

# HOUSING AUTHORITY OF THE CITY OF YUMA



"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."

# LEARN MORE ABOUT US:

You may visit our website

[www.hacy.org](http://www.hacy.org)

or

You may visit our office:

Housing Authority of the City of Yuma

420 South Madison Avenue

Yuma, Arizona 85364

Phone: (928) 782-3823





# Programs Sponsored by HACY

## Housing Programs

- Housing Choice Voucher (Section 8)
- Special Voucher Programs
- Rental Demonstration Program (RAD)
- Property Management and Tax Credit

## Community Service Programs

- Family Self-Sufficiency
- Homeownership
- Resident Service Coordination
- SHINE (AHDC)

# Housing Choice Voucher Program (Section 8)



- With current HUD funding we assist 1,465 families/individuals.
- HUD provides the funding needed to structure a lease agreement that sets the program participant's rent at 30% of household income after deductions.
- Approximately 400 local landlords and property owners provide affordable housing opportunities to our families.



# Special Voucher Programs

## VASH

Veterans Affairs Supportive Housing Program (VASH) holds seventy one (71) vouchers for VA members that have been honorably discharged. All referral and criteria is approved by the VA.

## FUP

Family Unification Program holds fifteen (15) voucher for youth aging out of foster care and/or families going through reunification. All referral criteria is approved by DES.



# Special Voucher Programs cont...

Emergency Housing Voucher Program (EHV)  
EHV program is available to assist individuals and families who are (1) homeless, (2) at risk of homelessness, (3) recently homeless (4) fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking. We currently hold 21 vouchers for this program.

Tenant Based Rental Assistance (TBRA)  
This program assists households who are (1) homeless/at risk of homelessness (2) 30%+ housing cost burden (3) COVID-19 related hardship (eg. rent, security deposit and utility assistance). TBRA assistance is limited to a 12 month consecutive period.

# Income Eligibility



## 2021 Income Limits

## 2022 Payment Standards

### FY 2021 Income Limits Summary

Selecting any of the buttons labeled "Click for More Detail" will display detailed calculation steps for each of the various parameters.

| FY 2021<br>Income<br>Limit Area | Median Family Income<br><a href="#">Click for More Detail</a> | FY 2021 Income Limit<br>Category  | Persons in Family |        |        |               |         |         |         |         |
|---------------------------------|---|---|-------------------|--------|--------|---------------|---------|---------|---------|---------|
|                                 |   |   | 1                 | 2      | 3      | 4             | 5       | 6       | 7       | 8       |
| <b>Yuma,<br/>AZ MSA</b>         | \$51,400  | Very Low (50%) Income<br>Limits (\$)<br><a href="#">Click for More Detail</a> | 18,900            | 21,600 | 24,300 | <b>27,000</b> | 29,200  | 31,350  | 33,500  | 35,650  |
|                                 |   | Extremely Low Income<br>Limits (\$)*<br><a href="#">Click for More Detail</a> | 12,880            | 17,420 | 21,960 | <b>26,500</b> | 29,200* | 31,350* | 33,500* | 35,650* |
|                                 |   | Low (80%) Income Limits<br>(\$)<br><a href="#">Click for More Detail</a>      | 30,250            | 34,600 | 38,900 | <b>43,200</b> | 46,700  | 50,150  | 53,600  | 57,050  |

**NOTE:** Yuma County is part of the **Yuma, AZ MSA**, so all information presented here applies to all of the **Yuma, AZ MSA**.

The **Yuma, AZ MSA** contains the following areas: Yuma County, AZ;

### Housing Authority of the City of Yuma

#### Voucher Payment Standards

Housing Authority of the City of Yuma voucher payment standards set the maximum amount the agency will pay for your rent and utilities. Voucher payment standards are not the maximum rent landlords can charge or the subsidy that you receive. Listed below are the agency's voucher payment standards as of January 1, 2022:

| Efficiency | 1 BDRM | 2 BDRM | 3 BDRM | 4 BDRM | 5 BDRM |
|------------|--------|--------|--------|--------|--------|
| \$796      | \$808  | \$1016 | \$1375 | \$1575 | \$1600 |

If rent and utilities exceed the voucher payment standard, you may pay the difference, as long as the total amount paid for rent and utilities does not exceed 40 percent of your monthly adjusted income during the first year.

