### A. PHA Information

#### A.1 PHA Name: Housing Authority of the City of Yuma

| PHA Plan for Fiscal Year Beginning: (MM/YYYY): | 07/2020 |
| PHA Plan Submission Type: | ☑ 5-Year Plan Submission | ☐ Revised 5-Year Plan Submission |

**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 on 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 each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.

Copies of the 5-Year PHA Plan are located at the Housing Authority of the City of Yuma Main Office

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<table>
<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 PHA:</td>
<td></td>
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</tbody>
</table>
### B. 5-Year Plan. Required for all PHAs completing this form.

#### B.1 Mission. State the PHA's mission for serving the needs of low-income, very low-income, and extremely low-income families in the PHA's jurisdiction for the next five years.

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.

#### B.2 Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next five years.

1. Expand the supply of assisted housing by:
   - Applying for additional rental vouchers when available.
   - Leveraging private or other public funds to create additional housing opportunities.

2. Improve the quality of assisted housing by:
   - Increasing customer satisfaction
   - Renovating or modernizing RAD properties

3. Increase assisted housing choices by:
   - Providing voucher mobility counseling
   - Conducting outreach efforts to potential voucher landlords
   - Implementing homeownership voucher programs
   - Implementing public housing or other homeownership programs

4. Improve community quality of life and economic vitality by:
   - Providing low-income housing and community programs for youth and families to the greatest extent practicable using agency assets, agency reserves and funding from outside sources

5. Promote self-sufficiency and asset development of families and individuals by:
   - Increasing the number and percentage of employed persons in assisted families
   - Providing or attracting supportive services to improve assistance recipients' employability
   - Provide or attract supportive services to increase independence for the elderly or families with disabilities
   - Increasing homeownership opportunities to very-low and low income families
   - Increasing homeownership grant opportunities for very-low and low income families
   - Collaborating with local, state, and other non-profit agencies to bring goods and services to FSS participants and the community

6. Ensure equal opportunity and affirmatively further fair housing by:
   - Undertaking affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability
   - Undertaking affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required
B.3 Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

1. Expand the supply of assisted housing by:
   - HACY started its VASH program with 25 HUD-Vouchers in October 1, 2014; the program continued its growth to 56 HUD-Vouchers by May 1, 2015. In June 1, 2016, HACY applied and received 10 additional HUD-Vouchers and by October 1, 2018, the VASH program increased to 71 HUD-VASH Vouchers.
   - Under the Housing Choice Vouchers program, we work diligently to maintain a high lease-up rate. HACY received 100% lease-up in CY2019 and maximized the impact in our community.

2. Improve the quality of housing by:
   - Improvements on all 213 RAD units were offered through replacement of new tankless water heater, shower head with 1.5 GPM or less, replacing refrigerators with energy star models, replaced 4' fluorescent bulb with LED and CFL's with LED technology. In addition, 150 units now have a water sense branded faucet, and ongoing replacement of windows with energy star vinyl double pane windows is schedule to be complete by the end of 2020.

3. Increased assisted housing choices by:
   - HACY continues to conduct outreach efforts to potential voucher landlords through Annual Landlord Briefings, in addition landlords in attendance receive Fair Housing Training from Southwest Fair Housing Council.
   - HACY continues to promote homeownership through its Family Self-Sufficiency (FSS) program. HACY was approved by AEA Federal Credit Union as a sub-recipient for the WISH program. The program provides up to $20,000 for each participating household, matching up to $3 for each $1 contributed by the homeowner(s). The funds for homeownership are based on program eligibility, which in return helps our FSS participants borrow less. The Homeownership program is only for 15 years, so when the mortgage assistance payment form HUD ends, the mortgage payment will be affordable to them.

