

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 or 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	PHA Name: <u>Yuma City Housing Authority</u> PHA Code: <u>AZ035</u> PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/2025</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Housing Choice Vouchers (HCVs) <u>1150</u> PHA Plan Submission Type: ☒ Annual Submission ☐ Revised Annual 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 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. How the public can access this PHA Plan: 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. ☐ PHA Consortia: (Check box if submitting a joint Plan and complete table below) <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="width: 25%;">Participating PHAs</th><th style="width: 10%;">PHA Code</th><th style="width: 25%;">Program(s) in the Consortia</th><th style="width: 25%;">Program(s) not in the Consortia</th><th style="width: 15%;">No. of Units in Each Program</th></tr> </thead> <tbody> <tr> <td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program					
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B.	Plan Elements.
B.1	Revision of Existing PHA Plan Elements. a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission? Y N ☐ ☒ Statement of Housing Needs and Strategy for Addressing Housing Needs. ☐ ☒ Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. ☒ ☐ Financial Resources. ☐ ☒ Rent Determination. ☐ ☒ Operation and Management. ☐ ☒ Informal Review and Hearing Procedures. ☒ ☐ Homeownership Programs. ☒ ☐ Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements. ☐ ☒ Substantial Deviation. ☒ ☐ Significant Amendment/Modification. (b) If the PHA answered yes for any element, describe the revisions for each element(s):
B.2	New Activities. (a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year? Y N ☐ ☒ Project-Based Vouchers (b) If Project-Based Voucher (PBV) activities are planned for the current Fiscal Year, provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.
B.3	Progress Report. Provide a description of the PHA's progress in meeting its Mission and Goals described in its 5-Year PHA Plan. B.3 Progress Report is attached.
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 ☐ (b) If yes, please describe: Improper Capitalization of Assets
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 ☒ (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.1 Resident Advisory Board (see attached)
C.2	Certification by State or Local Officials. <u>Form HUD 50077-SL</u>, <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 ☒ 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.
	Fair Housing Goal: Strengthen our waiting list, intake process, and leasing while providing housing services regardless of race, color, religion, national origin, sex, familial status and disability. <u><i>Describe fair housing strategies and actions to achieve the goal</i></u> • 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 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.
	Fair Housing Goal: Ensure housing protection to victims of domestic violence, dating violence, sexual assault, and stalking. <u><i>Describe fair housing strategies and actions to achieve the goal</i></u> • 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.

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the Annual PHA Plan. The Annual PHA Plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public for serving the needs of low- income, very low- income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 6.02 hour 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.

Privacy Act Notice. 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.

Form identification: AZ035-Yuma City Housing Authority Form HUD-50075-HCV (Form ID - 3124)
 printed by Maria Moreno in HUD Secure Systems/Public Housing Portal at 04/15/2025 06:34PM EST



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

Annual PHA Plan

B.3 Progress Report.

1. Expand the supply of assisted housing by:

- The Housing Choice Vouchers program lease up was 103% and we continue to work on maximizing the impact in our community through our HCV program, we continue to work on maintaining 98%-100% lease up.
- Housing affordability is a key measure of the economic health and viability of a community, currently our community faces housing difficulty due to its supply and demand. HACY will be exercising its authority to request the utilization of Project Based Voucher units in order to develop new Tax Credit properties and increase the supply of affordable-assisted housing.

2. Improve the quality of assisted housing by:

- 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. Application were made available online for new interested families. Families who are unable to process applications and/or documentation online will continue to have accessibility to our office, if needed.
- Under our RAD properties, we continuously provide maintenance to our units and landscaping. We have improved the illumination of the properties by installing new LED lights and increasing exterior lighting. The focus this year has been to select and improve a site, this year our 1350 site received exterior painting and landscaping upgrade. Additionally, we are still working on a Ramada which will include picnic style tables and two grills. Each year a new property will be selected and improvements on the property will be made.

3. Increase 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. We also continue to market Affordablehousing.com as an advertisement source for new landlords. In addition, landlords are now able to track their tenants HAP payments and recertification dates through our online portal.
- HACY continues to administer a Tenant-Based Rental Assistance (TBRA) Emergency Program offered to low- and very low-income residents in Yuma County. Through the program, HACY continues to 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 20 families. The TBRA assistance is only for a 12-month period, offering temporary emergency assistance, this program simultaneously became a bridge into the HVC for several the families under the waiting list. Since the allocation of the grant HACY has assisted 85 families through its 12-month program.
- HACY continues to promote homeownership through its Family Self-Sufficiency (FSS) program. As a result, in 2024, we had four first-time homeowners, and of the four, three are now self-sufficient.
- In 2024, the Arizona Housing Development Corporation (AHDC), in partnership with the Arizona Health Care Cost Containment System (AHCCCS), built three two-bedroom apartments for households with a diagnosed Severe Mental Illness (SMI). Interested active HCV recipients were offered the opportunity to move into these new units, the units were leased in November of 2024.



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HACY manages the properties and the families residing currently have a decent safe and sanitary complex, additionally they are connected to a support system through their behavioral health providers.

- In February of 2025, AHDC purchased the Casa Sierra Vista (CSV) apartment complex, a thirty-unit development for the elderly and disabled individuals. CSV, a HUD 202 development, continues to be managed by HACY; therefore, maintaining its integrity of housing our elderly and disabled.
- AHDC is currently building the Mesa Heights Village, a six two-bedroom apartments for rental subsidy recipients including but not limited to HCV, VASH, and TBRA households increasing housing choices for our community. HACY is scheduled to manage the property once built.

4. Improve community quality of life and economic vitality by:

- 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.
- HACY is working on a Prosperity Business and Learning Center (PBLC) through ARPA funding. HACY will be building an office, storage room, kitchen, and multipurpose room. HACY is working with Arizona Western Entrepreneurial College, an extension of Arizona Western College, to create a certificate program that our community employers will value. Additionally, this expand the partnership of the SHINE Mentor Leadership Program which is a free approved certificate program through Arizona Western College. The PBLC will be the new home of our Mentors and future entrepreneurs in our community; the expected grand opening will be Fall of 2025.
- The Mesa Heights Resource Center continues to provide 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.
- Additionally, our Resident Service Coordinators at Mesa Heights and Casa Sierra Vista have partnered with the **NAU Senior Companion Program** to assist elderly and disabled residents. This program provides trained volunteers who help with medical appointments, offer companionship, and assist with daily activities like running errands, managing medications, and light housekeeping. The partnership has been highly successful, with many residents seeking this valuable support. The service not only improves residents' quality of life by addressing practical needs but also helps reduce isolation and foster emotional well-being. Residents have expressed gratitude for the companionship and assistance, making the program an essential part of their daily lives.

5. Promote self-sufficiency and asset development of families and individuals by:

- HACY was awarded the 2024 NOFO under Family Self-Sufficiency (FSS) Grant for year 2024-2025. Under the FSS Program we have 241 participants from which 150 have an escrow account which totals to approximately \$962,084 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 nine participants graduated from the program, from which four became first-time homeowners, and of the four, three are now self-sufficient.

6. Ensure equal opportunity and affirmatively further fair housing by:

- HACY continues to ensure that housing is provided regardless of race, color, national origin, religion, sex, disability, 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 to our Landlords who participate at the Landlord Briefing.



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Resident Advisory Board Meeting April 11, 2025

Approval of HACY's 5 Year Plan 2025-2029 and Annual Plan FY 2025-2026

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

Board Member's Name: Debra L. Gordon-Hall / Sign: Debra L. Gordon-Hall

Board Member's Name: Paige Limbaugh / Sign: PL

Board Member's Name: Katrina Lozano / Sign: KL

Board Member's Name: Rachael Lopez / Sign: R Lopez

1. Comments or recommendations on the 5-year PHA Plan 2025-2029 and/or Annual PHA Plan for Fiscal Year 2024-2025?

N/A

2. Comments or recommendations on Changes to Admin Plan and/or FSS Admin Plan Policy for Fiscal Year 2024-2025?

N/A

**Certification 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 09/30/2027

**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 X 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 07/2025, 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).

Yuma City Housing Authority**AZ035**

PHA Name

PHA Number/HA Code

☒ Annual PHA Plan for Fiscal Year 2025☒ 5-Year PHA Plan for Fiscal Years 2025 - 2029

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 MR Michael Morrissey		Name Board Chairman Glendon Moss	
Signature 	Date <u>4/15/25</u>	Signature 	Date <u>4/15/25</u>

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.

Form identification: AZ035-Yuma City Housing Authority form HUD-50077-ST-HCV-HP (Form ID - 950) for CY 2025 printed by Maria Moreno in HUD Secure Systems/Public Housing Portal at 03/12/2025 12:56PM EST

**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 09/30/2027

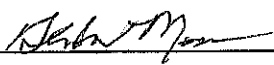
**Certification by State or Local Official of PHA Plans
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Glendon Moss, the Board Chairman certify that the 5-Year PHA Plan for fiscal years 2025-2029 and/or Annual PHA Plan for fiscal year 2025 of the AZ035 - Yuma City Housing Authority is consistent with the 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 Housing Authority of the City of Yuma pursuant to 24 CFR Part 91 and 24 CFR § 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: Glendon Moss	Title: Board Chairman
Signature: 	Date: <u>4/15/25</u>

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Form identification: AZ035-Yuma City Housing Authority form HUD-50077-SL (Form ID - 3391) printed by Maria Moreno in HUD Secure Systems/Public Housing Portal at 03/12/2025 02:49PM EST

RESOLUTION 1011

Approval of the 2025 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

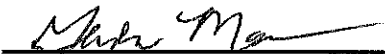
Whereas, the Annual PHA Plans consists of Finance and Budget information, Housing Authority Goals and Objectives, Program Policies and Procedures, and

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 2025 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 15th day of April 2025

Attest:



Glendon Moss, Chair or James Allen, Vice-Chair



Michael Morrissey, Executive Director

AFFP
ANNUAL PLAN

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:

02/14/2025 02/15/2025 02/16/2025

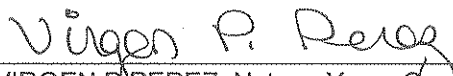
That said newspaper was regularly issued and circulated on those dates.

SIGNED:



Publisher or Director of Operations

Subscribed to and sworn to me this 16th day of February 2025.



VIRGEN P PEREZ, Notary, Yuma County, AZ

My commission expires: May 10, 2025

38853 439768

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, April 7, 2025 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. Should a reasonable accommodation for language services and/or persons with disabilities be needed, a request must be submitted to the HACY office at least seven days prior to the meeting in order to meet reasonable accommodation request.

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, Arizona 85364.

For more information, call Maria Moreno at (928)782-3823 ext. 132.
Yuma Sun: February 14, 15, 16, 2025 - 439768

AFFP
5 YEAR PLAN & ANNUAL PLAN

Affidavit of Publication

STATE OF AZ } SS
COUNTY OF YUMA }

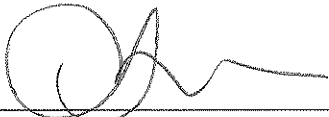
Lisa Reilly or David Fornof, being duly sworn, says:

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:

03/07/2025 03/08/2025 03/09/2025

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

SIGNED:



Publisher or Director of Operations

Subscribed to and sworn to me this 9th day of March 2025.

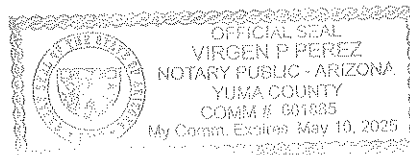


VIRGEN P PEREZ, Notary, Yuma County, AZ

My commission expires: May 10, 2025

38853 447466

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 5 Year Plan and Annual Plan. Said hearing will be held on Monday, April 7, 2025 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. Should a reasonable accommodation for language services and/or persons with disabilities be needed, a request must be submitted to the HACY office at least seven days prior to the meeting in order to meet reasonable accommodation request.

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, Arizona 85364.

For more information, call Maria Moreno at (928)782-3823 ext. 132.
Yuma Sun: March 7, 8, 9, 2025 - 447466



ARTICLES OF ORGANIZATION HAVE BEEN FILED IN THE OFFICE OF THE ARIZONA CORPORATION COMMISSION FOR

I. Name: **LKC Mortgage, LLC**

II. The address of the known place of the business is: 4848 W Stampede Ct, YUMA, AZ 85364.

III. The name and street address of the Statutory Agent is: Lindsey K. Cook, 4548 W Stampede Ct, YUMA, AZ.

B. Management of the limited liability company is reserved to the members. The names and addresses of each person who is a member are:

Lindsey K. Cook, 4548 W Stampede Ct, YUMA, AZ., member.

Yuma Sun: February 14, 15, 16, 2025 - 438890

NOTICE (for publication) ARTICLES OF ORGANIZATION HAVE BEEN FILED IN THE OFFICE OF THE ARIZONA CORPORATION COMMISSION FOR

I. Name: **WILLIAM D. RIESLAND LLC**

II. The address of the known place of business is: 40511 E. County 7th Street, Tacna, AZ 85352

III. The name and street address of the Statutory Agent is: William D. Riesland LLC, 40511 E. County 7th Street, Tacna, AZ 85352

B. Management of the limited liability company is reserved to the members. The names and addresses of each person who is a member are:

Vicki L. Riesland, PO Box 323, Tacna, AZ 85352, member William D. Riesland, PO Box 323, Tacna, AZ 85352, member William T. Riesland, PO Box 392, Tacna, AZ 85352, member Yuma Sun: February 12, 13, 14, 2025 - 438332

ARTICLES OF ORGANIZATION HAVE BEEN FILED IN THE OFFICE OF THE ARIZONA CORPORATION COMMISSION FOR

I. Name: **Yuma Junk Haulers LLC**

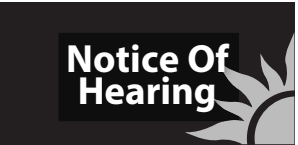
II. The address of the known place of business is: 1795 S. 48th Drive, Yuma, AZ 85364

III. The name and street address of the Statutory Agent is: Rigoberto Ortega Barrios, 1795 S. 48th Drive, Yuma, AZ 85364

B. Management of the limited liability company is reserved to the members. The names and addresses of each person who is a member are:

Miriam A. Ortega, member Rigoberto Ortega Barrios, member

Yuma Sun: February 12, 13, 14, 2025 - 438324



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, April 7, 2025** 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. Should a reasonable accommodation for language services and/or persons with disabilities be needed, a request must be submitted to the HACY office at least seven days prior to the meeting in order to meet reasonable accommodation request.

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, Arizona 85364.

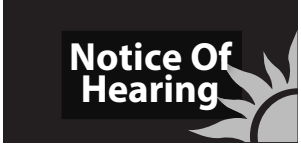
For more information, call Maria Moreno at (928)782-3823 ext. 132.

Yuma Sun: February 14, 15, 16, 2025 - 439768

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN TO the members of the City Planning & Zoning Commission and the General Public that the Planning and Zoning Commission of the City of Yuma will hold a public hearing on the following cases on Monday, March 10, 2025, at 4:30 p.m. at the City of Yuma Council Chambers, One City Plaza, Yuma AZ.

1. CUP-43574-2025: This is a request by Brenda Maldonado of Sun of a Gun Cigars, on behalf of Sol Zed, LLC, for a Conditional Use Permit to allow



outdoor and indoor live entertainment in the General Commercial (B-2) District. The property is located at 1651 S. Arizona Avenue, Yuma, AZ.

As a part of the public hearing process, the City Planning & Zoning Commission is authorized to consider appropriate alternate Zoning Districts, which are no more intensive in development activity than the requested Zoning District. Additionally, the Commission is authorized to supplement requested rezoning actions with the Aesthetic Overlay (AO) District and/or the Public Designation (P) District as may be deemed appropriate.

A copy of the agenda for this meeting may be obtained at the office of the City Clerk at City Hall, One City Plaza, Yuma, Arizona, 85364, during business hours, Monday through Friday, 8:00 A.M. to 5:00 P.M.

In accordance with the Americans With Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, the City of Yuma does not discriminate on the basis of disability in the admission of or access to, or treatment or employment in, its programs, activities, or services. For information regarding rights and provisions of the ADA or Section 504, or to request reasonable accommodations for participation in City programs, activities, or services contact: ADA/Section 504 Coordinator, City of Yuma Human Resources Division, One City Plaza, Yuma, AZ 85364; (928) 373-5125 or TTY (928) 373-5149.

Yuma Sun: February 14, 2025 - 439503



Case No.: S1400PB202500013 / NOTICE TO CREDITORS IN PROBATE

Michelle L. Wilson, 4255 Glenhaven Road, Cincinnati, OH 45238 (513) 687-1515 Proper Christina Webster, AZCLDP #81598 Arizona Legal EASE, Inc., AZCLDP #80340 IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF YUMA

Deborah K. Taylor, Deceased. NOTICE IS GIVEN: 1. PERSONAL REPRESENTATIVE: Michelle L. Wilson has been appointed Personal Representative of this estate. 2. DEADLINE TO MAKE CLAIMS: 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. A.R.S. §§14-3801 through 14-3816. 3. NOTICE OF CLAIMS: To present the claim, claimant must either: a) Deliver or mail a written statement of the claim to the Personal Representative at the following address: Michelle L. Wilson, 4255 Glenhaven Road, Cincinnati, OH 45238 b) Commence a proceeding against the Personal Representative in the following courts: Superior Court, Yuma County, State of Arizona, 250 W. 2nd Street, Suite B, Yuma, AZ 85364

/s/ *Michelle L. Wilson* Yuma Sun: January 31, 2025 & February 7, 14, 2025 - 434061

Case No.: S1400PB202500006 / NOTICE TO CREDITORS OF INFORMAL APPOINTMENT OF PERSONAL REPRESENTATIVE IN PROBATE

Jesus Juarez Jr., 13060 Onyx Court, Salinas, CA 93906 (831) 594-0971 Proper Christina Webster, AZCLDP #81598 Arizona Legal EASE, Inc., AZCLDP #80340 IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF YUMA **Jesus Juarez**, Deceased. NOTICE IS GIVEN: 1. PERSONAL REPRESENTATIVE: Jesus Juarez Jr. has been appointed Personal Representative of this estate. 2. DEADLINE TO MAKE CLAIMS: 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. A.R.S. §§14-3801 through 14-3816. 3. NOTICE OF CLAIMS: To present the claim, claimant must either: a) Deliver or mail a written statement of the claim to the Personal Representative at the following address: Jesus Juarez Jr., 13060 Onyx Court, Salinas, CA 93906 b) Commence a proceeding against the Personal Representative in the following courts: Superior Court, Yuma County, State of Arizona, 250 W. 2nd Street, Suite B, Yuma, AZ 85364

Dated: 1/22/2025

/s/ *Jesus Juarez, Jr.*

Yuma Sun: January 31, 2025 & February 7, 14, 2025 - 434077



NOTICE OF TRUSTEE'S SALE File ID. #25-00623-GM-AZ Diaz Medina The following legally described trust property will be sold, pursuant to the power of sale under that certain trust deed recorded on 08/15/2019 as Document No. 2019-20870 , Yuma County, AZ. **NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction on **May 09, 2025 at 10:00 AM**** on the steps at the Yuma County Courthouse, East Entrance, 168 South 2nd Avenue, Yuma, AZ 85364, and the property will be sold by the Trustee to the highest bidder for cash (in the forms which are lawful tender in the United States and acceptable to the Trustee, payable in accordance with ARS 33-811). The sale shall convey all right, title, and interest conveyed to and now held by it under said Deed of Trust, in the property situated in said County and State and more fully described as: Parcel No. 1: The West half of Lot 10, PADRE RANCHITOS, according to Book 5 of Plats, Page 117, records of Yuma County, Arizona; EXCEPT the North 43.58 feet thereof. Parcel No. 2: The North 43.58 feet of the West 171 feet of Lot 10 and the South 43.42 feet of the West 171 feet of Lot 11, PADRE RANCHITOS, according to Book 5 of Plats, Page 117, records of Yuma County, Arizona.. The street address/location of the real property described above is purported to be: **12687 S Carlota Ave Yuma, AZ 85365.** Tax Parcel No.: 721-23-039 7. The undersigned Trustee Leonard J. McDonald, Attorney at Law, disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The beneficiary under the aforementioned Deed of Trust has accelerated the Note secured thereby and has declared the entire unpaid principal balance, as well as any and all other amounts due in connection with said Note and/or Deed of Trust, immediately due and payable. Said sale will be made in an "as is" condition, but without covenant or warranty, expressed or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided therein, and the unpaid principal balance of the Note secured by said Deed of Trust with interest thereon as proved in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust Original Principal Balance: **\$179,586.00** Original Trustor: **Jose A. Diaz Medina and Jocelyn Hernandez**, husband and wife, 12687 S Carlota Ave, Yuma, AZ 85365. Current Beneficiary: Guild Mortgage Company LLC; Care of/Service: Guild Mortgage Company LLC, P.O Box 85304 5887 Copley Ct Floor 3 San Diego, CA 92111; Current Trustee: Leonard J. McDonald, 2525 East Camelback Road #700 Phoenix, Arizona 85016 (602) 255-6035. /S/Leonard J. McDonald, Attorney at Law, Trustee/Successor Trustee under said Deed of Trust, and is qualified to act as Successor Trustee per ARS Section 33-803 (A) 2, as a member of the Arizona State Bar. On this day of 02/03/2025 before me, / S/Stephen Daniel Clem a Notary Public for said State, personally appeared Leonard J. McDonald, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. WITNESS my hand and official seal /S/Stephen Daniel Clem. This firm is not a Debt Collector as that term is defined pursuant to the Fair Debt Collection Practices Act within this jurisdiction (see Mansour vs. Cal-Western Reconveyance Corp., 618 F.Supp.2d 1178 (D. Ariz. 2009)). Should a subsequent determination be made that this firm is a Debt Collector as that term is defined within the Act, then you are notified that any information obtained will be used for the purpose of collecting a debt. Please be advised that if your personal liability for this debt has been



modified or extinguished by a discharge in bankruptcy, this communication is provided solely in reference to the foreclosure on the deed of trust remaining on your property and is not an attempt to collect the discharged personal obligation. The notifications provided herein do not limit or detract from the effect of foreclosure upon the subject property. **NOTICE:** If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. Yuma Sun: February 14, 21, 28, 2025 & March 7, 2025 - 439466

TS No. AZ12000004-23-2 APN 752-21-281 TO No. DEF-662065 **NOTICE OF TRUSTEE'S SALE** The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated December 10, 2020 and recorded on December 11, 2020 as Instrument No. 2020-38165 of official records in the Office of the Recorder of Yuma County, Arizona. **NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME ON THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder Front Steps, Yuma County Courthouse, East Entrance, 168 South 2nd Avenue, Yuma, AZ 85364 on **April 11, 2025 at 10:00 AM** on said day. The street address and other common designation, if any, of the real property described above is purported to be: **605 W RAMONA STREET, SOMERTON, AZ 85350 LOT 281, LAS ESTRELLAS UNIT NO. 4 (SOUTH),** ACCORDING TO BOOK 23 OF PLATS, PAGE 41, AND ACCORDING TO THE AMENDED FINAL PLAT OF LAS ESTRELLAS NO. 4 (SOUTH), RECORDED IN BOOK 23 OF PLATS, PAGE 77, RECORDS OF YUMA COUNTY, ARIZONA. APN: 752-21-281 Original Principal Balance **\$175,757.00** Name and Address of original Trustor **DENISE TORRES, AN UNMARRIED WOMAN AND JOSE LUIS RODRIGUEZ, AN UNMARRIED MAN** 605 W RAMONA STREET, SOMERTON, AZ 85350 Name and Address of the Beneficiary U.S. Bank National Association c/o U.S. Bank National Association 2800 Tamarack Road Owensboro, KY 42301 Name and Address of Trustee MTC Financial Inc. dba Trustee Corps 17100 Gillette Ave, Irvine, CA 92614 949-252-8300 TDD: 711 949.252.8300 Said sale will be made for cash (payable at time of sale), but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to pay the remaining principal sum of the Note secured by said Trust Deed, which includes interest thereon as provided in said Note, advances, if any under the terms of said Trust Deed, interest on advances, if any, fees, charges and expenses of the Trustee and of the trust created by said Trust Deed. The Trustee will accept only cash or cashier's check for reinstatement or price bid payment. Reinstatement payment must be paid before five o'clock P.M. (5:00 P.M.) on the last day other than a Saturday or legal holiday before the date of sale. The purchaser at the sale, other than the Beneficiary to the extent of his credit bid, shall pay the price bid no later than five o'clock P.M. (5:00 P.M.) of the following day, other than a Saturday or legal holiday. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. Conveyance of the property shall be without warranty, express or implied, and subject to all liens, claims or interest having a priority senior to the Deed of Trust. The Trustee shall not express an opinion as to the condition of title. DATE: December 23, 2024 MTC Financial Inc. dba Trustee Corps Rosenda Cardenas, F.Supp.2d 1178 (D. Ariz. 2009)). Should a subsequent determination be made that this firm is a Debt Collector as that term is defined within the Act, then you are notified that any information obtained will be used for the purpose of collecting a debt. Please be advised that if your personal liability for this debt has been**



INFORMATION PLEASE CALL: Auction.com at 800.280.2832 **Order Number 109160**, Pub Dates: Yuma Sun: January 24, 31, 2025 & February 7, 14, 2025 - 430138

NOTICE OF TRUSTEE SALE TS No.: 24-035537 TSG No.: 8794919 ORIGINAL TRUSTEE SALE RECORDED ON 12/24/2024 IN THE OFFICE OF THE YUMA COUNTY RECORDER. **NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL.** The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on 11/20/2020 in Instrument number 2020-35689, book number , at page , records of YUMA County, Arizona, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT (in lawful money of the United States) Front Steps Yuma County Courthouse, East Entrance, 168 South 2nd Avenue, Yuma, AZ 85364, on **03/28/2025 at 10:00 A.M.** of said day: SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES. EXHIBIT A LOT 9, HACIENDA ESTATES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF YUMA COUNTY, ARIZONA IN BOOK 7 OF PLATS, PAGES 25 AND 26, PROPERTY ADDRESS: **2448 S 18TH AVE, YUMA, AZ 85364** TAX PARCEL No.: 694-07-009 7 ORIGINAL PRINCIPAL BALANCE: **\$157,102.00** NAME AND ADDRESS OF BENEFICIARY: PLANET HOME LENDING, LLC c/o PlanetHome Lending, LLC 321 Research Parkway, Suite 303 Meriden, CT 06450 NAME AND ADDRESS OF TRUSTEE: America West Lender Services, LLC P.O. Box 23028 Tampa, FL 33623 NAME AND ADDRESS OF ORIGINAL TRUSTOR: **RAUL CHAVEZ GAMEZ, AN UNMARRIED MAN**, 2448 S 18TH AVE, YUMA, AZ 85364 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designations, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the unpaid principal balance of the note(s) secured by said Deed of Trust, with interest thereon as provided in said note(s) advances, if any, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. Dated: 12/23/2024 America West Lender Services, LLC P.O. Box 23028 Tampa, FL 33623 844-693-4761 JEFF ELLIOTT AUTHORIZED SIGNATORY The successor Trustee appointed herein qualifies as a Trustee of the Trust Deed in the Trustee's capacity as a licensed escrow agent as required by Arizona Revised Statutes Section 33-803, Subsection (A)(l). This company may be assisting the Beneficiary to collect a debt and any information we obtain may be used for that purpose whether received orally or in writing. If available, the expected opening bid and/or postponement information may be obtained by calling the following telephone number on the day before the sale: 800-280-2832 or visiting www.Auction.com NAME OF TRUSTEE'S REGULATOR: Arizona Department of Financial Institutions, State Of: TEXAS County Of: DALLAS Before me, Tammy Rossum on this day personally appeared JEFF ELLIOTT, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that this person executed the same for the purposes and consideration therein expressed. Given under my hand and seal of office this 12/23/2024. (Notary Seal) TAMMY ROSSUM NOTARY PUBLIC STATE OF TEXAS ID 126370400 EXP. 02-03-2028 **NPP0470522** Yuma Sun: February 7, 14, 21, 28, 2025 - 434989



NOTICE OF TRUSTEE'S SALE

Trustee Sale No: FM10240561 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated September 28, 2022, and recorded on October 12, 2022, in Instrument Number 2022-32473, Records of Yuma County, Arizona at public auction to the highest bidder on the steps of the Yuma County Courthouse, East entrance, 168 South 2nd Avenue, Yuma, AZ 85364 on **April 3, 2025 at 10:00 AM** of said day: **NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTON AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL. LEGAL:** Lot 47, VALLEY CITRUS ESTATES NO 2., according to the plat of record in the office of the County Recorder of Yuma County, recorded in Book 6 of Plats, page 6. The street address is purported to be: **5117 W Poppy Street Yuma, AZ 85364** Tax Parcel Number 663-04-047 Original Principal Balance **\$ 110,000.00** Name and address of original Trustor **Terry Elizabeth Foust**, a widow, 5117 W Poppy Street Yuma, AZ 85364 Name and address of the Beneficiary Andrew Davison and Frances Davison, husband and wife, 1950 W 3rd Street Yuma, AZ 85364 Name and address of Trustee FIDELITY NATIONAL TITLE AGENCY, INC., an Arizona corporation, Attn: Default Services Department, 14000 North Pima Rd., Suite 100, Scottsdale, AZ 85260, Telephone 480-214-4537. Conveyance of the property shall be without warranty, expressed or implied, and subject to all liens, claims or interest having a priority senior to the Deed of Trust. The Trustee shall not express an opinion as to the condition of title. Dated December 24, 2024 FIDELITY NATIONAL TITLE AGENCY, INC., an Arizona corporation, as Trustee By: /s/Amy Connolly, Trustee Sale Officer Manner of Trustee Qualification: Licensed Escrow Agent, Name of Trustees Regulator: Arizona Department of Financial Institutions STATE OF Arizona} County of MARICOPA} ss. On December 24, 2024, before me, the undersigned notary public, personally appeared Amy Connolly, Trustee Sale Officer, FIDELITY NATIONAL TITLE AGENCY, INC., an Arizona corporation, personally known to me to be the person whose name is subscribed to the within instrument (Notice of Trustee Sale) and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument. WITNESS my hand and official seal. /s/Brenda Tucson, Notary Public, My Commission Expires 03/31/2027 **Y74938** Yuma Sun: January 31, 2025 & February 7, 14, 21, 2025 - 433003



NORTH CAROLINA WAKE COUNTY IN THE GENERAL COURT OF JUSTICE SUPERIOR COURT DIVISION 22SP005189-910 MARTIN JAVIER DEHESA ANTONIO Petitioner, For the Adoption of A.M.L. NOTICE OF SERVICE BY PUBLICATION

TO: **Jesus Rene Lopez Montoya**, TAKE NOTICE that a pleading seeking relief against you has been filed in the above-entitled action. The nature of the relief being sought is as follows: Adoption Proceeding. You are required to make a defense not later than the **22nd day of March 2025**, said date being forty (40) days from the first publication of this notice, and upon your failure to do so the party seeking service against you will apply to the court for the relief sought.

