility to adjust program practices where necessary so that they could prioritize mission critical functions. Most CARES Act waivers and alternative requirements contained in Notice [PIH 2021-14](#) (published May 5, 2021) expired on December 31, 2021; specific previously exercised HCV waiver approvals extended into 2022.

Through subsequent PIH notices, and now through PIH Notice 2022-30, HUD provides a streamlined process for PHAs requesting certain regulatory waivers in order to provide continued flexibility to PHAs to respond to the pandemic, especially fluctuating rental markets. Using regulatory waiver authority provided in 24 CFR 5.110, HUD will consider requests to approve regulatory waivers listed in Table 1 below based on a PHA’s statement of good cause.

Table 1. List of streamlined regulatory waivers.

Item	Waiver Name	Regulation	Summary of relief from HUD requirements
(1)	Increase in Payment Standard During HAP Contract Term	982.505(c)(4)	PHAs have the option to increase the payment standard for the family at any time after the effective date of the increase, rather than waiting for the next regular reexamination.

(2)	Voucher Tenancy: New Payment Standard Amount	982.503(b)	PHAs may establish payment standards from 111 to 120 percent of the applicable FMR.
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HACY's application was submitted by an authorized official and included HACY's justifications for the waiver(s) to be granted. Notice PIH 2022-30 specifies that good cause justification must include: (a) why a PHA needs the waiver; (b) the impact on PHA operations or applicants if the waiver is not provided; and (c) the proposed waiver duration is limited to only the time necessary for a PHA to resume normal operations and not to exceed December 31, 2023.

Additionally, if requesting a waiver of Regulation 24 CFR § 982.503(b) Voucher Tenancy: New Payment Standard Amount, a PHA must certify that it meets one of the following good cause reasons (explained in further detail in Notice PIH 2022-30): (1) The PHA's jurisdiction is in a Fair Market Rent (FMR) area identified by HUD to have significant rental market fluctuations, where an increase in the PHA's payment standards up to 120 percent of the FMR may help the PHA more quickly respond to local circumstances (a list of these FMR areas is attached to Notice PIH 2022-30); (2) Utilization Rate is lower than 98 percent for the current year-to-date or more than a 5 percent reduction between years 2019 and 2021; or (3) less than 85 percent of the PHA's vouchers issued in the last six months have leased. If your PHA adopts this waiver, please notify ***PIH_Expedited_Waivers@hud.gov*** if it elects to change its payment standards back to the basic range between 90 and 110 percent based on the FY 2023 FMR.

After reviewing the waiver request(s) and considering HACY's stated justification(s) of good cause, HUD: (1) finds there is good cause to waive, and hereby waives, the regulations and/or requirements marked "APPROVED" in the "Waiver Status" column and/or (2) finds there is not good cause to waive, and therefore does not waive, the regulations and/or requirements marked "NOT APPROVED" in the "Waiver Status" column.

List of streamlined regulatory waivers

Waiver Requested	Waiver Status/Term Expiration	Waiver Name	Regulation	Summary of relief from HUD Requirements
		Increase in Payment Standard During Housing Assistance Payment (HAP) Contract Term	24 CFR § 982.505(c)(4)	PHAs have the option to increase the payment standard for the family at any time after the effective date of the increase, rather than waiting for the next regular reexamination.
Yes	APPROVED: Expiration 12/31/2023	Voucher Tenancy: New Payment Standard Amount	24 CFR § 982.503(b)	PHAs may establish payment standards from 111 to 120 percent of the FMR.

All waiver approvals are set to expire at the end of the term requested or December 31, 2023, whichever is earliest, unless an alternative limit is provided by HUD. If any provision of these waivers or their application to any HUD requirement is made invalid by PHA omission or is no longer needed due to changing circumstances, HUD reserves the right to revoke all or a portion of these waivers at any time.

Should you have any questions, please contact the Waiver Processing Team at ***PIH_Expedited_Waivers@hud.gov***.

Sincerely,

 for

Dominique Blom
General Deputy Assistant Secretary