

TENANT INFORMATION SHEET

The Section 8 Housing Choice Voucher (HCV) Program is designed to provide decent, safe and sanitary housing to eligible families while allowing them the freedom to lease an existing house, apartment, or mobile home. Under the program, the City of Tucson/Pima County Housing Authority makes a monthly assistance payment to a landlord on behalf of a certified family. Assistance payments are determined by HUD regulations.

- A. Rent determination is based on the bedroom size, reasonable rents in the neighborhood, condition of the unit, and utilities paid by the landlord. You may choose to rent a unit for more or less than the payment standard. This may result in you paying more or less than 30% of your adjusted gross income.

If the unit you choose to rent results in you paying more than 30% of your adjusted income, approval will be required.

- B. Payment Standards are maximum rent subsidies which include utilities.
- C. The landlord may require you to pay some, or all utilities. However, this requirement must be clearly stated in the lease.
- D. You pay your rental portion directly to the landlord. The Housing Authority pays the remaining portion directly to the landlord.

PHA Policy

The PHA's occupancy standards are as follows:

The PHA will assign one bedroom for each two persons within the household, except in the following circumstances:

- Live-in aides will be allocated a separate bedroom. No additional bedrooms will be provided for the live-in aide's family.
- Single person families will be allocated a studio or one bedroom.
- Foster children will be included in determining unit size.

Frequently asked Questions:

1. Q. How much do I pay for security deposit & fees?

- A. The security deposit is set by the landlord. A reasonable amount is permitted (subject to State & local laws) if the same fee is charged to all prospective tenants.
- A. An application fee for screening potential applicants is permitted if the fee is charged to all prospective tenants.
- A. Late fees can be assessed in accordance with the local markets

acceptable real estate practices.

- A. A non-refundable fee or decorating fee can be assessed so long as it is charged to all prospective clients.

2. Q. Can a prospective landlord ask for references?

- A. Yes, we encourage landlords to do so. Also, upon written request from the landlord the housing Authority will provide information concerning your current address, the name and address of your current or previous landlord(s), and information regarding prior eviction(s), as documented in Housing Authority records.

3. Q. How long must the lease term be?

- A. The initial term of the lease shall be for at least one year, except in instances where the Housing Authority approves a shorter initial term because a shorter term would improve housing opportunities for the tenant and/or such shorter term is the prevailing local market practice.

4. Q. Can I be evicted?

- A. Yes, through court action according to Arizona Statutes. The lease termination process is provided for in the HUD Tenancy Addendum or the Tenant Landlord Act.

5. Q. What happens if the landlord evicts me from an assisted unit?

- A. If you are evicted, you may be canceled from the HCV Program.