



# CHANGES TO PUBLIC HOUSING: What's Happening and What You Can Expect

*April 2025 Resident Meetings  
(Updated April 2026)*



# Why Are We Here Today?

- Provide an overview of the upcoming changes to the City's Public Housing Program
- Explain how these changes may affect your housing situation
- Address any concerns or questions you may have
- Discuss next steps and what to expect moving forward



# What is the City Doing with Public Housing?

- The City of Tucson is starting to transfer some homes (including yours) out of the Public Housing Program. (This process is called “Section 18 Disposition”.)
- The City’s non-profit will own these homes and we intend to keep renting them to you.
- The homes will remain affordable and move to the Housing Choice Voucher Program (formerly known as Section 8).

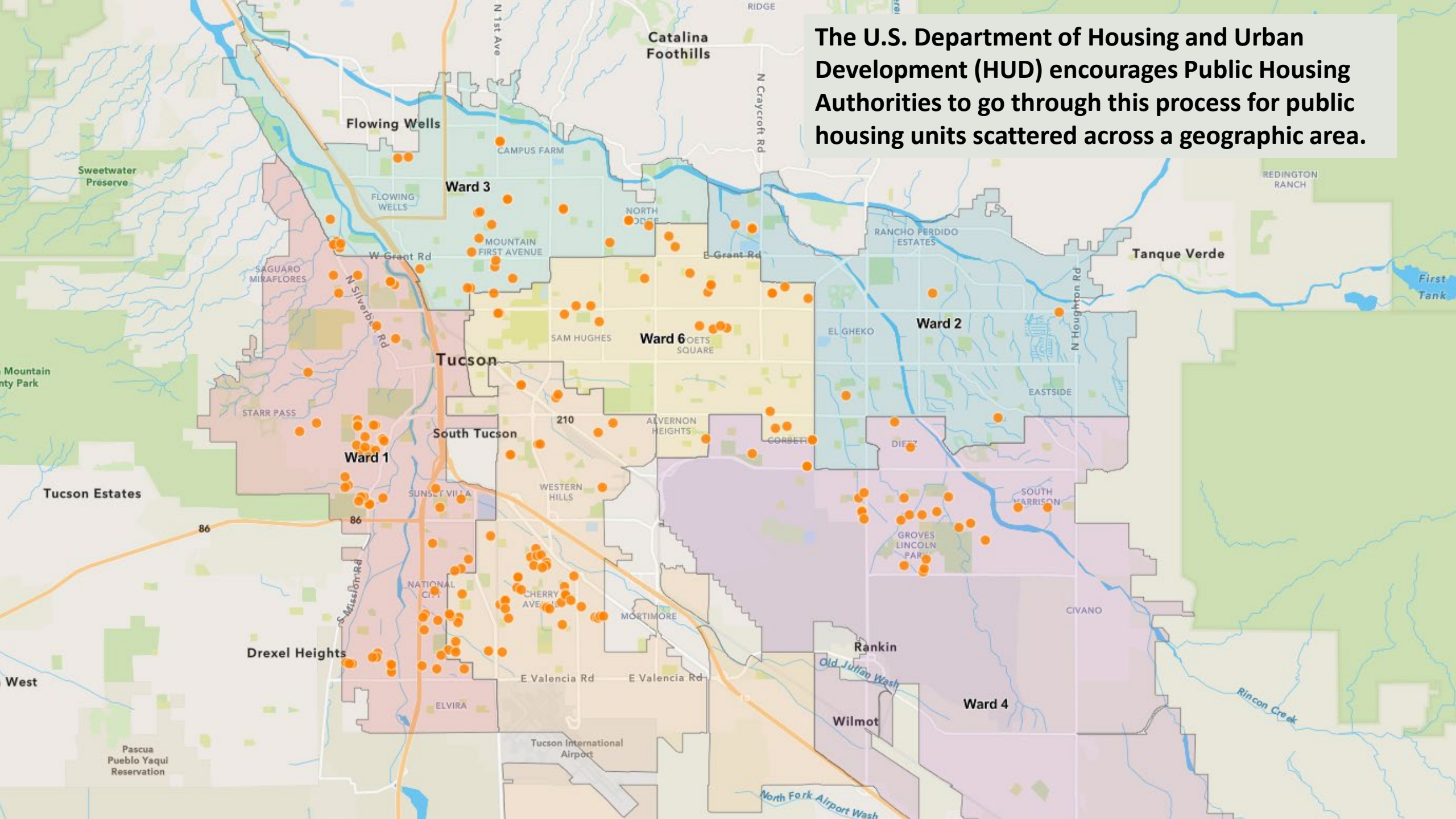


# Why is the City Making This Change?

- The cost to operate and maintain single family homes has increased while the federal funding to support public housing has not kept pace.
- The Housing Choice Voucher Program (formerly Section 8) provides more financial support to the Public Housing Authority than the Public Housing Program.
- This change allows for more resources to maintain homes and greater financial stability for the Public Housing Authority.
- We'll be better positioned to make repairs and improvements.