Jay M. Jerkins Attorney for Petitioner Jerkins Family Law

4030 Wake Forest Rd., Suite 300 Raleigh, NC 27609

Yuma Sun: February 14, 21, 28, 2025 & March 7, 2025 - 439476

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As well as public notices throughout the state: www.publicnoticeads.com/az

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Articles Of Amendment

ARTICLES OF AMENDMENT TO ARTICLES OF ORGANIZATION LIMITED LIABILITY COMPANY ENTITY INFORMATION

ENTITY NAME: BHBH YUMA LLC

ENTITY ID: 23770761

ENTITY TYPE: Domestic LLC

PERIOD OF DURATION: Perpetual

CHARACTER OF BUSINESS: Any legal purpose

MANAGEMENT STRUCTURE: Manager-Managed

FORMER ENTITY NAME No name change

STATUTORY AGENT INFORMATION

STATUTORY AGENT NAME: Brian Hall

PHYSICAL ADDRESS: 3064 South Ave. B, YUMA, AZ 85364

MAILING ADDRESS: 3064 South Ave. B, YUMA, AZ 85364

KNOWN PLACE OF BUSINESS

3064 South Ave. B, YUMA, AZ 85364

PRINCIPALS

Manager: Brian Hall - 3064 South Ave. B, YUMA, AZ, 85364, USA - Date of Taking Office:

Member: BHFT Yuma LLC - 3064 South Ave. B, YUMA, AZ, 85364, USA - Date of Taking Office:

Yuma Sun: February 13, 14, 15, 2025 - 438865

ARTICLES OF AMENDMENT TO ARTICLES OF ORGANIZATION LIMITED LIABILITY COMPANY ENTITY INFORMATION

ENTITY NAME: BHFT YUMA LLC

ENTITY ID: 23770760

ENTITY TYPE: Domestic LLC

PERIOD OF DURATION: Perpetual

CHARACTER OF BUSINESS: Any legal purpose

MANAGEMENT STRUCTURE: Manager-Managed

FORMER ENTITY NAME No name change

STATUTORY AGENT INFORMATION

STATUTORY AGENT NAME: Brian Hall

PHYSICAL ADDRESS: 3064 South Ave. B, YUMA, AZ 85364

MAILING ADDRESS: 3064 South Ave. B, YUMA, AZ 85364

KNOWN PLACE OF BUSINESS

3064 South Ave. B, YUMA, AZ 85364

PRINCIPALS

Manager: Brian Hall - 3064 South Ave. B, YUMA, AZ, 85364, USA - Date of Taking Office:

Member: Brian L. Hall Living Trust Dated December 1, 2005 - 3064 South Ave. B, YUMA, AZ, 85364, USA - Date of Taking Office:

Yuma Sun: February 13, 14, 15, 2025 - 438864

Articles Organization

ARTICLES OF ORGANIZATION HAVE BEEN FILED IN THE OFFICE OF THE ARIZONA CORPORATION COMMISSION FOR

I. Name: LKC Mortgage, LLC

II. The address of the known place of the business is: 4848 W Stampede Ct, YUMA, AZ 85364.

III. The name and street address of the Statutory Agent is: Lindsey K. Cook, 4548 W Stampede Ct, YUMA, AZ.

IV. Management of the limited liability company is reserved to the members. The names and addresses of each person who is a member are:

Lindsey K. Cook, 4548 W Stampede Ct, YUMA, AZ., member.

Yuma Sun: February 14, 15, 16, 2025 - 438890

ARTICLES OF ORGANIZATION HAVE BEEN FILED IN THE OFFICE OF THE ARIZONA CORPORATION COMMISSION FOR

Entity ID# 23784672

I. Name: OUTDOOR LIVING EXPOS, LLC

II. The address of the known place of business is: 3380 S. 44th Ave #222, Yuma, Arizona

Articles Organization

85365

III. The name and street address of the Statutory Agent is: Lorene Richards, 3380 S. 4th Ave #222, Yuma, Arizona 85365

B. Management of the limited liability company is reserved to the members. The names and addresses of each person who is a member are: Lorene Richards, 3380 S. 4th Ave #222, Yuma, Arizona 85365, member
Yuma Sun: February 15, 16, 17, 2025 - 439853

ARTICLES OF ORGANIZATION HAVE BEEN FILED IN THE OFFICE OF THE ARIZONA CORPORATION COMMISSION FOR

I. Name: Sonoran Consulting Solutions LLC

II. The address of the known place of business is: 7885 E. 38th Pl., Yuma, AZ 85365

III. The name and street address of the Statutory Agent is: Andrea Barron, 7885 E. 38th Pl., Yuma, AZ 85365

A. Management of the limited liability company is vested in a manager or managers. The names and addresses of each person who is a manager AND each member who owns a twenty percent or greater interest in the capital or profits of the limited liability company are: Paul Barron, 7885 E. 38th Pl., Yuma, AZ 85365, manager
Yuma Sun: February 15, 16, 17, 2025 - 439861

Notice Of Hearing

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, April 7, 2025** 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. Should a reasonable accommodation for language services and/or persons with disabilities be needed, a request must be submitted to the HACY office at least seven days prior to the meeting in order to meet reasonable accommodation request.

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, Arizona 85364.

For more information, call Maria Moreno at (928)782-3823 ext. 132.
Yuma Sun: February 14, 15, 16, 2025 - 439768

Notice To Creditors

NOTICE TO CREDITORS

Case Number S1400PB202400295

SUPERIOR COURT OF ARIZONA, YUMA COUNTY in the matter of the Estate of **Miriam Helen Knipple** Deceased. Notice is given that Kathleen Maria Olson was appointed personal representative of this estate. All persons having claims against the estate are required to present their claims within four (4) 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 representative at 44866 Chase Lake Road, Deer River, Minnesota 56636.

DATED: 1-29-25

/s/ Kathleen Maria Olson

Yuma Sun: February 1, 8, 15, 2025 - 434524

Trustees Sales

NOTICE OF TRUSTEE'S SALE

File ID. #25-40069-WF-AZ Behl The following legally described trust property will be sold, pursuant to the power of sale under that certain trust deed recorded on 05/31/2007

Trustees Sales

as Document No. 2007-19763 and re-recorded 08/29/2007 as Document No. 2007-23463, Yuma County, AZ. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction on **May 08, 2025 at 10:00 AM** On the Steps at the Yuma County Courthouse, East Entrance, 168 South 2nd Avenue, Yuma, AZ 85364 and the property will be sold by the Trustee to the highest bidder for cash (in the forms which are lawful tender in the United States and acceptable to the Trustee, payable in accordance with ARS 33-811). The sale shall convey all right, title, and interest conveyed to and now held by it under said Deed of Trust, in the property situated in said County and State and more fully described as: Lot 53, BARKLEY RANCH UNIT I, according to Book 16 of Plats, Page 85, Records of Yuma County, Arizona.. The street address/location of the real property described above is purported to be: **4785 W 31st Place Yuma, AZ 85364**. Tax Parcel No.: 693-29-053 1. The undersigned Trustee Leonard J. McDonald, Attorney at Law, disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The beneficiary under the aforementioned Deed of Trust has accelerated the Note secured thereby and has declared the entire unpaid principal balance, as well as any and all other amounts due in connection with said Note and/or Deed of Trust, immediately due and payable. Said sale will be made in an "as is" condition, but without covenant or warranty, expressed or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided therein, and the unpaid principal balance of the Note secured by said Deed of Trust with interest thereon as proved in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. Original Principal Balance: **\$53,175.00** Original Trustor: **Jason Behl and Amanda Behl**, husband and wife, 4785 W 31st Plce, Yuma, Arizona 85364. Current Beneficiary: Wells Fargo Bank, N.A.; Care of/Service: Wells Fargo Bank, N.A., 3476 Stateview Boulevard, MAC #X7801-014 Fort Mill, SC 29715; Current Trustee: Leonard J. McDonald, 2525 East Camelback Road #700 Phoenix, Arizona 85016 (602) 255-6035. /S/Leonard J. McDonald, Attorney at Law, Trustee/Successor Trustee under said Deed of Trust, and is qualified to act as Successor Trustee per ARS Section 33-803 (A) 2, as a member of the Arizona State Bar. On this day of 02/04/2025 before me, /S/Stephen Daniel Clem a Notary Public for said State, personally appeared Leonard J. McDonald, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. WITNESS my hand and official seal /S/Stephen Daniel Clem. This firm is not a Debt Collector as that term is defined pursuant to the Fair Debt Collection Practices Act within this jurisdiction (see Mansour vs. Cal-Western Reconveyance Corp., 618 F.Supp.2d 1178 (D. Ariz. 2009)). Should a subsequent determination be made that this firm is a Debt Collector as that term is defined within the Act, then you are notified that any information obtained will be used for the purpose of collecting a debt. Please be advised that if your personal liability for this debt has been modified or extinguished by a discharge in bankruptcy, this communication is provided solely in reference to the foreclosure on the deed of trust remaining on your property and is not an attempt to collect the discharged personal obligation. The notifications provided herein do not limit or detract from the effect of foreclosure upon the subject property. NOTICE: If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

Yuma Sun: February 15, 22, 2025 & March 1, 8, 2025 - 439757

Trustees Sales

advised that if your personal liability for this debt has been modified or extinguished by a discharge in bankruptcy, this communication is provided solely in reference to the foreclosure on the deed of trust remaining on your property and is not an attempt to collect the discharged personal obligation. The notifications provided herein do not limit or detract from the effect of foreclosure upon the subject property. NOTICE: If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

Yuma Sun: February 15, 22, 2025 & March 1, 8, 2025 - 439757

NOTICE OF TRUSTEE'S SALE File ID. #25-00971-MS-AZ Kinion The following legally described trust property will be sold, pursuant to the power of sale under that certain trust deed recorded on 04/13/2021 as Document No. 2021-13882, Yuma County, AZ. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction on **May 23, 2025 at 10:00 AM** on the steps at the Yuma County Courthouse, East Entrance, 168 South 2nd Avenue, Yuma, AZ 85364. and the property will be sold by the Trustee to the highest bidder for cash (in the forms which are lawful tender in the United States and acceptable to the Trustee, payable in accordance with ARS 33-811). The sale shall convey all right, title, and interest conveyed to and now held by it under said Deed of Trust, in the property situated in said County and State and more fully described as: Parcel 3, SAN MARCOS VILLAS LOT SPLIT OF TRACT "A", according to Book 11 of Plats, page 26, records of Yuma County, Arizona, more particularly described as follows: That portion of Tract "A" of SAN MARCOS VILLAS in the Northwest quarter of Section 2, Township 9 South, Range 23 West of the Gila and Salt River Base and Meridian, Yuma County, Arizona, as recorded in Book 6 of Plats, page 72, records of Yuma County, Arizona, more particularly described as follows: Beginning at the Northwest corner of said Tract "A"; thence South 00°19'30" West along the West line of said Tract "A", a distance of 70.0 feet; thence South 89°40'30" East a distance of 73.00 feet to the True Point of Beginning; thence South 89°40'30" East a distance of 59.03 feet to a point in the curve of the East line of said Tract "A" having a local tangent bearing of South 22°34'59" East; thence Southeasterly along said curve to the left of radius, a distance of 179.87 feet, an arc distance of 76.82 feet and a central angle of 24°28' 10"; thence Southerly continuing along the Southeast line of said Tract "A" along a curve to the right of radius 20.00 feet, an arc distance of 39.20 feet and a central angle of 112°18'15"; thence Southwesterly continuing along the South line of said Tract "A" along a curve to the right of radius 125.0 feet, an arc distance of 54.70 feet and a central angle of 25° 04'24"; thence North 89°40'30" West continuing along the South line of said Tract "A", a distance of 36.37 feet, thence North 6°54'38" West a distance of 67.49 feet; thence North 00° 19'30' East parallel to the East line of said Tract "A", a distance of 40.00 feet to the True Point of Beginning.. The street address/location of the real property described above is purported to be: **2112 E San Marcos Drive Yuma, AZ 85365**. Tax Parcel No.: 696-09-190 8. The undersigned Trustee Leonard J. McDonald, Attorney at Law, disclaims any liability for any incorrectness of the street address and other common designation, if any,

shown herein. The beneficiary under the aforementioned Deed of Trust has accelerated the Note secured thereby and has declared the entire unpaid principal balance, as well as any and all other amounts due in connection with said Note and/or Deed of Trust, immediately due and payable. Said sale will be made in an "as is" condition, but without covenant or warranty, expressed or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided therein, and the unpaid principal balance of the Note secured by said Deed of Trust with interest thereon as proved in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. Original Principal Balance: **\$235,013.00** Original Trustor: **Matthew Allen Kinion**, an unmarried man, 2112 E San Marcos Drive, Yuma, AZ 85365. Current Beneficiary: Servbank, SB; Care of/Service: Servbank, SB, 500 South Broad Street, Suite 100A Meriden, CT 06450; Current Trustee: Leonard J. McDonald, 2525 East Camelback Road #700 Phoenix, Arizona 85016 (602) 255-6035. /S/Leonard J. McDonald, Attorney at Law, Trustee/Successor Trustee under said Deed of Trust, and is qualified to act as Successor Trustee per ARS Section 33-803 (A) 2, as a member of the Arizona State Bar. On this day of 02/07/2025 before me, /S/Stephen Daniel Clem a Notary Public for said State, personally appeared Leonard J. McDonald, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. WITNESS my hand and official seal /S/Stephen Daniel Clem. This firm is not a Debt Collector as that term is defined pursuant to the Fair Debt Collection Practices Act within this jurisdiction (see Mansour vs. Cal-Western Reconveyance Corp., 618 F.Supp.2d 1178 (D. Ariz. 2009)). Should a subsequent determination be made that this firm is a Debt Collector as that term is defined within the Act, then you are notified that any information obtained will be used for the purpose of collecting a debt. Please be advised that if your personal liability for this debt has been modified or extinguished by a discharge in bankruptcy, this communication is provided solely in reference to the foreclosure on the deed of trust remaining on your property and is not an attempt to collect the discharged personal obligation. The notifications provided herein do not limit or detract from the effect of foreclosure upon the subject property. NOTICE: If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

Yuma Sun: February 15, 22, 2025 & March 1, 8, 2025 - 440376

Trustees Sales

NOTICE OF TRUSTEE'S SALE File ID. #25-01023-LD-AZ Hess The following legally described trust property will be sold, pursuant to the power of sale under that certain trust deed recorded on 11/14/2017 as Document No. 2017-28462, Yuma County, AZ. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction on **May 13, 2025 at 10:00 AM** On the Steps at the Yuma County Courthouse, East

Entrance, 168 South 2nd Avenue, Yuma, AZ 85364 and the property will be sold by the Trustee to the highest bidder for cash (in the forms which are lawful tender in the United States and acceptable to the Trustee, payable in accordance with ARS 33-811). The sale shall convey all right, title, and interest conveyed to and now held by it under said Deed of Trust, in the property situated in said County and State and more fully described as: Lot 10 and the West half of Lot 9, Block 2, VALLEY SUBDIVISION, Wellton, Arizona, according to the plat of record in the Office of the Yuma County Recorder in Book 3 of Plats, Page 100.. The street address/location of the real property described above is purported to be: **29101 San Diego Avenue Wellton, AZ 85356**. Tax Parcel No.: 709-05-011 3. The undersigned Trustee Leonard J. McDonald, Attorney at Law, disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The beneficiary under the aforementioned Deed of Trust has accelerated the Note secured thereby and has declared the entire unpaid principal balance, as well as any and all other amounts due in connection with said Note and/or Deed of Trust, immediately due and payable. Said sale will be made in an "as is" condition, but without covenant or warranty, expressed or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided therein, and the unpaid principal balance of the Note secured by said Deed of Trust with interest thereon as proved in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. Original Principal Balance: **\$185,940.00** Original Trustor: **Bruce Michael Hess**, a married man, PO Box 763, Wellton, AZ 85356. Current Beneficiary: loanDepot.com, LLC; Care of/Service: loanDepot.com LLC, 5465 Legacy Drive Suite 2 Plano, TX 75024; Current Trustee: Leonard J. McDonald, 2525 East Camelback Road #700 Phoenix, Arizona 85016 (602) 255-6035. /S/Leonard J. McDonald, Attorney at Law, Trustee/Successor Trustee under said Deed of Trust, and is qualified to act as Successor Trustee per ARS Section 33-803 (A) 2, as a member of the Arizona State Bar. On this day of 02/07/2025 before me, /S/Stephen Daniel Clem a Notary Public for said State, personally appeared Leonard J. McDonald, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. WITNESS my hand and official seal /S/Stephen Daniel Clem. This firm is not a Debt Collector as that term is defined pursuant to the Fair Debt Collection Practices Act within this jurisdiction (see Mansour vs. Cal-Western Reconveyance Corp., 618 F.Supp.2d 1178 (D. Ariz. 2009)). Should a subsequent determination be made that this firm is a Debt Collector as that term is defined within the Act, then you are notified that any information obtained will be used for the purpose of collecting a debt. Please be advised that if your personal liability for this debt has been modified or extinguished by a discharge in bankruptcy, this communication is provided solely in reference to the foreclosure on the deed of trust remaining on your property and is not an attempt to collect the discharged personal obligation. The notifications provided herein do not limit or detract from the effect of foreclosure upon the subject property. NOTICE: If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

Yuma Sun: February 15, 22, 2025 & March 1, 8, 2025 - 440397

Ordinances

Ordinances

Notice Of Hearing

Notice Of Hearing

Notice Of Hearing

Trustees Sales



OFFICE OF THE
MAYOR
CITY OF SAN LUIS

Ordinance

No. 459

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SAN LUIS, ARIZONA, AMENDING ORDINANCE NO. 455; REQUIRING DOG LICENSES; REPEALING CONFLICTING PROVISIONS; AND PROVIDING FOR SEVERABILITY

WHEREAS, on September 25, 2024, the City Council passed Ordinance No. 455 restoring the requirements for dog licenses and rabies vaccinations and restating Chapter 6.05 to harmonize the definitions throughout the chapter; and

WHEREAS the City desires to amend Section 6.05.990(A) to remove specific city fines and imprisonment and add, "Class 2, misdemeanor, with maximum jail time governed by A.R.S. §13-707, maximum fine governed by A.R.S. §13-802 and §13-803, and probation by A.R.S. §13-902, or any successor statutes."

WHEREAS the City desires to amend Section 6.05.990(B) to remove specific city fines and imprisonment and add, "Class 3, misdemeanor, with maximum jail time governed by A.R.S. §13-707, maximum fine governed by A.R.S. §13-802 and §13-803, and probation by A.R.S. §13-902, or any successor statutes."

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of San Luis, Arizona:

Section 1: Section 6.05.990(A) of the San Luis City Code is amended to read:

"Unless otherwise specifically provided for in this chapter, it shall be unlawful for any person, firm, or corporation to violate, or cause the violation of, any provision of this chapter. Any person, firm, or corporation violating any of the provisions in this chapter shall be guilty of a Class 2, misdemeanor, with maximum jail time governed by A.R.S. §13-707, maximum fine governed by A.R.S. §13-802 and §13-803, and probation by A.R.S. §13-902, or any successor statutes."

Section 2: 6.05.990(B) of the San Luis City Code be amended to read:

"Any violation of SLCC 6.05.010, Dogs at large, shall be a Class 3, misdemeanor, with maximum jail time governed by A.R.S. §13-707, maximum fine governed by A.R.S. §13-802 and §13-803, and probation by A.R.S. §13-902, or any successor statutes; and upon conviction for a first offense, the minimum fine to be imposed shall not be less than \$50.00. For each additional offense within a 12-month period, the following minimum fines shall be mandatory: (1) Second offense: \$100.00; (2) Third offense: \$200.00; (3) Thereafter: \$300.00. At all times, the court shall retain the right to impose more than the minimum sentence as provided herein."

Section 3: The City Council authorizes and directs the appropriate City officers and employees to perform all necessary or desirable acts to give effect to this Ordinance.

Section 4: If a conflict arises between the provisions of this ordinance and any resolution, other ordinance, regulation, or policy of the City of San Luis, the conflicting provisions are amended, superseded, and replaced, and this Ordinance shall govern.

Section 5: If any section, subsection, sentence, clause, phrase, or portion of Ordinance No. 459 is held to be invalid or unconstitutional by the final decision of any court of competent jurisdiction or operation of law by legislation, such decision or law shall not affect the validity of the remaining portion of this Ordinance.

PASSED, ADOPTED, and APPROVED by the Mayor and City Council of the City of San Luis, Yuma County, Arizona, this 12th day of February 2025.

Nieves Riedel
Nieves Riedel, Mayor

ATTEST:

Sonia Cornelio
Sonia Cornelio, City Clerk

APPROVED AS TO FORM:

Kay Marion Macuil
Kay Marion Macuil, City Attorney

Yuma Sun: March 5, 6, 7, 8, 2025 - 446329

Bid Proposals

NOTICE IS HEREBY GIVEN THAT THE YUMA COUNTY SHERIFF'S OFFICE, DETENTION CENTER, WILL BE SOLICITING PROPOSALS FOR THE PROVISION OF COMMISSARY SERVICES FOR INDIVIDUALS INCARCERATED IN THE YUMA COUNTY DETENTION CENTER. SEALED PROPOSALS WILL BE RECEIVED AT THE YUMA COUNTY BOARD OF SUPERVISORS' OFFICE LOCATED AT 198 S. MAIN STREET, YUMA, ARIZONA ON OR BEFORE **APRIL 30, 2025 BY 5:00 P.M. (MST)**. PROPOSALS WILL BE PUBLICLY OPENED AND RECORDED AT THE YUMA COUNTY BOARD OF SUPERVISORS' OFFICE LOCATED AT 198 S. MAIN STREET, YUMA, ARIZONA 85364 ON **MAY 1, 2025 AT 10:30 A.M. (MST)**. COPIES OF THE REQUEST FOR PROPOSAL DETAILING THE REQUIREMENTS MAY BE OBTAINED FROM THE PUBLIC NOTICES SECTION OF THE YUMA COUNTY SHERIFF'S OFFICE OFFICIAL WEBSITE AT WWW.YUMACOUNTYSHERIFF.ORG. FOR MORE INFORMATION PLEASE CONTACT LIEUTENANT T. GOMEZ AT (928) 539-7859.
Yuma Sun: March 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 2025 - 443898

NOTICE IS HEREBY GIVEN THAT THE YUMA COUNTY SHERIFF'S OFFICE, DETENTION CENTER, WILL BE SOLICITING PROPOSALS FOR THE PROVISION OF FOOD SERVICES FOR INDIVIDUALS INCARCERATED IN THE YUMA COUNTY DETENTION CENTER. SEALED PROPOSALS WILL BE RECEIVED AT THE YUMA COUNTY BOARD OF SUPERVISORS' OFFICE LOCATED AT 198 S. MAIN STREET, YUMA, ARIZONA ON OR BEFORE **APRIL 30, 2025 BY 5:00 P.M. (MST)**. PROPOSALS WILL BE PUBLICLY OPENED AND RECORDED AT THE YUMA COUNTY BOARD OF SUPERVISORS' OFFICE LOCATED AT 198 S. MAIN STREET, YUMA, ARIZONA 85364 ON **MAY 1, 2025 AT 10:00 A.M. (MST)**. COPIES OF THE REQUEST FOR PROPOSAL DETAILING THE REQUIREMENTS MAY BE OBTAINED FROM THE PUBLIC NOTICES SECTION OF THE YUMA COUNTY SHERIFF'S OFFICE

Bid Proposals

OFFICIAL WEBSITE AT WWW.YUMACOUNTYSHERIFF.ORG. FOR MORE INFORMATION PLEASE CONTACT LIEUTENANT T. GOMEZ AT (928) 539-7859.
Yuma Sun: March 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 2025 - 443922

Notice Of Hearing

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 5 Year Plan and Annual Plan. Said hearing will be held on **Monday, April 7, 2025** 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. Should a reasonable accommodation for language services and/or persons with disabilities be needed, a request must be submitted to the HACY office at least seven days prior to the meeting in order to meet reasonable accommodation request.

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, Arizona 85364.

