



CITY OF TUCSON  
HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT  
HOUSING DIVISION

April 27, 2020

The Department of Housing and Urban Development issued a notice through the Office of Public and Indian Housing Department (Notice PIH 2020-05) on April 10, 2020 entitled “*COVID-19 Statutory and Regulatory Waiver for the Public Housing, Housing Choice Voucher, Indian Housing Block Grant and Indian Community Development Block Grant programs, Suspension of Public Housing Assessment System and Section Eight Management Assessment Program*”

The City of Tucson Housing Choice Voucher (HCV) Program implemented the following waivers effective April 14, 2020 as outlined in the notice:

- **PHA Approval of Assisted Tenancy – When HAP Contract is Executed:**  
The City of Tucson has selected this waiver to allow the execution of a HAP Contract no later than 120 days from the beginning of the lease term. The waiver is valid through **July 31, 2020**
- **Absent from Unit:**  
The City of Tucson has adopted this waiver that is the PHA’s discretion to continue housing assistance payments and not terminate the HAP contract due to extenuating circumstances (e.g., hospitalization, extended stays at nursing homes, caring for family members). Waiver is valid through **December 31, 2020** and the HAP Contract will terminate on that date if the family is still absent from the unit.
- **Automatic Termination of HAP Contract:**  
The City of Tucson has selected this waiver to allow an alternative requirement the PHA, upon written notice to the owner and family, may extend the period of time following the last payment to the owner that triggers the automatic termination of the HAP contract. The extension beyond the normally applicable 180 days is determined by the PHA but may not extend beyond December 31, 2020. Waiver is available through **December 31, 2020**.
- **Increase in payment standard under HAP Contract Term:**  
The City of Tucson selected the following waiver to apply the increased payment standard at any time (e.g., interim reexamination, owner rent increase) after the effective date of the increase in the payment standard amount, provided the increased payment standard is used to calculate the HAP no later than the effective date of the family’s first regular reexamination following the change. The waiver will remain in effect until **December 31, 2020**





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- **Initial Inspections Requirements:**

The City of Tucson has selected implementation of this waiver to place the unit under contract and issue HAP payments under alternative requirements; the PHA may rely on owner's certification that the owner has no reasonable basis to have knowledge that life-threatening conditions exist in the unit or units in question. The PHA can accept owner certification (*see attached form*) through **July 31, 2020** and the PHA will be required inspect no later than **October 31, 2020**.

- **Initial Inspections: Non-Life-Threatening Deficiencies (NLT) Option:**

The City of Tucson under this waiver will allow an additional 30 days to the owner to make the NLT repairs and continue to make payments to the owner during the period of the maximum 30-day extension. The availability period for the PHA to approve an extension of up to an additional 30 days ends on **July 31, 2020**.

- **HQS Initial Inspection Requirement – Alternative Inspection Option:**

The City of Tucson under this waiver will allow an alternative inspection option (*owner certification*) may commence assistance payments at the beginning of the lease term based on the alternative inspection and the owner's certification that the owner has no reasonable basis to have knowledge that life-threatening conditions exist in the unit or units in question. This waiver is available through **July 31, 2020** and the PHA must inspect the unit no later than **October 31, 2020**.

- **HQS Inspections Requirement – Biennial Inspection:**

The City of Tucson elected to implement this waiver; all delayed biennial inspections must be completed as soon as reasonably possible no later than **October 31, 2020**.

- **HQS Interim Inspections:**

The City of Tucson has elected to implement this waiver to allow establishing an alternative requirement for both tenant based and If the reported deficiency is life-threatening, the PHA must notify the owner of the reported life-threatening deficiency and that the owner must either correct the life-threatening deficiency within 24 hours of the PHA notification or provide documentation (e.g., text or email a photo to the PHA) that the reported deficiency does not exist. In the case of a reported non-life-threatening deficiency, the PHA must notify the owner of the reported deficiency within 30 days and the owner must either make the repair or document that the deficiency does not exist within 30 days of the PHA notification or any approved PHA extension. Available through **July 31, 2020**; the PHA must conduct the inspection in accordance with the applicable time periods upon notification by family or government official that the assisted unit does not comply with the HQS.





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- **Housing Quality Standards; Space and Security:**

The City of Tucson implemented this waiver it requires that each dwelling unit have at least 1 bedroom or living/sleeping room for each 2 persons. HUD is waiving this requirement for PHAs where the PHA wishes to assist a current participant that needs to add a member or members to the assisted household as a result of the COVID-19 emergency, and the additional family members would result in the unit not meeting the space and security standards. This provision does not apply to an initial or new lease. A participant must not enter into a new lease for a unit that does not comply with the space and security standards. **Period of availability:** For any family occupying a unit that does not meet the space and security requirements pursuant to this waiver, the waiver will be in effect for the duration of the current lease term or one year from the date of this notice, whichever period of time is longer.

