

<b>5-Year PHA Plan (for All PHAs)</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires: 02/29/2016</b>
---	---	--

**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, 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

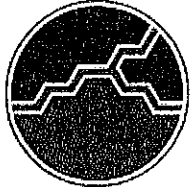
**Applicability.** Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

<b>A.</b>	<b>PHA Information.</b>																																
A.1	<p>PHA Name: <u>Housing Authority of the City of Yuma</u> PHA Code: <u>AZ035</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/2020</u>          PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p><b>Availability of Information.</b> In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>Copies of the 5-Year PHA Plan are located at the Housing Authority of the City of Yuma Main Office 420 S. Madison Avenue Yuma, AZ 85364 and website-www.hacy.org.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) In the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PHI</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <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		PHI	HCV	Lead PHA:																							
Participating PHAs	PHA Code					Program(s) In the Consortia	Program(s) not in the Consortia	No. of Units in Each Program																									
		PHI	HCV																														
Lead PHA:																																	

<b>B.</b>	<b>5-Year Plan.</b> Required for <u>all</u> PHAs completing this form.
<b>B.1</b>	<p><b>Mission.</b> State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years.</p> <p>The Housing Authority of the City of Yuma is committed to providing decent, safe, affordable housing opportunities and efficient, professional, quality services that meet the needs of our residents and community.</p>
<b>B.2</b>	<p><b>Goals and Objectives.</b> Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years.</p> <ol style="list-style-type: none"> <li>1. Expand the supply of assisted housing by: <ul style="list-style-type: none"> <li>• Applying for additional rental vouchers when available.</li> <li>• Leveraging private or other public funds to create additional housing opportunities.</li> </ul> </li> <li>2. Improve the quality of assisted housing by: <ul style="list-style-type: none"> <li>• Increasing customer satisfaction</li> <li>• Renovating or modernizing RAD properties</li> </ul> </li> <li>3. Increase assisted housing choices by: <ul style="list-style-type: none"> <li>• Providing voucher mobility counseling</li> <li>• Conducting outreach efforts to potential voucher landlords</li> <li>• Implementing homeownership voucher programs</li> <li>• Implementing public housing or other homeownership programs</li> </ul> </li> <li>4. Improve community quality of life and economic vitality by: <ul style="list-style-type: none"> <li>• Providing low-income housing and community programs for youth and families to the greatest extent practicable using agency assets, agency reserves and funding from outside sources</li> </ul> </li> <li>5. Promote self-sufficiency and asset development of families and individuals by: <ul style="list-style-type: none"> <li>• Increasing the number and percentage of employed persons in assisted families</li> <li>• Providing or attracting supportive services to improve assistance recipients' employability</li> <li>• Provide or attract supportive services to increase independence for the elderly or families with disabilities</li> <li>• Increasing homeownership opportunities to very-low and low income families</li> <li>• Increasing homeownership grant opportunities for very-low and low income families</li> <li>• Collaborating with local, state, and other non-profit agencies to bring goods and services to FSS participants and the community</li> </ul> </li> <li>6. Ensure equal opportunity and affirmatively further fair housing by: <ul style="list-style-type: none"> <li>• Undertaking affirmative measure to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability</li> <li>• Undertaking affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required</li> </ul> </li> </ol>