For more information, call Maria Moreno at (928)782-3823 ext. 132.
Yuma Sun: March 7, 8, 9, 2025 - 447466

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION
No. S1400JD202500004
(Honorable Levi Gunderson)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF YUMA
In the Matter of:
MARCOS ELIJAH BRYAN
d.o.b. 12/25/2024

Person under 18 years of age.
TO: ALEXIS MARIE BRYAN, ANGEL SANCHEZ, parents and/or guardians of the above-named child.
1. The Department of Child Safety, (DCS or the Department), by and through undersigned counsel, has filed a Dependency Petition pursuant to Title 8, of the Arizona Revised Statutes, Rules 4.1 and 4.2 of the Arizona Rules of Civil Procedure; and Rule 329 of the Arizona Rules of Procedure for the Juvenile Court.
2. The Court has set a hearing on the 1st day of May, 2025, at 9:00 a.m., at the Yuma County Superior Court, Juvenile Justice Center, 2440 West 28th St, Yuma, Arizona 85364, before the Honorable Levi Gunderson for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.
3. You and your child are entitled to have an attorney present at the hearing. You may hire your own attorney or, if you cannot afford an attorney and want to be represented by an attorney, one may be appointed by the Court.
4. You have a right to appear as a party in this proceeding. You are advised that your failure to personally appear in court at the initial hearing, pretrial conference, status conference, or dependency adjudication, without good cause shown, may result in a finding that you have waived your legal rights and have admitted the allegations in the Petition. In addition, if you fail to appear, without good cause, the hearing may go forward in your absence and may result in an adjudication of dependency, termination of your parental rights or the establishment of a permanent guardianship based upon the record and the evidence presented to the court, as well as an order of paternity, custody, or change of custody in a consolidated family law matter and an order for child support if paternity has been established.
5. Notice is given that DCS is proposing to substantiate any allegations of abuse and/or neglect contained in the dependency petition for placement in the DCS Central Registry. The DCS Central Registry is a confidential list of DCS findings that tracks abuse and neglect. If the court finds your child dependent based upon allegations of abuse and/or neglect contained in the dependency petition, you will be placed in the DCS Central Registry. See A.R.S. § 8-804.
6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: MARK E. HESSINGER, Office of the Attorney General, CFP/PSS, 1800 E. Palo Verde Street, Suite B, Yuma, Arizona 85365. The assigned case manager is Jordan Zamora and may be reached by telephone at (928) 247-8233.
7. Requests for reasonable accommodation for persons with disabilities must be made to the court by parties at least three working days in advance of a scheduled court proceeding and can be made by calling (928) 314-1900.
8. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public.
DATED this 14th day of February, 2025.
KRISTIN K. MAYES
Attorney General
MARK E. HESSINGER
Assistant Attorney General
CNS-3897273#
THE SUN (YUMA)
Yuma Sun: February 21, 28, 2025 & March 7, 14, 2025- 442791

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION
No. S1400JD202300213
(Honorable R. Erin Farrar)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF YUMA

In the Matter of:
ELIJAH ROBLES
d.o.b. 11/21/2023
Person under 18 years of age.
TO: SUMMER HALLEY JUAN and JAMES ROBLES, parents and/or guardians of the above-named child.
1. The Department of Child Safety, (DCS or the Department), by and through undersigned counsel, has filed a Dependency Petition pursuant to Title 8, of the Arizona Revised Statutes, Rules 4.1 and 4.2 of the Arizona Rules of Civil Procedure; and Rule 329 of the Arizona Rules of Procedure for the Juvenile Court.
2. The Court has set a hearing on the 12th day of May, 2025, at 11:00 a.m., at the Yuma County Superior Court, Juvenile Justice Center, 2440 West 28th St, Yuma, Arizona 85364, before the Honorable R. Erin Farrar for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.
3. You and your child are entitled to have an attorney present at the hearing. You may hire your own attorney or, if you cannot afford an attorney and want to be represented by an attorney, one may be appointed by the Court.
4. You have a right to appear as a party in this proceeding. You are advised that your failure to personally appear in court at the initial hearing, pretrial conference, status conference, or dependency adjudication, without good cause shown, may result in a finding that you have waived your legal rights and have admitted the allegations in the Petition. In addition, if you fail to appear, without good cause, the hearing may go forward in your absence and may result in an adjudication of dependency, termination of your parental rights or the establishment of a permanent guardianship based upon the record and the evidence presented to the court, as well as an order of paternity, custody, or change of custody in a consolidated family law matter and an order for child support if paternity has been established.
5. Notice is given that DCS is proposing to substantiate any allegations of abuse and/or neglect contained in the dependency petition for placement in the DCS Central Registry. The DCS Central Registry is a confidential list of DCS findings that tracks abuse and neglect. If the court finds your child dependent based upon allegations of abuse and/or neglect contained in the dependency petition, you will be placed in the DCS Central Registry. See A.R.S. § 8-804.
6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders

by submitting a written request to: CARROL S. MARTIN, Office of the Attorney General, CFP/PSS, 1800 E. Palo Verde Street, Suite B, Yuma, Arizona 85365. The assigned case manager is Isabelle Villanueva and may be reached by telephone at (928) 317-2292.
7. Requests for reasonable accommodation for persons with disabilities must be made to the court by parties at least three working days in advance of a scheduled court proceeding and can be made by calling (928) 314-1900.
8. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public.
DATED this 19th day of February, 2025.
KRISTIN K. MAYES
Attorney General
CARROL S. MARTIN
Assistant Attorney General
CNS-3898339#
THE SUN (YUMA)
Yuma Sun: February 28, 2025 & March 7, 14, 21, 2025 - 443383

AMENDED NOTICE OF HEARING ON EMERGENCY PETITION FOR FORMAL PROBATE OF WILL AND APPLICATION FOR APPOINTMENT OF PERSONAL REPRESENTATIVE AND DETERMINATION OF HEIRS
Case No.: S1400PB202400321
[Assigned to the Honorable Nathaniel Sorenson]
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF YUMA

In the Matter of the Estate of: **JACK UMBRIACO**, Deceased

NOTICE IS HEREBY GIVEN that Petitioner, CHERYL VAN METER, has filed with the Court an Emergency Petition for Formal Probate of Will and Application for Appointment of Personal Representative and Determination of Heirs ("Petition"). Hearing has been set to consider the Petition on **Monday, March 24, 2025, at 1:30 PM**, before the Honorable Nathaniel Sorenson, Yuma County Superior Court, Division 6, Courtroom 3009, 250 West 2nd Street, Yuma, Arizona, 85364. If you wish to attend this hearing virtually, you must request permission from the Court as described in Rule 12 (c), Arizona Rules of Probate Procedure.

WARNING

This is a legal notice; your rights may be affected. [Este es un aviso legal. Sus derechos podrian ser afectados.]

You are not required to attend this hearing, but in some cases A.R.S. § 14-5401 (D) may prohibit the relief requested in the petition if you have not appeared before the court. However, if you oppose any of the relief requested in the petition that accompanies this notice you must file with the Court a written response at least 7 calendar days before the hearing date or you or your attorney must attend the hearing. Any written response must comply with Rule 15(e) of the Arizona Rules of Probate Procedure. If you do not file a timely response or attend the hearing:

(1) Unless otherwise prohibited by law, the Court may grant the relief requested in the petition without further proceedings, and

(2) You will not receive additional notices of court proceedings relating to the petition unless you file a demand for notice pursuant to Title 14, Arizona Revised Statutes.

Dated this 4th day of February, 2025.

SCHNEIDER & ONOFRY, PC
By */s/ ReNae A. Nachman*
ReNae A. Nachman
Attorneys for Petitioner
Cheryl Van Meter
Yuma Sun: March 7, 14, 21, 2025 - 445466

NOTICE OF HEARING PETITION FOR APPROVAL OF SALE OF REAL PROPERTY
Case No. S1400PB202400130
Assigned to the
Hon. Nathaniel Sorenson
Div. VI
IN THE SUPERIOR COURT FOR THE STATE OF ARIZONA IN AND FOR THE COUNTY OF YUMA

In the Matter of the Estate of **STEPHEN VINCENT RUSSELL**, Deceased.
NOTICE IS HEREBY GIVEN that PAMELA WALSMAS, Licensed Fiduciary No. 20611, by and through undersigned counsel, has filed with the above-referenced Court a Petition for Approval of Sale of Real Property. **A hearing has been set to consider the Petition on the 24th day of March, 2025, at the hour of 11:00 a.m., before the Honorable Nathaniel Sorenson, Yuma County Superior Court, 250 W. 2nd Street, Yuma, Arizona. You are entitled to a jury trial pursuant to A.R.S. § 4-1306. This is a legal notice; your rights may be affected. Éste**

es un aviso legal. Sus derechos podrian ser afectados.

You are not required to attend this hearing except as provided in A.R.S. §14-5401 (D). However, if you oppose any of the relief requested in the petition that accompanies this notice, you must file with the court a written response at least 7 calendar days before the hearing date or you or your attorney must attend the hearing. Any written response must comply with Rule 15(e) of the Arizona Rules of Probate Procedure. If you do not file a timely response or attend the hearing:

(1) The court may grant the relief requested in the Petition unless otherwise prohibited by law and without further proceedings; and
(2) You will not receive additional notices of court proceedings relating to the Petition unless you file a demand for notice pursuant to Title 14, Arizona Revised Statutes.
DATED this 26th day of February, 2025.
WALSMA & RODRIGUEZ, P.C.
/s/ Pamela Walsma
Personal Representative
Yuma Sun: March 5, 6, 7, 2024 - 446207

Notice To Creditors

NOTICE TO CREDITORS

In the Matter of the **Trust Administration for Troye J. Kiefer and Amelia R. Kiefer Living Trust, dated May 18, 1999**

NOTICE IS HEREBY GIVEN that Rodney Dean Kiefer is the Trustee of the Troye J. Kiefer and Amelia R. Kiefer Living Trust, dated May 18, 1999. All persons having claims against the estate are required to present their claims within the prescribed under A.R.S. §14-3803, or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claims to the Deason Garner & Hansen, 6024 E. 32nd Street, Yuma, AZ 85365. DATED this 28th day of February, 2025.

/s/ Rodney Dean Kiefer.

Trustee

Rodney Dean Kiefer, *Trustee*
Yuma Sun: March 7, 14, 21, 2025 - 447435

NOTICE TO CREDITORS
Case No. S1400GC202100305
Assigned to the
Hon. Mark Wayne Reeves
Div. I
IN THE SUPERIOR COURT FOR THE STATE OF ARIZONA IN AND FOR THE COUNTY OF YUMA

In the Matter of the Estate of **EARL L. McLAUGHLIN, SR.**, Deceased.
NOTICE IS HEREBY GIVEN that PAMELA WALSMAS, Licensed Fiduciary No. 20611, has acquired all powers and duties of a 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 Representative c/o Pamela Walsma, at 682 S. Fourth Avenue, Yuma, Arizona 85364. DATED this 21st day of February, 2025.
/s/ Pamela Walsma
PAMELA WALSMAS
Licensed Fiduciary No. 20611
Yuma Sun: February 28, 2025 & March 7, 14, 2025 - 445043

Trustees Sales

File # 24-029493 DOV
45-45-6-3347176

NOTICE OF TRUSTEE'S SALE

The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on October 20, 2022 in Instrument No. 20222930516 in the office of the County Recorder of Pima County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE, OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME ON THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE

SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at the East Entrance to the Superior Court Building Pima County Courthouse, 110 West Congress, Tucson, AZ 85701 at **10:00 AM on March 26, 2025:**

LOT 31, OF SUNSET POINTE AT MIDVALE PARK, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PIMA COUNTY ARIZONA, RECORDED IN BOOK 62 OF MAPS AND PLATS, PAGE 31. PARCEL ID: 137-36-0310

Purported Street address:
6486 South Vanishing Pointe Way, Tucson, AZ 85746

Tax Parcel # 137-36-0310

Original	Principal	Balance
\$270,000.00		

Name and Address of Beneficiary:	Reliance First Capital, LLC, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047-8945.
----------------------------------	--

Name and Address of Original Trustor:	Cory Ferrin, an unmarried man, 6486 South Vanishing Pointe Way, Tucson, AZ 85746
---------------------------------------	--

Name, Address and Telephone Number of Trustee:	Jason P. Sherman, 2390 E. Camelback Road, Suite 130, PMB 1253, Phoenix, AZ 85016, (602) 222-5711
--	--

Dated: December 26, 2024

/s/ Jason P. Sherman

Jason P. Sherman, Trustee

Manner of Trustee Qualification:	The Trustee qualifies pursuant to A.R.S. § 33-803(A)(2) as a member of the State Bar of Arizona.
----------------------------------	--

Name of Trustee's Regulator:	The Trustees Regulator is the State Bar of Arizona.
------------------------------	---

STATE OF ARIZONA	}
COUNTY OF MARICOPA	}
	} ss.

The foregoing instrument was acknowledged before me on December 26, 2024, by Jason P. Sherman, a member of the State Bar of Arizona, as Trustee.

/s/ Shannon K. Herron

NOTARY PUBLIC

My commission expires: May 14, 2028
Yuma Sun: February 28, 2025 & March 7, 14, 21, 2025 - 430881

NOTICE OF TRUSTEE'S SALE File ID. #25-00623-GM-AZ Diaz Medina The following legally described trust property will be sold, pursuant to the power of sale under that certain trust deed recorded on 08/15/2019 as Document No. 2019-20870 , Yuma County, AZ. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction on **May 09, 2025 at 10:00 AM** on the steps at the Yuma County Courthouse, East Entrance, 168 South 2nd Avenue, Yuma, AZ 85364, and the property will be sold by the Trustee to the highest bidder for cash (in the forms which are lawful tender in the United States and acceptable to the Trustee, payable in accordance with ARS 33-811). The sale shall convey all right, title, and interest conveyed to and now held by it under said Deed of Trust, in the property situated in said County and State and more fully described as: Parcel No. 1: The West half of Lot 10, PADRE RANCHITOS, according to Book 5 of Plats, Page 117, records of Yuma County, Arizona; EXCEPT the North 43.58 feet thereof. Parcel No. 2: The North 43.58 feet of the West 171 feet of Lot 10 and the South 43.42 feet of the West 171 feet of Lot 11, PADRE RANCHITOS, according to Book 5 of Plats, Page 117, records of Yuma County, Arizona.. The street address/location of the real property described above is purported to be: **12687 S Carlota Ave Yuma, AZ 85365.** Tax Parcel No.: 721-23-039 7. The undersigned Trustee Leonard J. McDonald, Attorney at Law, disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The beneficiary under the aforementioned Deed of Trust has accelerated the Note secured thereby and has declared the entire unpaid principal balance, as well as any and all other amounts due in connection with said Note

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(928) 783-3333 classifieds@yumasun.com

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2 Bedroom / 2 Bath
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ranchorialto1park@outlook.com

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All utilities included.

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1 Bdrm, 2 Bdrm & 3 Bdrm.

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Call 928-783-3515

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We try to catch fraudulent
ads as they are placed but
some people are very sneaky
& they get by us.

If the deal sounds too good to be
true - take extra time to make
sure it is legit. Let us know if you
come across a fraudulent ad so
we can take it out of publication.
Call us at (928) 783-4433. Alert
the police department if you are
the victim of a scam.

Homes for Rent



**APARTMENTS / TOWNHOMES FOR RENT - OAC
COMING SOON!**

1862 S Maple #C, 2Bd, 1Ba, Ground
Unit, Tile Flooring, Refrigerator, Electric
Stove, Private Back Fenced Patio,
Covered Off-Street Parking, Water/Trash
Paid \$895/Mo

1865 S Madison #A, 2Bd, 1Ba, Ground
Unit, Tile Flooring, Refrigerator, Electric
Stove, Private Back Fenced Patio,
Covered Off-Street Parking, Water/Trash
Paid \$895/Mo

2864 S 1st Ave #7, Spanish Gardens,
2Bd, 1.5Ba, Ground Unit, Tile Flooring,
Refrigerator, Electric Stove, Private Back
Fenced Patio, Covered Off-Street
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1274 S 6th Avenue #2, 2Bd, 2Ba,
Ground Unit, Newly Renovated, Tile
Flooring, Electric Stove, Private Back
Fenced Patio, Covered Off-Street
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We have three parks in the
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Antiques-Collectible

Homes for Rent



**APARTMENTS / TOWNHOMES FOR RENT - OAC
COMING SOON!**

1862 S Maple #C, 2Bd, 1Ba, Ground
Unit, Tile Flooring, Refrigerator, Electric
Stove, Private Back Fenced Patio,
Covered Off-Street Parking, Water/Trash
Paid \$895/Mo

1865 S Madison #A, 2Bd, 1Ba, Ground
Unit, Tile Flooring, Refrigerator, Electric
Stove, Private Back Fenced Patio,
Covered Off-Street Parking, Water/Trash
Paid \$895/Mo

2864 S 1st Ave #7, Spanish Gardens,
2Bd, 1.5Ba, Ground Unit, Tile Flooring,
Refrigerator, Electric Stove, Private Back
Fenced Patio, Covered Off-Street
Parking, Water/Trash Paid \$1075/Mo

1274 S 6th Avenue #2, 2Bd, 2Ba,
Ground Unit, Newly Renovated, Tile
Flooring, Electric Stove, Private Back
Fenced Patio, Covered Off-Street
Parking, Water/Trash Paid \$1150/Mo

(928) 782-7212

Antiques-Collectible

Comic Books
Gen 13 #0, Liberator #1,
Solarlord #1, Tomoe #0, Glory
#5, Faust #8, Highlander #11,
Warblade #3, Nightside #2, Sigil
#8, Gritter #3. 15 for \$35.
(928) 344-9729

Cryptogram Puzzle

A famous sentence or quote. One letter stands for the other.

" S X H R X E A X C T X H I W T

H D J A D U P C P G B N X I

B P Z T H H B P A A C J B Q T G H

U D G B X S P Q A T

V T D G V T L P H W X C V I D C

Yesterday's Answer

"Love looks not with the eyes, but with the mind, and therefore
is winged Cupid painted blind." – William Shakespeare

Thank you for reading today's Yuma Sun!

Antiques-Collectible

1001 MAD Pages
Hardbound book, \$30/OBO
(928) 344-9729

1954 D Nickel
Good condition, \$100/OBO
(928) 344-9729

Superman Collector's Set
#500, Brand new, \$20.
(928) 344-9729

Crafts - Hobbies

Puzzle Books
13 Fill-Ins, \$40/OBO
(928) 344-9729

Furniture

Adjustable Electric Bed
Electric adjustable bed frame
with Queen Sealey mattress,
Like new, \$500/OBO
(928) 366-1326

Oversize Recliner
Light blue color, Like new,
\$150/OBO (928) 247-5799

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Nice and clean, \$50.
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Home Items

Weber Bar-B-Q Grill
3 burner with cover, \$50.
(928) 247-5799

Outdoor-Sports Goods

Adams IDEA Pro 12 Set
4-PW, Driver, 3 wood, Hybrid 3,
Putter & bag \$150.
(928) 920-1930

Golf Bag and Clubs
16 Irons and clubs, Golf balls
included, Very good, \$75.
(928) 782-0368

Taylormade Burner
Plus irons 4-pw, R7 driver,
3 wood putter & bag \$150.
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This & That

**Jeep YJ Rear Shock Tower
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After market, New, Heavy Duty,
Extends range for longer rear
shocks, Easy to install.
\$80/OBO (360) 672-1580
Leave message or text.

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In great condition,
Was in a '91 Wrangler.
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Leave message or text.

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Pro rebuilt engine.
Nice shape. Extras
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2002 Ford Thunderbird
396 V8 Engine, 5 Speed Auto,
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miles, Asking \$29,000.
Dennis (920) 213-5437

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2017 Keystone Premier 31BK
2 Slides, Bunk room,
Income potential as guest
accommodation,
Serious inquiries only.
\$25,000/OBO (928) 210-8427



37 Foot 2010 5th Wheel
4 slides, King bed,
Completely furnished, Must see
to appreciate. Has been loved
and cared for. \$19,900.
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V6, 6 Speed Manual Trans,
84,600 miles, Asking \$19,000.
See it at 821 Pacific Ave
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2015 Ford C-Max Hybrid
38 to 40 mpg, Leather interior,
Well maintained, Recent
Car-Fax, 71,650 miles.
\$11,900/OBO (928) 329-1695

Yuma

8892 E 24th Place
Fri & Sat 7:30 to 2:00
Tools, Furniture, Clothes,
Shoes, Purses, and MORE!

Community Garage Sale
Orchard Gardens RV Park
650 S Avenue B
Sat. March 8th, 7am to 1pm
A little bit of everything and
something for everyone!

Desert Lakes Community
3765 S. Lakeside Drive
(Across from Desert Hills
Golf Course)
Sat. Mar. 8th 7am to 1 pm
Yard sale and Craft sale
jglib16+ homes participating

Huge 2 Family Garage Sale
4756 S. Boxwood Avenue
March 7, 8, 9; 8am to 5pm
Patio Furniture, Camp Chairs,
Wood & Glass Gun Cabinets,
Lots of Kitchenware, V-O-I-P
Phone, 20K Sliding 5th Wheel
Hitch, Lots of Miscellaneous.
Way too much to list!

Multi-Family Sale
1930 W. Country Ln.
(off Ave B toward Somerton)
Sat and Sun 7:30 am - ?
Patio Furn., Tools, Tile, Men &
Women Clothing, Home Decor,
Purses, Jewelry, Books, '61
Ford Falcon, 16' Flatbed Trailer
w/ Ramps, 2019 Coachman 19'
Travel Trailer, and MORE!

Annual Rummage Sale
Calvary Lutheran Church
711 S. Seventh Ave
Saturday, March 8th
8:00 am to Noon
Proceeds benefit Non-Profits

Footfills

Helping Hands of Yuma
Super Yard Sale Fundraiser
3/14 & 3/15, 8am-2pm
12716 North Frontage Rd.
Over 1,500 Racks & Tables!
For more info
Call (928) 305-9974

Multi RV Park Yard Sale
Cactus Garden RV Resort
10657 S. Avenue 9E
& Desert Paradise RV
10537 S. Avenue 9E
Sat., Mar. 8th, 8am-12pm

Park Wide Yard Sale
Rancho Rialto RV Resort
11322 S. Avenue 12E
March 8th
From 8am to Noon

TOOL SALE
12614 E. 45th Dr.
Thurs. Fri. Sat., 7am to 2pm
Nail Guns, Skill Saws, Power
Drills, Band Saws, Small
Flatbed Utility Trailer, & MORE!

Have an opinion? Let
us know! Send in a
Letter to the Editor at
letters@yumasun.com

Notice Of Hearing

and Annual Plan. Said hearing
will be held on **Monday, April
7, 2025** 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. Should a
reasonable accommodation for
language services and/or
persons with disabilities be
needed, a request must be
submitted to the HACY office at
least seven days prior to the
meeting in order to meet
reasonable accommodation
request.

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,
Arizona 85364.

For more information, call Maria
Moreno at (928) 782-3823 ext.
132.
Yuma Sun: March 7, 8, 9, 2025
- 447466



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archived notices on this site.

Articles Organization

ARTICLES OF
ORGANIZATION HAVE BEEN
FILED IN THE OFFICE OF
THE ARIZONA
CORPORATION
COMMISSION FOR

I. Name: **Fritz Electric LLC**

II. The address of the known
place of the business is: 24550
E Hwy 80, Wellton, AZ 85356

III. The name and street
address of the Statutory Agent
is: Richard Fritz II, 24550 E
Hwy 80, Wellton, AZ 85356

A. Management of the limited
liability company is vested in a
manager or managers. The

Articles Organization

names and addresses of each
person who is a manager AND
each member who owns a
twenty percent or greater
interest in the capital or profits
of the limited liability company
are: Richard Fritz, 2113 W
Bentrup St, Chandler, AZ
85224, member. Richard Fritz
II, 24550 E Hwy 80, Wellton, AZ
85356, member.
Yuma Sun: March 8, 9, 10,
2025 - 446183

ARTICLES OF
ORGANIZATION HAVE BEEN
FILED IN THE OFFICE OF
THE ARIZONA
CORPORATION
COMMISSION FOR

I. Name: **JORGE AND SONS
LLC**

II. The address of the known
place of business is: 3467 W.
12th Lane, Yuma, AZ 85364

III. The name and street
address of the Statutory Agent
is: Jorge Antonio Vasquez,
3467 W. 12th Lane, Yuma, AZ
85364

Articles Organization

B. Management of the limited
liability company is reserved to
the members. The names and
addresses of each person who
is a member are: Jorge Antonio
Vasquez, 3467 W. 12th Lane,
Yuma, AZ 85364, member
Yuma Sun: March 7, 8, 9, 2025
- 447560

Bid Proposals

NOTICE IS HEREBY GIVEN THAT
THE YUMA COUNTY SHERIFF'S
OFFICE, DETENTION CENTER,
WILL BE SOLICITING PROPOSALS
FOR THE PROVISION OF
COMMISSARY SERVICES FOR
INDIVIDUALS INCARCERATED IN
THE YUMA COUNTY DETENTION
CENTER. SEALED PROPOSALS
WILL BE RECEIVED AT THE YUMA
COUNTY BOARD OF
SUPERVISORS' OFFICE LOCATED
AT 198 S. MAIN STREET, YUMA,
ARIZONA ON OR BEFORE **APRIL
30, 2025 BY 5:00 P.M. (MST)**.
PROPOSALS WILL BE PUBLICLY

Bid Proposals

OPENED AND RECORDED AT THE
YUMA COUNTY BOARD OF
SUPERVISORS' OFFICE LOCATED
AT 198 S. MAIN STREET, YUMA,
ARIZONA 85364 ON **MAY 1, 2025 AT
10:30 A.M. (MST)**. COPIES OF THE
REQUEST FOR PROPOSAL
DETAILING THE REQUIREMENTS
MAY BE OBTAINED FROM THE
PUBLIC NOTICES SECTION OF THE
YUMA COUNTY SHERIFF'S OFFICE
OFFICIAL WEBSITE AT
WWW.YUMACOUNTYSHERIFF.ORG.
FOR MORE INFORMATION PLEASE
CONTACT LIEUTENANT T. GOMEZ
AT (928) 539-7859.
Yuma Sun: March 3, 4, 5, 6, 7,
8, 9, 10, 11, 12, 2025 - 443898

NOTICE IS HEREBY GIVEN THAT
THE YUMA COUNTY SHERIFF'S
OFFICE, DETENTION CENTER,
WILL BE SOLICITING PROPOSALS
FOR THE PROVISION OF FOOD
SERVICES FOR INDIVIDUALS
INCARCERATED IN THE YUMA
COUNTY DETENTION CENTER.
SEALED PROPOSALS WILL BE
RECEIVED AT THE YUMA COUNTY
BOARD OF SUPERVISORS' OFFICE
LOCATED AT 198 S. MAIN STREET,
YUMA, ARIZONA ON OR BEFORE
APRIL 30, 2025 BY 5:00 P.M. (MST).

Bid Proposals

PROPOSALS WILL BE PUBLICLY
OPENED AND RECORDED AT THE
YUMA COUNTY BOARD OF
SUPERVISORS' OFFICE LOCATED
AT 198 S. MAIN STREET, YUMA,
ARIZONA 85364 ON **MAY 1, 2025 AT
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FOR MORE INFORMATION PLEASE
CONTACT LIEUTENANT T. GOMEZ
AT (928) 539-7859.
Yuma Sun: March 3, 4, 5, 6, 7,
8, 9, 10, 11, 12, 2025 - 443922

Notice Of Hearing

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 5 Year Plan

RESOLUTION No. 1013

Approval of FYE June 30, 2026 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

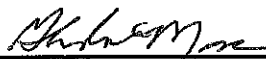
Whereas, the staff of HACY has put in significant time in reviewing current data and projected data to determine the Fiscal Year End June 30, 2026 budget, and

Whereas, the budget has been presented to the Finance committee and the Finance committee approves of the Fiscal Year End June 30, 2026 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, 2026 budget as shown in the attached documentation.