4. Improve community quality of life and economic vitality by:
   - On 7/1/2017, HACY met all its milestones and deadlines and successfully converted all 213 of its Public Housing units into Rental Assistance Demonstration (RAD) units. The RAD program has created the opportunity for HACY to improve public housing properties in order to address the $26 billion dollar nationwide backlog of deferred maintenance. Under RAD, units are now Section 8 under a long-term contract that, by law, must be renewed. RAD properties are now permanently affordable to low-income residents. Residents continue to pay 30% of their income towards rent and they maintain the same basic rights that they used to possess under the public housing program.
   - The Mesa Heights Apartments, LLC developed 58 units of high quality rental housing through the utilization of the Arizona Department of Housing's Low Income Housing Tax Credit (LIHTC) program. On December 18, 2018 the project-base, Housing Choice Vouchers for the Mesa Heights Apartments were 100% leased up. The project included a public playground and a large community resource center that provides services to the community. The Mesa Heights Resource Center provides ongoing service to our community such as: afterschool programs, computer training, financial literacy, job training, nutrition, life skills, social enrichment, parenting classes, among other activities.
   - HACY was approved by AEA Federal Credit Union as a sub-recipient for the WISH program. The program provides up to $20,000 for each participating household, matching up to $3 for each $1 contributed by the homeowner(s). The funds for homeownership are based on program eligibility, which in conjunction with FSS Escrow has helped our FSS participants borrow less. In return, families have made the decision to buy without the Homeownership Program assistance, as their mortgage is low enough to become self-sufficient and no longer need any form of housing assistance. In the past 5 years, this program has brought +/- $1,000,000 in grant opportunities to our community.

5. Promote self-sufficiency and asset development of families and individuals by:
   - HACY has applied and received the 2019 NOFA under Family Self-Sufficiency (FSS) Grant. The FSS Program currently has 300 participants, from which 196 participants built escrows totaling approximately $602,332 in funds. Their escrow is available to the clients for the purchase of home, pay off debt, or pay tuition for higher education. During the past year, 29 participants graduated from the program and 15 of the 29 became homeowners.

6. Ensure equal opportunity and affirmatively further fair housing by:
   - HACY continues to ensure that housing is provided regardless of race, ethnicity, religion, color, sex, and familial status through its Fair Housing Policy.
   - Annual Fair Housing Training is being provided to all HACY Staff.
   - Annual Fair Housing Training is being provided through Landlord Briefing.

B.4 Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA’s goals, activities, objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.

HACY continues to comply with VAWA to support and assist victims of domestic violence, dating violence, sexual assault, or stalking. To protect victims as members of the victims' immediate families from losing their HUD assisted housing as a consequence of the abuse of which they were the victims. Our program participants are provided with a copy of the notification of Rights under VAWA as part of their initial move-in/lease-up and annual re-examination packet.

B.5 Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.

Please see attachment.
<table>
<thead>
<tr>
<th>B.6</th>
<th>Resident Advisory Board (RAB) Comments.</th>
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<tbody>
<tr>
<td></td>
<td>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?</td>
</tr>
<tr>
<td>Y</td>
<td>N</td>
</tr>
<tr>
<td></td>
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<tr>
<td></td>
<td>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on those recommendations.</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>B.7</th>
<th>Certification by State or Local Officials.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Form HUD 50073-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan, must be submitted by the PHA as an electronic attachment to the PHA Plan.</td>
</tr>
</tbody>
</table>
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.
Resident Advisory Board Meeting
March 11th, 2020

Approval of HACY’s 5-Year and Annual Plan FY 2020-2021

Board Member’s Name: Maria E. Virgin / Sign: Maria E. Virgin

Board Member’s Name: Melissa Lovett / Sign: [Signature]

Board Member’s Name: America D. Harris / Sign: [Signature]

Board Member’s Name: Wanda Maria Harris / Sign: Marie Harris

Board Member’s Name: Ellen McClure / Sign: Ellen McClure

1. Comments or recommendations on the 5-Year and Annual PHA Plan for Fiscal Year 2020-2021?

   No comments.

2. Comments or recommendations on Changes to Admin Plan, Homeownership Policy, and/or FSS Action Plan for Fiscal Year 2010-2021?

   No comments.
RESOLUTION 968

Approval of the 2020 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 2020 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 2020 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 17th day of March 2020

Attest:

[Signature]

Liz Laster, Chair or Connie Jerpseth, Vice-Chair

[Signature]

Michael Morrissey, Executive Director
Civil Rights Certification

Annual Certification and Board Resolution

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official, I approve the submission of the 5-Year PHA Plan for the PHA of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the public housing program of the agency and implementation thereof:

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, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those program, addressing those impediments in a reasonable fashion in view of the resources available and working with local jurisdictions to implement any of the jurisdiction’s initiatives to affirmatively further fair housing that require the PHA’s involvement and by maintaining records reflecting these analyses and actions.

