



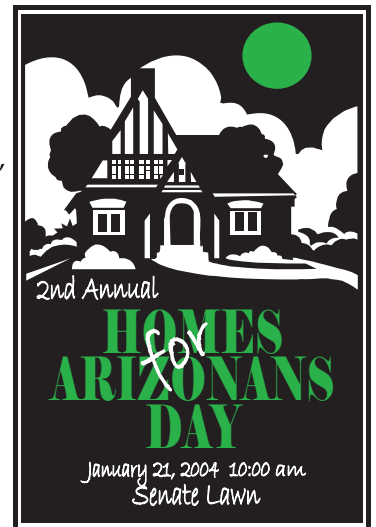
# Winter 2004 E-Newsletter E-Newsletter

## 2<sup>nd</sup> Annual Homes for Arizonans Day at the State Capitol

On Wednesday, January 21<sup>st</sup>, ADOH will host the second **Homes for Arizonans Day** at the State Capitol. The first event, held in April 2003, was a great success with nearly 50 affordable housing partners participating as exhibitors. Last year we were also fortunate to have Governor Janet Napolitano, Jake Flake, the Speaker of the Arizona House of Representatives, Philip Mangano, the Executive Director of the United States Interagency on Homelessness, and over one-third of the Arizona Legislature participate in the event.

This year we hope to duplicate that success, and have invited Governor Napolitano to join us in supporting affordable housing for all Arizonans, when we meet on the Senate Lawn just east of the Senate building starting at 10 a.m.

**For more information regarding Homes for Arizonans Day, contact Jeff Gray or Cynthia Diggelmann at (602) 771-1000**



**Message from the Director**  
Sheila D. Harris, Ph.D.

If you haven't already done so, I hope you will mark your calendar to attend the 2<sup>nd</sup> Annual Homes for Arizonans Day at the Capitol on January 21, 2004. We're excited about the opportunity to gather together with those of you so vital to housing in Arizona and for all of us to have the opportunity to share with our legislators just how important an issue housing is to the state: what the issues are and what resources are out there to address our housing concerns.

One resource that the State can be proud of is the Housing Trust Fund (HTF). The HTF continues to be one of, if not *the*, most important tools the State has available to address multiple housing issues today. Few other states have been as forward thinking in their support of a Housing Trust Fund as the leadership in Arizona.

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### Arizona Housing Commission Meeting Schedule

January 30  
February 27  
April 2  
9:30 a.m. – 12:00 p.m.

**State Capitol  
1700 W. Washington  
Phoenix**

# Arizona Housing Finance Authority's 2003 Mortgage Credit Certificate Program

A Mortgage Credit Certificate (MCC) is a tax credit that allows the holder to reduce their federal income tax liability, thereby assisting in qualifying for a mortgage. Benefits of the MCC are available for the life of the mortgage as long as the borrower occupies the property as their principle residence. Additionally, the AzHFA and ADOH have teamed together to offer down payment assistance to MCC recipients. Depending upon the borrowers income, they may qualify for up to \$10,000 in additional assistance. MCC's can be used with a variety of mortgage loans and borrowers can use the lender of their choice. To apply for an MCC, borrowers should notify their mortgage lender that they are applying, and then contact Family Housing Resources in Tucson at (800) 622-7462 to request an MCC application by mail.

**For more general information on MCC's and down payment assistance, contact Jill Godfrey at (602) 771-1000.**

## AzHFA Board Meetings

The Arizona Housing Finance Authority (AzHFA) Board of Directors is a seven-member board that governs the work of the AzHFA. Board meetings are open to the public and are typically held at noon on the second Tuesday of the month in Phoenix. Upcoming meetings are scheduled for 12:00 p.m. on:

**January 13 at the Radisson Hotel Phoenix Airport  
February 10 and March 9 at the State Capitol**

**For more information on AzHFA Board Meetings  
contact Patricia Boland at (602) 771-1007  
or [patb@housingaz.com](mailto:patb@housingaz.com).**



**Arizona Housing  
Finance Authority**

**2004 Board of Directors**

**Stephanie Prudence**  
National Bank of Arizona  
*Chairperson*

**Ross McCallister**  
The McCallister Companies  
*Vice-Chairperson*

**Rita Carrillo**  
Neighborhood Housing Services  
*Treasurer*

**Brian Mickelsen**  
City of Cottonwood  
*Secretary*

**Victor Flores**  
Salt River Project

**Cliff Potts**  
Prudential Real Estate

**Mo Stein**  
Stein-Cox Group

## Prudence elected 2004 Chairperson of AzHFA

Stephanie Prudence, a Vice President with National Bank of Arizona in Sierra Vista has been elected Chairperson of the Arizona Housing Finance Authority for 2004. Other newly elected officers include: Ross McCallister, Vice-Chairperson; Rita Carrillo, Treasurer; and Brian Mickelsen, Secretary.



## AzHFA approves Nogales rental project

In September, the AzHFA Board gave preliminary approval to two multifamily housing projects in rural Arizona – Santa Carolina Apartments, 128 units to be located in Nogales, developed by the Molera/Alvarez Group, LLC, and Orgullo del Sol Apartments, 218 units in San Luis, developed by Evos Homes.

In November, the Board voted to proceed with granting an approval to the Santa Carolina Apartments in Nogales. Orgullo del Sol Apartments remains a project under consideration by the AzHFA, pending finalization of financing.

## What's New?

### **ADOH's FY2003 Annual Report**

An FY2003 Annual Report on the activities of the Arizona Department of Housing (ADOH) covering July 1, 2002 through June 30, 2003 will be available soon on the ADOH website at [www.housingaz.com](http://www.housingaz.com).

### **2004 Low-Income Housing Tax Credit Program**

The 2004 Low-Income Housing Tax Credit application deadline has been set for March 15, 2004. A final hearing on the contents of the 2004 Qualified Allocation Plan (QAP) was held in early December. The QAP has been approved by the Governor and is now available at [http://www.housingaz.com/UPLOAD/Final\\_2004\\_QAP.pdf](http://www.housingaz.com/UPLOAD/Final_2004_QAP.pdf).

### **Rural HMIS pilot sites to be up and running by January**

Three Homeless Management Information System (HMIS) sites in Flagstaff will be up and running by January 2004. Flagstaff was one of 80 pilot sites from around the nation (including Phoenix) selected to participate in a preliminary study of the federal requirement to implement the HMIS system. HMIS will become a prerequisite to obtaining federal housing grants and other funding in the near future. In addition to the Rural Arizona HMIS system, both Pima and Maricopa Counties have begun their implementations. The State Housing Trust Fund has provided significant assistance in the development of the HMIS systems in Pima and Maricopa, as well as the Flagstaff locations.

### **ADOH Director participates in NGA seminar on Housing**

Dr. Sheila Harris, ADOH Director, attended a seminar in October sponsored by the National Governors Association's (NGA) Center for Best Practices, which brought together state housing leaders to discuss ways states can advance affordable housing opportunities and coordinate housing programs with other state services, such as transportation, education, and environmental protection. The NGA held the seminar as part of a Fannie Mae-funded project to increase governors' ability to address their states' housing challenges.



### **Quilceda Villa opens in Surprise**

A 72-unit complex developed through ADOH's Low-Income Housing Tax Credit Program (see photo above) opened its doors in November. Homestead Hope, LLC, developed the property, located on West Bola Drive in Surprise. The property will serve households ranging from 20% to 60% of the area median income, with the majority of units reserved for populations earning 50% or less of area median income.

Said Pete Chalupsky, with Community Development Partners Holdings, LLC, one of the general partners in the project, "The City of Surprise was helpful and supportive. They expedited the rezoning of the land for the project." The project is located in a redevelopment area and will provide supportive services to the residents.