Dated this 15th day of April, 2025

Attest:



Glendon Moss, Chairman or James Allen, Vice-Chairman



Michael Morrissey, Executive Director

HACY Budget Work Sheet
Fiscal Year Ending June 30, 2026
Section 8

Description	Budget FYE 2025	YTD as of Mar-25	Projected/Rev Jun-24	Proposed FYE 2026
REVENUE				
Admin Fee Earned	1,463,225	1,303,694	1,685,363	1,574,550
Special Fees	-	-	-	-
Interest Earned	3,500	2,374	3,165	3,000
Other	2,000	1,379	1,839	2,000
FSS Donations	5,000	-	5,000	5,000
TOTAL REVENUE	1,473,725	1,307,447	1,695,367	1,584,550
EXPENSE				
Admin Salaries & Ben	1,130,409	846,992	1,309,965	1,229,656
HQS Contractor	70,000	44,100	70,000	70,000
Legal	40,000	47,125	65,000	40,000
Training	10,000	8,720	15,000	10,000
Audit & Accounting	14,000	19,500	19,500	19,500
Phones/Fax	3,500	2,573	3,500	4,400
Postage	10,000	10,000	10,000	10,000
Office Supplies & Equip	20,000	18,360	25,000	20,000
Pub & Memberships	6,500	7,281	7,500	6,500
FSS Expenses	10,000	5,165	10,000	10,000
Portable Admin Fee	16,500	15,245	20,327	16,500
Sundry Expenses	28,000	22,565	28,000	28,000
TOT ADMIN EXP	1,358,909	1,047,626	1,583,792	1,464,556
Office Contract	70,000	45,378	70,000	75,000
TOT ORDINARY MAINT	70,000	45,378	70,000	75,000
Insurance	30,000	18,871	30,000	30,000
TOT GENERAL EXP	30,000	18,871	30,000	30,000
TOTAL OPERATING EXP	1,458,909	1,111,875	1,683,792	1,569,556
RESIDUAL RCPT/DEF	14,816	195,572	11,575	14,994

RESOLUTION 1014

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 15th day of April, 2025

Attest:



Glendon Moss, Chairman or James Allen, Vice-Chairman



Michael Morrissey, Executive Director



HOUSING AUTHORITY OF THE CITY OF YUMA

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www.hacy.org



Fax Numbers:

Programs (928) 343-2595

Administration (928) 373-0399

Housing Authority of the City of Yuma 2025 Changes to the Administrative Plan for the Housing Choice Voucher Program and Project Based Voucher Program.

The Changes to the HACY administrative plan are highlighted in the following chapters.

Chapter 1

PART II: THE HOUSING CHOICE VOUCHER (HCV) PROGRAM

1-II.A. OVERVIEW AND HISTORY OF THE PROGRAM

- HUD issued a revised version of the notice on February 2, 2024.
- The Final Rule implementing streamlining changes to the HCV and PBV programs was published on May 7, 2024, and codified certain provisions in Sections 101, 105, 106, and 112 of HOTMA as well as incorporating changes from the NSPIRE final rule.

1-II.C. THE HCV PARTNERSHIPS

- Maintain the housing unit in accordance with minimum quality standards developed by HUD in accordance with 24 CFR 5.703 (including any variations approved by HUD for the PHA)

PART III: THE HCV ADMINISTRATIVE PLAN

1-III.B. CONTENTS OF THE PLAN [24 CFR 982.54]

- The process for establishing and revising voucher payment standards (Chapter 16);
- Policies on administering decreases and increases in the payment standard during the HAP contract term (Chapter 6);

Chapter 2

PART II: POLICIES RELATED TO PERSONS WITH DISABILITIES

2-II.B. DEFINITION OF REASONABLE ACCOMMODATION

- Allowing for exceptions to the PHA's subsidy standards
- Allowing a change in the family's rent due date to correspond with the receipt of the head of household, or spouse or co-head's SSI or SSDI benefits

Chapter 3

PART I: DEFINITIONS OF FAMILY AND HOUSEHOLD MEMBERS

3-I.B. FAMILY AND HOUSEHOLD [24 CFR 5.403; FR Notice 02/03/12; Notice PIH 2014-20; and FR Notice 2/14/23]



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Upon the PHA's HOTMA 102/104 compliance date, the above definition of family will be amended to include: An otherwise eligible youth who has attained at least 18 years of age and not more than 24 years of age and who has left foster care, or will leave foster care within 90 days, in accordance with a transition plan described in section 475(5)(H) of the Social Security Act (42 U.S.C. 675(5)(H)), and is homeless or is at risk of becoming homeless at age 16 or older; or a group of persons residing together.

3-I.K. FOSTER CHILDREN AND FOSTER ADULTS [24 CFR 5.603]

Prior to the PHA's HOTMA 102/104 compliance date, the following policy on foster children and foster adults will be used:

Foster adults are usually persons with disabilities, unrelated to the tenant family, who are unable to live alone [24 CFR 5.609].

The term *foster child* is not specifically defined by the regulations.

Foster children and foster adults who are living with an applicant or who have been approved by the PHA to live with a participant family are considered household members but not family members. The income of foster children/adults is not counted in family annual income, and foster children/adults do not qualify for a dependent deduction [24 CFR 5.603; HUD-50058 IB, p. 13].

PHA Policy

A *foster child* is a child that is in the legal guardianship or custody of a state, county, or private adoption or foster care agency, yet is cared for by foster parents in their own homes, under some kind of short-term or long-term foster care arrangement with the custodial agency.

A foster child or foster adult may be allowed to reside in the unit if their presence would not result in a violation of HQS space standards according to 24 CFR 982.401.

Children that are temporarily absent from the home as a result of placement in foster care are discussed in Section 3-I.L.

Upon the PHA's HOTMA 102/104 compliance date, the following will replace the above section on foster children and foster adults:

3-I.M. LIVE-IN AIDE

PHA Policy

A family's request for a live-in aide may be made either orally or in writing. The PHA will verify the need for a live-in aide with a reliable, knowledgeable professional, such as a doctor, social worker, or case worker, unless the disability-related need is apparent or known to the PHA. For continued approval, the family may be required to submit a new, written request-subject to PHA verification at each annual reexamination.

In addition, the family and live-in aide will be required to submit a certification stating that the live-in aide is (1) not obligated for the support of the person(s) needing the care, and (2) would not be living in the unit except to provide the necessary supportive services.

PART II: BASIC ELIGIBILITY CRITERIA

3-II.A. INCOME ELIGIBILITY AND TARGETING

Using Income Limits for Eligibility [24 CFR 982.201 and Notice PIH 2023-27]



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- A low-income family is eligible for assistance under VASH [FR Notice 8/13/24].

3-II.C. SOCIAL SECURITY NUMBERS [24 CFR 5.216 and 5.218, Notice PIH 2018-24]

In addition, each participant who has not previously disclosed an SSN, has previously disclosed an SSN that HUD or the SSA determined was invalid, or has been issued a new SSN must submit their complete and accurate SSN and the documentation required to verify the SSN at the time of the next interim or annual reexamination or recertification. Participants age 62 or older as of January 31, 2010, whose determination of eligibility was begun before January 31, 2010, are exempt from this requirement and remain exempt even if they move to a new assisted unit.

3-II.D. FAMILY CONSENT TO RELEASE OF INFORMATION [24 CFR 5.232, and HCV GB, p. 5-13]

Upon the PHA's HOTMA 102/104 compliance date, the following on revocation of consent is added:

However, this does not apply if the applicant or participant, or any member of their family, revokes their consent with respect to the ability of the PHA to access financial records from financial institutions, unless the PHA establishes a policy that revocation of consent to access financial records will result in denial of admission or termination of assistance or admission [24 CFR 5.232(c)].

3-II.F. EIV SYSTEM SEARCHES [EIV FAQs; EIV System Training 9/30/20; and Notice PIH 2023-27]

EIV Income Report

For each new admission, the PHA is required to review income information in EIV to confirm and validate family reported income within 120 days after the admission information is transmitted to HUD. The PHA must print and maintain copies of the reports in the tenant file and resolve any discrepancies with the family.

3-III.B. MANDATORY DENIAL OF ASSISTANCE [24 CFR 982.553(a) and 24 CFR 982.552(b)(6)]

Upon the PHA's HOTMA 102/104 compliance date, the following section on the asset limitation is added. The asset limitation does not apply until the PHA's HOTMA compliance date.

3-III.C. RESTRICTION ON ASSISTANCE BASED ON ASSETS [24 CFR 5.618]

First, assistance may not be provided to any family if the family's net assets exceed the HUD-published asset limitation amount (adjusted annually by HUD).

- This amount is listed in HUD's current year Inflation-Adjusted Values tables
- \$100,000 for 2024, \$103,200 for 2025



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The PHA does not have the discretion not to enforce or provide limited enforcement of the asset limitation at admission. However, the real property restriction does not apply in the following circumstances:

PHA Policy

In general, the PHA defines a *geographic hardship* to include when a family members' work, school, health care provider, or other necessary service is located an unreasonable distance from the real property or there is a lack of adequate transportation options for the family to access work, school, health care, or other necessary services. The PHA will consider circumstantial details a family faces when determining whether a geographic hardship is present.

- Is not a property that a family may reside in under the state or local laws of the jurisdiction where the property is located.

If a family meets one of the above exceptions, the real property is not automatically excluded from the calculation of net family assets. Unless the real property is specifically excluded from net family assets as described in 24 CFR 5.603 and Chapter 6 of this policy, it will be included in net family assets. If the value of that real property brings the net family assets above the HUD-published asset limitation amount, the family is out of compliance with the asset limitation.

See Chapter 7 for information on verifying net family assets for purposes of the asset limitation.

Chapter 4

4-II.F. UPDATING THE WAITING LIST [24 CFR 982.204]

Purging the Waiting List

PHA Policy

To update the waiting list, the PHA will send an update request via first class mail or e-mail to each family on the waiting list to determine whether the family continues to be interested in, and to qualify for, the program. This update request will be sent to the last address or e-mail that the PHA has on record for the family.

4-III.C. SELECTION METHOD

PHAs must describe the method for selecting applicant families from the waiting list, including the system of admission preferences that the PHA will use [24 CFR 982.202(d)].

Local Preferences [24 CFR 982.207; HCV p. 4-16]

PHAs are permitted to establish local preferences, and to give priority to serving families that meet those criteria. HUD specifically authorizes and places restrictions on certain types of local preferences. HUD also permits the PHA to establish other local preferences, at its discretion. Any local preferences established must be consistent with the PHA plan and the consolidated plan, and must be based on local housing needs and priorities that can be documented by generally accepted data sources.

PHA Policy

The PHA will use the following local preferences:

Residency Preference



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For families who live, work, or have been hired to work in HACY's operational jurisdiction; proof of residency for the past 90 days will be required. Three months of rent receipts, three months of utility bills and/or statement that the applicant reside with the household for the past 90 days, along with a most recent utility bill showing address. Outside of Yuma City limits: proof in the form of the letter extending the offer of employment will be required. The PHA may verify that the family qualifies for the family preference based on the family's submission of the working member's most recent paycheck stub in indicating that the working member works at least 20 hours per week. The paystub must have been issued within the last 30 days. As required by HUD, families where the head and spouse, or sole member is a person age 62 or older, or is a person with disabilities, will also be given the benefit of the working preference 24 CFR 960.206(b)(2).

4-III.D. NOTIFICATION OF SELECTION

When a family has been selected from the waiting list, the PHA must notify the family [24 CFR 982.554(a)].

PHA Policy

The PHA will notify the family by first class mail or e-mail when it is selected from the waiting list. The notice will inform the family of the following:

Chapter 5

BRIEFINGS AND VOUCHER ISSUANCE

PART I: BRIEFINGS AND FAMILY OBLIGATIONS

5-I.A. OVERVIEW

This part describes how oral briefings will be conducted, specifies what written information will be provided to families, and lists the family's obligations under the program. The PHA must take reasonable steps to ensure meaningful access by persons with Limited English proficiency.

Oral Briefing [24 CFR 982.301(a)]

Each briefing must provide information on the following subjects:

- How the Housing Choice Voucher program works;
- Family and owner responsibilities;
- Where the family can lease a unit, including renting a unit inside or outside the PHA's jurisdiction and any information on selecting a unit that HUD provides;
- An explanation of how portability works;
- The PHA must inform the family of how portability may affect the family's assistance through screening, subsidy standards, payment standards, and any other elements of the portability process which may affect the family's assistance; and
- An explanation of the advantages of areas that do not have a high concentration of low-income families.



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- The PHA may not discourage the family from choosing to live anywhere in the PHA's jurisdiction or outside the PHA's jurisdiction under portability, unless otherwise expressly authorized by statute, regulation, PIH Notice, or court order.

The PHA must take appropriate steps to ensure effective communication in accordance with 24 CFR 8.6 and 28 CFR part 35, subpart E, and must provide information on the reasonable accommodation process.

Briefing Packet [24 CFR 982.301(b); New HCV GB, Housing Search and Leasing, p. 7]

- The form the family must use to request approval of tenancy, and an explanation of how to request approval.
- A statement of the PHA policy on providing information about families to prospective owners.
- The PHA subsidy standards and when the PHA will consider granting exceptions as allowed by 24 CFR 982.404(b)(8), and when exceptions are required as a reasonable accommodation for persons with disabilities under Section 504, the Fair Housing Act, or the Americans with Disabilities Act (ADA).
- Materials (e.g., brochures) on how to select a unit and any additional information on selecting a unit that HUD provides (e.g., HUD brochure entitled, "A Good Place to Live").
- Information on federal, state and local equal opportunity laws, the contact information for the Section 504 coordinator, a copy of the housing discrimination complaint form, and information on how to request a reasonable accommodation or modification (including information on requesting exception payment standards as a reasonable accommodation) under Section 504, the Fair Housing Act, or the Americans with Disabilities Act (ADA).
- A list of landlords known to the PHA who may be willing to lease a unit to the family or other resources (e.g., newspapers, organizations, online search tools) known to the PHA that may assist the family in locating a unit. PHAs must ensure that the list of landlords or other resources covers areas outside of poverty or minority concentration.
- Notice that if the family includes a person with disabilities, the PHA is subject to requirements under 24 CFR 8.28(a)(3) to provide a current listing of accessible units known to the PHA, and if necessary, other assistance in locating an available unit.
- The family obligations under the program.
- An explanation of the advantages of moving to an area that does not have a high concentration of low-income families, which may include access to accessible and high-quality housing, transit, employment opportunities, educational opportunities, recreational facilities, public safety stations, retail services, and health services.
- The HUD pamphlet on lead-based paint entitled, "Protect Your Family from Lead in Your Home" [24 CFR 35.88].

Additional Items to be Included in the Briefing Packet

PHA Policy

The PHA will provide the following additional materials in the briefing packet:



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The grounds on which the PHA may terminate assistance for a participant family because of family action or failure to act

Requirements for notifying the PHA of any changes in income or family composition

5-I.C. FAMILY OBLIGATIONS

Family Obligations [24 CFR 982.551]

- The family may be held responsible for a breach of housing quality standards caused by the family's failure to pay tenant-provided utilities or appliances, or damages to the dwelling unit or premises beyond ordinary wear and tear caused by any member of the household or guest.

PHA Policy

Damages beyond normal wear and tear will be considered to be damages which could be assessed against the security deposit.

The PHA will waive the owner's responsibility for housing quality standards deficiencies that have been determined to have been caused by the tenant, any member of the household, or any guest or other person under the tenant's control, to the extent the tenant can be held responsible for ensuring that the deficiencies are corrected: the tenant must take all necessary steps permissible under the lease and state and local law to remedy the deficiency. This may include paying the owner for the cost of the necessary repairs in accordance with the lease.

5-II.C. EXCEPTIONS TO SUBSIDY STANDARDS

- A need for an additional bedroom for medical equipment
- A need for a separate bedroom for reasons related to a family member's disability, medical or health condition

For a single person who is not elderly, disabled, or a remaining family member, an exception cannot override the regulatory limit of a zero or one bedroom [24 CFR 982.402(b)(8)].

PHA Policy

The PHA will consider granting an exception for any of the reasons specified in the regulation: the age, sex, health, handicap, or relationship of family members or other personal circumstances.

The family must request any exception to the subsidy standards in writing, which will include email.

- To request a larger voucher size than indicated by the subsidy standards for any other reason, the family must submit a written request within 10 business days of the Housing Authority's determination of bedroom size. The request must explain the need or justification for a larger bedroom size.

5-II.D. VOUCHER ISSUANCE [24 CFR 982.302]

The PHA must issue the family a voucher within 60 days of determining the family eligible [24 CFR 982.201(e)]. The income documentation must be dated within 120 days of when it was received by the PHA. However, for fixed-income sources, including Social Security benefits, the documentation must be dated within the appropriate benefit year.



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Chapter 6

INCOME AND SUBSIDY DETERMINATIONS UNDER HOTMA 102/104

INTRODUCTION

This chapter is applicable upon the PHA's HOTMA 102/104 compliance date. Prior to this date, the PHA will follow policies as outlined in Chapter 6 from 2023.

PART I: ANNUAL INCOME

- All amounts received from all sources (other than those specifically excluded in 24 CFR 5.609(b)) by each member of the family who is 18 years of age or older or is the head of household or spouse;
- Unearned income (other than those sources specifically excluded in 24 CFR 5.609(b)) by or on behalf of each dependent who is under 18 years of age; and
- Imputed returns of an asset based on the current passbook savings rate, as determined by HUD, when the value of net family assets exceeds the HUD-published threshold amount (adjusted annually and published in HUD's Inflation-Adjusted Values tables) and the actual returns from a given asset cannot be calculated.

However, when a family member's wages or benefits are garnished, levied, or withheld to pay restitution, child support, tax debt, student loan debt, or other applicable debts, the PHA must use the gross amount of the income, prior to the reduction, to determine a family's annual income [Notice PIH 2023-27].

6-I.C. CALCULATING ANNUAL INCOME

Anticipating Annual Income [24 CFR 5.609(c)(1)]

PHA Policy

Known Changes in Income

If the PHA verifies an upcoming increase or decrease in income at admission or interim reexamination, annual income will be projected by applying each income amount to the appropriate part of the 12-month period.

Calculating Annual Income at Annual Reexamination [24 CFR.609(c)(2); Notice PIH 2023-27]

At annual reexamination, except where the PHA uses a streamlined income determination, PHAs must first determine the family's income for the previous 12-month period and use this amount as the family income for annual reexaminations; however, adjustments to reflect current income must be made.

6-I.D. EARNED INCOME

Wages and Related Compensation [24 CFR 5.609(a); Notice PIH 2023-27]

A *day laborer* is defined as an individual hired and paid one day at a time without an agreement that the individual will be hired or work again in the future [24 CFR 5.603(b)]. Income earned as a day laborer is not considered nonrecurring income.

A *seasonal worker* is defined as an individual who is hired into a short-term position (e.g., for which the customary employment period for the position is six months or fewer) and the employment begins about the same time each year (such as summer or winter). Typically, the individual is hired to address seasonal demands that arise for the particular employer or industry [24 CFR 5.603(b)]. Some examples of seasonal



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work include employment limited to holidays or agricultural seasons. Seasonal work may include but is not limited to employment as a lifeguard, ballpark vendor, or snowplow driver [Notice PIH 2023-27].

Income earned as a seasonal worker is not considered nonrecurring income.

6-I.F. BUSINESS AND SELF-EMPLOYMENT INCOME [24 CFR 5.609(b)(28); Notice PIH 2023-27]

Independent Contractors

This may include individuals such as third-party delivery and transportation service providers and “gig workers” like babysitters, landscapers, rideshare drivers, and house cleaners. Income earned as an independent contractor is not considered nonrecurring income.

6-I.G. STUDENT FINANCIAL ASSISTANCE [FR Notice 2/14/23 and Notice PIH 2023-27]

Introduction

The treatment of student financial assistance depends on the HUD program, student/household characteristics, and the type of financial assistance received by the student. For public housing residents, all income received under Title IV of the HEA must be excluded from income. Other student financial assistance may be included depending on the student's actual covered costs for Section 8 programs, including HCV, however, for over 10 years HUD appropriations have included a provision that for Section 8 students who are age 23 and under and without dependent children, any amounts received in excess of tuition and any other required fees and charges must be considered income. Under HOTMA, HUD has interpreted this limitation to apply when the student is the head of household or spouse, but not when the student resides with their parents [71 FR 18146].

For any funds from a year where HUD's appropriations continue to include this Section 8 student financial assistance limitation, if the student does not reside with their parents is the head of household, cohead, or spouse, and is under the age of 23 or without dependent children, then both the assistance received under Title IV HEA and other student financial assistance received by the student is included as income to the extent that it exceeds the total of tuition and any other required fees and charges. In contrast, student financial assistance received by a Section 8 student who is the head of household, spouse, or cohead, and is over the age of 23 with dependent children, or a student who resides with their parents in a Section 8 unit, is governed by the HOTMA student rule, which is described below. During years in which an appropriations act does not contain this Section 8 student financial assistance limitation (or any other such limitation), then the determination of student financial assistance for all Section 8 student's defaults to the methodology for public housing.

HOTMA Student Financial Assistance Requirements [24 CFR 5.609(b)(9)]

The regulations under HOTMA distinguish between two categories of student financial assistance paid to both full-time and part-time students.

The first category is any assistance to students under section 479B of the Higher Education Act of 1965 (Title IV of the HEA) which must be excluded from the family's annual income [24 CFR 5.609(b)(9)(i)]. Examples of assistance under title IV of the HEA include:

- Bureau of Indian Affairs/Education student assistance programs
 - The Higher Education Tribal Grant
 - The Tribally Controlled Colleges or Universities Grant Program

The second category is any other grant-in-aid, scholarship, or other assistance amounts an individual receives for the actual covered costs charged by the institute of higher education (not otherwise excluded



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by the Federally mandated income exclusions) [24 CFR 5.609(b)(9)(ii)]. Other student financial assistance received by the student that, either by itself or in combination with HEA assistance, exceeds the actual covered costs is included in income.

Calculating Income from Student Financial Assistance [HOTMA Student Financial Assistance Resource Sheet; Notice PIH 2023-27]

There are two steps required as part of the calculation for Section 8 students. First, determine the student's relationship to the household, age, and whether they have dependent children. Second, calculate whether any excess student financial assistance should be included in the family's income.

If the student does not live with their parents and is the head of household, cohead, or spouse, and is 23 or younger or does not have dependent children, then Title IV HEA assistance is considered when determining the student's total financial aid amount. Subtract the total tuition plus required fees and charges from the total student financial assistance (Title IV HEA assistance and any other student financial assistance). If the total tuition plus required fees and charges is zero or exceeds the amount of total financial assistance from all sources, then no student financial assistance is included in annual income. Any amount of student financial assistance that exceeds the total tuition plus required fees and charges must be included in annual income.

If the student either lives with their parents or is over 23 with dependent children, then the calculation will use the HOTMA methodology for calculating financial assistance, which always begins with deducting the assistance received under 479B of the HEA from the total actual covered costs, because the 479B assistance is intended to pay the student's actual covered costs.

PHA Policy

If the student does not live with their parents and is the head of household, cohead, or spouse, and is 23 or younger or does not have dependent children, then Title IV HEA assistance will be considered when determining the student's total financial assistance to be included in annual income. The PHA will use Notice PIH 2015-21 as a guide to determine the total amount of the student's tuition plus required fees and charges. The PHA will subtract the total tuition plus required fees and charges from the total student financial assistance. If the result is zero or exceeds the amount of total financial assistance from all sources, then no student financial assistance will be included in annual income. Any amount of student financial assistance that exceeds the total tuition plus required fees and charges will be included in annual income.

Example 1

- Tuition and required fees and charges: \$20,000
- Title IV HEA assistance: \$10,000
- Other student financial assistance: \$15,000
- Total student financial assistance: \$10,000 + \$15,000 = \$25,000
- Included income: \$25,000 in financial assistance - \$20,000 tuition and required fees = \$5,000

If a student is head, spouse, or cohead, and is over 23 with dependent children or lives with their parents, the following applies:

6-I.H. PERIODIC PAYMENTS



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Periodic payments are forms of income received on a regular basis.

Income that will not be repeated beyond the coming year (i.e., the 12 months following the effective date of the certification), based on information provided by the family, is considered nonrecurring income and is excluded from annual income. Income that has a discrete end date and will not be repeated beyond the coming year is excluded from a family's annual income because it is nonrecurring income. For example, a family receives income from a guaranteed income program in their city that has a discrete beginning and end date. While the guaranteed income will be repeated in the coming year, it will end before the family's next annual reexamination. This income is fully excluded from annual income.

However, this does not include unemployment income and other types of periodic payments that are received at regular intervals (such as weekly, monthly, or yearly). Unemployment income and other types of periodic payments are not considered nonrecurring income, unless explicitly excluded from income under 25 CFR 5.609(b), and thus they are included in annual income.

Insurance payments and settlements for personal or property losses, including but not limited to payments under health insurance, motor vehicle insurance, and workers' compensation, are excluded from annual income. Any workers' compensation is always excluded from annual income, regardless of the frequency or length of the payments.

Alimony and Child Support

PHA Policy

The PHA will count all regular payments of alimony or child support awarded as part of a divorce or separation agreement unless the family certifies and the PHA verifies that the payments are not being made.

In order to verify that payments are not being made, the PHA will review child support payments over the last three months. If no payments have been made in the past three months and there are no lump sums, the PHA will not include alimony or child support in annual income.

6-I.I. NONRECURRING INCOME [24 CFR 5.609(b)(24) and Notice PIH 2023-27]

- Non-monetary, in-kind donations, such as food, clothing, or toiletries, received from a food bank or similar organization [24 CFR 5.609(b)(24)(vi)]. When calculating annual income, PHAs are prohibited from assigning monetary value to such non-monetary in-kind donations received by the family [Notice PIH 2023-27]. Non-recurring, non-monetary in-kind donations from friends and family are excluded as non-recurring income. However, the value of regular in-kind donations (such as the value of groceries) received by friends and family are included.

6-I.L. CIVIL RIGHTS SETTLEMENTS [24 CFR 5.609(b)(25); FR Notice 2/14/23]

Furthermore, if a civil rights settlement or judgment increases the family's net family assets such that they exceed the HUD-published threshold amount (\$50,000 for 2024, and \$51,600 for 2025), then income will be imputed on the net family assets pursuant to 24 CFR 5.609(a)(2).

6-I.M. ADDITIONAL EXCLUSIONS FROM ANNUAL INCOME [24 CFR 5.609(b); FR Notice 1/31/2024]

Other exclusions contained in 24 CFR 5.609(b) and FR Notice 1/31/24 that have not been discussed earlier in this chapter include the following:

HUD publishes an updated list of these exclusions periodically. The most recent list of exclusions was published in the *Federal Register* on January 31, 2024. It includes:



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- (a) The value of the allotment provided to an eligible household under the Food Stamp Act of 1977 (7 U.S.C. 2017 (b)). This exclusion also applies to assets.