<p><b>B.3</b></p>	<p><b>Progress Report.</b> Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <ol style="list-style-type: none"> <li>1. Expand the supply of assisted housing by: <ul style="list-style-type: none"> <li>• HACY started its VASH program with 25 HUD-Vouchers in October 1, 2014; the programs continued its growth to 56 HUD-Vouchers by May 1, 2015. In June 1, 2016, HACY applied and received 10 additional HUD-Vouchers and by October 1, 2018, the VASH program increased to 71 HUD-VASH Vouchers.</li> <li>• Under the Housing Choice Vouchers program, we work diligently to maintain a high lease-up rate. HACY received 100% lease-up in CY2019 and maximized the impact in our community.</li> </ul> </li> <li>2. Improve the quality of housing by: <ul style="list-style-type: none"> <li>• Improvement on all 235 RAD units were offered through replacement of new tankless water heater, shower head with 1.5 GMP or less, replaces refrigerators with energy star models, replaced 4' fluorescent bulb with LED and CFL's with LED technology. In addition, 150 units now have a water sense branded faucet, and ongoing replacement of windows with energy star vinyl double pane windows is schedule to be complete by the end of 2020.</li> </ul> </li> <li>3. Increased assisted housing choices by: <ul style="list-style-type: none"> <li>• 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.</li> <li>• HACY continues to promote homeownership through its Family Self-Sufficiency (FSS) program. HACY was approved by AEA Federal Credit Union as a sub-recipient for the WISH program. The program provides up to \$20,000 for each participating household, matching up to \$3 for each \$1 contributed by the homebuyer(s). The funds for homeownership are based on program eligibility, which in return helps our FSS participants borrow less. The Homeownership program is only for 15 years, so when the mortgage assistance payment from HUD ends, the mortgage payment will be affordable to them.</li> </ul> </li> <li>4. Improve community quality of life and economic vitality by: <ul style="list-style-type: none"> <li>• On 7/1/2017, HACY met all its milestones and deadlines and successfully converted all 235 of its Public Housing units into Rental Assistance Demonstration (RAD) units. The RAD program has created the opportunity for HACY to improve public housing properties in order to address the \$26 billion dollar nationwide backlog of deferred maintenance. Under RAD, units are now Section 8 under a long-term contract that, by law, must be renewed. RAD properties are now permanently affordable to low-income residents. Residents continue to pay 30% of their income towards rent and they maintain the same basic rights that they used to possess under the public housing program.</li> <li>• The Mesa Heights Apartments, LLC developed 58 units of high quality rental housing through the utilization of the Arizona Department of Housing's Low-Income Housing Tax Credit (LIHTC) program. On December 2018 the project-base, Housing Choice Vouchers for the Mesa Heights Apartments were 100% leased up. The project included a public playground and a large community resource center that provides services to the community. The Mesa Heights Resource Center provides ongoing service to our community such as: afterschool programs, computer training, financial literacy, job training, nutrition, life skills, social enrichment, parenting classes, among other activities.</li> <li>• HACY was approved by AEA Federal Credit Union as a sub-recipient for the WISH program. The program provides up to \$20,000 for each participating household, matching up to \$3 for each \$1 contributed by the homebuyer(s). The funds for homeownership are based on program eligibility, which in conjunction with FSS Escrow has helps our FSS participants borrow less. In return, families have made the decision to buy without the Homeownership Program assistance, as their mortgage is low enough to become self-sufficient and no longer need any form of housing assistance. In the past 5 years, this program has brought +/- \$1,000,000 in grant opportunities to our community.</li> </ul> </li> <li>5. Promote self-sufficiency and asset development of families and individuals by: <ul style="list-style-type: none"> <li>• HACY has applied and received the 2019 NOFA under Family Self-Sufficiency (FSS) Grant. The FSS Program currently has 300 participants, from which 196 participants built escrows totaling approximately \$602,352 in funds. Their escrow is available to the clients for the purchase of home, pay off debt, or pay tuition for higher education. During the past year, 29 participants graduated from the program and 15 of the 29 became homeowners.</li> </ul> </li> <li>6. Ensure equal opportunity and affirmatively further fair housing by: <ul style="list-style-type: none"> <li>• HACY continues to ensure that housing is provided regardless of race, ethnicity, religion, color, sex, and familial status through its Fair Housing Policy.</li> <li>• Annual Fair Housing Training is being provided to all HACY Staff.</li> <li>• Annual Fair Housing Training is being provided through Landlord Briefing.</li> </ul> </li> </ol>
<p><b>B.4</b></p>	<p><b>Violence Against Women Act (VAWA) Goals.</b> Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p>HACY continues to comply with VAWA to support and assist victims of domestic violence, dating violence, sexual assault, or stalking. To protect certain victims as well as members of the victims' immediate families from losing their HUD assisted housing as a consequence of the abuse of which they were the victims. Our program participants are provided with a copy of the notification of Rights under VAWA as part of their initial move-in/lease-up and annual re-examination packet.</p>
<p><b>B.5</b></p>	<p><b>Significant Amendment or Modification.</b> Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>Please see attachment.</p>

<b>B.6</b>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?</p> <p>Y   N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<b>B.7</b>	<p><b>Certification by State or Local Officials.</b></p> <p><u>Form HUD 50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</u>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>



**City of YUMA**

*Michael Morrissey  
Executive Director*

## **HOUSING AUTHORITY OF THE CITY OF YUMA**

420 S. Madison Avenue • Yuma, Arizona 85364

Telephone: (928) 782-3823

Fax Numbers:

Housing Programs (928)

343-2595

Administration (928) 373-0399



### **Statement of Significant Amendment**

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

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



# HOUSING AUTHORITY OF THE CITY OF YUMA

420 South Madison Avenue  
Yuma, Arizona 85364  
[www.hacy.org](http://www.hacy.org)



Michael J. Morrissey  
Executive Director

Phone: (928) 782-3823  
Fax: (928) 343-2595

## Resident Advisory Board Meeting March 11<sup>th</sup>, 2020

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

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

Board Member's Name: Melissa Lovett / Sign: Melissa Lovett

Board Member's Name: Annicia D. Karsel / Sign: Annicia D. Karsel

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

Board Member's Name: Ellen McCluskey / Sign: Ellen McCluskey

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

*No comments.*

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

*No comments.*

**RESOLUTION 968**

**Approval of the 2020 Five-Year and Annual PHA Plans**

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

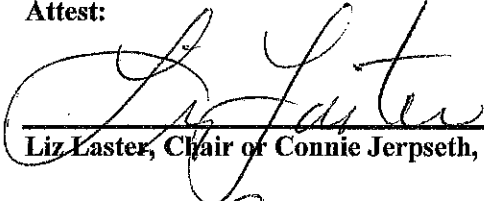
**Whereas**, the Annual PHA Plans consists of Finance and Budget information, Housing Authority Goals and Objectives, Program Policies and Procedures, and

**Whereas**, HACY is also required to meet with and brief the Resident Advisory Board, which it has done so, and has obtained concurrence on the proposed 2020 Five-Year and Annual PHA Plans.