### **Tribal Housing Summit results in formation of work groups**

An ADOH-sponsored Tribal Housing Summit, held in Phoenix on October 22 has led to the establishment of four working groups to focus on policy in the following areas: financing and access to capital, needs assessment and planning, infrastructure development, and financial literacy. Participants in the working groups include representatives from tribes, funding partners such as HUD, the San Francisco Federal Reserve Bank, Fannie Mae, and Arizona banks. These groups will be working to recommend policy changes and to develop strategies in their broad areas of interest.

In addition to the working groups, \$2.5 million in Housing Trust Funds have been set aside for the new Governor's Tribal Housing Initiative. A NOFA will be issued soon.

## **NACI's Sunrise Circle featured by Commission on Indian Affairs**

The dedication of Sunrise Circle Apartments (see picture below), a 36-unit complex developed by Native American Connection, Inc. (NACI) with financing assistance through ADOH's HOME program, was recently highlighted in the national Commission on Indian Affairs newsletter. The project is providing transitional housing for recovering substance abusers, mentally ill, and homeless clients. Pace Pacific, a Native American woman-owned construction firm, acted as general contractor. NACI provides recovery services for Native American clients from both reservation and urban communities, and is the Southwest's largest Native American social service firm.



In addition to ADOH, other funding partners in this program were the City of Phoenix, the Federal Home Loan Bank's Affordable Housing Program, the Arizona Department of Health Services House Bill 2003 funding, the City of Phoenix Industrial Development Authority, and PRIDE, with additional funding from private foundations.

## **Arizona housing prices appreciate by 140.81% since 1980**

According to the Office of Federal Housing Enterprise Oversight (OFHEO), the price of Arizona homes has appreciated 140.81% since they began tracking such information in 1980.

In a report issued December 1, OFHEO reported that the average U.S. home price increased 5.61% from the third quarter of 2002 through the third quarter of 2003. Arizona ranked 21<sup>st</sup> in housing appreciation in the nation at 4.74% for the same period.

## **Rental Vacancies to go on-line**

ADOH is currently working with a nationwide company that tracks vacancies in affordable rental units, to provide a system in Arizona that can be accessed on-line via ADOH's website. Currently, once an affordable development is built, there is not a process in place to show when and where there are vacancies. This new system will keep a continuously updated list of all ADOH-funded and/or monitored units, providing information to people looking for an affordable apartment. The service is eagerly anticipated by the Arizona Department of Economic Security, who must assist in finding housing for individuals in their caseloads. A significant advantage to this system is that landlords will be contacted by email and/or phone on a monthly basis to ensure that vacancy data is current. Additionally, potential tenants may access the information through the Internet or a toll-free number. Information may be received either over the phone, by fax, or by mail. A formal announcement will be forthcoming when the site is available for use by the public.

## **AHC Task Force on Tax Exempt Mortgage Financing issues 2003 Annual Report**

The Arizona Housing Commission (AHC) Task Force on Tax Exempt Mortgage Financing adopted their 2003 Annual Report this fall and has begun discussing items pertaining to the 2004 Final Report. The Task Force was established in 1999 to review the availability of single-family housing and the role of the private activity bond allocation process in facilitating financing for low to median income families in all areas of the state. To view a copy of the report, go to:

[http://www.housingaz.com/UPLOAD/Final\\_Draft\\_2003\\_Task\\_Force\\_Report.pdf](http://www.housingaz.com/UPLOAD/Final_Draft_2003_Task_Force_Report.pdf)

## **Pollack Editorial in fall issue of Affordable Housing Finance**

An editorial written by Elliot D. Pollack appeared in October's issue of Affordable Housing Finance magazine. The editorial highlighted the *Arizona Affordable Housing Profile*, a document commissioned by HUD, the Arizona Housing Commission, and ADOH, and developed by Elliot D. Pollack and Company.

## Federal budget moves forward

A \$328 billion omnibus fiscal 2004 appropriations bill that includes \$37 billion in funding for the U.S. Department of Housing and Urban Development (HUD), was narrowly approved by the House in December. The measure now goes to the Senate, where a vote on final passage is expected in late January.

- Includes \$4.9 billion for Community Development, \$4.357 billion for CDBG formula distribution.
- HOME is funded at \$1.930 billion, including \$87.5 million for the President's Downpayment Assistance Initiative.
- \$1.267 billion for homeless assistance, including full funding to renew Shelter Plus Care contracts.
- \$778 million for Section 202 elderly housing.
- \$250 million for Section 811 housing for the disabled.
- The Housing Certificate Fund is funded at \$19.4 billion and includes \$12.1 billion for Section 8 voucher renewals.
- \$2.7 billion for the public housing capital fund; \$3.6 billion for the public housing operating fund; and \$150 million for HOPE VI.
- \$297 million for housing opportunities for persons with AIDS (HOPWA).
- \$175 million for lead hazard control.

## Governor names new Commissioners to the AHC

Governor Janet Napolitano recently named several new members to the Arizona Housing Commission. New appointments include:

*Ray Clarke - Tucson Urban League*

*Richard Elias - Pima County Board of Supervisors*

*Kenneth Finlayson - Housing Authority of the City of Yuma*

*Reid Butler - Multifamily Housing Association*

Recent legislative appointments include:

*Senator Ken Chevront*

*Representative Jake Flake*

Current vacancies on the commission include representatives from:

- the private sector of the real estate industry
- the general public from a rural county
- the general public from Pinal County

If you are interested in serving on the Commission and fit one of the above categories, please visit <http://www.governor.state.az.us/bc/default.htm> to fill out an application form. For additional information about the AHC, contact Jeff Gray at (602) 771-1000 or please visit: [www.housingaz.com/hc/default.asp](http://www.housingaz.com/hc/default.asp).

## 2004 Bond and Tax Credit Caps

In November, the Internal Revenue Services (IRS) issued Revenue Procedure 2003-85, providing inflation adjustments for the state private activity bond (PAB) and housing credit volume caps for 2004. This year's increases reflect the first inflation-based adjustment to the per capita amounts since the enactment of the cap increases. As a result, Arizona's 2004 PAB's will be capped at approximately \$436.5 million, with the tax credits capped at about \$9.8 million. The inflation adjustments are based on the Consumer Price Index for the 12-month period ending August 2003.

## Arizona Agencies awarded HUD Housing Counseling Dollars

Labor's Community Service Agency in Phoenix, Administration of Resources and Choices, Family Housing Resources, Inc., and TMM Family Services, Inc., all of Tucson, were awarded a combined \$188,249 by the U.S. Department of Housing and Urban Development (HUD) in November.

## ADOH plans Affordable Housing Institute

The Affordable Housing Institute, a series of trainings sponsored by ADOH this coming spring and summer, will provide an opportunity for nonprofit, local government, and the private sector to collaborate on affordable housing projects.

From the formation of the concept to putting the finishing touches on a development project, participants will be led through a combination of formal and informal lecture, including participation on a development team. Participants will be given a unique opportunity to apply the concepts they learn in the classroom to an actual project. Some of the topics to be covered will include financing affordable housing, community needs analysis, site selection and analysis, government resources, construction and property management, marketing, and other relevant topics.

More information will be distributed as plans are solidified. Training is set to take place in Phoenix on May 26-27, June 23-24, July 28-29, and September 22-23. Watch the ADOH website at [www.housingaz.com](http://www.housingaz.com) for more information.

# Upcoming Conferences, Trainings and Other Happenings . . .

**January 12**

## **Arizona Legislature to convene**

On Monday, January 12th at 12:00 p.m., the Forty-Sixth Legislative, 2<sup>nd</sup> Regular Session convenes at the State Capitol.