The U.S. Department of Housing and Urban Development (HUD) encourages Public Housing Authorities to go through this process for public housing units scattered across a geographic area.



## How Will This Affect Me?

- For **most** residents, there won't be a significant change. The programs are similar, and **your rent will be similar** to your current rent (typically 30% of your income).
- **If you currently pay flat rent, your rent may increase** since Housing Choice Voucher Program rents are income-based (typically 30% of your income).
- **Property management will remain the same** and you can **continue paying rent as you do now**, but the rent payment will go to the non-profit.



## How Will This Affect Me?

- Your **security deposit** will transfer over.
- If you currently have a **reasonable accommodation**, we will continue to honor that.
- **Utility allowances** will still apply, but the amount may be slightly different.
- We will **determine your eligibility** (based on income and household size) and **certify** you under the Housing Choice Voucher Program.
- We will conduct a **home inspection**.



# What Will My Housing Options Look Like?

If you qualify for the voucher program, you will have two options:

- **Option 1:** There will be a voucher  **tied to your housing unit**  to keep it affordable. This is called a **Project-Based Voucher**. With this voucher, you can **stay in your current home** at an affordable rent.
- **Option 2:** After one year of living in your unit under the voucher program, you will have an option of requesting a **different kind of voucher to move elsewhere**.



# What Will My Housing Options Look Like?

- After 12 months, you can request a **Tenant-Based Voucher**, which is **tied to you, not the unit**. This type of voucher **moves with you** if you choose to relocate.
- A **Tenant-Based Voucher** gives you **more flexibility** to choose where you live.
- You will be **placed at the top of the waitlist** for a Tenant-Based Voucher, but there may still be a wait before one becomes available.



## How Does a Tenant-Based Voucher work?

- You can **rent any housing unit in the private market** where the property owner agrees to participate in the program. The unit must meet health and safety standards.
- With this voucher, **you may choose to leave your current property** if you need to move closer to family, a job, a school, or for any other reason, while continuing to benefit from rental subsidy.
- You pay a **portion of the rent based on your income, typically around 30%**. The voucher covers the rest.



# Rent Payment Example

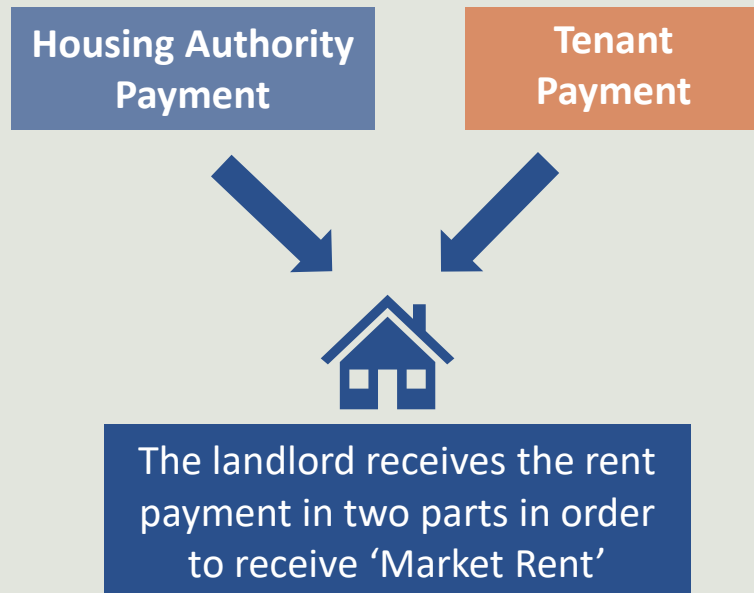
## Household under the Voucher Program

**Annual Adjusted Income: \$25,000**

**Monthly Adjusted Income:  $\$25,000 \div 12 = \$2,083$**

### **Housing Choice Voucher Rule:**

Tenant pays about **30% of monthly adjusted income** towards rent/utilities.



Who Pays?	Amount
Tenant (30% of monthly adjusted income)	\$625
Housing Authority (The rest of the rent)	\$1375
<b>Total rent</b>	<b>\$2000</b>

# What if I Don't Qualify for the Housing Choice Voucher Program?

- You will have the option to stay in your current home.
- Depending on your income and household composition, we may need to transition you to a different unit better suited to your household.
- In that case, we will work with you on a transition plan to find long-term housing solutions.