Housing Authority of the City of Yuma
PHA Name

AZ035
PHA Number/HA Code

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, 1014, 1012; 31 U.S.C. 3729, 3730)

Name of Authorized Official

Liz Laster

Signature

Title

Chair of the Board of Commissioners

Date

3/17/20
Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan (All PHAs)

I, _______________ Liz Laster _______________, the _______________ Chair of the Board of Commissioners _______________, Official’s Name Official’s Title

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

__________________________ Housing Authority of the City of Yuma PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of

Impediments (AI) to Fair Housing Choice of the

__________________________ City of Yuma Local Jurisdiction Name

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State Consolidated Plan and the AI.

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 accompanying 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

Liz Laster

Title

Chair of the Board of Commissioners

Signature


Date

3/17/20

Page 1 of 1

form HUD-50077-SL (12/2014)
Certifications of Compliance with PHA Plans 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 02/29/2016

PHA Certifications of Compliance with the PHA Plan and Related Regulations including Required Civil Rights Certifications

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the _X_ 5-Year and/or _X_ Annual PHA Plan for the PHA fiscal year beginning __07/2020__, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) 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.
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 to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
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 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.
5. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.
7. For PHA Plans that includes 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 PHІ Notice 2010-25);
   • 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;
   • 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 part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. 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.
11. 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.
12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).

13. 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.

14. 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.

15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.

16. 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.

17. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).

18. 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.

19. 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.

20. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

______________________________
PHA Name

______________________________
PHA Number/HA Code

X Annual PHA Plan for Fiscal Year 2020

X 5-Year PHA Plan for Fiscal Years 2020 - 2025

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

Liz Lester

Chair of the Board of Commissioners

______________________________
Signature

Liz Lester

______________________________
Date

3/17/2020
Certification of Payments to Influence Federal Transactions

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Applicant Name
Housing Authority of the City of Yuma

Program/Activity Receiving Federal Grant Funding
Housing Choice Voucher Program and Family Self-Sufficiency Program

The undersigned certifies, to the best of his or her knowledge and belief, that:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

3. The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

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
Liz Laster

Title
Chair of Board of Commissioners

Signature

Date (mm/dd/yyyy)
3/17/20

Previous edition is obsolete

form HUD 50071 (01/14)
ref. Handbooks 7417.1, 7475.13, 7485.1, & 7485.3
STATE OF AZ)                SS
COUNTY OF YUMA)              
Lisa Reilly or Kelsey Gould, being duly sworn, says:

That she is Publisher or Business Manager 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 published in the said newspaper on the following dates:
February 21, 2020, February 22, 2020, February 23, 2020

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

SIGNED:

Kelsey Gould
Publisher or Business Manager

Subscribed to and sworn to me this 23rd day of February 2020.

Virgen P. Perez, Notary, Yuma County, AZ

My commission expires: May 10, 2021

00007004  00192554  Maria cell- 928-304-4566

MARIA L. MORENO
CITY OF YUMA HOUSING AUTHORITY CITY OF YUMA
420 S MADISON AVENUE
YUMA, AZ 85364
Affidavit of Publication

STATE OF AZ}  
COUNTY OF YUMA }  

Lisa Reilly or Kelsey Gould, being duly sworn, says:

That she is Publisher or Business Manager 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 published in the said newspaper on the following dates:

February 21, 2020, February 22, 2020, February 23, 2020

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

SIGNED:

[Signature]

Publisher or Business Manager

Subscribed to and sworn to the this 23rd day of February 2020.

Virgen P. Perez, Notary, Yuma County, AZ

My commission expires: May 10, 2021

00007004 00192554 Maria cell- 328-304-4556

MARIA L. MORENO  
CITY OF YUMA HOUSING AUTHORITY CITY OF YUMA  
420 S MADISON AVENUE  
YUMA, AZ 85364
# HACY Budget Work Sheet
## Fiscal Year Ending June 30, 2021
### Section 8