**January 13-15**

## **Advanced HOME: Doing Rental Deals**

HUD is sponsoring this advanced HOME course in Phoenix, January 13-15 at the Hyatt Regency, 122 N. 2<sup>nd</sup> Street, Phoenix. This course covers methods of financial and non-financial analysis, structuring, and implications of HOME requirements for rental project finances. This is an advanced class that does not primarily focus on HOME regulations, so attendees should have at least attended Building HOME or have at least one year of HOME rental housing experience. Who should attend? State, county and local government representatives and nonprofit staff. For more information contact Lou Kislin at (602) 379-7169 or go to:

[www.icfhosting.com/hcd/cpd/hcdcpd.nsf/webpages/Welcome.html](http://www.icfhosting.com/hcd/cpd/hcdcpd.nsf/webpages/Welcome.html).

**January 29-30**

## **Housing Rehabilitation Workshop Part II of II – Implementation**

This ADOH sponsored training will focus on hands-on implementation of an owner-occupied housing rehabilitation program. The training is scheduled for January 29-30 in Casa Grande, with training provided by staff from the City of Casa Grande housing rehabilitation program. This training follows more elementary training that was provided in December. Anyone currently operating a CDBG or State Housing Fund funded owner occupied housing program may wish to attend, as well as those interested in operating such a program in the future. Watch the ADOH website for more details.

## **Community Development Block Grant (CDBG) Program Technical Assistance**

The Community Development Block Grant (CDBG) technical assistance workshops listed below are open to all State-CDBG eligible communities, nonprofit organizations, and CDBG entitlement communities in Arizona. Some of the information will be specific to the State-administered CDBG Program. Locations have not yet been announced.

**February 11**

## **Labor Standards and Value Engineering**

This CDBG training will cover wage rate determinations; contractor/subcontractor certification and verification; pre-construction conferences; CDBG Labor Standards forms; certified payroll reports; fringe benefits; on site inspections and violations.

**March 11**

## **General Environmental Review Process & CDBG Eligible Activities**

This CDBG training will cover the Environmental Review Record (ERR) process: how to begin the ERR; determining a project's environmental status; exempt projects; categorically excluded projects; environmental assessment; projects in floodplains or wetlands; historic properties; and other issues pertaining to the CDBG ERR process.

**For more information contact ADOH's  
CDBG program at (602) 771-1000 or  
watch the ADOH website:**

[www.housingaz.com](http://www.housingaz.com)

**January 27-28**

## **Understanding Arizona's Low-Income Housing Tax Credit & HOME Compliance**

This ADOH-sponsored workshop is scheduled for January 27-28 at the Embassy Suites Hotel, 2577 W. Greenway Road, Phoenix, and is intended for current and future Low-Income Housing Tax Credit or State Housing Fund (HOME and Housing Trust Fund) rental property owners, management agents, site managers, and other people actively involved in screening applications or leasing state-assisted units to eligible households. For more information contact Rosie Porras at (602) 771-1074 or go to: [www.housingaz.com/UPLOAD/Training\\_Notice\\_Registration\\_Form\\_1\\_04.pdf](http://www.housingaz.com/UPLOAD/Training_Notice_Registration_Form_1_04.pdf).

**April 2**

## **Arizona's 8<sup>th</sup> Annual Tucson Affordable Housing Conference**

The 8<sup>th</sup> Annual Affordable Housing Conference is scheduled to take place at the Tucson Convention Center on April 2. For more information contact: [info@tucson-housing-conf.org](mailto:info@tucson-housing-conf.org) or call the Metropolitan Housing Corporation at (520) 792-1415.

**April 22**

## **State Housing Fund Workshop**

A workshop designed to launch the FY2005 State Housing Fund Program year (July 1, 2004 through June 30, 2005) is scheduled to take place in Phoenix on April 22. For more information on this upcoming workshop watch the ADOH website: [www.housingaz.com](http://www.housingaz.com).

## **Notices of Funding Availability . . .**

### **FY 2004 State Housing Fund Notice of Funding Availability**

The Notice of Funding Availability (NOFA) for FY 2004 funding for affordable housing projects and programs is posted on the ADOH website. The NOFA announces funding available from ADOH through the State Housing Fund Program (Federal HOME and State Housing Trust Fund) from July 1, 2003 through June 30, 2004. To download a copy of this NOFA, visit our website at: [www.housingaz.com/UPLOAD/2004\\_NOFA.pdf](http://www.housingaz.com/UPLOAD/2004_NOFA.pdf). A program summary and applications are also available on the website. The next application deadline for FY 2004 is January 30, 2004.

### **Phoenix GO Bonds**

Several years ago voters in the City of Phoenix approved a \$33 million dollar General Obligation (GO) bond to build affordable housing. \$3.4 million in funding for elderly projects remains available to be committed before June 30 and another \$1.3 million for general multifamily projects and \$5.8 million for elderly projects will become available July 1. In addition to this development funding, the City also is now offering pre-development funding of up to \$40,000 per project for nonprofit projects. To find out more about these funding opportunities, contact Donna Curran at the City of Phoenix, (602) 262-6794.

### **Yuma Community Foundation announces new funding**

The Yuma Community Foundation, an affiliate of the Arizona Community Foundation, has announced the creation of the Max A. Hall Family Charities Field of Interest Fund to be used to match monies saved by low to moderate-income families for the purchase of a home in Yuma. For more information contact Judy Gresser at (928) 539-5343.

## **CDCA announces new website**

In October the Community Development Coalition of Arizona (CDCA) announced that it was launching a new website at [www.cdcaaz.org](http://www.cdcaaz.org). Their website contains information about the organization, it's members, articles about community development and housing, links to other web resources, and pictures of members' projects.

## **Other Info . . .**

### **HUD Environmental Regulations Updated**

The 24 CFR Part 58 environmental regulations posted on the HUD environmental website have been updated and integrated to reflect recent changes in the final rule which became effective October 29, 2003. This change in text eliminates the need for regulation readers to separately look up and compare the old regulation and the final rule published in the Federal Register on September 29, 2003. To view the changes, go to: [www.hud.gov/offices/cpd/energyenviron/environment/lawsandregs/regs/index.cfm](http://www.hud.gov/offices/cpd/energyenviron/environment/lawsandregs/regs/index.cfm).

### **Rural Water Infrastructure Committee meets monthly**

The Rural Water Infrastructure Committee (RWIC), staffed by the Arizona Small Utilities Association meets monthly at various locations throughout Arizona. Rural communities are invited to attend to discuss specific water and waste water problems in their areas. For more information about meeting dates and times contact Neal Whittle at: [nwhittle@asua.org](mailto:nwhittle@asua.org).

### **Database lists funding for Native American Housing**

The National American Indian Housing Council's Native American Housing Program Index is intended to help tribes and tribal housing entities. It includes federal, state, and private funding sources. For more information contact John Seignemartin at (202) 454-0915 or go to: [www.naihc.net](http://www.naihc.net).

### **Federal Agencies adopt regulations for faith-based groups**

The U.S. Departments of Housing and Urban Development (HUD), Health and Human Services, and other federal agencies have issued final regulations to ensure that faith-based organizations can compete for funds. For more information consult the Federal Register, 9/30/03, pp. 56395-408 (HUD), 56466-70 (HHS), and 56425-28 (VA). HUD's rule applies to HOME, CDBG, HOPE 3, HOPWA, Emergency Shelter Grants, Shelter Plus Care, Supportive Housing, and Youthbuild and can be accessed at: [www.hud.gov/initiatives/fbci/factsheet.cfm](http://www.hud.gov/initiatives/fbci/factsheet.cfm). For more information on HUD's rule contact Ryan Streeter at (202) 708-2404.