Starting January 1, 2022, these voucher payment standards were made effective for all new families receiving vouchers and all families that move with a voucher from one unit to another. Annual reviews effective January 1, 2022 and later, will include the new voucher payment standard unless this payment standard is a decrease from the prior payment standard. In this case the payment standard will remain the same until the second annual re-exam.

# Rental Assistance Demonstration Program (RAD)



HACY manages several single family homes and multi-family developments throughout the City of Yuma.

Our RAD Program consists of 235 units.



HACY Lo m a  
750 S 1st Avenue  
Yu m a , AZ 85364



690 S 1st Avenue  
Yuma, AZ 85364



505 S 1st Avenue  
Yuma, AZ 85364



Vince Nelson Vista  
2030 S Avenue A  
Yuma, AZ 85364



Charlene Gardens I  
655 Magnolia  
Avenue  
Yuma, AZ 85364



656 S 16<sup>th</sup> Avenue  
Yuma, AZ 85364



Charlene Gardens II  
280 S Magnolia  
Avenue  
Yuma, AZ 85364



HACY P a l m s  
220 S Magnolia Avenue  
Yu m a , AZ 85364





HACY Estates  
1635 W 3rd Street  
Yuma, AZ 85364



HACY Plaza  
1350 W Colorado  
Street  
Yuma, AZ 85364



# Property Management



In addition to our housing programs and services, HACY also administers Tax Credit/Project Based affordable housing with monthly rental prices, lower than market rents.

Housing is privately funded, but managed by the HACY Property Management team.

In addition to property management, we also administer financial, compliance, maintenance and grounds keeping related services for our local partners.

Local Partners:  
Casa Sierra Vista  
Carver Park Townhomes  
City of Yuma  
Magnolia Avenue  
Mesa Heights Apartments  
Trail Estates

# Casa Sierra Vista

30 Unit HUD 202 Elderly project

Available to elderly and/or disabled  
family/individuals

CSV is committed to providing constructive activities that promote independence and community living. The Resident Service Coordinator works with various local agencies to provide meal and grocery assistance, emotional support, financial education, and recreational activities. The Coordinator meets with the residents several times a month to maintain an active connection and of understanding needs and barriers.





# Trail Estates and Magnolia Homes

We currently manage 9  
homes

Each home is a 3 bedroom,  
2 bath

Available to families with  
Serious Mental Illness

Eligibility upon referral  
from Arizona Complete  
Health



# Trail Estates and Magnolia Homes

Trail Estates (3)

Each home is a 3  
bedroom, 2 bath

Available to families with  
Serious Mental Illness

Eligibility upon referral  
from Arizona Complete  
Health



# Mesa Heights Apartments



Mesa Heights is a 58 unit LIHTC development with a Community Resource Center

- The Community Resource Center's motto "we connect those in need, with those who serve."
- The center offers a vast variety of free resources to the Yuma community that includes but not limited to Nutrition, Life Skills, Social Enrichment, After School Programs and Computer Training.
- The Community Center also has an industrial kitchen which has opened the door to virtual cooking classes and other similar activities.







# Carver Park Townhomes

Carver Park Townhomes offers a variety of amenities, friendly and professional staff, 24 hour Emergency Maintenance Service and spacious floor plans.

The Housing Credit Program is an affordable housing program for individuals and families on fixed or lower incomes. The Program was created by Congress in 1986 as part of the Tax Reform Act and is administered by the Internal Revenue Service.