Benefits under Section 1780 of the Richard B. Russell School Lunch Act and Child Nutrition Act of 1966, including WIC and reduced HUD publishes an updated list of these exclusions periodically. The most recent list of exclusions was published in the *Federal Register* on January 31, 2024. It includes:

- (b) The value of the allotment provided to an eligible household under the Food Stamp Act of 1977 (7 U.S.C. 2017 (b)). This exclusion also applies to assets.
- (c) Benefits under Section 1780 of the Richard B. Russell School Lunch Act and Child Nutrition Act of 1966, including WIC and reduced-price lunches.
- (c) Payments, including for supportive services and reimbursement of out-of-pocket expenses, to volunteers under the Domestic Volunteer Services Act of 1973 (42 U.S.C. 5044(g), 5058). The exclusion also applies to assets.
- Except, the exclusion does not apply when the Chief Executive Officer of the Corporation for National and Community Service determines that the value of all such payments, adjusted to reflect the number of hours such volunteers are serving, is equivalent to or greater than the minimum wage then in effect under the Fair Labor Standards Act of 1938 (29 U.S.C. 201 et seq.) or the minimum wage, under the laws of the State where such volunteers are serving, whichever is the greater (42 U.S.C. 5044(f)(1)).
- (d) Certain payments received under the Alaska Native Claims Settlement Act (43 U.S.C. 1626(c)).
- (e) Income derived from certain submarginal land of the United States that is held in trust for certain Indian tribes (25 U.S.C. 5506).
- (g) Allowances, earnings, and payments to individuals participating in programs under the Workforce Investment Act of 1998 which was reauthorized as the Workforce Innovation and Opportunity Act of 2014 (29 U.S.C. 3241(a)(2)).
- (l) The first \$2,000 of per capita shares received from judgment funds awarded by the Indian Claims Commission or the U. S. Claims Court, the interests of individual Indians in trust or restricted lands, including the first \$2,000 per year of income received by individual Indians from funds derived from interests held in such trust or restricted lands (25 U.S.C. 1407-1408). This exclusion does not include proceeds of gaming operations regulated by the Commission (25 U.S.C. 1407-1408).
- (m) Payments received from programs funded under Title V of the Older Americans Act of 1965 (42 U.S.C. 3056(f)).
- (n) Payments received on or after January 1, 1989, from the Agent Orange Settlement Fund or any other fund established pursuant to the settlement in *In Re Agent Orange* product liability litigation, M.D.L. No. 381 (E.D.N.Y.). This exclusion also applies to assets.
- (o) Payments received under 38 U.S.C. 1833(c) to children of Vietnam veterans born with spinal bifida, children of women Vietnam veterans born with certain birth defects, and children of certain Korean and Thailand service veterans born with spinal bifida (42 U.S.C. 12637(d)).
- (p) Payments received under the Maine Indian Claims Settlement Act of 1980 (25 U.S.C. 1721). This exclusion also applies to assets.
- (q) The value of any childcare provided or arranged (or any amount received as payment for such care or reimbursement for costs incurred for such care) under the Childcare and Development Block Grant Act of 1990 (42 U.S.C. 9858q).
- (r) Earned income tax credit (EITC) refund payments received on or after January 1, 1991 (26 U.S.C. 32(j)). This exclusion also applies to assets.



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- (s) Payments by the Indian Claims Commission to the Confederated Tribes and Bands of Yakima Indian Nation or the Apache Tribe of Mescalero Reservation (Pub. L. 95-433) **This exclusion also applies to assets.**
- (t) Amounts of student **financial assistance** funded under Title IV of the Higher Education Act of 1965, including awards under federal work-study programs or under the Bureau of Indian Affairs student assistance programs (20 U.S.C. 1087uu).
- (v) Any amount of crime victim compensation **that provides medical or other assistance (or payment or reimbursement of the cost of such assistance) under the Victims of Crime Act of 1984 received through a crime victim assistance program, unless the total amount of assistance that the applicant receives from all such programs is sufficient to fully compensate the applicant for losses suffered as a result of the crime (34 U.S.C. 20102(c)).**
- (w) Any amounts in an “individual development account” are excluded from assets and any assistance, benefit, or amounts earned by or provided to the individual development account are excluded from income, as provided by the Assets for Independence Act, as amended (42 U.S.C. 604(h)(4)).
- (x) Major disaster and emergency assistance received under the Robert T. Stafford Disaster Relief and Emergency Assistance Act and comparable disaster assistance provided by states, local governments, and disaster assistance organizations. **This exclusion also applies to assets.**
- (y) Distributions from an ABLE account, distributions from and certain contributions to an ABLE account established under the ABLE Act of 2014 (Pub. L. 113–295.), as described in Notice PIH 2019–09 or subsequent or superseding notice is excluded from income and assets.
- (z) The amount of any refund (or advance payment with respect to a refundable credit) issued under the Internal Revenue Code is excluded from income and assets for a period of 12 months from receipt (26 U.S.C. 6409).
- (aa) Assistance received by a household under the Emergency Rental Assistance Program pursuant to the Consolidated Appropriations Act, 2021 (Pub. L. 116–260, section 501(j)), and the American Rescue Plan Act of 2021.
- (ab) Per capita payments made from the proceeds of Indian Tribal Trust Settlements listed in IRS Notice 2013-1 and 2013-55 must be excluded from annual income unless the per capita payments exceed the amount of the original Tribal Trust Settlement proceeds and are made from a Tribe’s private bank account in which the Tribe has deposited the settlement proceeds. Such amounts received in excess of the Tribal Trust Settlement are included in the gross income of the members of the Tribe receiving the per capita payments as described in IRS Notice 2013-1. The first \$2,000 of per capita payments are also excluded from assets unless the per capita payments exceed the amount of the original Tribal Trust Settlement proceeds and are made from a Tribe’s private bank account in which the Tribe has deposited the settlement proceeds (25 U.S.C. 117b(a), 25 U.S.C. 1407).
- (ac) Any amounts (i) not actually received by the family, (ii) that would be eligible for exclusion under 42 U.S.C. 1382b(a)(7), and (iii) received for service-connected disability under 38 U.S.C. Chapter 11 or dependency and indemnity compensation under 38 U.S.C. Chapter 13 (25 U.S.C. 4103(9)(C)) as provided by an amendment by the Indian Veterans Housing Opportunity Act of 2010 (Pub. L. 111–269 section 2) to the definition of income applicable to programs under the Native American Housing Assistance and Self-Determination Act (NAHASDA) (25 U.S.C. 4101 et seq.).

PART II: ASSETS



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6-II.B. ASSETS DISPOSED OF FOR LESS THAN FAIR MARKET VALUE [24 CFR 5.603(b)(2)]

The family must certify whether any assets have been disposed of for less than fair market value in the preceding two years.

6-II.C. ASSET INCLUSIONS AND EXCLUSIONS

Necessary and Non-Necessary Personal Property [24 CFR 5.603(b)(3)(i)]

All assets are categorized as either *real property* (e.g., land, a home) or *personal property*.

Personal property includes tangible items, like boats, as well as intangible items, like bank accounts. The value of necessary items of personal property is excluded from the calculation of net family assets. Necessary items of personal property include a car used for commuting or medical devices.

HUD defines *necessary personal property* as items essential to the family for the maintenance, use, and occupancy of the premises as a home; or they are necessary for employment, education, or health and wellness. Necessary personal property includes more than merely items that are indispensable to the bare existence of the family. It may include personal effects (such as items that are ordinarily worn or utilized by the individual), items that are convenient or useful to a reasonable existence, and items that support and facilitate daily life within the family's home. Necessary personal property also includes items that assist a household member with a disability, including any items related to disability-related needs, or that may be required for a reasonable accommodation for a person with a disability. Necessary personal property does not include bank accounts, other financial investments, or luxury items. Items of personal property that do not qualify as necessary personal property are classified as non-necessary personal property.

The combined value of all **non-necessary** items of personal property is only included in annual income when the combined total value exceeds the HUD-published threshold amount (adjusted annually and published in HUD's current year Inflation-Adjusted Values tables). When the combined value of all non-necessary personal property does not exceed the HUD-published threshold amount, all non-necessary personal property is excluded from net family assets.

- The threshold amount is \$50,000 for 2024, and \$51,600 for 2025.
- While not an exhaustive list, the following table from Notice PIH 2023-27 provides examples of necessary and non-necessary personal property.



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Necessary Personal Property	Non-Necessary Personal Property
Car(s)/vehicle(s) that a family relies on for transportation for personal or business use (e.g., bike, motorcycle, skateboard, scooter) Furniture, carpets, linens, kitchenware Common appliances Common electronics (e.g., radio, television, DVD player, gaming system) Clothing Personal effects that are not luxury items (e.g., toys, books) Wedding and engagement rings Jewelry used in religious/cultural celebrations and ceremonies Religious and cultural items Medical equipment and supplies Health care-related supplies Musical instruments used by the family Personal computers, phones, tablets, and related equipment Professional tools of trade of the family, for example professional books Educational materials and equipment used by the family, including equipment to accommodate persons with disabilities Equipment used for exercising (e.g., treadmill, stationary bike, kayak, paddleboard, ski equipment)	Recreational car/vehicle not needed for day-to-day transportation for personal or business use (campers, motorhomes, traveling trailers, all-terrain vehicles (ATVs)) Bank accounts or other financial investments (e.g., checking account, savings account, stocks/bonds) Recreational boat/watercraft Expensive jewelry without religious or cultural value, or which does not hold family significance Collectibles (e.g., coins/stamps) Equipment/machinery that is not used to generate income for a business Items such as gems/precious metals, antique cars, artwork, etc.

PHA Policy

In determining the value of non-necessary, non-financial personal property, the PHA will use the family's estimate of the value.

Checking and Savings Accounts [Notice PIH 2023-27]

HUD considers bank accounts as non-necessary items of personal property. Whether or not non-necessary personal property is counted toward net family assets depends on the combined value of all of the family's assets.

- When the combined value of net family assets is greater than the HUD-published threshold amount, which is adjusted annually and listed in HUD's current year Inflation Adjusted Values tables (\$50,000 for 2024, and \$51,600 for 2025), checking and/or savings accounts would be counted toward net family assets.
- When the combined value of all non-necessary personal property does not exceed the HUD-published threshold amount, all non-necessary personal property is excluded from net family assets. In this case, the value of the family's checking and/or savings accounts would not be considered when calculating net family assets.



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Investment Accounts Such as Stocks, Bonds, Saving Certificates, and Money Market Funds [24 CFR 5.603(b)(1)]

HUD considers financial investments such as stocks and bonds non-necessary items of personal property. Whether non-necessary personal property is counted toward net family assets depends on the combined value of all of the family's assets.

- When the combined value of net family assets is greater than the HUD-published threshold amount, which is adjusted annually and listed in HUD's Inflation Adjusted Values tables (\$50,000 for 2024, and \$51,600 for 2025), financial investments such as stocks and bonds are considered part of net family assets. In this case, the value of the family's financial investments such as stocks and bonds would be counted toward net family assets.
- When the combined value of all non-necessary personal property does not the HUD-published threshold amount, all non-necessary personal property is excluded from net family assets. In this case, the value of the family's financial investments such as stocks and bonds would not be considered when calculating net family assets.

Jointly Owned Assets [Notice PIH 2023-27]

When the creator sets up an *irrevocable trust*, the creator has no access to the funds in the account. Typically, special needs trusts are considered irrevocable. Irrevocable trusts not under the control of any member of the family are excluded from net family assets. The value of the trust continues to be excluded from net family assets, so long as the fund continues to be held in a trust that is not revocable by, or under the control of, any member of the family or household [24 CFR 5.603(b)(4)]. Further, where an irrevocable trust is excluded from net family assets, the PHA must not consider actual income earned by the trust (e.g., interest earned, rental income if property is held in the trust) for so long as the income from the trust is not distributed.

A *revocable trust* is a trust that the creator of the trust may amend or end (revoke). When there is a revocable trust, the creator has access to the funds in the trust account.

- A revocable trust that is under the control of the family is included in net family assets when the grantor is a member of the assisted family. If a revocable trust is included in the calculation of net family assets, then the actual income earned by the revocable trust is also included in the family's income. For example, interest earned or rental income if the property is held in the trust. The PHA must calculate imputed income on the revocable trust if net family assets are more than the HUD-published threshold amount, which is adjusted annually and listed in HUD's Inflation Adjusted Values tables (\$50,000 for 2024, and \$51,600 for 2025), and actual income from the trust cannot be calculated (e.g., if the trust is comprised of farmland that is not in use).
- A revocable trust that is not under the control of the family is excluded from net family assets. This happens when a member of the assisted family is the beneficiary of a revocable trust, but the grantor is not a member of the assisted family. In this case the beneficiary does not "own" the revocable trust, and the value of the trust is excluded from net family assets. For the revocable trust to be considered excluded from net family assets, no family or household member may be the account's trustee.

For both irrevocable and revocable trusts, if the value of the trust is not considered part of net family assets, then distributions from the trust are treated as follows:



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Tax Refunds [24 CFR 5.603(b)(3)(xi) and Notice PIH 2023-27]

At the time of an annual or interim reexamination of income, if the federal tax refund was received during the 12 months preceding the effective date of the reexamination, then the amount of the refund that was received by the family is subtracted from the total value of net family assets. When the subtraction results in a negative number, then net family assets are considered \$0.

6-II.D. DETERMINING INCOME FROM ASSETS

Actual Income from Assets

The PHA may determine the net assets of a family based on a self-certification by the family that the net family assets do not exceed the HUD-published threshold amount, which is adjusted annually and listed in HUD's Inflation Adjusted Values tables, without taking additional steps to verify the accuracy of the declaration [24 CFR 5.618(b)]. Policies related to verification of assets are found in Chapter 7 of this policy.

- The threshold amount is \$50,000 for 2024, and \$51,600 for 2025.

The PHA may not calculate or include any imputed income from assets when net family assets are less than or equal to the HUD-published threshold amount [24 CFR 5.609(b)(1)]. The actual income from assets must be included on the Form HUD-50058.

Imputed Income from Assets

When net family assets exceed the HUD-published threshold amount, which is adjusted annually and listed in HUD's Inflation Adjusted Values tables, the PHA may not rely on self-certification. If actual returns can be calculated, the PHA must include actual income from the asset on the Form HUD-50058 (for example, a savings account or CD where the rate of return is known). If actual returns cannot be calculated, the PHA must calculate imputed returns using the HUD-determined passbook rate (for example, real property or a non-necessary item of personal property such as a recreational boat). Imputed income is calculated by multiplying the net cash value of the asset, after deducting reasonable costs that would be incurred in disposing of the asset, by the HUD-published passbook rate.

6-III.D. HEALTH AND MEDICAL CARE EXPENSES DEDUCTION [24 CFR 5.611(a)(3)(i) and 5.603(b)]

This deduction is permitted only for families in which the head, spouse, or cohead is at least 62 or is a person with disabilities. If a family is eligible for a health and medical care expense deduction, the unreimbursed health and medical care expenses of all family members are included. The PHA calculates health and medical care expenses based on the family's past expenses, but accounting for any anticipated changes in expenses during the certification period.

Definition of Medical Expenses

While PHA policies may not specifically align with IRS Publication 502, HUD recommends PHAs use it as a standard for determining allowable expenses, and the PHA may list examples of allowable expenses in their policy provided they comply with HUD's definition at 24 CFR 5.603. The PHA may not define health and medical care expenses more narrowly than the regulation.

PHA Policy

The PHA will use the most current IRS Publication 502 as a standard for determining if expenses claimed by eligible families qualify as health and medical care expenses. However, under no circumstances will the PHA deduct any expenses listed in IRS Publication 502 that do not conform with HUD's definition of health and medical care expenses.



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Summary of Typical Allowable Health and Medical Care Expenses	
Services of medical professionals	Substance abuse treatment programs
Surgery and medical procedures that are necessary, legal, and non-cosmetic	Psychiatric treatment
Services of medical facilities	Ambulance services and some costs of transportation related to medical expenses. The PHA will use the most current medical mileage rate listed in IRS Publication 502.
Hospitalization, long-term care, and in-home nursing services	The cost and care of necessary equipment related to a medical condition (e.g., eyeglasses/lenses, hearing aids, crutches, and artificial teeth)
Prescription medicines and insulin, but <u>not</u> nonprescription medicines even if recommended by a doctor	The costs of buying, training, and maintaining a guide dog or other service animal to assist a visually impaired or hearing disabled person, or a person with other physical disabilities. In general, this includes any costs, such as food, grooming, and veterinary care, incurred in maintaining the health and vitality of the service animal so that it may perform its duties.
Improvements to housing directly related to medical needs (e.g., ramps for a wheelchair, handrails)	
Medical insurance premiums or the cost of a health maintenance organization (HMO)	
Medicare Part B and Part D premiums	
Note: This chart provides a summary of eligible health and medical care expenses only. In all cases, the PHA will consider whether health and medical expenses care expenses claimed by the family are eligible under HUD's definition.	

6-III.G. HARDSHIP EXEMPTIONS [24 CFR 5.611(c), (d), and (e)]

Health and Medical Care and Disability Assistance Expenses [24 CFR 5.611(c); Notice PIH 2023-27]

The first category is applicable to all families who received a deduction for unreimbursed health and medical care and/or reasonable attendant care or auxiliary apparatus expenses based on their most recent income review **prior to January 1, 2024**. The family must receive phased-in relief if they are determined to be eligible as of. These families will begin receiving a 24-month phased-in relief at their next annual or interim reexamination, whichever occurs first, **after the date on which the PHA implements phased-in relief**.

For these families, the threshold amount is phased-in as follows:

When an eligible family's phased-in relief begins at an interim reexamination, the PHA must process another transaction (either an interim reexamination or non-interim transaction, as applicable) one year later to move the family to the next phase.

6-IV.C. APPLYING PAYMENT STANDARDS [24 CFR 982.505(c) and Notice PIH 2024-34]



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Changes in Payment Standards

When the PHA revises its payment standards during the term of the HAP contract for a family's unit, it will apply the new payment standards in accordance with HUD regulations. Regulations governing increases and decreases in the payment standard have changed, with a required compliance date of December 3, 2024.

Decreases [24 CFR 982.505(c)(3) and Notice PIH 2024-34]

For new HAP contracts, the PHA applies the payment standard in effect at the time of HAP contract execution.

The PHA must administer decreases in the payment standard amount for the family in accordance with the PHA policy as described in the administrative plan and apply the policy consistently to all families. If a PHA changes its payment standard schedule, resulting in a lower payment standard amount, during the term of a HAP contract, the PHA is not required to reduce the payment standard used to calculate subsidy for families under HAP contract as long as the HAP contract remains in effect. The PHA must administer decreases in the payment standard amount for the family in accordance with the PHA policy as described in the administrative plan.

Changes effective 12/2/24 and earlier: If the PHA does choose to reduce the payment standard for families currently under HAP contract, the initial reduction to the payment standard may not be applied any earlier than the effective date of the family's second regular reexamination following the effective date of the decrease in the payment standard amount.

Changes effective 12/3/24 and later: If the PHA does choose to reduce the payment standard for families currently under HAP contract, the initial reduction to the payment standard may not be applied any earlier than two years following the effective date of the decrease in the payment standard and only with proper written notice to the family in accordance with 24 CFR 982.505(c)(3)(iii).

At that point, the PHA may either reduce the payment standard to the current amount in effect on the PHA's payment standard schedule or may reduce the payment standard to another amount that is higher than the normally applicable amount on the schedule. The PHA may also establish different policies for designated areas within their jurisdiction (e.g., different zip code areas).

In any case, the PHA must provide the family with at least 12 months' notice that the payment standard is being reduced before the effective date of the change. In the written notice, the PHA must state the new payment standard amount, explain that the family's new payment standard amount will be the greater of the amount listed in the current written notice or the new amount (if any) on the PHA's payment standard schedule at the end of the 12-month period, and make clear where the family will find the PHA's payment standard schedule. The PHA's policy on decreases in the payment standard during the term of the HAP contract apply to all families under HAP contract at the time of the effective date of the decrease in the payment standard within the designated area.

Increases [24 CFR 982.505(c)(4) and Notice PIH 2024-34]

For new HAP contracts, the PHA applies the payment standard in effect at the time of HAP contract execution.

Changes effective 12/2/24 and earlier: If the payment standard is increased during the term of the HAP contract, the increased payment standard will be used to calculate the monthly housing assistance payment for the family beginning on the effective date of the family's first regular reexamination on or after the effective date of the increase in the payment standard.



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Families requiring or requesting interim reexaminations will not have their HAP payments calculated using the higher payment standard until their next annual reexamination [HCV GB, p. 7-8].

Changes effective 12/3/24 and later: If the payment standard is increased during the term of the HAP contract, the increased payment standard will be applied no later than the earliest of:

- The effective date of an increase in the gross rent that would result in an increase in the family share;
- The family's first regular or interim reexamination; or
- One year following the effective date of the increase in the payment standard amount.

The PHA may adopt a policy to apply a payment standard increase at any time earlier than the date calculated above as long as the policy is included in the administrative plan and applied consistently to all families [24 CFR 982.505(c)(5)].

PHA Policy

The PHA will adopt payment standard increases at the family's first regular reexamination.

Changes in Family Unit Size (Voucher Size) [24 CFR 982.505(c)(6) and Notice PIH 2024-34]

Changes effective 12/2/24 and earlier: Irrespective of any increase or decrease in the payment standard, if the family unit size increases or decreases during the HAP contract term, the new family unit size must be used to determine the payment standard for the family beginning at the family's first regular reexamination following the change in family unit size.

Changes effective 12/3/24 and later: Irrespective of any increase or decrease in the payment standard, if the family unit size increases or decreases during the HAP contract term, the new family unit size may be used to determine the payment standard immediately but no later than the family's first regular reexamination following the change in family unit size.

PHA Policy

If the family unit size (voucher size) changes during the term of a HAP contract, the new family unit size will be used to determine the payment standard at the family's first regular reexamination following the change in family unit size.

Moves

If the family moves to a new unit, or a new HAP contract is executed due to changes in the lease (even if the family remains in place) the current payment standard applicable to the family will be used when the new HAP contract is processed.

Reasonable Accommodation [24 CFR 982.503(d)(5)]

If a family requires a higher payment standard as a reasonable accommodation for a family member who is a person with disabilities, the PHA is allowed to establish a higher payment standard for the family of not more than 120 percent of the published FMR without HUD approval or prior notification to HUD. A PHA may establish a payment standard greater than 120 percent of the applicable FMR as a reasonable accommodation in accordance with 24 CFR part 8, after requesting and receiving HUD approval. See Chapter 16 for more information.



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6-IV.D. APPLYING UTILITY ALLOWANCES [24 CFR 982.517]

Flat Fees [24 CFR 982.517(b)(2)(iii)]

The PHA may base its utility allowance payments on actual flat fees charged by an owner for utilities that are billed directly by the owner, but only if the flat fee charged by the owner is no greater than the PHA's applicable utility allowance for the utilities covered by the fee. If the owner charges a flat fee for some but not all utilities, the PHA must pay a separate allowance for any tenant-paid utilities not covered in the flat fee.

PHA Policy

The PHA will not base utility allowance payments on flat fees charged by the owner.

PBV Developments [24 CFR 982.517(b)(2)(iv)]

If a tenant-based voucher holder resides in a project with project-based voucher (PBV) units and the PBV units use a site-specific utility allowance in accordance with PBV regulations, the PHA must use the project-specific utility allowance schedule.

Chapter 7

VERIFICATION UNDER HOTMA 102/104

This chapter is applicable upon the PHA's HOTMA 102/104 compliance date. Prior to this date, the PHA will follow policies as outlined in Chapter 7 under the admin plan 2023.

PART I: GENERAL VERIFICATION REQUIREMENTS

7-I.A. FAMILY CONSENT TO RELEASE OF INFORMATION [24 CFR 982.516; 24 CFR 982.551; 24 CFR 5.230; and Notice PIH 2023-27]

Form HUD-9886 [24 CFR 5.230(b)(1), b(2), (c)(4), and (c)(5)]; Notice PIH 2023-27

PHA Policy

A current family members turning 18 years of age between annual recertification's must sign the Information Form HUD-9886-A at the next annual recertification. Any person that is 18 years or older who becomes a member of the family must sign the Information Form HUD-9886-A through the interim recertification.

7-I.D. VERIFICATION HIERARCHY [Notice PIH 2023-27]

- The value of net family assets when the net value exceeds the HUD-published threshold, as listed in HUD's Inflation-Adjusted Values tables (\$50,000 for 2024, and \$51,600 for 2025);

7-I.F. LEVEL 4 VERIFICATION [Notice PIH 2023-27]

PHA Policy

At annual reexamination, if the PHA is unable to use a determination of income from a means-tested federal assistance program and if there are no reported changes to an income source, the PHA will use EIV + self-certification as verification of employment income, provided the family agrees with the amounts listed in EIV.



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The PHA will use an average of the last two quarters of income listed in EIV to determine income from employment. The PHA will provide the family with the information in EIV. The family will be required to sign a self-certification stating that the amount listed in EIV is accurate and representative of current income. If the family disagrees with using only the last two quarters of income listed in EIV, because of the seasonal or otherwise fluctuating nature of a particular family member's employment, the PHA will permit the family to sign a self-certification stating that the average of all four quarters of income listed in EIV is accurate and representative of current annual income and use that amount for calculating annual income. If the family disagrees and contends that the amount listed in EIV is not reflective of current income, or if less than two quarters are available in EIV, the PHA will use written third-party verification from the source as outlined below.

The PHA will not use this method of verification at new admission since EIV is not available for applicant families or at interim reexamination since the income information in EIV is not current.

Written Third-Party Verification from the Source

Written, third-party verification from the source is also known as "tenant-provided verification." In order to qualify as written-third party verification from the source, the documents must be original or authentic and (generally) dated within 120 days of the date received by the PHA. For fixed-income sources, a statement dated within the appropriate benefit year is acceptable documentation. The PHA may use the verification obtained during an interim reexamination for an annual reexamination if there have been no other changes to annual income since the interim reexamination.

7-I.I. LEVEL 1: NON-THIRD-PARTY VERIFICATION: SELF-CERTIFICATION [Notice PIH 2023-27]

- Net family assets are less than or equal to the HUD-published threshold (\$50,000 for 2024, and \$51,600 for 2025) and the PHA has adopted a policy to accept self-certification
- The family declares that they do not have any present ownership in any real property
- A family reports zero income;
- A family states that they have non-recurring income that will not be repeated in the coming year; and/or
- The PHA has adopted a policy to implement streamlined verification for fixed sources of income (See Chapter 11)

Family Members Receiving SSA Disability Benefits

Verification of the receipt of disability benefits from the Social Security Administration (SSA) is sufficient verification of disability for the purpose of qualifying for waiting list preferences (if applicable) or certain income disallowances and deductions [VG, p. 23].

PHA Policy

For family members claiming disability who receive disability benefits from the SSA, the PHA will attempt to obtain information about disability benefits through the HUD Enterprise Income Verification (EIV) system when it is available. If documentation from HUD's EIV System is not available, the PHA will request a current (dated within the appropriate benefit year) SSA benefit verification letter from each family member claiming disability status. If the family is unable to



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provide the document(s), the PHA will ask the family to request a benefit verification letter by either calling SSA at 1-800-772-1213 or by requesting it from SSA's Web site at www.ssa.gov. Once the applicant or participant receives the benefit verification letter they will be required to provide it to the PHA.

7-III.C. PERIODIC PAYMENTS AND PAYMENTS IN LIEU OF EARNINGS

Social Security/SSI Benefits [Notice PIH 2023-27]

For applicants, since EIV does not contain SS or SSI benefit information, the PHA must ask applicants to provide a copy of their current SS and/or SSI benefit letter (dated within the **appropriate benefit year**) for each family member that receives SS and/or SSI benefits.

- If the participant disputes the EIV-reported benefit amount, or if benefit information is not available in EIV, the PHA must request a current SSA benefit verification letter (dated within the **appropriate benefit year**) from each family member that receives SS and/or SSI benefits.

7-III.F. ASSETS AND INCOME FROM ASSETS

Net Family Assets [24 CFR 5.603]

At admission and reexam, for families with net assets **less than or equal to the HUD-published threshold listed in HUD's current year Inflation-Adjusted Values tables (\$50,000 for 2024, \$51,600 for 2025)**, the PHA may, but is not required to, accept the family's self-certification that the family's assets do not exceed the **HUD-published threshold** without taking any additional steps to verify the accuracy of the declaration. The declaration must include the amount of income the family expects to receive from assets which must be included in the family's income. This includes declaring income from checking and savings accounts which, although excluded from the calculation of net family assets (because the combined value of non-necessary personal property does not exceed the **HUD-published threshold**), may generate asset income. PHAs must clarify during the self-certification process which assets are included/excluded from net family assets.