### **Federal funding applicants need DUNS numbers**

The Federal Office of Management and Budget is requiring that every applicant for federal funding after October 1, 2003 must have a Data Universal Number System (DUNS) number. To obtain a free DUNS number, contact Dun & Bradstreet at their toll-free number (866) 705-5711 or go to: [www.dnb.com/US/duns\\_update/index.itml](http://www.dnb.com/US/duns_update/index.itml).

### **HUD Fair Market Rents issued for FY2004**

New Fair Market Rents, established by the U.S. Department of Housing and Urban Development and used for a variety of programs, are now available at: [www.huduser.org/datasets/fmr.html](http://www.huduser.org/datasets/fmr.html). For more information on the 2004 FMR's contact Gerald Benoit at (202) 708-0477.



## Poverty mapping website launched

A new mapping system, which allows users to map poverty, race/ethnicity, home value, and other home variables using 1970 to 2000 Census data, is available at [www.urbanpoverty.net](http://www.urbanpoverty.net). Maps can zoom in to show census tract boundaries, but information covers metropolitan areas only.

## Technology offered for nonprofits

TechSoup provides information and resources, as well as discounted and donated technology for non-profits. For more information go to: [www.techsoup.org](http://www.techsoup.org).

## EPA web tool shows hazardous sites

The Environmental Protection Agency's EnviroMapper shows Superfund sites, hazardous waste sites, brownfields, and other features by zip code, town, or larger area. To utilize this resource, go to: [www.epa.gov/enviro/html/em](http://www.epa.gov/enviro/html/em).

## New book available on affordable housing

Kent Colton, senior scholar at Harvard's Joint Center for Housing Studies, former CEO of the National Association of Home Builders, and Millennial Housing Commission member, has written a book on our country's affordable housing achievements over the past 50 years, current affordable housing challenges, and ideas about the future, entitled *Housing in the Twenty-First Century: Achieving Common Ground*.

## www.Grants.gov

All federal agencies are now required to electronically post notices of funding opportunities at [www.Grants.gov](http://www.Grants.gov). The federal agencies jointly developed the standard data elements to be used for posting synopsis information at this website as part of their grant streamlining efforts to implement the Federal Financial Assistance Management Improvement Act of 1999 (Public Law 106-107).

## Household International to fund financial education grants

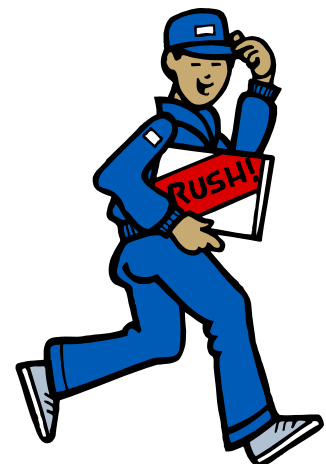
Grassroots organizations in Phoenix and Tucson will be eligible to apply for \$1 million in grants during 2004, which are being made available for programs that directly serve local residents and share in the goal of helping individuals become more financially responsible. For more information on this grant program contact: [communityrelations@household.com](mailto:communityrelations@household.com). The application due date is January 30, 2004.

## University of Arizona receives HUD award

The University of Arizona College of Architecture and Landscape has been awarded a \$394,000 grant from HUD. Faculty, students and staff members will help developers with often-risky pre-development activities that help get projects started.

## Warning: Mail delivery to Capitol is slow

Need to make a speedy delivery of materials to the ADOH office at the Capitol? If so, then we need to warn you that you may not want to use the U.S. postal system. Since the incidents of 9/11/2001, all incoming mail to the Capitol undergoes a physical security screening at a separate facility prior to actual delivery to the Capitol complex. As a result, correspondence that would typically reach its destination in 1-2 days is taking as many as 3-4 days or more. For this reason, if the information you are sending is time-sensitive, you might wish to send it by messenger, next-day delivery service, by e-mail, or plan ahead so that a tight deadline is not a problem. We apologize for the inconvenience, but know our constituents understand the concerns that necessitate the increased security measures.



# Recent Funding Announcements . . .

Since October 1st, ADOH has made the following commitments for funding of housing and community development programs and projects in Arizona:

## Community Development Block Grant (CDBG) Program

Recipient	Service Area	Type of Program/Project	Funding
<b>Western Arizona Council of Government</b>			
Somerton, City of	Somerton	Housing rehabilitation	24,584
Somerton, City of	Somerton	Boys and Girls Club	130,000
Parker, Town of	Parker	State Special Project – Library Improvements	127,500
Parker, Town of	Parker	State Special Project – Senior Center Improvements	74,980
San Luis, City of	San Luis	State Special Project – Sanitation Vehicle	190,000
Lake Havasu City, City of	Lake Havasu City	State Special Project – Housing rehabilitation	300,000
Yuma County	Tacna	State Special Project – Tacna Fire Dept Equipment	27,500
<b>Southeastern Arizona Governments Organization</b>			
Cochise County	Huachuca	Lower Huachuca City Capital Improvement Plan	35,000
Cochise County	Cochise County	Owner-occupied housing emergency repair and rehabilitation program	90,000
Clifton, Town of	Clifton	Historic preservation/slum and blight	92,000
Nogales, City of	Nogales	Fleischer Park improvements	288,843
Nogales, City of	Nogales	United Church Village – removal of barriers	79,370
Nogales, City of	Nogales	Teyechea Park – removal of barriers	25,000
Nogales, City of	Nogales	Child Care operating and maintenance	13,000
Nogales City of	Nogales	Wade Carpenter Pool	100,000
Sierra Vista, City of	Sierra Vista	Owner-occupied housing emergency repair and rehabilitation program	30,000
Pima, Town of	Pima	AzStep-Waste water improvements/sewer extension	175,000
Douglas, City of	Douglas	State Special Project – fire engine pumper truck	300,000
<b>Central Rural Area:</b>			
Apache Junction, City of	Apache Junction	State Special Project – Mobile Command Unit	229,379
Pinal County	Pinal County	State Special project – Housing Rehabilitation	157,000
<b>Northern Rural Area:</b>			
Cottonwood, City of	Cottonwood	Old Town Mission HVAC	30,000
Springerville, Town of	Springerville	Demolition/clearance	109,548
Yavapai County	Ash Fork	State Special Project – Ash Fork Fire Truck	71,700
Yavapai County	Yavapai County	State Special Project – Senior Center Improvements	48,000
Coconino County	Coconino	State Special Project – Housing rehabilitation	177,000

## State Housing Fund Program

Recipient	Service Area	Type of Program/Project	Funding
<b>Western Rural Area:</b>			
Campeños Sin Fronteras	Somerton	New construction o rental units	400,000
Catholic Social Services of So AZ	Yuma	New construction of homeless shelter	500,000
Lake Havasu City, City of	Lake Havasu	Owner-occupied housing rehabilitation	190,484
Lake Havasu City, City of	Lake Havasu	Owner-occupied housing emergency repair	100,000
Mohave County	Mohave Co (unincorp)	Owner-occupied housing rehabilitation	300,000
Quartzsite Women’s Club	Quartzsite	New construction of rental units	400,000