445 S 16th Avenue  
Yuma, AZ 85364



564 S 15th Avenue  
Yuma, AZ 85364



490 S 17th Avenue

Yuma, AZ 85364



# Family Self-Sufficiency Program (FSS)

HACY provides guidance, support, service coordination, case management, and homeownership opportunities to approximately 240 housing program participants through the FSS Program.



# Over the last five years, HACY's FSS Program :

- Had an average of 22 families, whom successfully graduated the FSS program, no longer relying on government assistance of any sort.
- Had 10 families, become first -time homeowners.



# Homeownership Program



In partnership with the FSS Program and other community resources we prepare our families to become successful homeowners when and if homeownership is their goal.

Through our program we provide mortgage assistance for a period of 15 to 30 years, depending on eligibility requirements.

# The SHINE Boys and Girls Center

Location:

1100 S 13th Ave, Yuma, AZ 85364

[www.theshineprogram.org](http://www.theshineprogram.org)

Phone:

(928) 318-5800

Hours:

Monday through Friday

Costs:

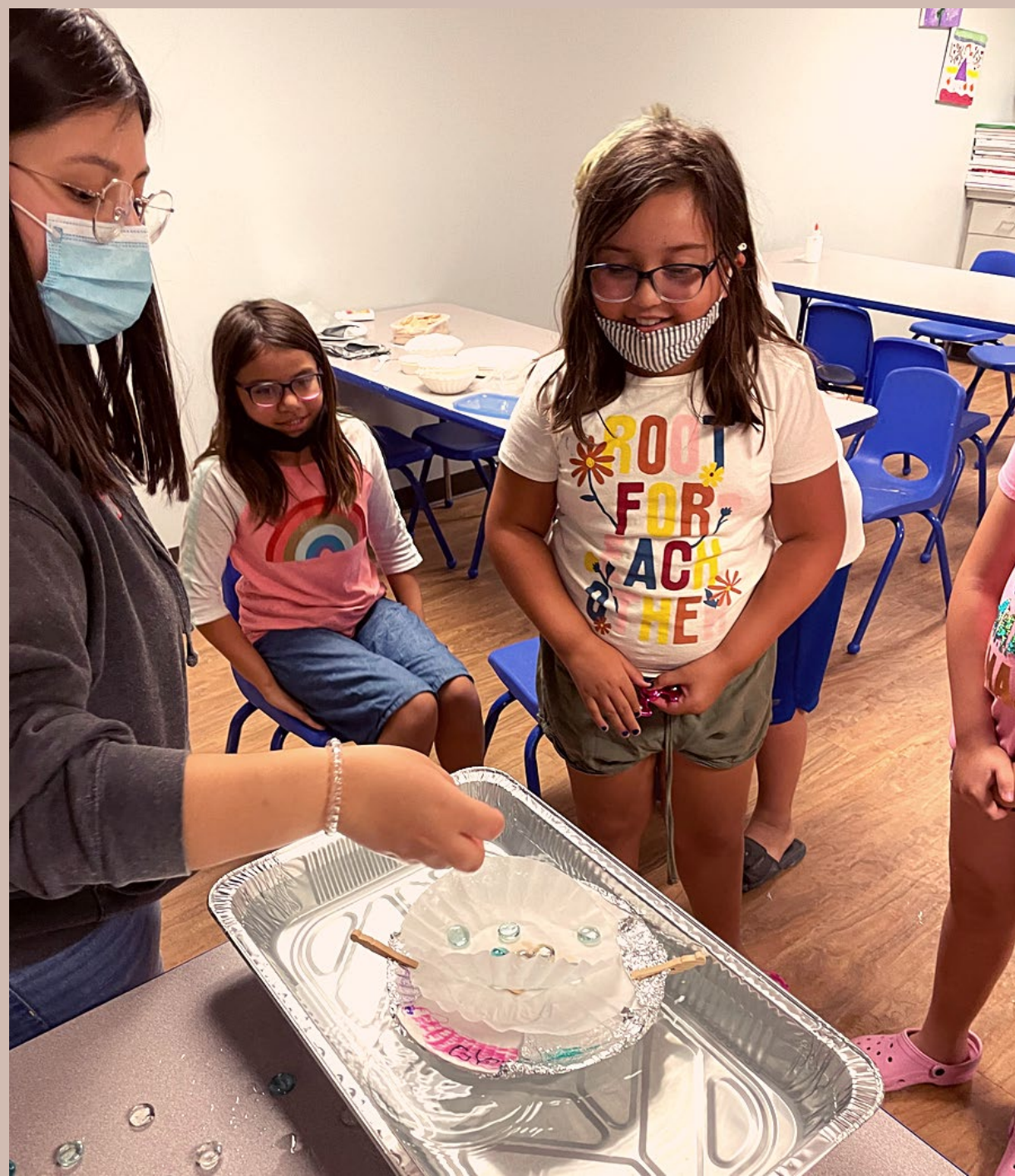
\$75 per month



# The SHINE Boys and Girls Center

The SHINE Boys and Girls Center serves a variety of roles in our community. The SHINE's mission is to provide developmental programs and activities for youth. HACY in partnership with The SHINE Boys and Girls center, awards free membership to FSS participants, in an effort to eliminate one of their biggest barriers. The collaboration is to promote financial success, but most importantly, healthy families that improve our community.





SHINE has partnered with other organizations such as: Northern University of Arizona, Kids at Hope, and Yuma County Health Department in order to provide educational and memorable programming.



Our Center is equipped with a STEM (Science, Technology, Engineering, and Math) Lab, Art Room, Gym, Library, and theater room that guarantees a unique after-school experience. We work closely with families to practice communication, emotional intelligence and acceptance.