**NOW THEREFORE, BE IT RESOLVED**, that the Board of Commissioner's of the Housing Authority of the City of Yuma approves the 2020 Five-Year and Annual PHA Plans, and authorizes the Chairman and/or Executive Director to sign any associated certifications or other documents related to the submission of said plan.

Dated this 17<sup>th</sup> day of March 2020

**Attest:**

  
\_\_\_\_\_  
Liz Laster, Chair or Connie Jerpseth, Vice-Chair

  
\_\_\_\_\_  
Michael Morrissey, Executive Director

**Civil Rights Certification**  
**(Qualified PHAs)**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB Approval No. 2577-0226  
Expires 02/29/2016

**Civil Rights Certification**

**Annual Certification and Board Resolution**


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

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those program, addressing those impediments in a reasonable fashion in view of the resources available and working with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.

Housing Authority of the City of Yuma  
PHA Name

AZ035  
PHA Number/HA Code

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

Name of Authorized Official	Title
Liz Laster	Chair of the Board of Commissioners
Signature 	Date 3/17/20



**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 2/29/2016

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

I, Liz Laster, the Chair of the Board of Commissioners  
*Official's Name* *Official's Title*

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

Housing Authority of the City of Yuma  
*PHA Name*

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

Impediments (AI) to Fair Housing Choice of the

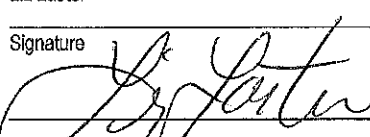
City of Yuma  
*Local Jurisdiction Name*

pursuant to 24 CFR Part 91.

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

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

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

Name of Authorized Official	Title
Liz Laster	Chair of the Board of Commissioners
Signature	Date
	3/17/20

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

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 02/29/2016

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

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the X 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning 07/2020, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.
7. For PHA Plans that includes a policy for site based waiting lists:
  - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);
  - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
  - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
  - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing;
  - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. 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.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
13. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
14. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
17. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
18. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
19. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Housing Authority of the City of Yuma  
PHA Name

AZ035  
PHA Number/HA Code

Annual PHA Plan for Fiscal Year 2020

5-Year PHA Plan for Fiscal Years 2020 - 2025

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

Name of Authorized Official

Title

Liz Laster

Chair of the Board of Commissioners

Signature



Date

3/17/2020

# Certification of Payments to Influence Federal Transactions

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

Applicant Name

Housing Authority of the City of Yuma

Program/Activity Receiving Federal Grant Funding

Housing Choice Voucher Program and Family Self-Sufficiency Program

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

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

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

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

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

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

Name of Authorized Official

Liz Laster

Title

Chair of Board of Commissioners

Signature



Date (mm/dd/yyyy)

3/17/20

AFFP

Public Hearing Notice 4-13-20

# Affidavit of Publication

STATE OF AZ }  
COUNTY OF YUMA } SS

**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. Said hearing will be held on Monday, April 13, 2020 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.

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

Prior to the meeting the Annual Plan will be available for inspection by the public Monday thru Thursday from 8 am to 4 pm at the Housing Authority of the City of Yuma at 420 S. Madison Avenue, Yuma AZ 85364. For More information call Michael Morrissey at (928) 782-3823 ext. 128.

That she is Publisher or Business Manager of the Yuma Sun, a daily newspaper of general circulation, printed and published in Yuma, Yuma County, AZ; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

**Noticia De Audiencia Pública**


El Departamento de Vivienda de la Ciudad de Yuma (HACY) ha revisado su Plan de 5-Años de la Agenda de Vivienda Pública e invita a todo el público a revisar y discutir estos cambios que han efectuado. Esta audiencia se llevara a cabo el día lunes 13, de abril del 2020 en la oficina de HACY, en el 420 S. de la Avenida Madison. Yuma, AZ 85364 a las 5:00 p.m.

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

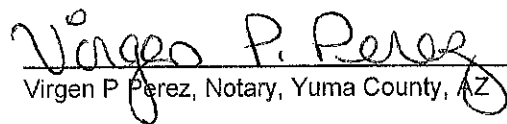
Estos cambios estarán disponibles para La inspección publica de Lunes a Jueves de a las 8 am a las 5 pm en la oficina de HACY en la dirección ya mencionada. Para mas información llame a Michael Morrissey al (928) 782-3823 X 128.  
Yuma Sun: February 21, 22, 23, 2020 - 00192554

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

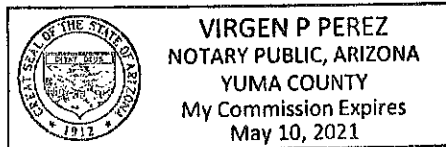
SIGNED:

  
\_\_\_\_\_  
Publisher or Business Manager

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

  
\_\_\_\_\_  
Virgen P Perez, Notary, Yuma County, AZ

My commission expires: May 10, 2021



00007004 00192554 Maria cell- 928-304-4566

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

AFFP

Public Hearing Notice 4-13-20

# Affidavit of Publication

STATE OF AZ }  
COUNTY OF YUMA } SS

**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. Said hearing will be held on Monday, April 13, 2020 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.

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

Prior to the meeting the Annual Plan will be available for inspection by the public Monday thru Thursday from 8 am to 4 pm at the Housing Authority of the City of Yuma at 420 S. Madison Avenue, Yuma AZ 85364. For More information call Michael Morrissey at (928) 782-3823 ext. 128.