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<th>Description</th>
<th>Actual 2019</th>
<th>Budget 2020</th>
<th>YTD To Feb 2020</th>
<th>Projected 2020</th>
<th>Proposed Budget 2021</th>
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<td>2,110</td>
<td>3,165</td>
<td>3,500</td>
</tr>
<tr>
<td>FSS EXPENSES</td>
<td>17,095</td>
<td>10,200</td>
<td>14,707</td>
<td>22,061</td>
<td>10,200</td>
</tr>
<tr>
<td>PORTABLE ADMIN FEE</td>
<td>16,833</td>
<td>16,500</td>
<td>8,326</td>
<td>12,489</td>
<td>16,500</td>
</tr>
<tr>
<td>SUNDRY ADMIN</td>
<td>21,551</td>
<td>22,000</td>
<td>10,873</td>
<td>16,310</td>
<td>22,000</td>
</tr>
<tr>
<td>TOT ADMIN EXP</td>
<td><strong>717,890</strong></td>
<td><strong>716,319</strong></td>
<td><strong>423,004</strong></td>
<td><strong>646,082</strong></td>
<td><strong>703,394</strong></td>
</tr>
<tr>
<td><strong>TOTAL OPERATING EXP</strong></td>
<td><strong>1,004,023</strong></td>
<td><strong>1,011,968</strong></td>
<td><strong>580,821</strong></td>
<td><strong>914,185</strong></td>
<td><strong>1,008,475</strong></td>
</tr>
<tr>
<td><strong>RESIDUAL RCPT/DEF</strong></td>
<td>8,057</td>
<td>4,578</td>
<td>58,861</td>
<td>87,458</td>
<td>8,071</td>
</tr>
<tr>
<td>HSG ASSIST PYMTS</td>
<td>9,402,268</td>
<td>9,453,345</td>
<td>7,090,009</td>
<td>10,635,013</td>
<td>9,453,345</td>
</tr>
<tr>
<td>HSG FUNDS RECEIVED</td>
<td>9,038,112</td>
<td>9,453,345</td>
<td>6,980,390</td>
<td>10,470,585</td>
<td>9,453,345</td>
</tr>
<tr>
<td>RESTRICTED FUNDS</td>
<td>364,156</td>
<td>-</td>
<td>109,619</td>
<td>164,428</td>
<td>-</td>
</tr>
</tbody>
</table>

3/16/2020 3:54 PM
RESOLUTION No. 970

Approval of FYE June 30, 2021 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, 2021 budget, and

Whereas, the budget has been presented to the Finance committee and the Finance committee approves of the Fiscal Year End June 30, 2021 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, 2021 budget as shown in the attached documentation.

Dated this 17th day of March, 2020

Attest:

[Signature]

Liz Laster, Chair
Connie Jerpseth, Vice-Chair

[Signature]

Michael Morrissey, Executive Director
RESOLUTION 971

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 17th day of March, 2020

Attest:

Liz Lastor, Chair
Connie Jerpseth, Vice Chair

Michael Morrissey, Executive Director
## Housing Authority of the City of Yuma

### 2020 Changes in Administrative Plan for the Housing Choice Voucher Program

<table>
<thead>
<tr>
<th>Chapter</th>
<th>Current Policy</th>
<th>New Policy</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chapter 2: Fair Housing and Equal Opportunity</td>
<td>Added new 4th bullet</td>
<td>Subject anyone to sexual harassment</td>
</tr>
<tr>
<td>2-1.B. Nondiscrimination Page: 2-4</td>
<td>Changed text in 1st paragraph HUD requires the PHA to make every reasonable attempt to determine whether the applicant’s or participants have merit</td>
<td>The PHA should make every reasonable attempt to determine whether the applicant’s or participants have merit</td>
</tr>
<tr>
<td>Discrimination complaints Page: 2-5</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Chapter 3: Eligibility</td>
<td>Updated PIH notice number on subheading</td>
<td>Notice PIH 2018-24</td>
</tr>
<tr>
<td>3-II.C. Social Security Numbers Page: 3-15</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Chapter 4: Applications, Waiting List and Tenant Selection</td>
<td>Added paragraph</td>
<td>Serious Mental Illness The Housing Authority of the City of Yuma (HACY) has designated 12 vouchers for adults (18 years of age or older) with Serious Mental Illness (SMI) who are enrolled in a Regional Behavioral Health Authority and are recorded in the ADHS/DBHS client information system.</td>
</tr>
<tr>
<td>4-II.C. Selection Method Page: 4-14</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Chapter 6: Income and Subsidy Determinations</td>
<td>The SMI Program will provide rental assistance for SMI population with case management and clinical services provided by Arizona Complete Health and its approved centers in the community.</td>
<td></td>
</tr>
<tr>
<td>--------------------------------------------</td>
<td>--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
<td></td>
</tr>
<tr>
<td>6-LM. Additional Exclusions from Annual Income Page: 6-34</td>
<td>Added text to excluded income</td>
<td>Distributions from an ABLE account, and actual or imputed interest on the ABLE account balance</td>
</tr>
<tr>
<td>Chapter 7: Verification Page: 7-1, 7-3, 7-4 &amp; 7-5</td>
<td>Changed PIH notice number in title of chapter</td>
<td>From Notice PIH 2017-12 to Notice PIH 2018-18</td>
</tr>
<tr>
<td></td>
<td>In 2nd paragraph of HUD’s Verification subheading</td>
<td></td>
</tr>
<tr>
<td></td>
<td>In 2nd full paragraph of File Documentation</td>
<td></td>
</tr>
<tr>
<td></td>
<td>In EIV Identity Verification</td>
<td></td>
</tr>
<tr>
<td>EIV Income and IVT Reports Page: 7-5</td>
<td>Added IVT to subheading and following paragraphs</td>
<td>The data shown on income and income validation tool (IVT) report is updated quarterly</td>
</tr>
<tr>
<td>Section</td>
<td>Original Text</td>
<td>New Text</td>
</tr>
<tr>
<td>---------</td>
<td>--------------</td>
<td>----------</td>
</tr>
<tr>
<td>PHA Policy</td>
<td>The PHA will obtain Income and IVT reports for annual reexaminations on a monthly basis.</td>
<td>Income and IVT reports will compared to family-provided information as part of the annual reexamination process. Income and IVT reports will be used in interim reexaminations to identify any discrepancies between reported income and income shown in the EIV system. Income and IVT reports will be retained in participants files.</td>
</tr>
<tr>
<td>EIV Income and IVT Reports Page: 7-5</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Chapter 9: General Leasing Policies</td>
<td>9-LB. Requesting Tenancy Approval Page: 9-3</td>
<td>Added email to text on 3rd paragraph, and 2nd and 4th indented paragraphs. Completed RTA (including the proposed dwelling less must be submitted as hard copies, in-person, by mail, by email, or by fax.</td>
</tr>
<tr>
<td>Section</td>
<td>Changes</td>
<td></td>
</tr>
<tr>
<td>---------</td>
<td>---------</td>
<td></td>
</tr>
<tr>
<td>9-L.E. Lease and Tenancy Addendum Page: 9-8</td>
<td>Added text &quot;by email&quot; to PHA Review of Lease</td>
<td></td>
</tr>
<tr>
<td>Chapter 10: Moving With Continue Assistance and Portability</td>
<td>Added subsection with new PHA Policy</td>
<td></td>
</tr>
</tbody>
</table>

- Missing information or missing documents will only be accepted as hard copies, in person, by mail, by email or by fax.
- Corrections to the term of the RTA or the proposed lease will only be accepted as hard copies, in person, by mail, by email or by fax.
- Missing and corrected lease information will only be accepted as hard copies, in person, by mail, by email or by fax.

A participant who is not receiving any subsidy, but whose HAP contract is still in force, may request a voucher to move to a different unit. The PHA must issue a voucher to move unless it has grounds to deny assistance under the program regulations. However, if the PHA determines no subsidy would be paid at the new unit, the PHA may refuse to enter into a HAP contract on behalf of the family.
| Chapter 11: Reexaminations | Added text “by email” to Method of Reporting | PHA Policy  
If a zero HAP family requests to move to a new unit, the family may request a voucher to move. However, if no subsidy will be paid at the unit to which the family requests to move, the PHA will not enter into a HAP contract on behalf of the family for the new unit. |
| --- | --- | --- |
| 11-II.D. Processing the interim Reexamination  
Page: 11-11 | The PHA will accept required documentation by mail, by email, by fax or in person. |  |
| Chapter 12: Termination of Assistance and Tenancy  
Page: 12-3 | Updated PIH notice in Failure to Disclose and Document Social Security Numbers  
Added text to 1st paragraph under PHA Policy | From Notice PIH 2012-10 to 2018-24  
The PHA will determine if a family has committed serious or repeated violations of the lease based on available evidence, including but not limited to, a court-ordered eviction or an owner’s notice to evict, police reports, and affidavits from the owner, neighbors, or other credible parties with direct knowledge. |
| Exhibit 12-1: Statement of Family Obligations  
Page: 12-26 |  |  |
| Chapter 14: Program Integrity | Added 2 paragraphs under PHA Policy for Prohibited Owner Actions | Committing sexual or other harassment, either quid pro quo or hostile environment, based on the protected classes defined in Chapter 2 |
| 14-II.C. Owner-Caused Error or Program Abuse  
Page: 14-8 |  |  |
| Chapter 16: Program Administration | 16-ILB. Payment Standards | Added subsection to Voluntary Use of Small Area FMR’s with new PHA Policy | Voluntary Use of Small Area FMRs (24 CFR 982.503, Notice PIH 2018-01) PHAs that administer vouchers in a metropolitan area where the adoption of small area FMRs (SAFMRs) is not required may request approval from HUD to voluntarily adopt SAFMRs. SAFMRs may be voluntarily adopted for one or more zip code areas.