United States

Department of Housing and  
Urban Development (HUD)

2021 Best Practices

The SHINEBoys and Girls Center and the City of Yuma Neighborhood Services Department (COY) received federal recognition from HUD in 2021 for the joint efforts in the 2020 CDBG CARES Act (COVID-19) response. SHINE provided a twelve-week emergency childcare program for essential workers. The COY's assistance in offering and executing CDBG funding at an incredible speed allowed SHINE to offset cost and pass on the savings to our first responders. HUD's annual Best Practices Conference is a Congressional request to identify and increase knowledge-sharing of exceptional program management strategies amongst CDBG grantees.





# SHINE

## Mentor Leader Program

SHINE's Mentor Leader Program was established in 2015, due to the commitment of select members and graduates of the original SHINE Afterschool Program.



The Mentor Leader Program is offered to high school students where they can learn leadership, human relation, management, and conflict resolution skills.



In 2017, the SHINE Mentor Program received accreditation from Arizona Western College (AWC). Students can return every year to earn credit in new courses throughout their high school career. Mentors that commit to our Program can graduate high school with an Occupational Certificate in Organizational Leadership from AWC.



The SHINE Program has received several local, state, and national awards and recognitions:

Most recently, in 2019, SHINE Mentor Program received a National "Merit Award" and "Award of Excellence" from NAHRO in 2019. Less than 3% of housing authorities in the country receive this award.

In 2014, they received the "Certificate of Appreciation" from United Way and the Yuma County Anti Drug Coalition.

In 2011, they received the "Outstanding Afterschool Program" award from the Arizona Center for Afterschool Excellence