That she is Publisher or Business Manager of the Yuma Sun, a daily newspaper of general circulation, printed and published in Yuma, Yuma County, AZ; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

**Noticia De Audiencia Pública**


El Departamento de Vivienda de la Ciudad de Yuma (HACY) ha revisado su Plan de 5-Años de la Agenda de Vivienda Pública e invita a todo el público a revisar y discutir estos cambios que han efectuado. Esta audiencia se llevara a cabo el día lunes 13, de abril del 2020 en la oficina de HACY, en el 420 S. de la Avenida Madison. Yuma, AZ 85364 a las 5:00 p.m.

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

Estos cambios estarán disponibles para La inspección publica de Lunes a Jueves de a las 8 am a las 5 pm en la oficina de HACY en la dirección ya mencionada. Para mas información llame a Michael Morrissey al (928) 782-3823 X 128.  
Yuma Sun: February 21, 22, 23, 2020 - 00192554

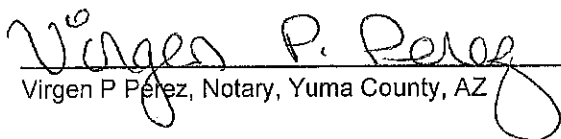
That said newspaper was regularly issued and circulated on those dates.

SIGNED:

  
\_\_\_\_\_

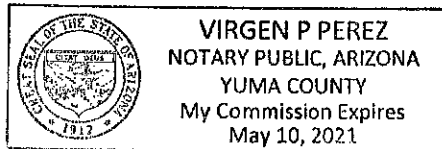
Publisher or Business Manager

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

  
\_\_\_\_\_

Virgen P Perez, Notary, Yuma County, AZ

My commission expires: May 10, 2021



00007004 00192554 Maria cell- 928-304-4566

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

HACY Budget Work Sheet  
Fiscal Year Ending June 30, 2021

Section 8

# of Units 1444

Description	Actual 2019	Budget 2020	YTD To Feb 2020	Projected 2020	Proposed Budget 2021
<b>RECEIPTS</b>					
ADMIN FEE EARNED	987,138	995,546	781,124	984,016	995,546
INTEREST ON RESERVE	1,293	800	735	1,103	800
OTHER	6,554	10,000	4,216	6,324	10,000
FSS DONATION	17,095	10,200	7,096	10,200	10,200
<b>TOTAL OP RECPTS</b>	<b>1,012,080</b>	<b>1,016,546</b>	<b>793,171</b>	<b>1,001,643</b>	<b>1,016,546</b>
<b>EXPENSE</b>					
ADMIN SAL	620,286	620,179	370,461	566,268	607,254
COMM SVC SAL			-	-	
LEGAL	-	1,000	-	1,000	1,000
TRAINING	7,551	10,000	5,233	7,850	10,000
AUDIT & ACCOUNTING	4,940	4,940	-	-	4,940
PHONES/FAX	7,889	8,000	4,933	7,400	8,000
POSTAGE	8,095	8,000	576	864	8,000
OFFICE SUPPLIES & EQ	10,123	12,000	5,785	8,678	12,000
PUB. & MEMBERSHIPS	3,527	3,500	2,110	3,165	3,500
FSS EXPENSES	17,095	10,200	14,707	22,061	10,200
PORTABLE ADMIN FEE	16,833	16,500	8,326	12,489	16,500
SUNDRY ADMIN	21,551	22,000	10,873	16,310	22,000
<b>TOT ADMIN EXP</b>	<b>717,890</b>	<b>716,319</b>	<b>423,004</b>	<b>646,082</b>	<b>703,394</b>
CONTRACTS	27,937	26,312	14,080	21,120	26,312
<b>TOT ORDINARY MAINT</b>	<b>27,937</b>	<b>26,312</b>	<b>14,080</b>	<b>21,120</b>	<b>26,312</b>
INSURANCE	9,960	10,359	4,503	6,755	10,359
EMP BENEFITS	248,236	258,978	139,234	240,228	268,410
<b>TOT GENERAL EXP</b>	<b>258,196</b>	<b>269,337</b>	<b>143,737</b>	<b>246,982</b>	<b>278,769</b>
<b>TOTAL OPERATING EXP</b>	<b>1,004,023</b>	<b>1,011,968</b>	<b>580,821</b>	<b>914,185</b>	<b>1,008,475</b>
<b>RESIDUAL RCPT/DEF</b>	<b>8,057</b>	<b>4,578</b>	<b>58,861</b>	<b>87,458</b>	<b>8,071</b>
HSG ASSIST PYMTS	9,402,268	9,453,345	7,090,009	10,635,013	9,453,345
HSG FUNDS RECEIVED	9,038,112	9,453,345	6,980,390	10,470,585	9,453,345
RESTRICTED FUNDS	364,156	-	109,619	164,428	-

**RESOLUTION No. 970**

**Approval of FYE June 30, 2021 Budget Proposals**

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

**Whereas**, the staff of HACY has put in significant time in reviewing current data and projected data to determine the Fiscal Year End June 30, 2021 budget, and

**Whereas**, the budget has been presented to the Finance committee and the Finance committee approves of the Fiscal Year End June 30, 2021 budget,

**NOW THEREFORE, BE IT RESOLVED**, that the Board of Commissioners of the Housing Authority of the City of Yuma, approves of the Fiscal Year End June 30, 2021 budget as shown in the attached documentation.