Southeast Rural Area:			
Bisbee Coalition for the Homeless	Bisbee	Homeless prevention program	70,000
Bisbee Community Y	Bisbee	New construction of rental units	636,759
Industrial Development Authority of Sierra Vista	Sierra Vista	New construction of rental units	400,000
Central Rural Area:			
Casa Grande, City of	Casa Grande	Owner-occupied housing rehabilitation	300,000
Florence, Town of	Florence	Owner-occupied housing rehabilitation	213,700
Gila County	Gila County	Owner-occupied housing rehabilitation	110,000
Gila County	Gila County	Owner-occupied housing emergency repair	187,500
Payson Regional Housing Development	Payson	New construction of rental units	387,400
Pinal County Housing Authority	Pinal County	Acquisition/rehabilitation of rental units	486,851
Northern Rural Area:			
Bothands (Sharon Manor)	Flagstaff	Emergency operating funds	20,249
Navajo County	Navajo County	Owner-occupied housing rehabilitation	275,000
Open Inn, Inc.	Prescott	Emergency operating funds	16,000
Project Aware	Prescott	Emergency operating funds	15,000
White Mountain Apache Community Development Corp	Whiteriver	New construction of rental units	399,500
Metropolitan Areas:			
Habitat for Humanity of the West Valley	El Mirage	New construction of homeownership units	200,000
Mercy Housing Southwest	Gilbert	New construction of rental units	400,000
National Advocacy and Training Network, The	Mesa	Emergency operating funds	4,600
Native American Connections	Phoenix	Rehabilitation of rental units	263,200
Rise, Inc.	Tucson	New construction of rental units	400,000
Sojourner Center	Phoenix	New construction of rental units	500,000
South Tucson, City of	Tucson	Owner-occupied housing rehabilitation	220,000

**State Housing Fund – amounts remaining available . . .  
look for this list to be updated regularly at**

**[http://www.housingaz.com/UPLOAD/SHF\\_Balances\\_for\\_Web.pdf](http://www.housingaz.com/UPLOAD/SHF_Balances_for_Web.pdf)**

**To assist applicants with planning, the agency website has begun posting information on the amount of funding remaining in the State Housing Fund (HOME and Housing Trust Funds) by Activity.**

The Arizona Department of Housing  
E-Newsletter is published quarterly.

Arizona Department of Housing  
1700 West Washington Street, Suite 210  
Phoenix, Arizona 85007

Telephone: (602) 771-1000  
TTY: (602) 771-1001  
FAX: (602) 771-1002

Website: [www.housingaz.com](http://www.housingaz.com)  
Newsletter Editor: Carol Ditmore

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*Please direct any questions or comments  
regarding this publication to –  
Carol Ditmore at [carold@housingaz.com](mailto:carold@housingaz.com)*

*Email address changes may be directed to  
Cynthia Diggelmann at [cynthiad@housingaz.com](mailto:cynthiad@housingaz.com)*



Spring 2004

# E-Newsletter

## Affordable rental info on-line

Access info on Arizona's subsidized units through [SocialServe.com](http://SocialServe.com)

The Arizona Department of Housing (ADOH) is pleased to announce a partnership with SocialServe.com, a nationally known database provider to nonprofit organizations, to provide a searchable database of affordable apartments throughout the state with weekly updated vacancy information. The database will be available at [www.housingaz.com](http://www.housingaz.com) in early April.

ADOH is currently contacting property owners for all properties that have been assisted by ADOH funding including the Low Income Housing Tax Credit (LIHTC) Program and the Project-Based Section 8 Projects managed by the Arizona Public Housing Authority. Under this partnership agreement, property owners may list their properties at no charge and update their unit availability on a weekly basis through a customized, web-based system.

Individuals seeking apartments can access the web-based system or they can call a toll-free number and receive apartment information by mail or fax. The user-tested search process allows users to search by rent level, bedroom size, distance to public transportation and gives users a list of possible properties to choose from. Selecting a property gives users information on utilities, security deposits, credit checks and other information to help users prepare to visit and lease apartments.

Once the process of registering properties is completed, the database will access over 30,000 apartments across the state.



### Message from the Director

Sheila D. Harris, Ph.D.

*"Where can I find an affordable rental unit?"* is a question often received by the Arizona Department of Housing.

In the past, any effort to provide this information has been slow or inefficient at best. Long lists were sent via snail mail – lists which contained very little information on individual properties (such as bedroom sizes, rents, etc.), and virtually no information on potential vacancies.

All of that is about to change. Beginning this spring, information on state and federally subsidized units in Arizona will become available online through SocialServe.com. For more details about this much-needed service, see our cover story.

Through SocialServe.com, low-income households will find it easier to locate housing, and assisted properties should find it easier to fill their vacant units – a win-win situation for all.

### Inside this issue:

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### Arizona Housing Commission Meeting Schedule

April 1 – in Tucson  
May & June – TBA

For more information call Pat Boland at (602) 771-1007 or by email: [patb@housingaz.com](mailto:patb@housingaz.com)

# Arizona Housing Finance Authority's

## 2003 Mortgage Credit Certificate Program

A Mortgage Credit Certificate (MCC) is a tax credit that allows the holder to reduce their federal income tax liability, thereby assisting in qualifying for a mortgage. Benefits of the MCC are available for the life of the mortgage as long as the borrower occupies the property as their principal residence. Additionally, the Arizona Housing Finance Authority (AzHFA) and ADOH have teamed up to offer down payment assistance to MCC recipients through the Homes for Arizonans program (see page 6). Depending upon the borrowers income, they may qualify for up to \$20,000 in additional assistance. MCCs can be used with a variety of mortgage loans and borrowers can use the lender of their choice. To apply for an MCC, borrowers should notify their mortgage lender that they are applying, and then contact Family Housing Resources in Tucson at (800) 622-7462 to request an MCC application by mail.

## 2004 Mortgage Revenue Bond Program

The AzHFA is currently in the process of structuring a Mortgage Revenue Bond (MRB) Program for rural Arizona (outside Maricopa and Pima Counties) to be available this summer. The MRB Program will offer down payment and/or closing cost assistance along with an interest rate structured to be one point below conventional rates! If you are a lender or Realtor ® who would like to be involved in this program, please contact Jill Godfrey at (602) 771-1091.

For more information on any of the programs of the AzHFA, contact Jill Godfrey, AzHFA Programs Manager, at (602) 771-1091 or by email at [jillg@housingaz.com](mailto:jillg@housingaz.com).



### 2004 Board of Directors

Stephanie Prudence  
National Bank of Arizona  
*Chairperson*

Ross McCallister  
The McCallister Companies  
*Vice-Chairperson*

Rita Carrillo  
Neighborhood Housing Services  
*Treasurer*

Brian Mickelsen  
City of Cottonwood  
*Secretary*

Victor Flores  
Salt River Project

Cliff Potts  
Prudential Real Estate

New appointee pending

## AzHFA Board Meetings

The Arizona Housing Finance Authority (AzHFA) Board of Directors is a seven-member board that governs the work of the AzHFA. Board meetings are open to the public and are typically held at noon on the second Tuesday of the month in Phoenix. Upcoming meetings are scheduled for 12:00 p.m. on:

**April 13 – May 11 – June 15**  
in the ADOH Conference Room at the State Capitol

For more information on AzHFA Board Meetings contact Pat Boland at (602) 771-1007 or [patb@housingaz.com](mailto:patb@housingaz.com).

## AzHFA adopts Mission Statement

*The Arizona Housing Finance Authority provides leadership and resources in crafting solutions for the unmet housing needs of non-metro Arizona through the effective investment of public and private capital realizing that affordable housing is critical to family stability and healthy communities.*

# What's New?

## Housing advocates flock to Capitol for second annual Homes for Arizonans Day

On Wednesday, January 21, ADOH hosted the second **Homes for Arizonans Day** at the State Capitol. Forty-one affordable housing and community development partners participated with booths displaying information on their programs. Morning speakers included Governor Janet Napolitano, and Jerry Colangelo, sports executive and chairman of the board of Collaboration for a New Century. Roy Bernardi, Assistant Secretary of Housing and Urban Development for Community Planning and Development, provided the keynote address at a luncheon on the House lawn, attended by over 200 people.