PHA Policy
The PHA will not voluntarily adopt the use of SAFMRs. |

| Chapter 17: Project-Based Vouchers | 17-LA. Overview | Added 2nd paragraph to PHA Policy | See Exhibit 17-1 for information on projects to which the PHA has attached PBV assistance

Only units that are under a HAP contract that was first executed on or after April 18, 2017, may be covered by the 10 percent exception. |

Page: 16-5
Page: 17-2
Page: 17-2
<table>
<thead>
<tr>
<th>Added New Exhibit 17-1: PDV Development Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chapter 18: Project Based Vouchers (PBV) Under the Renal Assistance Demonstration (RAD) Program</td>
</tr>
<tr>
<td>18-U.C. Tenant-Based VS Project-Based Voucher Assistance [24 CFR 983.2]</td>
</tr>
<tr>
<td>Page: 18-3</td>
</tr>
<tr>
<td>Page: 18-43/44</td>
</tr>
</tbody>
</table>
RESOLUTION No. 972

Approval of Revisions to the Family Self-Sufficiency (FSS) Program Action Plan

Whereas, the U.S. Department of Housing and Urban Development (HUD) requires each Housing Authority to maintain updated PHA Program Plans to include the FSS Action Plan, and

Whereas, the FSS Action Plan 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 FSS Action Plan,

NOW THEREFORE, BE IT RESOLVED, that the Board of Commissioner’s of the Housing Authority of the City of Yuma approves the FSS Action 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 plan.

Dated this 17th day of March, 2020

Attest:

Liz Laster, Chair
Connie Jerpseth, Vice-Chair

Michael Morrissey, Executive Director
Housing Authority City of Yuma
3/2020 Changes in FSS Program Action Plan

<table>
<thead>
<tr>
<th>Change in Policy</th>
<th>Current Policy</th>
<th>New Policy</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chapter 1: The Family Self-Sufficiency and the FSS Action Plan</td>
<td><strong>PHA Policy</strong> HACY is implementing both an HCV FSS program and a public housing FSS program and will submit one action plan, the policies in which apply to both programs.</td>
<td><strong>PHA Policy</strong> HACY is implementing an HCV FSS program and will submit one action plan.</td>
</tr>
<tr>
<td>1-H.C. FSS Action Plan Development and Revision</td>
<td><strong>PHA Policy</strong></td>
<td></td>
</tr>
<tr>
<td>Chapter 2: Purposes, Scope, and Applicability of the Family Self-Sufficiency Program</td>
<td><strong>PHA Policy</strong> The PHA’s local goal in operating this FSS program is to match housing-assisted families with a broad range of highly collaborative existing community services to assist FSS families in achieving economic self-sufficiency. Economic self-sufficiency is defined as having the sustainable skills necessary to maintain employment paying a “suitable wage.” This wage would pay for the family’s basic needs without the use of government subsidies.</td>
<td><strong>PHA Policy</strong> The PHA’s local goal in operating this FSS program is to match housing-assisted families with a broad range of highly collaborative existing community services to assist FSS families in achieving economic self-sufficiency. Economic self-sufficiency is defined as having the sustainable skills necessary to maintain employment paying a “suitable wage.”</td>
</tr>
<tr>
<td>PART I: Purposes and Basic Requirements of the FSS Program</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2-1.A Purpose Page: 2-2</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### Housing Authority City of Yuma

#### 3/2020 Changes in FSS Program Action Plan

<table>
<thead>
<tr>
<th>PART II: Scope of the FSS Program</th>
<th>The PHA has no mandatory minimum program.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mandatory Minimum Program Size (MMP) [24 CFR 984.105]</td>
<td>The PHA’s minimum Program size is twelve.</td>
</tr>
<tr>
<td>Page: 2-4</td>
<td><strong>Eligible families</strong> for the purpose of the FSS program, means current Housing Choice Voucher (HCV) and Rental Assistance Demonstration (RAD) program participants.</td>
</tr>
</tbody>
</table>

| Part IV: Definitions 2-IV.A. Definitions [24 CFR 984.103] | **Eligible families** for the public housing FSS program means current residents of public housing, and for the housing choice voucher FSS program, means current housing choice voucher program participants. Eligible families also include current residents of public housing and participants in the housing choice voucher program who are participants in other local self-sufficiency programs. |
| Page: 2-8                                                  | size |

