



Improving the Quality of Life of Families and Strengthen Communities

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that due to pending federal government shutdown and the Housing Authority of Maricopa County (HAMC) projected to be in a shortfall for the following programs: Housing Choice Voucher (HCV) Program, Veteran's Affairs Supportive Housing (VASH), Project-Based Voucher (PBV) Program, Family Unification Program (FUP) for Calendar Year (CY) 2025. Starting with October 2025, Housing Assistance Payments (HAP) will see interruptions until further notice for the above programs.

You may review the attached Frequently Asked Questions (FAQ) for more information concerning interruptions in Housing Assistance Payments to Landlords.

Dated September 29, 2025

Removal of this notice is illegal.

Housing Authority of Maricopa County

Housing Assistance Payments (HAP) Interruption

Frequently Asked Questions (FAQ)

What is program funding shortfall?	A program funding shortfall occurs when the PHA's Total Funding Available is insufficient to support the projected HAP expenses at calendar year end.
What is a government shutdown?	A government shutdown occurs when the U.S. Congress fails to pass legislation to fund federal government agencies and operations. This includes the Department of Housing and Urban Development (HUD). A shutdown can delay many government services, such as processing applications and payments to fund Tenant Based Voucher Program shortfalls.
What HAMC tenant-based voucher programs will be affected by this shortfall and government shutdown?	Housing Choice Voucher (HCV) Program, Veteran's Affairs Supportive Housing (VASH), Project-Based Voucher (PBV) Program, Family Unification Program (FUP).
When will affected Landlords be notified that HAP will be issued?	Upon receipt shortfall funds for the above programs, the HAMC will issue HAP starting with October 2025 in accordance with its original check run. A notification on HAMC's Landlord Portal will inform Landlords of HAP issuance.
What does this mean for Landlords participating in one of the affected programs?	Landlords that are within HAMC's jurisdiction and participating in one of the above programs will experience delays in HAP issuance starting with October 2025 HAP. Landlord HAP issuance will continue to be delayed into proper funding is received by HAMC from HUD.
What is HAMC doing regarding this shortfall?	The Housing Authority of Maricopa (HAMC) has completed all required actions outlined by HUD's Shortfall Prevention Team (SPT) to date.
Does the HAMC know when HAP will be released?	<u>No</u> . Due to pending government shutdown and award approval of shortfall funds, the HAMC is not able to determine a target release date for HAP to Landlords.
Should affected Program Participants continue to pay their rent to their landlord?	<u>Yes</u> . Tenant Obligations do not change as a result of government shutdown or program funding shortfall.
Can a Landlord participating in one of the affected programs terminate my tenancy for non-payment?	<u>No</u> . The tenant is not responsible for paying the portion of rent to owner covered by the HAMC housing assistance payment under the HAP contract between the owner and the HAMC. HAMC failure to pay the housing assistance payment to the owner is not a violation of the lease. The owner may not terminate the tenancy for nonpayment of the HAMC's housing assistance payment. This is per HUD Form 52641 "Part C of HAP Contract – Tenancy Addendum" Section 5. Family Payment To Owner.
What happens to tenant-based voucher programs if the government shutdown continues beyond October 2025?	In the event the federal government remains shut down and sufficient funding is not made available for tenant-based voucher programs managed by the HAMC, the HAMC will take immediate action including but not limited to seek other funding resources, request special funding, terminate families in accordance with its Administrative Plan.