Dated this 17<sup>th</sup> day of March, 2020

**Attest:**

  
\_\_\_\_\_  
Liz Laster, Chair or Connie Jerpseth, Vice-Chair

  
\_\_\_\_\_  
Michael Morrissey, Executive Director



**RESOLUTION 971**

**Approval of Revisions to the Admin Plan**

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

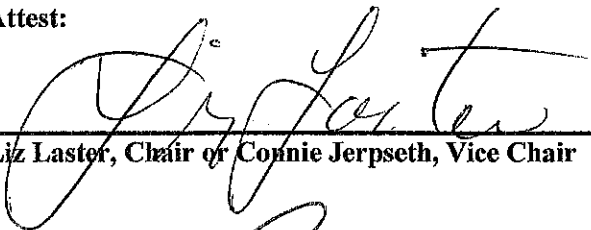
**Whereas**, the Admin Plan consists of respective Program-related Policies and Procedures, and

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

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

Dated this 17<sup>th</sup> day of March, 2020

Attest:

  
\_\_\_\_\_  
Liz Laster, Chair or Connie Jerpseth, Vice Chair

  
\_\_\_\_\_  
Michael Morrissey, Executive Director

**Housing Authority of the City of Yuma  
2020 Changes in Administrative Plan for the Housing Choice Voucher Program**

<b>Chapter</b>	<b>Current Policy</b>	<b>New Policy</b>
Chapter 2: Fair Housing and Equal Opportunity  2-I.B. Nondiscrimination Page: 2-4  Discrimination complaints Page: 2-5	Added new 4 <sup>th</sup> bullet  Changed text in 1 <sup>st</sup> paragraph HUD requires the PHA to make every reasonable attempt to determine whether the applicant's or participants have merit	Subject anyone to sexual harassment  The PHA should make every reasonable Attempt to determine whether the applicant's or participants have merit
Chapter 3: Eligibility  3-II.C. Social Security Numbers Page: 3-15	Updated PIH notice number on subheading	Notice PIH 2018-24
Chapter 4: Applications, Waiting List and Tenant Selection  4-III.C. Selection Method Page: 4-14	Added paragraph	Serious Mental Illness The Housing Authority of the City of Yuma (HACY) has designated 12 vouchers for adults (18 years of age or older) with Serious Mental Illness (SMI) who are enrolled in a Regional Behavioral Health Authority and are recorded in the ADHS/DBHS client information system.

		The SMI Program will provide rental assistance for SMI population with case management and clinical services provided by Arizona Complete Health and its approved centers in the community.
Chapter 6: Income and Subsidy Determinations  Treatment of Overpayment Deductions from Social Security Benefits Page: 6-25  6-I.M. Additional Exclusions from Annual Income Page: 6-34	Updated PIH notice number  Added text to excluded income	From PIH 2012 to PIH 2018-24  Distributions from an ABLE account, and actual or imputed interest on the ABLE account balance
Chapter 7: Verification Page: 7-1, 7-3, 7-4 & 7-5      EIV Income and IVT Reports Page: 7-5	Changed PIH notice number in title of chapter  In 2 <sup>nd</sup> paragraph of HUD's Verification subheading  In 2 <sup>nd</sup> full paragraph of File Documentation  In EIV Identity Verification  Added IVT to subheading and following paragraphs	From Notice PIH 2017-12 to Notice PIH 2018-18      The data shown on income and income validation tool (IVT) report is updated quarterly

		<p><u>PHA Policy</u> The PHA will obtain Income and IVT reports for annual reexaminations on a monthly basis</p>
<p>EIV Income and IVT Reports Page: 7-5</p>		<p>Income and IVT reports will be compared to family-provided information as part of the annual reexamination process</p> <p>Income and IVT reports will be used in interim reexaminations to identify any discrepancies between reported income and income shown in the EIV system</p> <p>Income and IVT reports will be retained in participants files</p>
<p>Chapter 8: Housing Quality Standards and Rent Reasonableness Determinations</p> <p>8-III.C. How Comparability is Established Page: 8-22</p>	<p>Added PIH notice reference to paragraph under Units that Must Not be Used as Comparables</p>	<p>Notice PIH 2002-22, Notice PIH 2005-20, and Notice PIH 2011-46</p>
<p>Chapter 9: General Leasing Policies</p> <p>9-I.B. Requesting Tenancy Approval Page: 9-3</p>	<p>Added email to text on 3<sup>rd</sup> paragraph, and 2<sup>nd</sup> and 4<sup>th</sup> indented paragraphs</p>	<p>Completed RTA (including the proposed dwelling lease must be submitted as hard copies, in-person, by mail, by email, or by fax</p>