<table>
<thead>
<tr>
<th>Chapter 3: Program Administration</th>
<th>PHA Policy</th>
</tr>
</thead>
<tbody>
<tr>
<td>Part I: Staffing, Fees and Costs, and On-site Facilities</td>
<td>HACY will make 420 S. Madison Avenue, 2030 S. Avenue A, and 1635 W. 3rd Street available to provide supportive services under the public housing and housing choice voucher FSS program.</td>
</tr>
<tr>
<td>3-1.E. On-Site Facilities</td>
<td><strong>PHA Policy</strong></td>
</tr>
<tr>
<td>Page: 3-4</td>
<td>HACY will make 420 S. Madison Avenue, 2030 S. Avenue A, and 1635 W. 3rd Street available to provide supportive services under the Rental Assistance Demonstration program (RAD) and Housing Choice Voucher (HVC) FSS program.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Part II: Program Coordinating Committee</th>
<th>PHA Policy</th>
</tr>
</thead>
<tbody>
<tr>
<td>PHAY's representative to the program coordinating committee will be Executive</td>
<td><strong>PHA Policy</strong></td>
</tr>
<tr>
<td></td>
<td>HACY's representative to the program coordinating committee will be the Community</td>
</tr>
<tr>
<td>3-II.B. Program Coordinating Committee Membership</td>
<td>Director, Michael Morrissey and Director of Administration and Services, Maria Moreno. The FSS coordinators will serve as administrative support to this committee.</td>
</tr>
<tr>
<td>---</td>
<td>---</td>
</tr>
</tbody>
</table>
| Recommended PCC Membership [24 CFR 984.202(b)(2)] | **PHA Policy**
HACY's FSS program coordinating committee membership will include leadership from the following organizations:

*Department of Economic Services- DES, Workforce Investment- Yuma Private Industry Council, Western Arizona Council of Government (WACOG), Portable Practical Educational Preparation (PPEP), Cenpatico Integrated, Yuma County Health Department, Job Corps, Adult Literacy Plus Southwest, Hunters Employment, and Goodwill.*

**PHA Policy**
HACY's FSS program coordinating committee membership will include leadership from organizations who provide services such as:

*Health Care, Transportation, Education, Employment, Child Care, and other services based on the needs of the community.*

<table>
<thead>
<tr>
<th>Chapter 4: Selecting and Serving FSS Families</th>
<th>Outreach Chart-Additions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Part I: Incentives, Outreach, and Assurance of Noninterference</td>
<td>Outreach chart- website, PHA Staff/Receptionist, Website/Staff</td>
</tr>
<tr>
<td>4-I.C. Outreach Efforts [24 CFR 984.201(d)(6)(ii)]</td>
<td>---</td>
</tr>
<tr>
<td>4-I.D. Assurance of Noninterference with the Rights of Nonparticipating Families [24 CFR 984.201(d)(10)] Page: 4-4</td>
<td></td>
</tr>
<tr>
<td>---</td>
<td></td>
</tr>
<tr>
<td><strong>PHA Policy</strong> Participation in the FSS program is strictly voluntary. Public housing residents and housing choice voucher program participants will be notified that should they decide not to participate in the FSS program it will not affect their public housing or HCV housing assistance. This material will also specify that the family will retain the right to occupancy according to their lease and family obligations contract.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>4-II.C. Selection Factors Other Selection Factors Previous Participation Selection Factor Page: 4-7</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>PHA Policy</strong> HACY will accept a family for participation in the FSS Program a second time if that family previously participated. The family, and all family members must wait three consecutive months prior to re-applying once terminated by HACY or the family. It will be the family's responsibility to re-apply the FSS program. Failure of the family to comply with FSS contract or Section 8-Program or Public Housing regulations will lead-to-forfeiture of any FSS escrow money earned.</td>
</tr>
</tbody>
</table>

| **PHA Policy** Participation in the FSS program is strictly voluntary. Rental assistance demonstration program residents and housing choice voucher program participants will be notified that should they decide not to participate in the FSS program it will not affect their RAD or HCV housing assistance. This material will also specify that the family will retain the right to occupancy according to their lease and family obligations contract. |

