



CITY OF TUCSON
HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT
HOUSING DIVISION

April 27, 2020

In response to the recent COVID-19 pandemic the City of Tucson has implemented the following program waivers effective April 14, 2020. The implementation of these waivers is in accordance with Notice PIH 2020-05 issued on April 10, 2020 by the U. S. Department of Housing and Urban Development (HUD):

- **Family Income and Composition: Delayed Annual Reexamination:**
The City of Tucson will complete all delayed annual recertifications for 2020 no later than **December 31, 2020.**
- **Family Income and Composition: Annual Examination – Income Verification requirements:**
The City of Tucson will accept tenant supplied documentation as verification for income verification through **July 31, 2020.**
- **Family Income and Composition: Interim Examinations:**
The City of Tucson will accept tenant supplied documentation as verification by either phone, email or other electronic communication effective through **July 31, 2020.**
- **Family Self-Sufficiency (FSS) Contract of Participation: Contract Extension:**
COVID-19 qualifies as a “good cause” to extend a family’s contract of participation this qualification is available through **December 31, 2020.**
- **Information when Family is Selected – PHA Oral Briefing:**
The City of Tucson will conduct the voucher briefings through YouTube through **July 31, 2020**
- **Term of Voucher – Extensions of Term:**
Voucher extensions will be granted for more than a 30-day timeframe through **July 31, 2020.**
- **PHA Approval of Assisted Tenancy – When HAP Contract is Executed:**
The Housing Assistance Payment (HAP) Contracts can be executed no later than 120 days from the beginning of the lease term until **July 31, 2020.**





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- **Absent from Unit:**

If the family has been absent from the assisted unit longer than 90 days for extenuating circumstances (e.g., hospitalization, extended stays at nursing homes, caring for family members) The City of Tucson will continue to pay assistance on the unit 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 upon written notice to the owner and family, may extend the timeframe of the last payment to the owner. The extension will be determined by the City of Tucson; however, cannot be extended past **December 31, 2020**.

- **Increase in payment standard under HAP Contract Term:**

Increased payment standards will be used for calculation of rent at any time including during the interim reexamination, owner rental increase, etc. The procedure will continue until **December 31, 2020**

- **Family Unification Program (FUP): FUP Youth Age Eligibility to Enter HAP Contract:**

The City of Tucson will execute HAP contracts on behalf of any eligible FUP youth not more than 25 years of age. Waiver is available through **December 31, 2020**.

- **HQS Interim Inspections:**

The City of Tucson will use text, email or photo from the landlord to verify that a deficiency has been corrected within the required timeframe (24 hours or 30 days). This procedure is effective until July 31, 2020.