# What if I am Over-Housed?

(Over-housed: The unit is too large for the household)

- You will be able to stay in your current home until an appropriately-sized home becomes available.
- Once an appropriately-sized unit is available, we will need to transition you there.
- We will work with you to find a home that meets your needs and the voucher program requirements.



## What Are the Next Steps?

- **Inspection:** A housing inspector will check your unit.
- **Certification:** We will need to determine your eligibility and certify you under Housing Choice Voucher Program instead of your annual Public Housing certification.



# What is the Timeline?

The timelines below are just estimates and may change.

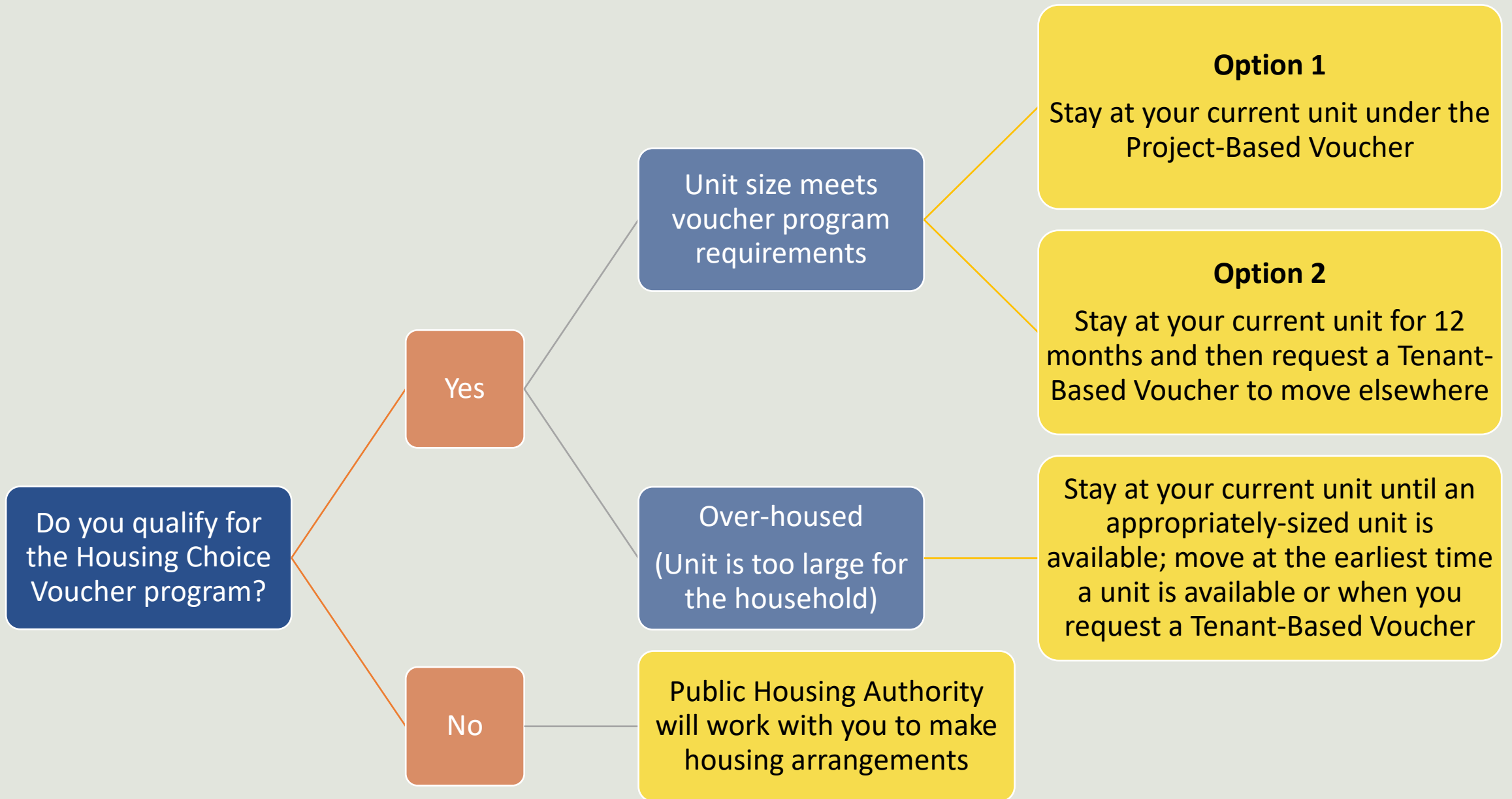
## Eligibility Review/Certification

- Estimated timeline: **Second half of 2025**
- **Postcard will be sent** with certification session dates which will be hosted at AMP Offices where you normally drop off your rent.

## Unit Inspections

- Estimated timeline: **Second half of 2025**
- **30-day notice** will be given





**Thank You For Joining Us!**  
**QUESTIONS?**





For any follow-up questions, contact:

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