| **PHA Policy** HACY will accept a family for participation in the FSS Program a second time if that family previously participated. The participant and all family members once exited from the FSS Program must wait three consecutive months prior to re-applying. It will be the family's responsibility to re-apply the FSS program. Failure of the family to comply with the FSS Contract, HCV Program or RAD Program will lead-to-forfeiture of any FSS escrow money earned. |
Housing Authority City of Yuma
3/2020 Changes In FSS Program Action Plan

| Chapter 5: Contract of Participation | PHA Policy
A participating family receiving zero assistance for a consecutive period of 180-days under the Section 8 programs will be considered a successful graduate. |
|-------------------------------------|--------------------------------------------------------------------------------------------------|
| 5-II.D. Completion of the Contract | PHA Policy
The FSS family who has fulfilled all obligations under the contract of participation and/or has met or exceeds the fair market rent for the size of the unit for which the FSS family qualifies based on HACY’s occupancy standards will be considered a graduate in the FSS program. |
| Page: 5-9                           |                                                                                                 |
| 5-II.L. Grievance Procedures      | PHA Policy
The grievance and informal hearing procedures for the FSS program will be the same as the grievance and hearing procedures adopted for the public housing and housing choice voucher programs in HACY’s admissions and continued occupancy policy and administrative plan, respectively (See Administration Plan Chapter 16-11 or ACOP Chapter 14-2) |
| Page: 5-112                        |                                                                                                 |
| Chapter 6: Escrow Account          | PHA Policy
The PHA will disburse a portion of the FSS escrow account funds before completion of the COP when the family has met all its obligations under the COP to date, including the completion of all ITSP interim goals and tasks to date, request must be submitted in writing for review, and: |
| Part I: Escrow Account             |                                                                                                 |
| 6-I.C. Disbursement of FSS Account Funds |                                                                                               |
| Disbursement before                |                                                                                                 |
|                                   |                                                                                                 |
### Expiration of Contract Term

**Page: 6-3**

- Requested funds are needed in order to complete an interim goal or task within the COP and are not ongoing expenses, only one interim withdraw from escrow may be approved per family.

**OR**

- The family has demonstrated that the need for one-time payment of otherwise ongoing expenses such as rent, utilities, outstanding debt, car maintenance, insurance, or childcare is needed to complete an interim goal, a final goal, or a task related to such goals. Only one interim withdraw from escrow may be approved per family.
- Amount of interim withdraw from escrow may not exceed 40% of participant’s current escrow balance when funds will be used in connection with an interim withdraw.

### Chapter 7: Portability in Housing Choice Voucher FSS Program

- **Part I: Portability in the FSS Program 7-**
- **7-1.C. Residency Requirement Page: 7-2**

### PHA Policy

- **The PHA will approve a family’s request to move outside its jurisdiction under portability during the first 12 months after the effective date of the contract of participation if the family is not in the first year of a lease with the HCV landlord and the move is needed for training, education, employment, support services, or to meet personal family needs if**
### Housing Authority City of Yuma

#### 3/2020 Changes in FSS Program Action Plan

<table>
<thead>
<tr>
<th>7-I.D. Contract of Participation</th>
<th>Participation in the FSS Program of the Receiving PHA</th>
<th>Page: 7-3</th>
</tr>
</thead>
</table>

| personal family needs if they are otherwise eligible for portability. A written request must be submitted within 30 days from the portability date. | they are otherwise eligible for portability. A portability request form shall be submitted to the HVC Program; FSS portability is contingent upon receiving PHA’s approval for their FSS program. |         |
| The PHA, as the receiving housing authority, will allow a relocating FSS family to participate in its FSS program so long as an open FSS slot exists. | The PHA, as the receiving housing authority, will allow a relocating FSS family to participate in its FSS program so long as an open FSS slot exists. |         |
| In the event the family wishes to port into another jurisdiction, but does not plan to continue in the FSS program at the receiving agency, the family’s FSS Contract of Participation will be terminated and the family will forfeit any funds in the escrow account. | In the event, the family wishes to port into another jurisdiction, and plans to continue in the FSS program. The receiving PHA has 120 days from admission to the HCV program to execute its FSS Contract of Participation; failure to complete the FSS enrollment in allotted time will result in forfeit of any funds in the family’s escrow account. |         |
| In the event the family wishes to port into another jurisdiction, but does not plan to continue in the FSS program at the receiving agency, the family’s FSS Contract of Participation will be terminated and the family will forfeit any funds in the escrow account. | |         |