Homes for Arizonans Day provided an opportunity for the public and policy makers to learn about housing efforts being initiated by various organizations from across the state, as well as the significant role housing plays in our state's economic health.



*Governor Janet Napolitano addresses the audience at Homes for Arizonans Day, as Director Harris looks on.*

## Thanks to our sponsors!

### Gold Level

*Bank of America*

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*Industrial Development Authority of Tucson*

*Maricopa County Community Development*

*RBC Dain Rauscher*

*Ruiz Investment Group*

### Silver Level

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### Bronze Level

*Arizona Realtors Housing Needs Foundation*

*Foundation for Senior Living*

### Contributing

*Arizona Coalition to End Homelessness*

*Arizona Multihousing Association*

*Community Services of Arizona/Los Vecinos*

*Housing for Mesa*

*Local Initiatives Support Corporation*

*Phoenix Industrial Development*

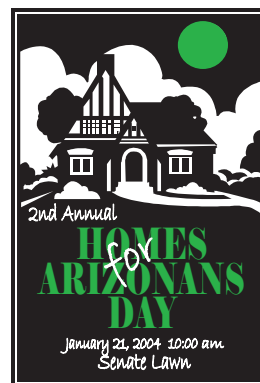
*Authority*

*Safe Haven*

*Director Harris addressed the lunch crowd, which included legislators, community leaders, and members of the affordable housing community.*



*Jerry Colangelo opened the day's festivities, speaking about the need for solutions to affordable housing issues, and how as a businessman he has seen the need demonstrated in downtown Phoenix.*



*Assistant Secretary of HUD, Roy Bernardi spoke about the importance of the partnership between the state and federal government in working together to solve the housing problems in Arizona.*



## **Harris gives keynote speech at Standard & Poor's 2004 Housing Finance Conference**

ADOH Director Sheila D. Harris gave the keynote speech at Standard & Poor's 2004 Housing Finance Conference – "Strategies for Tough Times" on January 26 in Phoenix. The agency also sponsored, along with the City of Phoenix, a tour of seven publicly funded housing projects in the south Phoenix area. Many of the projects viewed were funded through partnerships between the federal, state and city government. About 40 people participated in the tour.

## **2,473 rental units seek financing through ADOH's LIHTC Round**

As of the March 15<sup>th</sup> deadline for the 2004 Low-Income Housing Tax Credit (LIHTC) Program, developers had presented ADOH with 38 proposals for LIHTC financed rental properties throughout the state. These 38 proposals, which in total requested over \$19 million in tax credits to finance 2,473 units, are all vying for just over \$10 million in credits (with a 10 year value of closer to \$100 million, as tax credits are realized annually over 10 years). Typically, the agency is able to fund somewhere between 20-25 projects on an annual basis through its annual competitive process for 9% housing tax credits. ADOH plans to announce selected projects by early summer.

## **Arizona participates in National Homeless conference**

The Arizona Policy Academy for State and Local Policy Makers held a day-long homeless planning meeting at ADOH on January 16<sup>th</sup>, as a precursor to a national homeless planning conference that several state employees and members of nonprofit and advocacy organizations attended later in the month. The national conference, "Improving Access to Mainstream Services for Homeless Families with Children", which was sponsored by the U.S. Department of Housing and Urban Development (HUD), was held January 27-29 in Miami. Arizona is only one of 10 states that were asked to participate. ADOH's Programs Administrator, Andrew Rael, represented the agency. Also representing Arizona at the conference were staff from the Governor's Office of Children, Youth and Families, and the Arizona Department of Economic Security.

## **HUD Homeless Program Awards announced**

In January HUD announced that Arizona would be receiving a total of \$23.8 million in 2003 McKinney-Vento Act homeless assistance monies. The Rural Arizona Continuum of Care application, in which ADOH is the applicant, will receive \$2.8 million; the City of Tucson/Pima County Consortium Continuum of Care will receive \$5 million; and the Maricopa Regional Continuum of Care, \$15.9 million. ADOH will assist in the administration of over \$8.4 million of these grants, which include funding for the Shelter Plus Care Program, the Supportive Housing Program, and funding for the Rural Arizona Homeless Management Information System (HMIS). Of note is that the three Arizona Continuum of Care applications scored the highest in the country. The Maricopa County application scored 91; Pima County, 89; and the rural application, 89. HUD indicated that the majority of applications submitted from around the country only scored in the 70s.

## **Rita Carrillo: Celebrating Ten Years with NHS Phoenix**

Rita Carrillo, AzHFA Treasurer and immediate past chairperson, celebrated her tenth anniversary in January as Executive Director of Neighborhood Housing Services of Phoenix (NHS Phoenix). NHS Phoenix is a nonprofit organization that has been serving low- and moderate-income families by educating and creating sustainable homeowners and producing affordable housing/revitalizing neighborhoods in the Valley for twenty-nine years. Since 1993, under Rita's leadership, over 5,300 families have been served; 1,000 homeowners created; \$41 million in home loans leveraged/originated; and, 100 single-family homes built or rehabilitated. In acknowledging Rita's dedication to the community, ADOH Director Sheila Harris stated, "Over the years, Rita has brought to the State of Arizona and the state of affordable housing an unparalleled passion for fairness by raising homeownership standards through her proactive role in initiating and supporting programs that provide quality education and attainable quality housing, for all citizens in the diverse community we live in and serve."



## **Federal budgets move forward**

A \$328 billion omnibus fiscal 2004 appropriations bill that included \$37 billion in funding for the U.S. Department of Housing and Urban Development (HUD), was finally passed by the U.S. Senate on January 22.

This budget will provide to Arizona a total of \$63.5 million in Community Development Block Grants (CDBG), \$28.6 million in HOME funds, \$2.3 million in Emergency Shelter Grants, and \$2 million in Housing Assistance for People with AIDS (HOPWA) funding. Of this amount, ADOH will administer \$14.4 million in CDBG, \$9.5 million in HOME, and \$164,000 in HOPWA.

Also, in February the Bush Administration sent Congress its FY2005 budget, proposing funding for all federal programs, including HUD and the Rural Housing Service. The budget also proposes federal tax law changes, including some relevant to housing. This budget proposes a small increase in the HUD budget. To read a summary of the HUD portion of the budget, go to:

<http://www.hud.gov/utilities/intercept.cfm?/about/budget/fy05/budgetsummary.pdf>

## **President Bush talks homeownership in Phoenix**

On March 26<sup>th</sup> President Bush visited Phoenix to talk about the rise in homeownership, a major contributor to a healthy economy while strengthening family and social stability. While in Phoenix the President toured the Southwest Regional Council of Carpenters, a training site for carpenters and shared the stage with several local residents involved in the local housing market, including a carpenter, a union official, a lender, and several first-time homeowners. Director Harris attended the President's presentation, as a guest of HUD.

## **New Commissioners to the AHC**

Governor Janet Napolitano recently named two new members to the Arizona Housing Commission (AHC). The AHC is a 24-member commission, made up of representatives from private industry, nonprofit housing organizations, and state, local and tribal governments. Recent new appointments include:

*Cass Rankin – APS*

*Roberto Ruiz – Ruiz Engineering Company*

## **Treasury publishes new MRB/MCC Purchase Price Limits**

On February 10, the Treasury Department released new average area Purchase Price Safe Harbor Limits for the Mortgage Revenue Bond (MRB) and Mortgage Credit Certificate (MCC) programs. The new limits are based on the FHA single-family loan limits established annually by HUD. To derive the safe harbors, Treasury divided the FHA loan limits by .76, producing limits about 32 percent higher than the FHA limits. The safe harbors apply to both newly constructed and existing homes. States must multiply the safe harbors by 90 percent (110 in targeted areas) to derive the new purchase price limits. Treasury last issued safe harbor limits in 1994, based on 1993 HUD housing price estimates derived from mortgage data collected by the Federal Housing Finance Board.

