



CITY OF TUCSON
HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT
ADMINISTRATION DIVISION

SUMMARY OF CHANGES
PUBLIC HOUSING PROGRAM
ADMISSIONS AND CONTINUED OCCUPANCY POLICY
FISCAL YEAR 2018
July 1, 2018

Smoke Free Final Rule – HUD, Effective February 3, 2017, 24 CFR 965, 966

The PHA will institute the smoke free policy for all Public Housing units and common areas effective July 1, 2018. The Smoke Free Policy includes the prohibited use of tobacco products, vapors, e-cigarettes, ENDS (electronic nicotine delivery systems) and waterpipes (hookah's). PHA will provide smoking cessation information. The PHA will not offer designated smoking areas. To ensure enforcement, guidelines will be added to the lease. Violations will be issued for non-compliance and may result with lease termination.

Homeless Preference Program:

The PHA will increase HPP to include homeless youth between the ages of 18 and 24 years of age with case management services.

Criminal Background Screenings:

The PHA will change the review period from five years to three years for a review of history.

Occupancy Standards:

The PHA will retain the right to consider circumstances related to occupancy standards for families who are voluntarily participating in the Department of Children's Services In-Home Services to avoid entering the court system. Each request for the addition of family members will be considered on a case-by-case basis to avoid over-crowding.

Repayment Agreements:

The PHA is increasing the amount of debt a participant may owe from \$5,000 to \$7,500. An amount below the \$7,500 will be eligible for a repayment agreement to the agency so that they may retain their housing assistance.

The PHA will retain the requirement that amounts under \$100 be paid in full and are not eligible for a repayment agreement.



The down payment for the plan will be as follows:

Amounts between \$101 and \$500 – 30% down with a cap of \$125
Amounts between \$500 and \$2,000 – 25% down with a cap of \$400
Amounts between \$2,001 and \$5,000 – 20% down with a cap of \$750
Amounts over \$5,000 – 15% down with a cap of \$1,000

Emphasis Elite Software implementation will allow the PHA to provide the following:

Demand Debit: The PHA will provide the ability for residents to approve the ability for payments to be taken from their accounts on a regular basis for rents or other approved payments.

Portals for Online Recertifications and other processes:

Online portals will be available for program applicants and participants. Families will have the ability to complete annual re-certifications online with the use of electronic signatures, uploaded scans of documents, and digital communication.

FAST Act – Triennial Reexams

- The PHA may verify income from fixed income sources once every three years, applying the reported cost of living adjustments (COLA) in the intervening years.
- The PHA may adjust the non-fixed income when at least 90 percent of the family's income is from fixed income source.
- The PHA will verify and adjust the non-fixed income sources annually.