When net family assets have a total value over the **HUD-published threshold**, the PHA may not rely on the family's self-certification. Third-party verification of assets is required when net family assets exceed the **HUD-published threshold**.

PHA Policy

For families with net assets less than or equal to the **HUD-published threshold listed in the current year's Inflation-Adjusted Values tables**, the PHA will accept the family's self-certification of the value of family assets and anticipated asset income. **The family's declaration must show the total amount of income expected from all assets.** All family members 18 years of age and older must sign the family's declaration.

Self-Certification of Real Property Ownership [24 CFR 5.618(b)(2); **Notice PIH 2023-27**]

The PHA must determine whether a family has present ownership in real property that is suitable for occupancy for purposes of determining whether the family is compliant with the asset limitation described in Chapters 3. The PHA may accept a self-certification from the family stating that the family does not have any present ownership in any real property. **If the family certifies that they do not have any present ownership interest in real property, the PHA may take that as sufficient to determine the family is not out of compliance with the real property restriction.** If the family declares they have present ownership in real property, the PHA must obtain third-party verification **of the family's legal right to reside in the property,**



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the effective legal authority to sell the property, and whether the property is suitable for occupancy by the family as a residence.

PHA Policy

The PHA will accept self-certification from the family stating that the family does not have any present ownership in any real property. The certification must be signed by all family members 18 years of age and older. The PHA reserves the right to require additional verification in situations where the accuracy of the declaration is in question.

7-III.G. NET INCOME FROM RENTAL PROPERTY

PHA Policy

The family must provide:

A current executed lease for the property that shows the rental amount or certification from the current tenant.

A self-certification from the family members engaged in the rental of property providing an estimate of expenses for the coming year and the most recent IRS Form 1040 with Schedule E (Rental Income).

If schedule E was not prepared, the PHA will require the family members involved in the rental of property to provide a self-certification of income and expenses for the previous year and may request documentation to support the statement including: tax statements, insurance invoices, bills for reasonable maintenance and utilities, and bank statements or amortization schedules showing monthly interest expense.

7-III.H. FEDERAL TAX REFUNDS OR REFUNDABLE TAX CREDITS [Notice PIH 2023-27]

PHAs are not required to verify the amount of the family's federal tax refund or refundable tax credit(s) if the family's net assets are less than or equal to the HUD-published threshold listed in HUD's current year Inflation-Adjusted Values tables (\$50,000 for 2024, \$51,600 for 2025), even in years when full verification of assets is required or if the PHA does not accept self-certification of assets. PHAs must verify the amount of the family's federal tax refund or refundable tax credits if the family's net assets are greater than the HUD-published threshold.

7-III.K. ZERO INCOME FAMILIES [Notice PIH 2023-27]

PHAs have discretion to establish reasonable procedures to manage the risk of unreported income, such as asking families to complete a zero-income worksheet at admission or periodically after admission to determine if they have any sources of unreported income or searching any UIV sources for unreported income.

In calculating annual income, PHAs must not assign monetary value to nonmonetary in-kind donations from a food bank or similar organization received by the family [24 CFR § 5.609(b)(24)(vi)].

PHAs may accept a self-certification of zero income from the family without taking any additional steps to verify zero reported income. HUD does not require such self-certifications be notarized.

Chapter 8

INTRODUCTION

Owners must maintain all units occupied by families receiving Housing Choice Voucher (HCV) assistance in accordance with housing quality standards. Units assisted under the program must comply



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with HUD's National Standards for the Physical Inspection of Real Estate (NSPIRE) regulations and standards no later than October 1, 2025. Until such time, the PHA may continue using the HQS inspection standards.

NSPIRE and HQS

Even once the HQS inspection standard has sunset, the regulations at 24 CFR Part 982 and 983 governing the HCV and PBV programs will continue to use the terms *HQS* and *housing quality standards* rather than *NSPIRE*. This is because the definition of *housing quality standards (HQS)* at 24 CFR 982.4 means the minimum quality standards developed by HUD in accordance with 24 CFR 5.703 for the HCV program, including any variations approved by HUD for the PHA. As such, the model policy uses the term *housing quality standards* whenever applicable regulations use this term. Except in the chapter describing HQS, the acronym *HQS* is not used in the model policy in order to avoid confusion between the umbrella term meaning housing standards and the specific inspection protocol. The model policy only uses the term *NSPIRE* when referring to specific NSPIRE standards.

PART I: PHYSICAL STANDARDS

NSPIRE Standards Applicable to HQS [HUD Letter 6/14/24]

Even if the PHA is still under the HQS inspection standard, the PHA must apply the following requirements under NSPIRE:

- The NSPIRE standards for carbon monoxide alarms are currently applicable even if the PHA has not yet transitioned to NSPIRE;
- PHAs are required to comply with the NSPIRE Smoke Alarm Standard prior to December 3, 2024; and
- The Visual Assessment Standard for Potential Lead-Based Paint Hazard in 24 CFR Part 35 Subparts M and H apply.

8-I.D. OWNER AND FAMILY RESPONSIBILITIES [24 CFR 982.404]

Damage to the unit or premises caused by a household member or guest beyond **ordinary** wear and tear. "**Ordinary** wear and tear" is defined as items which could not be charged against the tenant's security deposit under state law or court practice.

Owner Responsibilities

PHA Policy

When an owner lives outside of Yuma County Limits, they must provide a name, address and phone number for a local agent.

The owner is responsible for all housing quality violations not listed as a family responsibility above, even if the violation is caused by the family's living habits (e.g., vermin infestation). However, if the family's actions constitute a serious or repeated lease violation, the owner may take legal action to evict the family.

The owner will be required to repair an inoperable smoke detector unless the PHA determines that the family has intentionally disconnected it (by removing batteries or other means). In this case, the family will be required to repair the smoke detector within 24 hours.



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If an owner fails to correct life-threatening conditions as required by the PHA, the PHA will enforce the housing quality standards in accordance with HUD requirements. See 8-II.G.

The following is applicable to HAP contracts executed or renewed June 6, 2024, or later:

Owner Obligation

The owner must maintain the unit in accordance with housing quality standards. A unit is not in compliance with housing quality standards if the PHA or other inspector authorized by the state or local government determines that the unit has housing quality standards deficiencies based upon an inspection, notifies the owner in writing of the deficiencies, and the deficiencies are not remedied within the appropriate time frame.

In the case of a housing quality standards deficiency that the PHA determines is caused by the tenant, any member of the household, or any guest or other person under the tenant's control (other than damage resulting from ordinary use), the PHA may waive the owner's responsibility to remedy the violation. The HAP to the owner may not be withheld or abated if the owner responsibility has been waived. However, if the family's actions constitute a serious or repeated lease violation, the owner may take legal action to evict the family. In addition, the PHA may terminate the family's assistance because of a housing quality standards breach (beyond damage resulting from ordinary use) caused by any member of the household, guest, or other person under the tenant's control.

PHA Policy

The PHA will waive the owner's responsibility for housing quality standards deficiencies that have been determined to have been caused by the tenant, any member of the household, or any guest or other person under the tenant's control, to the extent the tenant can be held responsible for ensuring that the deficiencies are corrected: the tenant must take all necessary steps permissible under the lease and state and local law to remedy the deficiency. This may include paying the owner for the cost of the necessary repairs in accordance with the lease.

Family Responsibilities

The family may be held responsible for a breach of housing quality standards caused by any of the following:

- Tenant-paid utilities not in service;
- Failure to provide or maintain appliances owned by the family; and
- Damage to the dwelling unit or premises caused by a household member or guest beyond ordinary wear and tear.

PHA Policy

Damages beyond ordinary wear and tear will be considered to be damages which could be assessed against the security deposit under state law or in court practice.



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If the PHA has waived the owner's responsibility to remedy the violation as outlined under the owner obligations above, the following applies:

- If the housing quality standards breach caused by the family is life-threatening, the family must take all steps permissible under the lease and state and local law to ensure the deficiency is corrected within 24 hours of notification.
- For other family-caused deficiencies, the family must take all steps permissible under the lease and state and local law to ensure the deficiency is corrected within 30 calendar days of notification (or any PHA-approved extension).

If the family has caused a breach of the HQS, the PHA must take prompt and vigorous action to enforce the family obligations. The PHA may terminate assistance for the family in accordance with 24 CFR 982.552.

PART II: THE INSPECTION PROCESS

8-II.A. OVERVIEW [24 CFR 982.405]

- **Periodic Inspections.** HUD requires the PHA to inspect each unit under lease at least biennially to confirm that the unit still meets HQS. The inspection may be conducted in conjunction with the family's annual re-examination but also may be conducted separately.
- **Interim Inspections.** A special inspection may be requested by the owner, the family, or a third party as a result of problems identified with a unit between annual inspections.
- **Supervisory Quality Control Inspections.** HUD requires that a sample of units be inspected by a supervisor or other qualified individual to evaluate the work of the inspector(s) and to ensure that inspections are performed in compliance with the HQS.

Inspection of PHA-owned Units [24 CFR 982.352(b)]

The PHA must obtain the services of an independent entity to perform all HQS inspections in cases where an HCV family is receiving assistance in a PHA-owned unit as defined in 24 CFR 982.4. The independent entity must communicate the results of each inspection to the family and the PHA. The independent agency must be approved by HUD and may be the unit of general local government for the PHA jurisdiction (unless the PHA is itself the unit of general local government or an agency of such government). The PHA must inform the family, both orally and in writing, that the family has the right to select any eligible unit available for lease. PHA-owned unit is freely selected by the family, without PHA pressure or steering.

For information on the inspection of PHA-owned units in the PBV program, see Chapters 17 and 18.

8-II.B. INITIAL HQS INSPECTION [24 CFR 982.401(a)]

HUD regulations require that units assisted under the HCV program be inspected to determine that the units meet housing quality standards before the PHA approves assisted tenancy. However, PHAs have two options for bringing units under HAP contract (or, in the case of PBV, approving occupancy and the execution of a lease) more quickly. The PHA may but is not required to approve assisted tenancy and start HAP if the unit:

- Fails the initial inspection, but only if no life-threatening deficiencies are identified; and/or
- Passed an alternative inspection in the last 24 months.



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If the PHA adopts the alternative inspection option in combination with the non-life-threatening deficiencies option, the PHA must follow family and owner notification requirements listed at 24 CFR 982.406(f). Otherwise, if neither of the above provisions are adopted, the PHA must determine that the unit the family selects meets NSPIRE standards prior to approving tenancy.

Approving Units with Non-Life-Threatening Deficiencies [FR Notice 1/18/17; Notice PIH 2017-20; FR Notice 5/7/24; and 24 CFR 982.405(j)]

The PHA may approve assisted tenancy, execute a HAP contract, and begin paying HAP if a unit fails an initial inspection, but only if the deficiencies identified are non-life threatening. This is known as the “NLT option.” A PHA that implements the NLT option may apply the option to all of the PHA’s initial inspections or may limit it to certain units. If the NLT option is adopted, the PHA must follow requirements listed at 24 CFR 982.405(j) for family and owner notification.

The PHA’s administrative plan must specify the circumstances under which the PHA will exercise the NLT option, if any.

PHA Policy

The PHA will not use the NLT option. All units must pass the initial inspection on or before the effective date of the HAP contract.

Approving Units Using Alternative Inspections [FR Notice 1/18/17; Notice PIH 2017-20; FR Notice 5/7/24; and 24 CFR 982.406]

The PHA may approve assisted tenancy, execute a HAP contract, and begin paying HAP if a unit passed an alternative inspection (i.e., an inspection conducted for another housing program) conducted in the last 24 months provided the PHA is able to obtain the results of the alternative inspection, the property received a “pass” score (if applicable), and the inspection meets the requirements at 24 CFR 982.406(c) and (d). The PHA may implement the use of alternative inspections for both initial and periodic inspections or may limit the use of alternative inspections to either initial or periodic inspections. If alternative inspections are used, the PHA must follow requirements listed at 24 CFR 982.406(e)(2) for family and owner notification.

A PHA relying on an alternative inspections must identify the alternative inspection method being used in the PHA’s administrative plan.

PHA Policy

The unit must pass the initial inspection on or before the effective date of the HAP contract.

The PHA will not rely on alternative inspections and will conduct an initial inspection for each unit prior to executing a HAP contract with the owner.

Timing of Initial Inspections [24 CFR 982.305(b)(2)(i)]

Unless the PHA relies on alternative inspections, HUD requires PHAs with fewer than 1,250 budgeted units to complete the initial inspection, determine whether the unit satisfies HQS, and notify the owner



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and the family of the determination within 15 days of submission of the Request for Tenancy Approval (RTA).

8-II.C. **PERIODIC HQS INSPECTIONS** [24 CFR 982.405(b) and Notice PIH 2016-05]

8-II.D. **SPECIAL INSPECTIONS** [CFR 982.405 (g)]

If a participant or government official notifies the PHA of a potential deficiency, the following applies:

- If the reported deficiency is life-threatening, the PHA must, within 24 hours of notification, both inspect the housing unit and notify the owner if the life-threatening deficiency is confirmed. The owner must then make the repairs within 24 hours of PHA notification.
- If the reported deficiency is non-life-threatening, the PHA must, within 15 days of notification, both inspect the unit and notify the owner if the deficiency is confirmed. The owner must then make the repairs within 30 days of notification from the PHA or within any PHA-approved extension.

PHA Policy

During an **interim** inspection, the PHA generally will inspect only those deficiencies that were reported. However, the inspector will record any additional HQS deficiencies that are observed and will require the responsible party to make the necessary repairs.

If the **periodic** inspection has been scheduled or is due within 90 days of the date the **interim** inspection is scheduled the PHA may elect to conduct a full inspection.

8-II.E. **SUPERVISORY QUALITY CONTROL INSPECTIONS** [24 CFR 982.405(b); HCV GB, p. 10-32]

8-II.F. **INSPECTION RESULTS AND REINSPECTIONS FOR UNITS UNDER HAP CONTRACT**

The following is applicable to HAP contracts executed or renewed June 6, 2024, or later:

Notification of Corrective Actions [24 CFR 982.404(d)(1)]

The owner must maintain the unit in accordance with housing quality standards. The unit is in noncompliance with housing quality standards if:

- The PHA or authorized inspector determines the unit has housing quality standards deficiencies based upon an inspection
- The PHA notified the owner in writing of the unit housing quality standards deficiencies; and
- The unit's housing quality standards deficiencies are not corrected within the required timeframes.

A PHA may withhold assistance payments for units that have deficiencies once the owner has been notified in writing of the deficiencies. The PHA's administrative plan must identify the conditions under which the PHA will withhold HAP. In this case, if the unit is brought into compliance during the applicable cure period, the PHA must resume assistance payments and provide payments to cover the time period for which the payments were withheld.

The PHA must abate the HAP, including amounts that had been withheld, if the owner fails to make the repairs within the applicable cure period. In this case, the PHA must notify the family and the owner that



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it is abating payments and, if the unit does not meet housing quality standards within 60 days (or a reasonable longer period established by the PHA), the PHA will terminate the HAP contract for the unit and the family will have to move to receive continued assistance. In this case, the PHA must issue the family its voucher to move at least 30 days prior to the termination of the HAP contract.

PHA Policy

The owner and the family will be notified in writing of the results of all inspections. When an inspection identifies housing quality standards failures, the PHA will determine (1) whether or not the failure is a life-threatening condition and (2) whether the family or owner is responsible.

The PHA will not withhold assistance payments upon notification of the deficiencies to the owner.

When life-threatening conditions are identified, the PHA will immediately notify both parties by telephone or email. The notice will specify who is responsible for correcting the violation. The corrective actions must be taken within 24 hours of the PHA's notice.

When failures that are not life-threatening are identified, the PHA will send the owner and the family a written notification of the inspection results within five business days of the inspection. The written notice will specify who is responsible for correcting the violation, and the time frame within which the failure must be corrected. Generally, not more than 30 days will be allowed for the correction.

If the owner is responsible for correcting the deficiency, the notice of inspection results will inform the owner that if life-threatening conditions are not corrected within 24 hours, and non-life-threatening conditions are not corrected within the specified time frame (or any PHA-approved extension), the owner's HAP will be abated in accordance with PHA policy (see 8-II.G.).

Likewise, if the family is responsible for correcting the deficiency, the notice will inform the family that if corrections are not made within the specified time frame (or any PHA-approved extension, if applicable) the family's assistance will be terminated in accordance with PHA policy (see Chapter 12).

Reinspections [24 CFR 982.405(i)]

When a PHA must verify correction of a deficiency, the PHA may use verification methods other than another on-site inspection. The PHA may establish different verification methods for initial and non-initial inspections or for different deficiencies. Upon either an inspection for initial occupancy or a reinspection, the PHA may accept photographic evidence or other reliable evidence from the owner to verify that a deficiency has been corrected.

The following is applicable to HAP contracts executed or renewed June 6, 2024, or later:

HAP Withholding [24 CFR 982.404(d)(1)]

A PHA may withhold assistance payments for units that have housing quality standards deficiencies once the PHA has notified the owner in writing of the deficiencies. The PHA's administrative plan must identify the conditions under which the PHA will withhold HAP. In this case, if the unit is brought into compliance during the applicable cure period, the PHA resumes assistance payments and provides assistance payments to cover the time period for which the payments were withheld.



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PHA Policy

The PHA will not withhold assistance payments upon notification to the owner of the deficiencies.

HAP Abatement [24 CFR 982.404(d)(2)]

The PHA must abate the HAP, including amounts that had been withheld, if the owner fails to make the repairs within the applicable cure period. In this case, the PHA must notify the family and the owner that it is abating payments and, if the unit does not meet housing quality standards within 60 days (or a reasonable longer period established by the PHA), the PHA will terminate the HAP contract for the unit and the family will have to move to receive continued assistance. In this case, the PHA must issue the family its voucher to move at least 30 days prior to the termination of the HAP contract.

The owner may not terminate the tenancy of any family due to the withholding or abatement of assistance.

PHA Policy

The PHA will make all HAP abatements effective the first of the month following the expiration of the PHA-specified correction period (including any extension).

The PHA will inspect abated units within five business days of the owner's notification that the work has been completed. Payment will resume effective on the day the unit passes inspection.

During any abatement period the family continues to be responsible for its share of the rent.

For PHA policies on family moves when units are in abatement and termination of the HAP contract when a family moves due to deficiencies, see Section 10-I.B.

HAP Contract Termination

The PHA must decide how long any abatement period will continue before the HAP contract will be terminated. The PHA should not terminate the contract until the family finds another unit, provided the family does so in a reasonable time [HCV GB p. 10-29] and must give the owner reasonable notice of the termination. The PHA will issue a voucher to permit the family to move to another unit as described in Chapter 10.

PHA Policy

The maximum length of time that HAP may be abated is 60 days. However, if the owner completes corrections and notifies the PHA before the termination date of the HAP contract, the PHA may rescind the termination notice if (1) the family still resides in the unit and wishes to remain in the unit and (2) the unit passes inspection.

Reasonable notice of HAP contract termination by the PHA is 30 days. The PHA will issue a voucher to permit the family to move to another unit as described in Chapter 10.

8-II.H. ENFORCING FAMILY COMPLIANCE WITH HQS [24 CFR 982.404(b)]

The following is applicable to HAP contracts executed or renewed June 5, 2024, or earlier:



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Families are responsible for correcting any HQS violations listed in paragraph 8.I.D. If the family fails to correct a violation within the period allowed by the PHA (and any extensions), the PHA will terminate the family's assistance, according to the policies described in Chapter 12.

If the owner carries out a repair for which the family is responsible under the lease, the owner may bill the family for the cost of the repair.

The following is applicable to HAP contracts executed or renewed June 6, 2024, or later:

If the PHA waived the landlord responsibility for housing quality standards deficiencies that have been determined to have been caused by the tenant, any member of the household, or any guest or other person under the tenant's control (see section 8-I.D), the family is responsible for correcting any housing quality standards violations listed in paragraph 8.I.D. If the family fails to correct a violation within the period allowed by the PHA (and any extensions), the PHA will terminate the family's assistance, according to the policies described in Chapter 12.

If the owner carries out a repair for which the family is responsible under the lease, the owner may bill the family for the cost of the repair and may enter into a repayment agreement with the family.

8-III.D . PHA RENT REASONABLENESS METHODOLOGY

How Market Data is Collected

PHA Policy

The PHA will primarily utilize www.affordablehousing.com which will be collect and maintain data on market rents in the PHA's jurisdiction. Information sources include newspapers, realtors, market surveys inquiries of owners and other available sources. The data will be maintained by bedroom size and market areas. Market areas may be defined by zip codes.

The data will be updated on an ongoing basis and rent information that is more than 12 months old will be archived in www.affordablehousing.com

Chapter 9

INTRODUCTION

- The unit must be inspected by the PHA and **pass applicable housing quality standards** [24 CFR 982.305(a)]

9-I.B. REQUESTING TENANCY APPROVAL [Form HUD-52517]

The PHA must identify in the administrative plan whether the family will be permitted to submit more than one RTA at a time [24 CFR 982.54(d)(25)].

PHA-Owned Units [24 CFR 982.352(b)]

PHA-owned units as defined in 24 CFR 982.4 may also be leased in the voucher program. In order for a PHA-owned unit to be leased under the voucher program, the unit must not be ineligible housing and the PHA must inform the family, both orally and in writing, that the family has the right to select any eligible unit available for lease and that the family is free to select a PHA-owned unit without any pressure or steering by the PHA. **The PHA must obtain the services of an independent entity to perform certain functions as described in 24 CFR 982.352(b)(v)(A).**



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9-I.D. ELIGIBLE UNITS

PHA-Owned Units [24 CFR 982.352(b)]

PHA-owned units as defined in 24 CFR 982.4 may also be leased in the voucher program. In order for a PHA-owned unit to be leased under the voucher program, the unit must not be ineligible housing and the PHA must inform the family, both orally and in writing, that the family has the right to select any eligible unit available for lease and that the family is free to select a PHA-owned unit without any pressure or steering by the PHA. The PHA must obtain the services of an independent entity to perform certain functions as described in 24 CFR 982.352(b)(v)(A).

Duplicative Assistance [24 CFR 982.352(c)]

Initial Inspection

In order to be eligible, the dwelling unit must be in decent, safe and sanitary condition and pass applicable housing quality standards. This determination is made using HUD's Housing Quality Standards (HQS) and/or equivalent state or local standards approved by HUD. See Chapter 8 for a full discussion of the inspection standards, as well as the process for HQS inspection at initial lease-up.

9-I.G. HAP CONTRACT EXECUTION [24 CFR 982.305]

The PHA must make a best effort to ensure that the HAP contract is executed before the beginning of the lease term. Regardless, the HAP contract must be executed no later than 60 calendar days from the beginning of the lease term. Any HAP contract executed after the 60-day period is void, and the PHA may not pay any housing assistance payment to the owner, unless there are extenuating circumstances that prevent or prevented the PHA from meeting the 60-day deadline—then the PHA may submit to the HUD field office a request for an extension no later than two weeks after the 60-day deadline.

Chapter 10

MOVING WITH CONTINUED ASSISTANCE AND PORTABILITY

10-I.B. FAMILY MOVES DUE TO UNIT DEFICIENCIES

Units in Abatement [24 CFR 982.404(d)(3)]

An owner may not terminate the tenancy of a family due to the PHA withholding or abating HAP for housing quality standards deficiencies that are not repaired timely. During the period that assistance is abated, the family may terminate tenancy by notifying the owner and the PHA. If the family chooses to terminate tenancy, the HAP contract will automatically terminate on the effective date of tenancy termination or the date the family vacates the unit, whichever is earlier. The PHA must promptly issue the family its voucher to move.

PHA Policy

Upon receipt of a family's written notification that it wishes to move, the PHA will issue a voucher within 10 business days of the PHA's written approval to move. No briefing is required for these families. The PHA will follow the policies set forth in Chapter 5 on voucher term, extension, and expiration.



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Termination of HAP Contract and Family Moves [24 CFR 982.404(e)]

For HAP contracts executed or renewed on or after June 6, 2024, if an owner fails to make required repairs within 60 days (or a reasonable longer period established by the PHA) of the notice of abatement, the PHA must terminate the HAP contract. In this case, the PHA must issue the family its voucher at least 30 days prior to the termination of the HAP contract. The family must be provided at least 90 days following the termination of the HAP contract to lease a new unit, although the PHA may provide a longer period as the PHA determines is reasonably necessary.

PHA Policy

The PHA will issue a family whose HAP contract is being terminated due to an owner failing to make required repairs within the required time frame a voucher no later than 30 days prior to the termination of the HAP contract. The initial term of the voucher will be 120 calendar days. No briefing is required for these families.

To continue under the tenant-based HCV program, the family must submit a Request for Tenancy Approval and proposed lease within the 120-day period unless the PHA grants an extension. The PHA will follow the policies set forth in Chapter 5 on voucher extension and expiration.

Offer of Public Housing [24 CFR 982.404(e)(2)]

If the family is unable to lease a new unit within the term of the voucher and the PHA owns or operates public housing, the PHA must offer, and if accepted, provide the family a selection preference for an appropriate-sized public housing unit that first becomes available for occupancy after the time period expires.

PHA Policy

The PHA does not operate a public housing program, therefore, preference cannot be provided.

Relocation Assistance [24 CFR 982.404(e)(3)]

PHAs may assist families relocating due to the HAP contract being terminated as a result of the owner failing to make required repairs within the required time frame in finding a new unit, including using up to two months of the withheld and abated assistance payments for costs directly associated with relocating to a new unit, such as security deposits, temporary housing costs, or other reasonable moving costs as determined by the PHA based on their locality.

The PHA must assist families with disabilities with locating available accessible units in accordance with 24 CFR 8.28(a)(3).

PHA Policy

The PHA will assist families with disabilities by including a current listing of available accessible units known to PHA.

The PHA will use up to two months of withheld and abated payment to assist with any required security deposit at the new unit. Funds will not be used for any other relocation assistance.

If the family receives a refund of a security deposit for the new unit, the PHA will not require any amount to be remitted to the PHA.



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10-I.D. MOVING PROCESS

Voucher Issuance and Briefing

PHA Policy

For families approved to move to a new unit within the PHA's jurisdiction, the PHA will issue a new voucher within 10 business days of the PHA's written approval to move. No briefing is required for these families. The PHA will follow the policies set forth in Chapter 5 on voucher term, extension, and expiration. If a family does not locate a new unit within the term of the voucher and any extensions, the family may remain in its current unit with continued voucher assistance if the owner agrees and the PHA approves. Otherwise, the family will lose its assistance.

For families moving into or families approved to move out of the PHA's jurisdiction under portability, the PHA will follow the policies set forth in Part II of this chapter.

For families moving due to an owner failing to make required repairs timely, resulting in the PHA terminating the HAP contract, the PHA will follow the policies set forth earlier in this section and in Chapter 8, Part II.

PART II: PORTABILITY

10-II.B. INITIAL PHA ROLE

Voucher Issuance and Term

PHA Policy

For families approved to move under portability, the PHA will issue a new voucher within 10 business days of the PHA's written approval to move.

The initial term of the voucher will be 90 days.

However, if the move is due to the HAP contract being terminated due to an owner failing to make required repairs within the required time frame, the PHA will issue the family a voucher no later than 30 days prior to the termination of the HAP contract. The initial term of the voucher will be 120 calendar days.