<p>9-I.E. Lease and Tenancy Addendum Page: 9-8</p>	<p>Added text "by email" to PHA Review of Lease</p>	<p>Missing information or missing documents will only be accepted as hard copies, in person, by mail, by email or by fax.</p> <p>Corrections to the term of the RTA or the proposed lease will only be accepted as hard copies, in person, by mail, by email or by fax</p> <p>Missing and corrected lease information will only be accepted as hard copies, in person, by mail, by email or by fax</p>
<p>Chapter 10: Moving With Continue Assistance and Portability</p> <p>10-I.C. Moving Process Page: 10-7</p>	<p>Added subsection with new PHA Policy</p>	<p>Zero HAP Families Who Wish to Move (24 CFR 982.445)</p> <p>A participant who is not receiving any subsidy, but whose HAP contract is still in force, may request a voucher to move to a different unit. The PHA must issue a voucher to move unless it has grounds to deny assistance under the program regulations. However, if the PHA determines no subsidy would be paid at the new unit, the PHA may refuse to enter into a HAP contract on behalf of the family.</p>

		<p><u>PHA Policy</u>  If a zero HAP family requests to move to a new unit, the family may request a voucher to move. However, if no subsidy will be paid at the unit to which the family requests to move, the PHA will not enter into a HAP contract on behalf of the family for the new unit.</p>
<p>Chapter 11: Reexaminations  11-II.D. Processing the interim Reexamination  Page: 11-11</p>	<p>Added text “by email” to Method of Reporting</p>	<p>The PHA will accept required documentation by mail, by email, by fax or in person</p>
<p>Chapter 12: Termination of Assistance and Tenancy  Page: 12-3</p> <p>Exhibit 12-1: Statement of Family Obligations  Page: 12-26</p>	<p>Updated PIH notice in Failure to Disclose and Document Social Security Numbers</p> <p>Added text to 1<sup>st</sup> paragraph under PHA Policy</p>	<p>From Notice PIH 2012-10 to 2018-24</p> <p>The PHA will determine if a family has committed serious or repeated violations of the lease based on available evidence, including but not limited to, a court-ordered eviction or an owner’s notice to evict, <b>police reports, and affidavits from the owner, neighbors, or other credible parties with direct knowledge.</b></p>
<p>Chapter 14: Program Integrity  14-II.C. Owner-Caused Error or Program Abuse  Page: 14-8</p>	<p>Added 2 paragraphs under PHA Policy for Prohibited Owner Actions</p>	<p>Committing sexual or other harassment, either quid pro quo or hostile environment, based on the protected classes defined in Chapter 2</p>

		Retaliating against any applicant or participant reporting/alleging sexual or other harassment, either quid pro quo or hostile environment, based on the protected classes defined in Chapter 2
Chapter 16: Program Administration 16-II.B. Payment Standards Page: 16-5	Added subsection to Voluntary Use of Small Area FMR's with new PHA Policy	Voluntary Use of Small Area FMRs (24 CFR 982.503, Notice PIH 2018-01)  PHAs that administer vouchers in a metropolitan area where the adoption of small area FMRs (SAFMRs) is not required may request approval from HUD to voluntarily adopt SAFMRs. SAFMRS may be voluntarily adopted for one or more zip code areas.  PHA Policy The PHA will not voluntarily adopt the use of SAFMRs.
Chapter 17: Project-Based Vouchers 17-I.A. Overview Page: 17-2  Page: 17-2	Added 2 <sup>nd</sup> paragraph to PHA Policy  Added last paragraph to Additional Project-Based Units	See Exhibit 17-1 for information on projects to which the PHA has attached PBV assistance  Only units that are under a HAP contract that was first executed on or after April 18, 2017, may be covered by the 10 percent exception.

Page 17-58/59	Added New Exhibit 17-1: PDV Development Information	
<p>Chapter 18: Project Based Vouchers (PBV) Under the Renal Assistance Demonstration (RAD) Program</p> <p>18-I.C. Tenant-Based VS Project-Based Voucher Assistance [24 CFR 983.2 ] Page: 18-3</p> <p>Page: 18-43/44</p>	<p>Added 2<sup>nd</sup> paragraph to PHA Policy</p> <p>Added New Exhibit 18-1: PDV Development Information</p>	<p>See Exhibit 18-1 for information on projects to which the PHA has attached PBV assistance.</p>



**RESOLUTION No. 972**

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

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

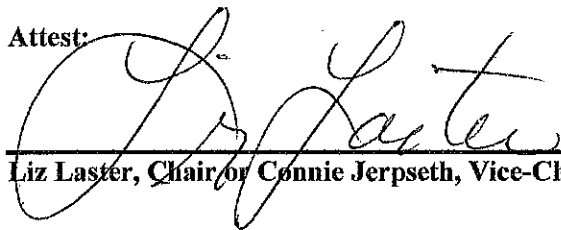
**Whereas**, the FSS Action Plan consists of the combined Program Policies and Procedures, and

**Whereas**, HACY has met with and briefed the Resident Advisory Board, and has obtained concurrence on the proposed FSS Action Plan,

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

Dated this 17<sup>th</sup> day of March, 2020

Attest:



Liz Laster, Chair, or Connie Jerpseth, Vice-Chair

  
Michael Morrissey, Executive Director

**Housing Authority City of Yuma  
3/2020 Changes in FSS Program Action Plan**

<b>Change in Policy</b>	<b>Current Policy</b>	<b>New Policy</b>
<p>Chapter 1: The Family Self-Sufficiency and the FSS Action Plan</p> <p>1-II.C. FSS Action Plan Development and Revision</p> <p>Single Action Plan [24 CFR 984.201(f)] Page: 1-4</p>	<p><u>PHA Policy</u></p> <p>HACY is implementing both an HCV FSS program and a public housing FSS program and will submit one action plan, the policies in which apply to both programs.</p>	<p><u>PHA Policy</u></p> <p>HACY is implementing an HCV FSS program and will submit one action plan.</p>
<p>Chapter 2: Purposes, Scope, and Applicability of the Family Self-Sufficiency Program</p> <p>PART I: Purposes and Basic Requirements of the FSS Program</p> <p>2-I.A Purpose Page: 2-2</p>	<p><u>PHA Policy</u></p> <p>The PHA’s local goal in operating this FSS program is to match housing-assisted families with a broad range of highly collaborative existing community services to assist FSS families in achieving economic self-sufficiency. <i>Economic self-sufficiency</i> is defined as having the sustainable skills necessary to maintain employment paying a “suitable wage.” This wage would pay for the family’s basic needs without the use of government subsidies.</p>	<p><u>PHA Policy</u></p> <p>The PHA’s local goal in operating this FSS program is to match housing-assisted families with a broad range of highly collaborative existing community services to assist FSS families in achieving economic self-sufficiency. <i>Economic self-sufficiency</i> is defined as having the sustainable skills necessary to maintain employment paying a “suitable wage.”</p>

**Housing Authority City of Yuma  
3/2020 Changes in FSS Program Action Plan**

<p>PART II: Scope of the FSS Program Mandatory Minimum Program Size (MMPS) [24 CFR 984.105] Page: 2-4</p> <p>Part IV: Definitions 2-IV.A. Definitions [24 CFR 984.103] Page: 2-8</p>	<p>The PHA has no mandatory minimum program.</p> <p><i>Eligible families</i> for the public housing FSS program means current residents of public housing, and for the housing choice voucher FSS program, means current housing choice voucher program participants. Eligible families also include current residents of public housing and participants in the housing choice voucher program who are participants in other local self- sufficiency programs.</p>	<p>The PHA's minimum Program size is twelve.</p> <p><i>Eligible families</i> for the purpose of the FSS program, means current Housing Choice Voucher (HCV) and Rental Assistance Demonstration (RAD) program participants.</p>
<p>Chapter 3: Program Administration</p> <p>Part 1: Staffing, Fees and Costs, and On-site Facilities</p> <p>3-I.E. On-Site Facilities Page: 3-4</p> <p>Part II: Program Coordinating Committee</p>	<p><u>PHA Policy</u> HACY will make 420 S. Madison Avenue, 2030 S. Avenue A, and 1635 W. 3<sup>rd</sup> Street available to provide supportive services under the public housing and housing choice voucher FSS program.</p> <p><u>PHA Policy</u> HACYs representative to the program coordinating committee will be Executive</p>	<p><u>PHA Policy</u> HACY will make 420 S. Madison Avenue, 2030 S. Avenue A, and 1635 W. 3<sup>rd</sup> Street available to provide supportive services under the Rental Assistance Demonstration program (RAD) and Housing Choice Voucher (HVC) FSS program.</p> <p><u>PHA Policy</u> HACY's representative to the program coordinating committee will be the Community</p>

**Housing Authority City of Yuma  
3/2020 Changes in FSS Program Action Plan**

<p>3-II.B. Program Coordinating Committee Membership Page 3-5</p>  <p>Recommended PCC Membership [24 CFR 984.202(b)(2)] Page 3-6</p>	<p>Director, Michael Morrissey and Director of Administration and Services, Maria Moreno. The FSS coordinators will serve as administrative support to this committee.</p>  <p><u>PHA Policy</u> HACY's FSS program coordinating committee membership will include leadership from the following organizations:</p> <p><i>Department of Economic Services- DES, Workforce Investment- Yuma Private Industry Council, Western Arizona Council of Government (WACOG), Portable Practical Educational Preparation (PPEP), Cenpatico Integrated, Yuma County Health Department, Job Corps, Adult Literacy Plus Southwest, Hunters Employment, and Goodwill.</i></p>	<p>Service Manager and FSS coordinators will serve as administrative support to this committee.</p>  <p><u>PHA Policy</u> HACY's FSS program coordinating committee membership will include leadership from organizations who provide services such as:</p> <p>Health Care, Transportation, Education, Employment, Child Care, and other services based on the needs of the community.</p>
<p>Chapter 4: Selecting and Serving FSS Families</p>  <p>Part I: Incentives, Outreach, and Assurance of Noninterference</p>  <p>4-I.C. Outreach Efforts [24 CFR 984.201(d)(6)(i)(ii)]</p>	<p>Outreach Chart-Additions</p>	<p>Outreach chart- website, PHA Staff/Receptionist, Website/Staff</p>

