



Chandler • Arizona

Attention Owners/Landlords and/or Property Managers participating in the Housing Choice Voucher Program

The United States Housing and Urban Development (HUD) revised the Housing Assistance Payment Contract (HAP) to incorporate the statutory provisions and language from the Protecting Tenants at Foreclosure Act (PTFA). The City of Chandler Housing and Redevelopment Division is using the most recently issued form of the HAP contracts and tenancy addendums for participants that move or new participants. The new HAP contract indicated in section 15 reads:

“Foreclosure- In the case of any for any foreclosure, the immediate successor in interest in the property pursuant to the foreclosure shall assume such interest subject to the lease between the prior owner and the tenant and to the HAP contract between the prior owner and the PHA for the occupied unit. This provision does affect any State or local law that provides longer time periods or other additional protections for tenants. This provision will sunset on December 31, 2012 unless extended by law.”

According to HUD, existing contracts utilizing the old HAP forms will not need to be amended, but you are still bound by the changes in law.

For more information, please refer to Section 703 of the Protecting Tenants at Foreclosure Act (PTFA), which is part of the Helping Families Save Their Homes Act of 2009 (Public Law 111-22, approved May 2009).

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