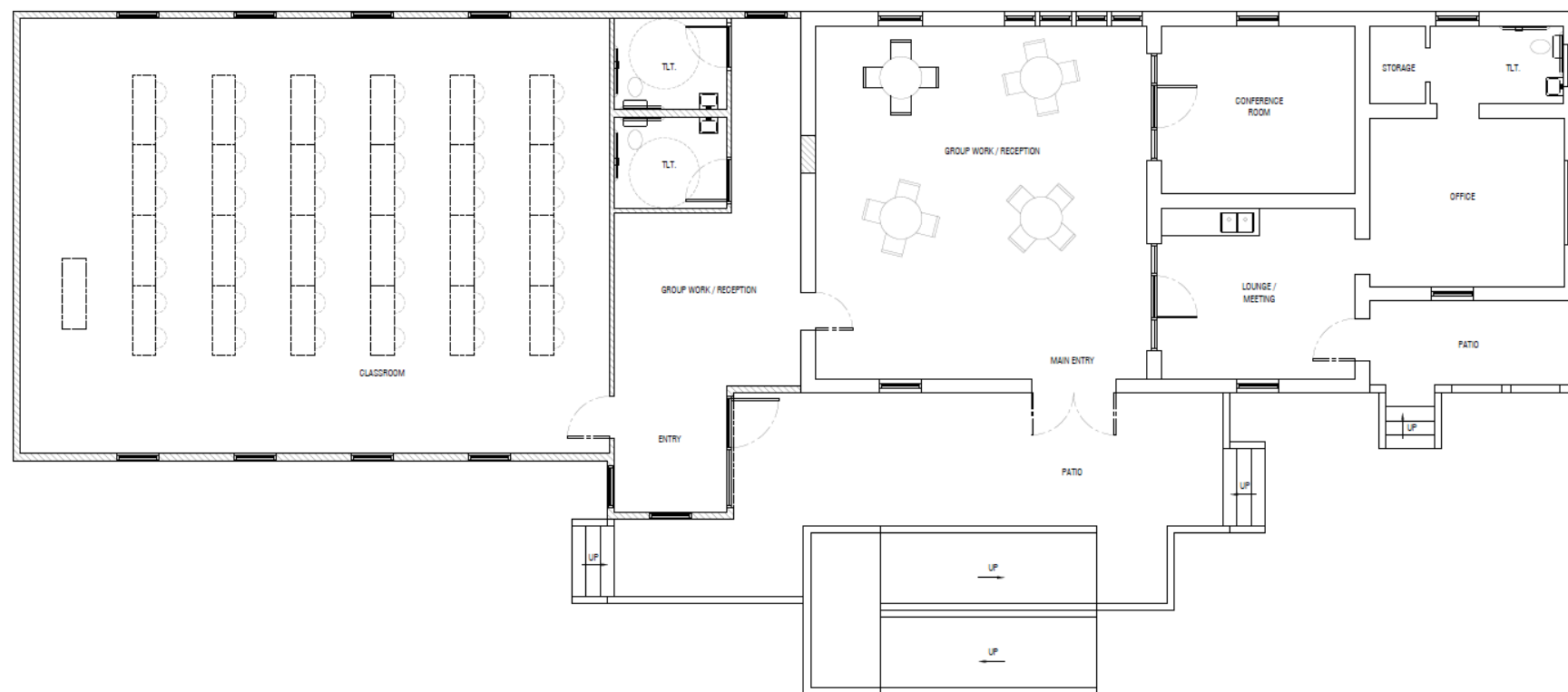


# The Prosperity Business Center (PBLC)

The PBLC will provide business-centered workshops for our city's low-income families to assist in higher education, career development and business planning.

It will be a center for networking and resource sharing. Successful "graduates" of our program will compete for micro-loans to assist with their education, career or business goals.

HACY was awarded grant funding to convert a historic home at 433 S. 1<sup>st</sup> Ave, Yuma, AZ into a state-of-the-art facility for networking, training and education. The current plans for construction include but are not limited to: upgrading and updating flooring/cabinetry/paint/windows/ceilings, removal of load bearing walls and a classroom addition to the posterior part of the home.



# The Prosperity Business Center

In an effort to create a program that fits the needs of the community, HACY surveyed housing participants for feedback relating to the workshops, barriers and other important topics to better understand the needs of those we intend to serve.

Additionally, HACY will conduct a focus group meeting, comprised of members of our HCV, RAD and Mesa Heights programs to exchange ideas and receive feedback from our participants in a round table meeting.

HACY is committed to create a program that is fitting to the needs of our families rather than creating a program, we assume is fitting for them.



From all of us at the Housing Authority of the City  
of Yuma,

THANK  
you!