Chapter 11

REEXAMINATIONS UNDER HOTMA 102/104

This chapter is applicable upon the PHA's HOTMA 102/104 compliance date. Prior to this date, the PHA will follow policies as outlined in Chapter 11 from 2023 admin plan.

11-I.E. CALCULATING ANNUAL INCOME AT ANNUAL REEXAMINATION [24 CFR 5.609(c)(2) and Notice PIH 2023-27]

Step 2: The PHA takes into consideration any interim reexamination of family income completed since the last annual reexamination.



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- If there was an interim reexamination performed within the last reexamination cycle and there are no additional changes, the PHA must use the annual income from the interim to determine the family's total annual income. The PHA may use verification obtained from the interim for this step.

11-II.B. CHANGES IN FAMILY AND HOUSEHOLD COMPOSITION

PHA Policy

Families must request PHA approval to add a new family member, (other than due to birth, adoption, or court-awarded custody), live-in aide, foster child, or foster adult.

Departure of a Family or Household Member

Changes in Family Unit Size (Voucher Size) [24 CFR 982.505(c)(6)]

Changes effective 12/2/24 and earlier: Irrespective of any increase or decrease in the payment standard, if the family unit size increases or decreases during the HAP contract term, the new family unit size must be used to determine the payment standard for the family beginning at the family's first regular reexamination following the change in family unit size.

Changes effective 12/3/24 and later: Irrespective of any increase or decrease in the payment standard, if the family unit size increases or decreases during the HAP contract term, the new family unit size may be used to determine the payment standard immediately or at the family's first regular reexamination following the change in family unit size.

PHA Policy

If the family unit size (voucher size) changes during the term of a HAP contract, the new family unit size will be used to determine the payment standard at the family's first regular reexamination following the change in family unit size.

Family Reporting

PHA Policy

The family will be required to report all changes in income regardless of the amount of the change, whether the change is to earned or unearned income, or if the change occurred during the last three months of the certification period. Families must report changes in income within 10 business days of the date the change takes effect. The family may notify the PHA of changes either orally or in writing, including email. If the family provides oral notice, the PHA will require the family to submit the changes in writing including email.

PART III: RECALCULATING FAMILY SHARE AND SUBSIDY AMOUNT

11-III.B. CHANGES IN PAYMENT STANDARDS AND UTILITY ALLOWANCES

Payment Standards [24 CFR 982.505 and FR Notice 5/7/24]

The family share of the rent and HAP calculations must use the correct payment standard for the family, taking into consideration the family unit size, the size of unit, and the area in which the unit is located [HCV GB, p. 12-5]. See Chapter 6 for information on how to select the appropriate payment standard when the PHA changes its payment standard or when there is a change in family composition.

Subsidy Standards [24 CFR 982.505(c)(4)]

If there is a change in the family unit size that would apply to a family during the HAP contract term, either due to a change in family composition, or a change in the PHA's subsidy standards (see Chapter 5),



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the new family unit size must be used to determine the payment standard amount for the family **immediately or** at the family's *first annual* reexamination following the change in family unit size.

PART IV: NON-INTERIM REEXAMINATION TRANSACTIONS [Notice PIH 2023-27]

- Updating a family member's citizenship status from eligible to ineligible or vice versa, resulting in a change to the family's rent and/or utility reimbursement, if applicable (i.e., family begins receiving prorated assistance or previously prorated assistance becomes full assistance), or updating the prorated rent calculation due to the addition or removal of family members in household with an ineligible noncitizen(s); **and**
- **Rent increases**

EXHIBIT 11-1: CALCULATING Income AT ANNUAL REEXAMINATION

Example 3: Calculating Annual Income at Annual Reexamination

Calculating Fergus' Wages

Step 1: Determine prior annual income from wages in EIV (i.e., Q2 2023 through Q1 of 2024: \$8,600).

Step 2: Take into consideration any interim reexamination of family income completed since the last annual reexamination. In this case, there have been no interim reexaminations processed since the last annual reexamination.

Step 3: There is a discrepancy between what the family reported and EIV, so the PHA must verify and adjust to reflect current annual income from wages. Fergus reported \$6,000 in annual income from wages on the annual reexamination from a single employer, Ian's Fish 'n' Chips. The PHA projected annual income of \$7,800 based on the two paystubs for this employer, and EIV shows \$8,600 earned in the most recent four quarters in EIV. To complete Step 3, the PHA must do the following:

- Resolve the discrepancy between EIV wages, the \$6,000 annual income Fergus reported, and the \$7,800 projected based on the paystubs he provided, and
- Verify he is no longer employed at Claire's Healthcare Supplies in accordance with HUD's verification hierarchy and local policies.

The PHA determined that Fergus reported his net vs. gross annual income from wages, which he corrected on the annual reexamination form to reflect his current gross annual income of \$9,000. The PHA verified Fergus was no longer employed at Claire's Healthcare Supplies and obtained two additional paystubs. Based on four current and consecutive paystubs, Fergus is now projected to earn \$9,360 annually. Process the annual reexamination effective 11/1/2024 using income from wages determined in Step 3 (\$9,360 in this example).

Chapter 12

TERMINATION OF ASSISTANCE AND TENANCY

12-I.E. MANDATORY POLICIES AND OTHER AUTHORIZED TERMINATIONS

Upon the PHA's HOTMA 102/104 compliance date, the below section on the asset limitation is added:



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Asset Limitation [24 CFR 5.618; Notice PIH 2023-27]

The PHA has discretion with respect to the application of the asset limitation at annual and interim reexamination. The PHA may adopt a written policy of total nonenforcement, enforcement, or limited enforcement as well as adopting exception policies.

PHA Policy

The PHA has adopted a policy of total nonenforcement of the asset limitation for all program participants. The asset limitation only applies to initial eligibility determinations for new admissions to the PHA's HCV program.

Insufficient Funding [24 CFR 982.454]

The PHA may terminate HAP contracts if the PHA determines, in accordance with HUD requirements, that funding under the consolidated ACC is insufficient to support continued assistance for families in the program. The PHA must identify in the administrative plan, in the event of insufficient funding, taking into account any cost saving measures taken by the PHA, a description of the factors the PHA will consider when determining which HAP contracts to terminate first [24 CFR 982.54(d)(26)].

12-III.E. EFFECT OF TENANCY TERMINATION ON THE FAMILY'S ASSISTANCE

EXHIBIT 12-1: STATEMENT OF FAMILY OBLIGATIONS

- The family may be held responsible for a breach of housing quality standards caused by the family's failure to pay tenant-provided utilities or appliances or damages to the dwelling unit or premises beyond ordinary wear and tear caused by any member of the household or guest.

Chapter 13

OWNERS

PART I. OWNERS IN THE HCV PROGRAM

13-I.A. OWNER RECRUITMENT AND RETENTION [HCV GB, pp. 2-4 to 2-6; HCV Landlord Strategy Guidebook for PHAs]

Education and Outreach

PHAs are responsible for ensuring that very-low income families have access to all types and ranges of affordable housing in the PHA's jurisdiction, particularly housing outside areas of poverty or minority concentration. A critical element in fulfilling this responsibility is for the PHA to ensure that a sufficient number of owners, representing all types and ranges of affordable housing in the PHA's jurisdiction, are willing to participate in the HCV program.

To accomplish this objective, PHAs must identify and recruit new owners to participate in the program. PHAs can provide education and outreach in a variety of ways. Some strategies include hosting or attending events targeted to landlords or affordable housing providers. Education and outreach can include activities like newsletters, presentations, briefings to community groups, one-on-one appointments, or other ways of sharing information or creating relationships between PHAs and owners. The PHA may also provide monetary incentives and reimbursements to encourage participation in the program.



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Retention

In addition to recruiting owners to participate in the HCV program, the PHA must also provide the kind of customer service that will encourage participating owners to remain active in the program. See the “Landlord-Focused Customer Service” chapter of the *HCV Landlord Strategies Guidebook* for more information.

13-I.B. BASIC HCV PROGRAM REQUIREMENTS

HUD requires the PHA to aid families in their housing search by providing the family with a list of landlords or other parties known to the PHA who may be willing to lease a unit to the family, or to help the family find a unit. As part of the briefing packet, the PHA is also required to provide a current listing of accessible units known to the PHA. Although the PHA cannot maintain a list of owners that are pre-qualified to participate in the program, owners may indicate to the PHA their willingness to lease a unit to an eligible HCV family, or to help the HCV family find a unit [24 CFR 982.301(b)(11)].

13-I.C. OWNER RESPONSIBILITIES [24 CFR 982.452]

The basic owner responsibilities in the HCV program are outlined in the regulations as follows:

- Maintaining the unit in accordance with housing quality standards, including performance of ordinary and extraordinary maintenance
 - A unit is not in compliance with housing quality standards if the PHA or other inspector authorized by the state or local government determines that the unit has deficiencies based upon an inspection, the agency or inspector notifies the owner in writing of the deficiencies, and the deficiencies are not remedied within the appropriate timeframe.

PART II. HAP CONTRACTS

13-II.A. OVERVIEW

The HAP contract (Form HUD-52641) represents a written agreement between the PHA and the owner of the dwelling unit occupied by a HCV assisted family

13-II.D. BREACH OF HAP CONTRACT [24 CFR 982.453]

Any of the following actions by the owner constitutes a breach of the HAP contract:

- If the owner violates any obligations under the HAP contract including failure to maintain the unit in accordance with housing quality standards.

If the PHA determines that a breach of the HAP contract has occurred, the PHA must take enforcement action in accordance with 24 CFR 982.404.

The PHA rights and remedies against the owner under the HAP contract include recovery of any HAP overpayment, withholding or abatement of housing assistance payments, termination of the payment, or termination of the HAP contract. The PHA may also obtain additional relief by judicial order or action.

Chapter 14

PROGRAM INTEGRITY

14-I.B. DETECTING ERRORS AND PROGRAM ABUSE



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Quality Control and Analysis of Data

Under the Section 8 Management Assessment Program (SEMAP), HUD requires the PHA to review a random sample of tenant records annually to determine if the records conform to program requirements and to conduct quality control inspections of a sample of units to ensure **compliance with applicable housing quality** [24 CFR, Part 985]. (See Chapter 16 for additional information about SEMAP requirements).

PART II: CORRECTIVE MEASURES AND PENALTIES

14-ILC. OWNER-CAUSED ERROR OR PROGRAM ABUSE

Owner requirements that are part of the regular process of offering, leasing, and maintaining a unit (e.g., **housing quality standards** compliance, fair housing) are addressed in the appropriate chapters of this plan. This section focuses on errors and program abuse by owners.

Chapter 15

SPECIAL HOUSING TYPES

INTRODUCTION

The PHA may permit a family to use any of the special housing types discussed in this chapter. However, the PHA is not required to permit families receiving assistance in its jurisdiction to use these housing types, except that PHAs must permit use of any special housing type if needed as a reasonable accommodation for a person with a disability.

and the PHA must permit a family to lease a manufactured home and space with assistance under the program. The PHA also may limit the number of families who receive HCV assistance in these housing types and cannot require families to use a particular housing type. No special funding is provided for special housing types. Unless specifically modified by the regulations, housing quality standards apply to special housing types (Single Room Occupancy, Congregate Housing, Group Homes, Shared Housing, Manufactured Homes, Homeownership units) [Notice PIH 2023-28].

PHA Policy

Families will not be permitted to use any special housing types, with the following exceptions:

If needed as a reasonable accommodation so that the program is readily accessible to a person with disabilities; and

The PHA must permit a family to lease a manufactured home and space with assistance under the program.

They are current participants in the HACY HCV FSS program and have been participants for at least one year in good standing

Policy language is included in this chapter where relevant in the event the PHA does grant use as a reasonable accommodation, when a family leases a manufactured home and space, of for and HCV FSS participant.

PART I: SINGLE ROOM OCCUPANCY



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15-I.C. SRO: HOUSING QUALITY STANDARDS [24 CFR 982.605(a)]

Housing quality standards requirements described in the applicable portions of Chapter 8 apply to SRO housing except that sanitary facilities, and space and security characteristics must meet local code standards for SRO housing. In the absence of applicable local code standards for SRO housing, the following standards apply:

PART II: CONGREGATE HOUSING

15-II.C. CONGREGATE: HOUSING QUALITY STANDARDS

Housing quality standards requirements as described in Chapter 8 apply to congregate housing except for the requirements stated below. Congregate housing is not subject to the requirement that the dwelling unit must have a kitchen area. In place of the housing quality standards related to food preparation and refuse disposal, congregate housing must have a refrigerator of appropriate size in the private living area of each resident, a central kitchen and dining facilities located within the premises and accessible to the residents, and food service for the residents, that is not provided by the residents themselves.

The housing quality standards applicable to lead-based paint do not apply unless a child under the age of six is expected to reside in the unit.

PART III: GROUP HOME

15-III.C. GROUP HOME: HOUSING QUALITY STANDARDS

- The entire unit must comply with housing quality requirements described in Chapter 8, except for the standards that relate to sanitary facilities, food preparation and refuse disposal, space and security, structure and materials, and site and neighborhood as stated below.

15-IV.C. SHARED HOUSING: HOUSING QUALITY STANDARDS

Housing quality standards requirements described in Chapter 8 apply to shared housing except for the requirements stated below

PART V: COOPERATIVE HOUSING

15-V.C. COOPERATIVE: HOUSING QUALITY STANDARDS

All housing quality standard requirements apply to cooperative housing units. There are no additional requirements. The PHA remedies described in 24 CFR 982.404 do not apply. Rather, if the unit and premises are not maintained in accordance with housing quality standards, the PHA may exercise all available remedies regardless of whether the family or cooperative is responsible for the breach of housing quality standards.

No housing assistance payment can be made unless unit meets housing quality standards and the defect is corrected within the period as specified by the PHA and the PHA verifies correction (see Chapter 8).

In addition to regular deficiencies, breaches of housing quality standards by the family include failure to perform any maintenance for which the family is responsible in accordance with the terms of the cooperative occupancy agreement [HCV GB].



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15-VI.C. PAYMENT STANDARD, UTILITY ALLOWANCE AND HAP CALCULATION

Utility Allowance [24 CFR 982.624]

The PHA must establish utility allowances for manufactured home space rental. For the first 12 months of the initial lease term only, the allowance must include a **reasonable** amount for a utility hook-up charge if the family actually incurred a hook-up charge because of a move. This allowance will not be given to a family that leases in place. Utility allowances for manufactured home space must not include the costs of digging a well or installing a septic system.

Space Rent [24 CFR 982.622]

Rent to owner for rental of a manufactured home space includes payment for maintenance and services that the owner must provide to the tenant under the lease for the space. Rent to owner does not include the costs of utilities and trash collection for the manufactured home. However, the owner may charge the family a separate fee for the cost of utilities or trash collection provided by the owner.

Housing Assistance Payment [24 CFR 982.623(a)]

The HAP for a manufactured home space under the housing choice voucher program is the lower of the payment standard minus the TTP or the **family's eligible housing expenses** minus the TTP.

Eligible Housing Expenses [24 CFR 982.623(b)]

The family's eligible housing expenses are the total of:

- The rent charged by the owner for the manufactured home space.
- Charges for the maintenance and management the space owner must provide under the lease.
- The monthly payments made by the family to amortize the cost of purchasing the manufactured home established at the time of application to a lender for financing the purchase of the manufactured home if monthly payments are still being made, including any required insurance and property taxes included in the loan payment to the lender.
 - Any increase in debt service or term due to refinancing after purchase of the home may not be included in the amortization cost.
 - Debt service for installation charges incurred by a family may be included in the monthly amortization payments. Installation charges incurred before the family became an assisted family may be included in the amortization cost if monthly payments are still being made to amortize the charges.
- The applicable allowances for tenant-paid utilities, as determined under 24 CFR 982.517 and 982.624.

Rent Reasonableness [24 CFR 982.622(b)]

During the assisted tenancy, the rent to owner for the manufactured home space may not exceed a **reasonable rent**. Initially, and at least annually thereafter, the PHA must determine that the rent for the manufactured home space is reasonable based on rents for comparable manufactured home spaces. The PHA must consider the location and size of the space, and any services and maintenance to be provided by the owner **in accordance with the lease (without a fee in addition to rent)**. By accepting the monthly housing assistance payment, the owner of the manufactured home space certifies that the rent does not



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exceed rents charged by the owner for comparable unassisted spaces in the same manufactured home park or elsewhere.

If requested by the PHA, the owner must give the PHA information on rents charged by the owner for other manufactured home spaces.

Distribution of HAP [24 CFR 982.623(c)]

The PHA pays the owner of the space the lesser of the housing assistance payment or the portion of the monthly rent due to the owner. The portion of the monthly rent due to the owner is the total of:

- The actual rent charged by the owner for the manufactured home space; and
- Charges for the maintenance and management the space owner must provide under the lease.

If the housing assistance payment exceeds the portion of the monthly rent due to the owner, the PHA may pay the balance of the housing assistance payment to the family. Alternatively, the PHA may pay the balance to the lender or utility company, in an amount no greater than the amount due for the month to each, respectively, subject to the lender's or utility company's willingness to accept the PHA's payment on behalf of the family.

PHA Policy

If the housing assistance payment exceeds the portion of the monthly rent due to the owner, the PHA will pay the balance to the family.

Single HAP to Family [24 CFR 982.623.(d)]

If the owner of the manufactured home space agrees, the PHA may make the entire housing assistance payment to the family, and the family is responsible for paying the owner directly for the full amount of rent of the manufactured home space due to the owner, including owner maintenance and management charges.

PHA Policy

The PHA will not exercise the option to pay a single HAP and will pay HAP directly to the owner.

15-VI.D. MANUFACTURED HOMES: HOUSING QUALITY STANDARDS [24 CFR 982.621]

Under either type of occupancy described in 15-VI.A. above, the manufactured home must meet all housing **quality standards** performance requirements and acceptability criteria discussed in Chapter 8 of this plan. In addition, the following requirements **apply**:

Performance Requirement: A manufactured home must be placed on the site in a stable manner and must be free from hazards such as sliding or wind damage.

Acceptability Criteria: The home must be securely anchored by a tie-down device that distributes and transfers the loads imposed by the unit to appropriate ground anchors to resist overturning and sliding.

15-VI.F. HOMEOWNERSHIP COUNSELING [24 CFR 982.630]

Before commencement of homeownership assistance for a family, the family must attend and satisfactorily complete the pre-assistance homeownership and housing counseling program required by the PHA. HUD suggests the following topics for the PHA-required pre-assistance counseling:



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Any homeownership counseling provided to families in connection with this section must be conducted by a HUD certified housing counselor working for an agency approved to participate in HUD's Housing Counseling Program.

15-VI.G. HOME INSPECTIONS, CONTRACT OF SALE, AND PHA DISAPPROVAL OF SELLER [24 CFR 982.631]

Home Inspections

The PHA may not commence monthly homeownership assistance payments for a family until the PHA has inspected the unit and has determined that the unit **meets housing quality** standards.

PHA Policy

When the family locates a home they wish to purchase and submits a copy of their purchase offer/contract, the PHA will conduct an inspection within 10 business days. Any items found not to meet **housing quality standards** must be repaired before the unit can be determined eligible for the homeownership program.

The PHA may disapprove a unit for assistance based on information in the independent inspector's report, even if the unit was found to comply with **housing quality standards**.

15-VI.H. FINANCING [24 CFR 982.632]

PHA Policy

As a check against predatory lending, the PHA will review the financing of each purchase transaction, including estimated closing costs. The PHA will review the loans for features, such as balloon payments, **adjustable-rate** mortgages, and unusually high interest rates, all of which are prohibited. The PHA also will not approve "seller financing" or "owner-held" mortgages. Beyond these basic criteria, the PHA will rely on the lenders to determine that the loan will be affordable to program participants.

15-VI.K. HOMEOWNERSHIP ASSISTANCE PAYMENTS AND HOMEOWNERSHIP EXPENSES [24 CFR 982.635]

The monthly homeownership assistance payment is the lower of: the voucher payment standard minus the total tenant payment, or the monthly homeownership expenses minus the total tenant payment. **The payment standard amount may not be lower than what the payment standard amount was at commencement of homeownership assistance.**

Chapter 16

PROGRAM ADMINISTRATION

PART II: SETTING PROGRAM STANDARDS AND SCHEDULES

16-II.B. PAYMENT STANDARDS [24 CFR 982.503; HCV GB, Chapter 7; **and Notice PIH 2024-34**]

The payment standard sets the maximum subsidy payment a family can receive from the PHA each month [24 CFR 982.505(a)]. Payment standards are based on fair market rents (FMRs) published annually by



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HUD. FMRs are set at a percentile within the rent distribution of standard quality rental housing units in each FMR area. For most jurisdictions FMRs are set at the 40th percentile of gross rents in the market area.

In the HCV program, the FMR may be established at the ZIP code level, metropolitan market area level, or nonmetropolitan county level. Within each FMR area, the applicable FMR is the HUD-published:

- Small Area FMR (SAFMR);
 - For any metropolitan area designated as an SAFMR area; or
 - Anywhere a PHA has notified HUD it will voluntarily use SAFMRs;
- Metropolitan FMR for any other metropolitan area; or
- FMR for any other non-metropolitan county.

The PHA must establish a payment standard schedule that establishes payment standard amounts for each FMR area within the PHA's jurisdiction and for each unit size within each of the FMR areas. In many cases a single FMR area will cover the PHA's entire jurisdiction. Some PHAs' jurisdictions include more than one FMR area. The PHA's established payment standards within the payment standard area always must be within the basic range of the applicable FMR area, or any HUD-approved exception payment standard. Program regulations and this policy refer to the "applicable FMR." The "applicable FMR" is the HUD-published SAFMR for PHAs in mandatory SAFMR areas or for those PHAs that have opted-in to using the SAFMR, both of which are discussed below.

Small Area FMR PHAs (Mandatory and Opt-In) [Notice PIH 2018-01; Notice PIH 2023-32; Notice PIH 2024-34; and Implementing Small Area Fair Market Rents (SAFMR) Guidebook]

SAFMRs are FMRs calculated at the ZIP Code level, rather than for an entire metropolitan or non-metropolitan county.

HUD identifies which metropolitan areas are required to use SAFMRs based on significant voucher concentration challenges and market conditions. PHAs administering the HCV program in those areas are required to use the SAFMRs when establishing payment standards (mandatory SAFMR PHAs). Mandatory SAFMR PHAs must use the SAFMR for any part of their jurisdiction located in the SAFMR area.

Upon notification to HUD, PHAs not located in mandatory SAFMR areas may opt-in and voluntarily adopt SAFMRs for one or more of the FMR areas in which the PHA administers vouchers (opt-in PHAs). A PHA that exercises this option in one metropolitan area or non-metropolitan county is not required to exercise this option in other metropolitan areas or non-metropolitan counties. A PHA that opts in to SAFMRs may subsequently opt out through revision of the administrative plan and notification to HUD. Alternatively, PHAs may elect to use SAFMRs only as the basis for exception payment standards in some or all of those non-mandatory SAFMR areas that cover or are within their jurisdictions. These PHAs are not considered opt-in PHAs.

When applicable, SAFMRs apply to all tenant-based vouchers in the PHA's jurisdiction, including special vouchers such as the Veterans Affairs Supportive Housing (VASH) program, the Family Unification Program (FUP), and special housing types such as Single Room Occupancies (SROs) and homeownership vouchers. SAFMRs do not apply to manufactured home space rental.

PHA Policy

The PHA is not a mandatory SAFMR PHA.



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The PHA will not voluntarily adopt the use of SAFMRs except to establish exception payment standards in certain ZIP code areas.

The Basic Range [24 CFR 982.503(c) and Notice PIH 2024-34]

The PHA may establish a payment standard within the “basic range” established by HUD—between 90 and 110 percent of the published FMR for each unit size—without HUD approval or prior notification to HUD. For each payment standard area, the PHA must establish a payment standard amount for each unit size which may be based on the same percentage of the published FMR (for example, all units at 100 percent of FMR), or the PHA may set different payment standards for different unit sizes (for example, 1-bedrooms at 90 percent and 2-bedrooms at 100 percent of the FMR).

Designated Payment Standard Areas [24 CFR 982.503(a)(3) and Notice PIH 2024-34]

The PHA may establish designated payment standard areas within each FMR area where the PHA establishes different payment standards, provided each area is no smaller than a census tract block group. If the PHA designates payment standard areas, then it must include the criteria used to determine the designated areas and the payment standard amounts for those areas in the administrative plan.

PHA Policy

The PHA has not established any designated payment standard areas.

Exception Payment Standards [24 CFR 982.503(d), Notice PIH 2018-01, Notice PIH 2024-34, and FR Notice 9/27/21]

There are several options available to increase payment standards above the basic range. These are known as *exception payment standards*, which are payment standards that exceed 110 percent of the published FMR. The following are types of exception payment standards:

- Payment standards based on SAFMRs in ZIP codes where the SAFMR is higher than the applicable metropolitan or non-metropolitan county FMR
- Payment standards greater than 110 percent up to 120 percent of the applicable FMR
- Payment standards over 120 percent of the applicable FMR
- Payment standards up to 120 percent of the FMR for Veterans Affairs Supportive Housing (HUD-VASH)
- Payment standards necessary as a reasonable accommodation

Payment Standards based on SAFMRs in ZIP codes where the SAFMR is Higher than the FMR:

Upon notification to HUD, a PHA that is not located in a SAFMR area or that has not opted to voluntarily adopt SAFMRs may establish an exception payment standard for a ZIP code area that exceeds the basic range for the metropolitan area or county FMR of up to and including 110 percent of the SAFMR for that ZIP code area. If an exception area crosses one or more FMR boundaries, then the maximum exception payment standard amount that a PHA may adopt for the area without HUD approval is 110 percent of the ZIP code area with the lowest SAFMR amount. A PHA that adopts an exception payment standard pursuant to this authority must apply it to the entire ZIP code area.



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Payment Standards Greater than 110 Percent Up to 120 Percent: Upon notification to HUD, a PHA may establish exception payment standards between 110 percent and 120 percent of the applicable FMR if the PHA meets one of the following criteria:

- Success rate: Fewer than 75 percent of families to which the PHA has issued tenant-based vouchers during the most recent 12-month period for which there is success rate data available have become participants on the program; or
- Rent burden: More than 40 percent of families with tenant-based assistance pay more than 30 percent of their adjusted income as their family share.

- The PHA may revert back to the basic range at any time without notification to HUD.

PHAs may combine exception payment standards based on the SAFMR and exception payment standards greater than 110 and up to 120 percent.

Other Exception Payment Standards: PHAs may request HUD approval to establish exception payment standards up to 120 percent of the FMR when the above criteria do not apply or in order to establish exception payment standards that exceed 120 percent of the FMR. Requests may be made for an entire FMR area or a designated part of the FMR area.

Exception Payment Standards for VASH: In addition, HUD allows PHAs to establish a HUD-Veterans Affairs Supportive Housing (HUD-VASH) 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.).

Once exception payment standards are adopted, the PHA may use the exception payment standard for all units, or for only units of a particular size. The exception payment standard may be established for a designated part of the FMR area (called an "exception area") or for the entire FMR area. Exception areas are typically county, city, town, ZIP code, or census tract areas. However, so long as the exception area is no smaller than census tract block group, the PHA may determine the area for the exception area.

PHA Policy

The PHA has not established exception payment standards, but holds the right to implement if the market requires.

Reasonable Accommodation [24 CFR 982.503(d)(5), 24 CFR 982.505(d), Notice PIH 2024-34, and Notice PIH 2010-26]

Unit-by-unit exceptions to the PHA's payment standards generally are not permitted. However, an exception may be made on a case-by-case basis as a reasonable accommodation for a family that includes a person with disabilities. (See Chapter 2 for a discussion of reasonable accommodations.) This type of exception does not affect the PHA's payment standard schedule.