**Housing Authority City of Yuma  
3/2020 Changes in FSS Program Action Plan**

<p>Page: 4-3</p> <p>4-I.D.Assurance of Noninterference with the Rights of Nonparticipating Families [24 CFR 984.201(d)(10)]</p> <p>Page: 4-4</p>	<p><u>PHA Policy</u></p> <p>Participation in the FSS program is strictly voluntary. Public housing residents and housing choice voucher program participants will be notified that should they decide not to participate in the FSS program it will not affect their public housing or HCV housing assistance. This material will also specify that the family will retain the right to occupancy according to their lease and family obligations contract.</p>	<p><u>PHA Policy</u></p> <p>Participation in the FSS program is strictly voluntary. Rental assistance demonstration program residents and housing choice voucher program participants will be notified that should they decide not to participate in the FSS program it will not affect their RAD or HCV housing assistance. This material will also specify that the family will retain the right to occupancy according to their lease and family obligations contract.</p>
<p>4-II.C.Selection Factors</p> <p>Other Selection Factors</p> <p><i>Previous Participation Selection Factor</i></p> <p>Page: 4-7</p>	<p><u>PHA Policy</u></p> <p>HACY will accept a family for participation in the FSS Program a second time if that family previously participated. The family, and all family members must wait three consecutive months prior to re-applying once terminated by HACY or the family. It will be the family's responsibility to re-apply the FSS program. Failure of the family to comply with FSS contract or Section 8-Program or Public Housing regulations will lead-to-forfeiture of any FSS escrow money earned.</p>	<p><u>PHA Policy</u></p> <p>HACY will accept a family for participation in the FSS Program a second time. if that family previously participated. The participant and all family members once exited from the FSS Program must wait three consecutive months prior to re-applying. It will be the family's responsibility to re-apply the FSS program. Failure of the family to comply with the FSS Contract, HCV Program or RAD Program will lead-to-forfeiture of any FSS escrow money earned.</p>

**Housing Authority City of Yuma  
3/2020 Changes in FSS Program Action Plan**

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

**Housing Authority City of Yuma  
3/2020 Changes in FSS Program Action Plan**

<p>Expiration of Contract Term Page: 6-3</p>	<p>Requested funds are needed in order to complete an interim goal or task within the COP and are not ongoing expenses, only one interim withdraw from escrow may be approved per family</p> <p><b>OR</b></p> <p>The family has demonstrated that the need for one-time payment of otherwise ongoing expenses such as rent, utilities, outstanding debt, car maintenance, insurance, or childcare is needed to complete an interim goal, a final goal, or a task related to such goals. Only one interim withdraw from escrow may be approved per family. Amount of interim withdraw from escrow may not exceed 40% of participant's current escrow balance when funds will be used in connection with an interim withdraw.</p>	<p>Requested funds are needed in order to complete an interim goal or task within the COP and are not ongoing expenses.</p> <p><b>OR</b></p> <p>The family has demonstrated that the need for one-time payment of otherwise ongoing expenses such as rent, utilities, outstanding debt, car maintenance, insurance, or childcare is needed to complete an interim goal, a final goal, or a task related to such goals.</p> <p>Amount of interim withdraw from escrow may not exceed 70% of participant's current escrow balance unless when funds will be used in connection with homeownership escrow withdraw.</p>
<p>Chapter 7: Portability in Housing Choice Voucher FSS Program</p> <p>Part I: Portability in the FSS Program 7-</p> <p>7-I.C. Residency Requirement Page: 7-2</p>	<p><u>PHA Policy</u></p> <p>The PHA will approve a family's request to move outside its jurisdiction under portability during the first 12 months after the effective date of the contract of participation if the family is not in the first year of a lease with the HCV landlord and the move is needed for training, education, employment, support services, or to meet</p>	<p><u>PHA Policy</u></p> <p>The PHA will approve a family's request to move outside its jurisdiction under portability during the first 12 months after the effective date of the contract of participation if the family is not in the first year of a lease with the HCV landlord and the move is needed for training, education, employment, support services, or to meet personal family needs if</p>

**Housing Authority City of Yuma  
3/2020 Changes in FSS Program Action Plan**

<p>7-I.D. Contract of Participation</p> <p>Participation in the FSS Program of the Receiving PHA</p> <p>Page: 7-3</p>	<p>personal family needs if they are otherwise eligible for portability. A written request must be submitted within 30 days from the portability date.</p> <p>The PHA, as the receiving housing authority, will allow a relocating FSS family to participate in its FSS program so long as an open FSS slot exists.</p> <p>In the event the family wishes to port into another jurisdiction, but does not plan to continue in the FSS program at the receiving agency, the family's FSS Contract of Participation will be terminated and the family will forfeit any funds in the escrow account.</p>	<p>they are otherwise eligible for portability. A portability request form shall be submitted to the HVC Program; FSS portability is contingent upon receiving PHA's approval for their FSS program.</p> <p>The PHA, as the receiving housing authority, will allow a relocating FSS family to participate in its FSS program so long as an open FSS slot exists.</p> <p>In the event, the family wishes to port into another jurisdiction, and plans to continue in the FSS program. The receiving PHA has 120 days from admission to the HCV program to execute its FSS Contract of Participation; failure to complete the FSS enrollment in allotted time will result in forfeit of any funds in the family's escrow account.</p> <p>In the event the family wishes to port into another jurisdiction, but does not plan to continue in the FSS program at the receiving agency, the family's FSS Contract of Participation will be terminated and the family will forfeit any funds in the escrow account.</p>
---	---	--