

Summary of Revisions to the FY25-26 Public Housing Lease

Indicates policy has been added

~~Indicates policy has been removed~~

Important Note: All changes outlined in this summary are proposed. Resident feedback will be reviewed before implementation and board approval.

Drug-Related Criminal Activity

Reason for the Change to PH Lease Part II(IX)(k)(2)

This change affects residents. New language was added to clarify that drug paraphernalia may be considered when assessing circumstances of drug-related criminal activity.

- (k) To assure that Tenant, any member of the household, a guest, or another person under Tenant's control, will not engage in:

- 2. Any drug-related criminal activity. Any criminal activity or drug-related criminal activity will be cause for termination of tenancy and eviction from the unit, as defined by Opportunity Home's Screening Criteria Grid in ACOP Sec. 3.3.E. For the purposes of this lease, the term drug-related criminal activity means the illegal possession, manufacture, sale, distribution, use, or possession with intent to manufacture, sell, distribute, or use, of a controlled substance as defined in Section 102 of the Controlled Substances Act [966.4 (f)(12)]. Possession of drug paraphernalia is prohibited, and may be considered when assessing cases involving drug-related criminal activity.

Accidental Discharge of a Firearm

Reason for the Change to PH Lease Part II(XIV)

This change affects residents. New language was added to state that residents may be terminated for accidental discharge of a firearm at Opportunity Home's Public Housing Communities.

IX. Tenant's Obligations

Tenant will be obligated:

- (o) Not to display, use, possess or allow members of Tenant's household or guests to display, use or possess any illegal firearms, (operable or inoperable) or other illegal weapons as defined by the laws and courts of the State of Texas anywhere on the property of Opportunity Home; and not to display or use, or allow members of Tenant's household or guests to display or use any legal firearms, as defined by the laws and courts of the State of Texas anywhere on the property of Opportunity Home.
- 1. Not to accidentally or negligently discharge a firearm at any Opportunity Home owned Public Housing Communities. For the purpose of this lease, an accidental or negligent discharge means the unintentional discharge of a firearm due to carelessness or a lack of safety precautions.

Upholding Evictions after a Transfer

Reason for the Change to PH Lease Part II(VII)(e)

This change affects residents. New language was added to clarify that if a *Notice to Vacate* is issued to a resident, it will be upheld at any property they transfer to while the case is pending.

- (e) Transfers [966.4 (c)(3)]:

- 8. In cases where a Notice to Vacate is issued to a resident who transfers to a different Opportunity Home owned Public Housing community, Opportunity Home will uphold the notice and proceed with eviction procedures.

Garage/Yard Sales

Reason for the Change to PH Lease Part II(IX)(cc)

This change affects residents. New language was added to allow residents to hold garage/yard sales if they request approval from their community manager and have applicable permits required by local law.

IX. Tenant's Obligations

Tenant will be obligated:

- (cc) To refrain from holding a garage/yard sale on Opportunity Home property, including the dwelling unit of the tenant without prior approval from their community manager and all applicable permits as required by local law. For the purpose of this lease, garage/yard sales can be defined as all general sales to the public conducted from or on the residential premises for the purpose of selling tangible personal property.