## **Fannie Mae and Freddie Mac meet affordable housing goals**

Fannie Mae and Freddie Mac both recently announced they exceeded HUD's affordable housing goals in 2003. The goals, set by HUD pursuant to general statutory guidelines, requires that 50 percent of the loans they purchase benefit low- and moderate-income households; 31 percent benefit households in underserved areas; and 20 percent benefit very low-income households. In 2003, 51.8 percent of Fannie Mae's loan purchases and 51.1 percent of Freddie Mac's benefited low- and moderate-income households. Fannie Mae reported 32 percent and Freddie Mac reported 32.3 percent of its loans benefited families in underserved areas. Very low-income households were served at 20.9 percent by Fannie Mae and 20.2 percent by Freddie Mac.

## **President Bush nominates new HUD Secretary**

In December, President Bush nominated Alphonso Jackson to become the next HUD Secretary. Jackson, who has served as HUD's Deputy Secretary for nearly three years, was tapped for the job after Mel Martinez resigned in order to run for a seat in the Senate. Jackson was president and CEO of the Dallas Housing Authority from 1989-1996 and served as director of the Department of Public and Assisted Housing in Washington, DC from 1987-1988.



## ADOH announces HOMES FOR ARIZONANS

**A newly designed homebuyer assistance program**  
In January, ADOH announced the launching of a newly designed homebuyer assistance program, and successor to the Rural Homepurchase Assistance Program (RHAP). Homes for Arizonans, which provides counseling and financial assistance to first time homebuyers, is being jointly funded by ADOH and the Arizona Housing Finance Authority and will provide assistance to homebuyers with incomes up to 115% of the area median income for the county in which the home is purchased (or higher in a few targeted areas). The subsidy cap of \$10,000 previously imposed under the RHAP program has been increased to \$20,000 under the new program. However, the actual amount of financial assistance provided is dependent upon five factors: family income, purchase price of the home, actual closing costs, amount of family savings and assets, and any other gifts or assistance the family may be receiving. Assisted households must contribute at least \$1,000 towards the purchase price. Other program restrictions apply. ADOH has hired Sandra Weis as the Homes for Arizonans Program Specialist, who will devote full-time efforts to implementing the program. Individuals interested in accessing the program are instructed to contact the provider for the county in which they wish to purchase a home.



**Sandra Weis**

Gila, Pinal Counties  
Arizona Department of Housing  
(602) 771-1027 [sandraw@housingaz.com](mailto:sandraw@housingaz.com)

Yuma County  
Housing America Corporation  
(928) 627-4221 [rsanchez@hacorp.org](mailto:rsanchez@hacorp.org)

Apache, Navajo Counties  
Northern Arizona Council of Government  
(928) 289-6020 [tnagle@nacog.org](mailto:tnagle@nacog.org)

Coconino, Yavapai Counties  
Northern Arizona Council of Government  
(928) 774-1895 [fpayne@nacog.org](mailto:fpayne@nacog.org)

Cochise, Graham, Greenlee, Santa Cruz Counties  
Southeastern Arizona Governments Organization  
(520) 432-5301 [jpacker@seago.org](mailto:jpacker@seago.org)

LaPaz, Mohave Counties  
Housing America Corporation  
(928) 718-1888 [tbishop@hacorp.org](mailto:tbishop@hacorp.org)

## Cochise County targets assistance to persons with HIV/AIDS living in Colonias

Cochise County came out a winner in the HUD 2003 SuperNOFA competition, receiving a commitment for \$677,377, in funding, through the Housing Assistance for Persons With AIDS (HOPWA) Housing Assistance Program (HHAP). HHAP is a collaborative effort of housing and supportive service providers to deliver housing services to HIV/AIDS persons living in the Colonias, particularly Hispanic farm workers, as well as chronically homeless individuals and families in southeastern Arizona. The Housing Authority of Cochise County, as the project sponsor, will provide tenant-based rental assistance, housing information services, and emergency housing assistance, including short-term rent, mortgage, and utility payments to prevent homelessness for eligible individuals and families. Approximately 120 units of housing will be assisted. The Housing Authority has assembled a team of partners to provide a variety of supportive services and to coordinate the services provided by the HOPWA funding. Partners include: Cochise County Health Department, City of Douglas Housing Department, St. John's Episcopal Church, the Arizona Department of Health Services, Southwest Fair Housing Council, Impact Consultants, Bisbee Coalition for the Homeless, and Good Neighbor Alliance in Sierra Vista. For more information on this program, contact Judy N. Klein by telephone (520) 432-9200 or Bill Kammann at [wkammann@co.cochise.az.us](mailto:wkammann@co.cochise.az.us).

## Federal awards to fight housing bias in Arizona

In January, HUD awarded \$17.6 million in grants to fair housing groups in 39 states and the District of Columbia. Three Arizona groups were awarded half a million dollars of that funding. Award recipients included Arizona Fair Housing Center, who will receive \$206,490 and Southwest Fair Housing Council who will receive \$205,964, both to conduct private enforcement initiatives. Acorn Housing Corporation of Arizona will receive \$95,000 for an education and outreach initiative for an Hispanic Fair Housing Awareness project.

## **ADOH plans input gathering sessions for the federally required Five-Year Consolidated Plan**

As part of the requirement for Arizona Department of Housing (ADOH) receiving federal entitlement funds, such as Community Development Block Grant (CDBG), HOME Investment Partnership Program, and Housing Opportunities for Persons with AIDS (HOPWA) funding, as well as for the Arizona Department of Economic Security (ADES) receiving Emergency Shelter Grant (ESG) funding, the State of Arizona, with ADOH as lead agency, is required to present the U.S. Department of Housing and Urban Development (HUD) with a comprehensive plan, providing an assessment of statewide need and outlining plans for addressing the identified needs, for housing and community development activities for a five year period. Once a five year Consolidated Plan (ConPlan) has been adopted, it subsequently requires annual updates (see page 8 for information on Public Hearings for next year's Annual Update to the last five year ConPlan).

ADOH is currently planning a series of input gathering sessions to facilitate putting together the next five-year ConPlan, which is due in the spring of 2005, to cover plans for federal years 2005-2009. The public is urged to attend these sessions to provide planners with input on local challenges and needs, and potential solutions to housing and community problems. For more information on any of these sessions, contact Martina Kuehl at (602) 771-1086.

**April 14<sup>th</sup>, 1:00 – 3:00 p.m.**

Sierra Vista Public Library  
Mona Bishop Room  
2600 East Tacoma Street  
Sierra Vista

**April 28<sup>th</sup>, 1:00 – 3:00 p.m.**

Payson City Council Chambers  
303 North Beeline Highway  
Payson

**May 5<sup>th</sup>, 1:00 – 3:00 p.m.**

Cottonwood Public Safety Building  
Multipurpose Room  
199 South 6<sup>th</sup> Street  
Cottonwood

**Save the date:  
September 14-15, 2004**

# **Governor's Affordable Housing Forum**

**Prescott Resort  
and Conference Center**

1500 Highway 69, Prescott  
[www.prescottresort.com](http://www.prescottresort.com)



**More information on this inaugural  
conference will be available in the  
Summer E-Newsletter**

*Governor's*



Arizona Department of Housing

**AFFORDABLE HOUSING FORUM**

September 14- 15, 2004



Prescott Resort  
Prescott, AZ

# Upcoming Conferences, Trainings and Other Happenings . . .

**April 1-2**

## **Tucson's 8<sup>th</sup> Annual Affordable Housing Conference**

Tucson Metropolitan Housing Corporation's 8<sup>th</sup> Annual Affordable Housing Conference is scheduled to take place at the Tucson Convention Center on April 1 and 2. For more information contact: [www.metrohousingcorp.org](http://www.metrohousingcorp.org) or call the Metropolitan Housing Corporation at (520) 792-1415.