If required as a reasonable accommodation, the PHA may make an exception to the payment standard without HUD approval if the exception amount does not exceed 120 percent of the applicable FMR/SAFMR for the unit size (or in the case of VASH, up to 140 percent of the FMR/SAFMR). The PHA may request HUD approval for an exception to the payment standard for a particular family if the required amount exceeds 120 percent of the FMR/SAFMR.

PHA Policy

A family that requires a reasonable accommodation may request a higher payment standard at the time the Request for Tenancy Approval (RTA) is submitted. The family must document the



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need for the exception. In order to approve an exception, or request an exception from HUD, the PHA must determine that:

- There is a shortage of affordable units that would be appropriate for the family;
- The family share would otherwise exceed 40 percent of adjusted monthly income; and
- The rent for the unit is reasonable.

Payment Standard below the Basic Range [24 CFR 982.503(e) and Notice PIH 2024-34]

The PHA must request HUD approval to establish a payment standard amount that is lower than the basic range. At HUD's sole discretion, HUD may approve establishment of a payment standard lower than the basic range. HUD will consider rent burden on families assisted under the program.

Updating Payment Standards [24 CFR 982.503(c)(3) and Notice PIH 2023-24]

HUD publishes FMRs in the *Federal Register* and also makes them available on the HUD website with an effective date of October 1. When HUD updates FMRs, the PHA must revise its payment standard amounts and schedule no later than three months following the effective date of the published FMR if revisions are necessary to stay within the basic range. HUD may require the PHA to make further adjustments if it determines that rent burdens for assisted families in the PHA's jurisdiction are unacceptably high [24 CFR 982.503(h)]. PHAs must include a copy of the payment standard schedule in the voucher briefing materials, and HUD strongly encourages PHAs to post their payment standard schedule on their website.

PHA Policy

The PHA will review the appropriateness of the payment standards on an annual basis when the new FMR is published, and at other times as determined necessary. In addition to ensuring the payment standards are always within the "basic range," the PHA will consider the following factors when determining whether an adjustment should be made to the payment standard schedule:

Funding Availability: The PHA will review projected HAP expenditures to determine the impact projected subsidy adjustments will have on funding available for the program and the number of families served. The PHA will compare the number of families who could be served under revised payment standard amounts with the number assisted under current payment standard amounts.

Rent Burden of Participating Families: Rent burden will be determined by identifying the percentage of families, for each unit size, that are paying more than 30 percent of their monthly adjusted income as the family share. When 40 percent or more of families, for any given unit size, are paying more than 30 percent of adjusted monthly income as the family share, the PHA will consider increasing the payment standard. In evaluating rent burdens, the PHA will not include families renting a larger unit than their family unit size.

Quality of Units Selected: The PHA may review the quality of units selected by participant families when making the determination of the percent of income families are paying for housing, to ensure that payment standard increases are only made when needed to reach the mid-range of the market.

Changes in Rent to Owner: The PHA may review a sample of the units to determine how often owners are increasing or decreasing rents and the average percent of increases and decreases by bedroom size.

Unit Availability: The PHA may review the availability of units for each unit size, particularly in areas with low concentrations of poor and minority families.



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Lease-up Time and Success Rate: The PHA may consider the percentage of families that are unable to locate suitable housing before the voucher expires and whether families are leaving the jurisdiction to find affordable housing.

Effective dates of changes to payment standard amounts will be determined at the time of update. The PHA will always ensure the payment standards will be within the basic range. The PHA will post its payment standards schedule on the PHA's website.

16-IL.C UTILITY ALLOWANCES [24 CFR 982.517]

The PHA must state its policy for utility allowance payments in the administrative plan and apply it consistently to all households. The PHA must provide a copy of the utility allowance schedule to HUD.

Energy Efficient Utility Allowance [24 CFR 982.517(b)(2)(ii)]

In addition to the area-wide utility allowance standard, the PHA may maintain an area-wide, energy efficient utility allowance schedule to be used for units that are in a building that meets Leadership in Energy and Environmental Design (LEED) or Energy Star standards.

PHA Policy

The PHA will not maintain an energy efficient utility allowance schedule.

Air Conditioning [24 CFR 982.517(b)(1)(iii)]

The PHA must provide a utility allowance for air-conditioning when the majority of housing units in the market provide central air-conditioning or are wired for tenant-installed air conditioners.

16-V.B. SEMAP CERTIFICATION [24 CFR 985.101]

A PHA's SEMAP certification is subject to HUD verification by an on-site confirmatory review at any time. For small PHAs, HUD may conduct a remote confirmatory review.

PART VIII: DETERMINATION OF INSUFFICIENT FUNDING

16-VIII.A OVERVIEW

The HCV regulations allow PHAs to deny families permission to move and to terminate Housing Assistance Payments (HAP) contracts if funding under the consolidated ACC is insufficient to support continued assistance [24 CFR 982.354(e)(1) and 982.454]. If a PHA denies a family portability move based on insufficient funding, the PHA is required to notify the local HUD office within 10 business days [24 CFR 982.354]. Insufficient funding may also impact the PHA's ability to issue vouchers to families on the waiting list. This part discusses the methodology the PHA will use to determine whether or not the PHA has sufficient funding to issue vouchers, approve moves, and to continue subsidizing all families currently under a HAP contract. The PHA must identify in the administrative plan, in the event of insufficient funding, considering any cost saving measures taken by the PHA, a description of the factors the PHA will consider when determining which HAP contracts to terminate first. See Chapter 12 for a description of these factors.

Chapter 17

PROJECT-BASED VOUCHERS



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PART VI: SELECTION OF PBV PROGRAM PARTICIPANTS

17-VLD. SELECTION FROM THE WAITING LIST [24 CFR 983.251(c)]

Preferences [24 CFR 983.251(d); FR Notice 11/24/08]

PHA Policy

The PHA will provide a selection preference when required by the regulation (e.g., eligible in-place families, elderly families or units with supportive services, or mobility impaired persons for accessible units). The PHA will offer additional preferences for the PBV program or for particular PBV projects or units.

The PHA will use the following local preference:

Residency Preference: For families who live, work, or have been hired to work in HACY's operational jurisdiction; proof of residency for the past 90 days will be required. Three months of rent receipts, three months of utility bills and/or statement that the applicant reside with the household for the past 90 days, along with a most recent utility bill showing address. Outside of Yuma City limits: proof in the form of the letter extending the offer of employment will be required. The PHA may verify that the family qualifies for the family preference based on the family's submission of the working member's most recent paycheck stub in indicating that the working member works at least 20 hours per week. The paystub must have been issued within the last 30 days. As required by HUD, families where the head and spouse, or sole member is a person age 62 or older, or is a person with disabilities, will also be given the benefit of the working preference 24 CFR 960.206(b)(2).

Chapter 18

PROJECT BASED VOUCHERS (PBV) UNDER THE RENTAL ASSISTANCE DEMONSTRATION (RAD) PROGRAM

PART I: GENERAL REQUIREMENTS

NOTE: The policies in this chapter follow Notice PIH 2016-17. If your project falls under PIH 2014-17, applicable policies may be found in Section 18-I.D.

- RAD FAQs (<http://www.radresource.net/search.cfm>)

NOTE: The policies in this chapter follow Notice PIH 2019-23 (REV-4) as amended by RAD Supplemental Notice 4B.

18-ILC. PHA-OWNED UNITS [24 CFR 983.57, FR Notice 1/18/17, and Notice PIH 2017-21]

If the project is PHA-owned, rent-setting (including redetermination of rent and determination of rent reasonableness) and inspection functions described in 24 CFR 983.57 must be conducted by an independent entity approved by HUD.

18-II.E. PBV PERCENTAGE LIMITATION AND UNIT CAP [Notice PIH 2019-23 and Notice PIH 2023-19]



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PBV Percentage Limitation

Covered projects do not count against the maximum amount of assistance a PHA may utilize for the PBV program (program cap), which under the standard PBV program is set at 20 percent of the authorized units allocated to a PHA under the HCV program with the ability to project-base an additional 10 percent of units that meet certain requirements. The number of PBV units excluded from the PHA's PBV program cap cannot exceed the number of former public housing units that those PBV units are replacing through the course of the RAD conversion. All PBV units in a covered project that replace former public housing units at the time of conversion are excluded from both the numerator and the denominator when calculating the percent of vouchers that may be project-based by a PHA. To implement this provision, HUD is waiving section 8(o)(13)(B) of the 1937 Act as well as 24 CFR 983.6.

Unit Cap Limitation

When HUD published REV-3 of Notice PIH 2012-32, the cap on the number of assisted units in each project was eliminated. Under the standard PBV program the cap is set at the greater of 25 units or 25 percent of the units in the project, with certain exceptions. HUD waived this requirement, and projects governed by Notice PIH 2019-23 and Notice PIH 2012-32, REV-3 have no cap on the number of units that may receive PBV assistance in a project

PART III: DWELLING UNITS

18-III.A. OVERVIEW

This part identifies the special housing quality standards that apply to the PBV program, housing accessibility for persons with disabilities, and special procedures for conducting housing quality standards inspections.

18-III.B. HOUSING QUALITY STANDARDS [24 CFR 983.101 and 24 CFR 5.703]

Housing quality standards for the tenant-based program generally apply to the PBV program. Housing quality standards requirements for shared housing, manufactured home space rental, and the homeownership option do not apply because these housing types are not assisted under the PBV program.

18-III.D. INSPECTING UNITS [24 CFR 983.103]

Initial Inspection [RAD Quick Reference Guide, Notice PIH 2019-23, and Notice PIH 2023-19]

Under standard PBV regulations at 24 CFR 983.103(c), the PHA must inspect and determine that all of the proposed PBV units fully comply with housing quality standards before entering the HAP contract, unless the PHA has adopted a policy to enter into a HAP contract for units that fail the initial inspection as a result of only non-life-threatening conditions (NLT option), or if the unit passed an alternative inspection, or both. It is the responsibility of the contract administrator to perform this initial inspection (unless units are PHA-owned). In order to accommodate projects in which repairs are conducted, however, HUD has waived this requirement when units are undergoing rehabilitation. In this case, units must meet housing quality standards by the date indicated in the RAD Conversion Commitment (RCC).

Turnover Inspections [24 CFR 983.103(d), FR Notice 1/18/17, and Notice PIH 2017-20]

Before providing assistance to a new family in a contract unit, the PHA must inspect the unit. The PHA may not provide assistance on behalf of the family until the unit fully complies with housing quality standards.

Periodic Inspections [24 CFR 983.103(e); FR Notice 6/25/14]



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PHA Policy

The PHA will inspect 100 percent of the units on a biennial basis to determine if the contract units and the premises are maintained in accordance with applicable housing quality standards.

Interim Inspections [24 CFR 983.103(f)]

If a participant or government official notifies the PHA of a potential deficiency, the following applies:

- If the reported deficiency is life-threatening, the PHA must, within 24 hours of notification, both inspect the housing unit and notify the owner if the life-threatening deficiency is confirmed. The owner must then make the repairs within 24 hours of PHA notification.
- If the reported deficiency is non-life-threatening, the PHA must, within 15 days of notification, both inspect the unit and notify the owner if the deficiency is confirmed. The owner must then make the repairs within 30 days of notification from the PHA or within any PHA-approved extension.

PHA Policy

During an interim inspection, the PHA generally will inspect only those deficiencies that were reported. However, the inspector will record any additional deficiencies that are observed and will require the responsible party to make the necessary repairs.

If the periodic inspection has been scheduled or is due within 90 days of the date the special inspection is scheduled the PHA may elect to conduct a full inspection.

Follow Up Inspections [24 CFR 983.103(f)(2)]

The PHA must conduct follow-up inspections needed to determine if the owner (or, if applicable, the family) has corrected a housing quality standards violation and must conduct inspections to determine the basis for exercise of contractual and other remedies for owner or family violation of housing quality standards.

Supervisory Quality Control Inspections [24 CFR 983.103(f)(3)]

Alternative Inspections [24 CFR 983.103(i); Notice PIH 2016-05]

In the case of a PBV project financed under a federal, state, or local housing program that is subject to alternative inspections, the PHA may rely upon an alternative inspection conducted at least triennially to demonstrate compliance with inspection requirements.

Remedies for Housing Quality Standards Deficiencies [24 CFR 983.208]

The following is applicable to HAP contracts executed or renewed before June 6, 2024.

The PHA may not make any HAP payment to the owner for a contract unit during any period in which the unit does not comply with housing quality standards. If the PHA determines that a contract unit does not comply with housing quality standards, the PHA may exercise any of its remedies under the HAP contract, for any or all of the contract units. Available remedies include termination of housing assistance payments, abatement or withholding of housing assistance payments, reduction of contract units, and termination of the HAP contract.

PHA Policy

The PHA will abate contracts for noncompliance with housing quality standards in accordance with the policies used in the tenant-based voucher program. These policies are contained in Section 8-II.G., Enforcing Owner Compliance.

The following is applicable to HAP contracts executed or renewed June 6, 2024, or later.



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Enforcement of Housing Quality Standards [24 CFR 983.208(b)]

The PHA must vigorously enforce the owner's obligation to maintain contract units in accordance with housing quality standards. If the owner fails to maintain the dwelling unit in accordance with housing quality standards, the PHA must take enforcement action. The unit is in noncompliance with housing quality standards if:

The PHA or other inspector authorized by the state or local government determines the unit has housing quality standards deficiencies based upon an inspection

- The agency or inspector notifies the owner in writing of the unit housing quality standards deficiencies; and
- The deficiencies are not remedied within the following timeframes:
 - For life-threatening deficiencies, the owner must correct the deficiency within 24 hours of notification;
 - For other deficiencies, the owner must correct the deficiency within 30 calendar days of notification (or any reasonable PHA-approved extension).

In the case of an HQS deficiency that the PHA determines is caused by the tenant, any member of the household, or any guest or other person under the tenant's control, other than any damage resulting from ordinary use, the PHA may waive the owner's responsibility to remedy the violation. Housing assistance payments to the owner may not be withheld or abated if the owner responsibility has been waived. However, the PHA may terminate assistance to a family because of a housing quality standards breach beyond damage resulting from ordinary use caused by any member of the household or any guest or other person under the tenant's control, which may result in removing the unit from the HAP contract.

PHA Policy

The PHA will waive the owner's responsibility for housing quality standards deficiencies that have been determined to have been caused by the tenant, any member of the household, or any guest or other person under the tenant's control, to the extent the tenant can be held responsible for ensuring that the deficiencies are corrected: the tenant must take all necessary steps permissible under the lease and state and local law to remedy the deficiency. This may include paying the owner for the cost of the necessary repairs in accordance with the lease.

In the case of a housing quality standards deficiency that is caused by fire, natural disaster, or similar extraordinary circumstances, the PHA may permit the owner to undertake substantial improvement in accordance with 24 CFR 983.212. However, so long as the contract unit with deficiencies is occupied, the PHA must withhold or abate housing assistance payments and remove units from or terminate the HAP contract as described in this section.

In the case of a project that is undergoing development activity after HAP contract execution, the remedies of 24 CFR 983.208(d) do not apply to units designated as unavailable for occupancy during the period of development activity in accordance with the rider. However, in the case of any contract unit with deficiencies that is occupied, the PHA must withhold or abate housing assistance payments and remove units from or terminate the HAP contract as described in this section.

Family Obligation [24 CFR 983.208(c)]



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The family may be held responsible for a breach of housing quality standards caused by any of the following:

- Tenant-paid utilities not in service;
- Failure to provide or maintain appliances owned by the family; and
- Damage to the dwelling unit or premises caused by a household member or guest beyond ordinary wear and tear.

PHA Policy

Damages beyond ordinary wear and tear will be considered to be damages which could be assessed against the security deposit under state law or in court practice.

If the PHA has waived the owner's responsibility to remedy the violation, the following applies:

- If the housing quality standards breach caused by the family is life-threatening, the family must take all steps permissible under the lease and state and local law to ensure the deficiency is corrected within 24 hours of notification.
- For other family-caused deficiencies, the family must take all steps permissible under the lease and state and local law to ensure the deficiency is corrected within 30 calendar days of notification (or any PHA-approved extension).

If the family has caused a breach of the HQS, the PHA must take prompt and vigorous action to enforce the family obligations. The PHA may terminate assistance for the family in accordance with 24 CFR 982.552.

PHA Remedies [24 CFR 983.208(d)]

The remedies listed below apply when housing quality standards deficiencies are identified as the result of an inspection other than a pre-selection, initial, or turnover inspection. The PHA must identify in its administrative plan the conditions under which it will withhold HAP and the conditions under which it will abate HAP or terminate the HAP contract for units other than the unit with housing quality standards deficiencies.

PHA Policy

The owner and the family will be notified in writing of the results of all inspections. When an inspection identifies housing quality standards failures, the PHA will determine (1) whether or not the failure is a life-threatening condition and (2) whether the family or owner is responsible. The PHA will not withhold assistance payments upon notification to the owner of the deficiencies.

When life-threatening conditions are identified, the PHA will immediately notify both parties by telephone or email. The notice will specify who is responsible for correcting the violation. The corrective actions must be taken within 24 hours of the PHA's notice.

When failures that are not life-threatening are identified, the PHA will send the owner and the family a written notification of the inspection results within five business days of the inspection. The written notice will specify who is responsible for correcting the violation, and the time frame within which the failure must be corrected. Generally, not more than 30 days will be allowed for the correction.

If the owner is responsible for correcting the deficiency, the notice of inspection results will inform the owner that if life-threatening conditions are not corrected within 24 hours, and non-



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life-threatening conditions are not corrected within the specified time frame (or any PHA-approved extension), the owner's HAP will be abated.

Likewise, if the family is responsible for correcting the deficiency, the notice will inform the family that if corrections are not made within the specified time frame (or any PHA-approved extension, if applicable) the family's assistance will be terminated in accordance with PHA policy (see Chapter 12).

HAP Withholding [24 CFR 983.208(d)(1)]

A PHA may withhold assistance payments for units that have housing quality standards deficiencies once the PHA has notified the owner in writing of the deficiencies. The PHA's administrative plan must identify the conditions under which the PHA will withhold HAP. In this case, if the unit is brought into compliance during the applicable cure period, the PHA resumes assistance payments and provide assistance payments to cover the time period for which the payments were withheld.

PHA Policy

The PHA will not withhold assistance payments upon notification to the owner of the deficiencies.

HAP Abatement [24 CFR 983.208(d)(2)]

The PHA must abate the HAP, including amounts that had been withheld, if the owner fails to make the repairs within the applicable cure period. The PHA may choose to abate payments for all units covered by the HAP contract due to a contract unit's noncompliance with the housing quality standards, even if some of the contract units continue to meet housing quality standards. In this case, the PHA must notify the family and the owner that it is abating payments and, if the unit does not meet housing quality standards within 60 days (or a reasonable longer period established by the PHA), the PHA will either terminate the HAP contract or remove the unit with deficiencies from the HAP contract, and any family residing in a unit that does not comply with housing quality standards will have to move if the family wishes to receive continued assistance.

The owner may not terminate the tenancy of any family due to the withholding or abatement of assistance.

PHA Policy

The PHA will make all HAP abatements effective the first of the month following the expiration of the PHA-specified correction period (including any extension).

The PHA will abate payments only for those contract units that do not meet housing quality standards.

The PHA will inspect abated units within five business days of the owner's notification that the work has been completed. Payment will resume effective on the day the unit passes inspection.

During any abatement period, the family continues to be responsible for its share of the rent.

Failure to Make Repairs

If an owner fails to make required repairs within 60 days (or a reasonable longer period established by the PHA) of the notice of abatement, the PHA must either remove the unit from the HAP contract or terminate the HAP contract in its entirety. The PHA must issue the family whose unit will be removed or all families residing in contract units, if the PHA is terminating the HAP contract, a tenant-based voucher to move at least 30 days prior to the removal of the unit from the HAP contract or termination of the HAP contract. A family may elect to remain in the project if the project contains a unit that meets the requirements of that section, with priority given to families who will remain in the same unit if there are



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insufficient units available to accommodate all families that wish to remain. The PHA must give any family residing in a unit that is either removed from the HAP contract or for which the HAP contract is terminated due to a failure to correct housing quality standards deficiencies at least 90 days or a longer period as the PHA determines is reasonably necessary following the termination of the HAP contract or removal of the unit from the HAP contract to lease a unit with tenant-based assistance.

PHA Policy

The PHA will issue a family whose HAP contract is being terminated due to an owner failing to make required repairs within the required time frame a voucher no later than 30 days prior to the termination of the HAP contract. The initial term of the voucher will be 120 calendar days. No briefing is required for these families.

In order to receive tenant-based assistance under the HCV program, the family must submit a Request for Tenancy Approval and proposed lease within the 120-day period, unless the PHA grants an extension. The PHA will follow the policies set forth in Chapter 5 on voucher extension and expiration.

Offer of Public Housing [24 CFR 983.208(d)(6)(ii)]

If the family is unable to lease a new unit within the term of the voucher, and the PHA owns or operates public housing, the PHA must offer, and, if accepted, provide the family a selection preference for an appropriate-sized public housing unit that first becomes available for occupancy after the time period expires.

PHA Policy

The PHA does not operate a public housing program.

Relocation Assistance [24 CFR 983.208(d)(6)(iii)]

PHAs may assist families relocating due to the HAP contract being terminated as a result of the owner failing to make required repairs within the required time frame in finding a new unit, including using up to two months of the withheld and abated assistance payments for costs directly associated with relocating to a new unit, including security deposits, temporary housing costs, or other reasonable moving costs as determined by the PHA based on their locality.

If the PHA uses withheld and abated payments to assist with relocation costs, the PHA must provide security deposit assistance to the family as necessary. The PHA must assist families with disabilities with locating available accessible units in accordance with 24 CFR 8.28(a)(3). If the family receives security deposit assistance from the PHA for the new unit, the PHA may require the family to remit the security deposit returned by the owner of the new unit at such time that the lease is terminated, up to the amount of security deposit provided by the PHA for that unit.

PHA Policy

The PHA will assist families with disabilities with locating available accessible units in accordance with program requirements.

The PHA will use up to two months of withheld and abated payment to assist with any required security deposit at the new unit. Funds will not be used for any other relocation assistance.

If the family receives a refund of a security deposit for the new unit, the PHA will not require any amount to be remitted to the PHA.

18-IV.E. OWNER RESPONSIBILITIES UNDER THE HAP CONTRACT [24 CFR 983.210]

- The owner is maintaining the premises and contract units in accordance with housing quality standards;



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- Each contract unit for which the owner is receiving HAP is leased to an eligible family referred by the PHA or selected from the owner-maintained waiting list, and the lease is in accordance with the HAP contract and HUD requirements;
- The owner (including a principal or other interested party) is not the spouse, parent, child, grandparent, grandchild, sister, or brother of any member of a family residing in a contract unit (unless needed as a reasonable accommodation);

PART V: SELECTION OF PBV PROGRAM PARTICIPANTS

18-V.C. ELIGIBILITY FOR PBV ASSISTANCE [24 CFR 983.251(a) and (b)]

Applicants for PBV assistance must meet the same eligibility requirements as applicants for the tenant-based voucher program using information received and verified by the PHA within a period of 60 days before commencement of PBV assistance. For all families, the PHA must determine if the total tenant payment for the family is less than the gross rent, such that the unit will be eligible for a monthly HAP.

18-V.D. ORGANIZATION OF THE WAITING LIST [24 CFR 983.251 and Notice PIH 2019-23]

The standard PBV regulations at 24 CFR 983.251 set out program requirements related to establishing and maintaining a waiting list from which residents will be admitted. These provisions will apply unless the project is covered by a remedial order or agreement that specifies the type of waiting list and other waiting list policies. Any non-RAD PBV units located in the same project are also subject to these requirements.

Applicants who will occupy units with PBV assistance must be selected from the waiting list for the PBV program. The PHA or owner (as applicable) may establish selection criteria or preferences for occupancy of particular PBV units. The PHA may place families referred by the PBV owner on its PBV waiting list. The PHA must establish in the administrative plan the options it will use to structure the PBV waiting list. The PHA may:

- Use a separate, central, waiting list comprised of more than one or all PBV projects;
- Use the same waiting list for both tenant-based and some or all PBV projects;
- Use a separate waiting list for PBV units in individual projects or buildings (or for sets of such units) (which may be used in combination with either of the above options and may be maintained by the owner); or
- Merge the PBV waiting list with a waiting list for other assisted housing programs offered by the PHA.

If the PHA chooses to offer a separate waiting list for PBV assistance, the PHA must offer to place applicants who are listed on the tenant-based waiting list on the waiting list for PBV assistance. The PHA must specify the name of the PBV projects in its administrative plan.

Units with Accessibility Features [24 CFR 983.251(c)(9)]



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Families who require particular accessibility features for persons with disabilities must be selected first to occupy PBV units with such accessibility features. The PHA must have some mechanism for referring to accessible PBV units a family that includes a person with a mobility or sensory impairment.

Preferences [24 CFR 983.251(d), FR Notice 11/24/08, and Notice PIH 2019-23]

PHA Policy

The PHA will offer preference to tenant based HCV participants who have been on the program for at least 12 months. However, the PHA will give priority to participants moving under VAWA emergency transfer from one PBV development to another in accordance with Section 18-VI.E.

The PHA will use the following local preference:

Residency Preference: For families who live, work, or have been hired to work in HACY's operational jurisdiction; proof of residency for the past 90 days will be required. Three months of rent receipts, three months of utility bills and/or statement that the applicant reside with the household for the past 90 days, along with a most recent utility bill showing address. Outside of Yuma City limits: proof in the form of the letter extending the offer of employment will be required. The PHA may verify that the family qualifies for the family preference based on the family's submission of the working member's most recent paycheck stub in indicating that the working member works at least 20 hours per week. The paystub must have been issued within the last 30 days. As required by HUD, families where the head and spouse, or sole member is a person age 62 or older, or is a person with disabilities, will also be given the benefit of the working preference 24 CFR 960.206(b)(2).

RESOLUTION No. 1015

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 15th day of April, 2025

Attest:



Glendon Moss, Chair or James Allen Vice-Chair



Michael Morrissey, Executive Director

Housing Authority City of Yuma
4/2025 Changes in FSS Program Action Plan

Change in Policy	Current Policy	New Policy
Chapter 6 ESCROW ACCOUNT PART I. THE ESCROW ACCOUNT 6 6-I.C. DISBURSEMENT OF FSS ACCOUNT FUNDS Disbursement before Expiration of Contract Term <u>PHA Policy</u>	<u>PHA Policy</u> ...Amount of interim disbursement from escrow may not exceed 70% of participant's current escrow balance, unless funds will be used in connection with homeownership escrow.	<u>PHA Policy</u> ... Amount of interim disbursement from escrow may not exceed 70% of participant's current escrow balance, unless funds will be used in connection with homeownership escrow. The following paragraph was added: <i>Participants are limited to a one-time interim disbursement, which cannot exceed 70% of the escrow balance during the current COP and any extensions. Additional interim disbursements may be allowed if required for homeownership purposes.</i>
Chapter 6 ESCROW ACCOUNT PART I. THE ESCROW ACCOUNT 6- 6-I.E. FORFEITURE OF FSS ACCOUNT FUNDS Treatment of Forfeited FSS Account Funds <u>PHA Policy</u>	<u>PHA Policy</u> ... Amounts of forfeited escrow funds may not exceed \$500 per head of FSS family, during their five-year participation and any extensions therein, unless funds will be used in connection with business related expenses.	<u>PHA Policy</u> ... Requested amount of forfeited escrow funds may not exceed \$500 per head of FSS family, during their five-year participation and any extensions therein, unless funds will be used in connection with business related expenses. The following paragraph was added: <i>Participants are limited to a one-time disbursement, which cannot exceed \$500.00 during the current COP and any extensions.</i>