**April 22**

## **2004 State Housing Fund Workshop – Solving the Mystery**

A workshop designed to launch the FY2005 State Housing Fund Program year (July 1, 2004 through June 30, 2005) is scheduled to take place in Phoenix on April 22, from 8:00 a.m. – 4:00 p.m. (Registration/breakfast begin at 7:00 a.m.) at the Black Canyon Conference Center, 9440 North 25<sup>th</sup> Avenue. The registration fee is \$100 if paid before April 1; cost of registration from April 1 thru 21 is \$125. Cost to register at the door will be \$150. Anyone who intends to apply for SHF through ADOH is recommended to attend this workshop to receive an overview of the changes to the program summary, to attend sessions on how to prepare applications, as well as other helpful sessions being offered. For more information on this upcoming workshop go to: [http://www.housingaz.com/UPLOAD/Solving\\_the\\_Mystery\\_SHF\\_Workshop.pdf](http://www.housingaz.com/UPLOAD/Solving_the_Mystery_SHF_Workshop.pdf) or contact Cynthia Diggelmann at (602) 771-1016.

## **ADOH to hold Hearings for Update to 2004 Consolidated Plan**

ADOH is requesting input on the draft 2004 State of Arizona Consolidated Plan Update (Update). The Update applies to non-metropolitan and rural areas and describes the state's strategies and actions related to housing, including Public Housing and Section 8, special needs, homeless, community development, lead based paint, anti-poverty and fair housing. The update includes an annual action plan, methods of distribution and geographic funding objectives for FY2004/2005 federal HOME, Community Development Block Grant (CDBG), Housing Opportunities for Persons with AIDS (HOPWA), and Emergency Shelter Grants (ESG). The Update has been prepared pursuant to applicable federal regulations. To begin obtaining public comment on the Update, ADOH is holding the following hearings.

**Thursday, April 1 at 11:00 a.m.**

at the 8<sup>th</sup> Annual Tucson Metropolitan Housing Commission's Affordable Housing Conference  
Tucson Conference Center, Greenlee Room  
260 South Church Street, Tucson

**Wednesday, April 22 at 4:15 p.m.**

at the State Housing Fund Workshop  
Black Canyon Conference Center  
9440 North 25<sup>th</sup> Avenue, Phoenix

Copies of the Update will be available beginning April 5 at: [www.housingaz.com](http://www.housingaz.com) or in paper form at the ADOH offices at the State Capitol Tower, 1700 West Washington, Suite 210, Phoenix, Arizona 85007.

Written comments on the Update will be accepted by Andrew Rael, Housing Programs Administrator, at the above address until Friday, May 7, 2004 at 5:00 p.m. Persons requiring special accommodations due to disabilities may contact ADOH at (602) 771-1010 or the TTY number, (602) 771-1001.

**April 21-22**

## **Successful Fundraising for Housing: A Program for CHDOs**

The Development Training Institute (DTI) in Partnership with the U.S. Department of Housing and Urban Development's Community Planning and Development Office will be presenting free training opportunities in different locations throughout the country for certified Community Housing Development Organizations (CHDOs), on expanding a CHDOs capacity to raise private funds that can produce more diverse, renewable and dependable income streams to support HOME-assisted projects and general organizational capacity-building. Dates for the two-day training programs are staggered throughout the coming months, to the end of May, and are scheduled for Chicago, Oakland, Seattle, Los Angeles, Dallas, Boston, and New York. For more information on this training opportunity, contact DTI at (410) 338-2512 x. 300, or go to [www.dtinational.org](http://www.dtinational.org).

**June 17**

## **Basic Grantee Administration & Financial Management**

This Community Development Block Grant (CDBG) training will cover basic grant administration and financial management for the CDBG program. This CDBG workshop is open to all State-CDBG eligible communities. Information will be specific to the State-administered CDBG Program. Training will be held in the Grand Canyon Room (basement) at the State Capitol, 1700 W. Washington Street, Phoenix, from 9:00 a.m. – 4:00 p.m. Cost to attend is \$35 per person. Watch for information to be posted at the ADOH website: [www.housingaz.com](http://www.housingaz.com) or contact Cynthia Diggelmann at (602) 771-1016.

### **ADOH Program Bulletins**

ADOH has instituted a series of regular electronic program bulletins, covering information of interest to recipients of program funding from any of ADOH's programs. If you feel you should be receiving these bulletins, but are not receiving them, please send an email to: [programs@housingaz.com](mailto:programs@housingaz.com).

**June 7-8**

## **Understanding Arizona's Low-Income Housing Tax Credit & HOME Compliance**

This ADOH-sponsored workshop is scheduled for June 7-8, from 8:00 a.m. – 5:00 p.m. (Registration starts at 7:15 a.m.) at the Doubletree Hotel at Reid Park, 445 South Alvernon Way, in Tucson. Training is intended for current and future Low-Income Housing Tax Credit or State Housing Fund (HOME and Housing Trust Fund) rental property owners, management agents, site managers, and other people actively involved in screening applications or leasing state-assisted units to eligible households. For more information contact Cynthia Diggelmann at (602) 771-1016.

## **ADOH plans Affordable Housing Institute**

By the time this newsletter is published, selection will have begun for participants who will be chosen to participate in The Affordable Housing Institute, a series of lectures as well as hands-on trainings sponsored by ADOH this coming spring and summer. The Institute will provide an opportunity for nonprofit, local government, and the private sector to collaborate on actual affordable housing projects. Dates of the training are: May 25-26, June 23-24, July 28-29, and September 29-30, at the Black Canyon Conference Center in Phoenix. Because attendance is limited, students are being selected to participate based on their ability to attend all workshop sessions, and a commitment to work within a project team between scheduled workshops, if necessary, and the approval of their supervisors and/or Board of Directors. The goal of the Institute is for participants to receive hands on training while working on potential, real-life projects.

## **Training opportunities identified on AFHP website**

The Arizona Fair Housing Partnership (AFHP) is a statewide coalition of government agencies, housing industry representatives, nonprofit organizations, social service agencies and housing advocates who support and promote equal fair housing opportunities. Information on the AFHP, as well as a calendar of training opportunities it has identified is available through its website at: [www.neighborhoodlink.com/org/azfairhousing](http://www.neighborhoodlink.com/org/azfairhousing).

# Notices of Funding Availability . . .

## **FY 2004 State Housing Fund Notice of Funding Availability**

The Notice of Funding Availability (NOFA) for FY 2004 funding for affordable housing projects and programs is posted on the ADOH website. The NOFA announces funding available from ADOH through the State Housing Fund Program (Federal HOME and State Housing Trust Fund) from July 1, 2003 through June 30, 2004. To download a copy of this NOFA, visit our website at: [www.housingaz.com/UPLOAD/2004\\_NOFA.pdf](http://www.housingaz.com/UPLOAD/2004_NOFA.pdf). A program summary and applications are also available on the website. **The next application deadline for FY 2004 is April 30, 2004.**

## **FY 2005 State Housing Fund Notice of Funding Availability**

Look for information on the FY2005 State Housing Fund Program (July 1, 2004-June 30, 2005) to be posted on our website soon, at [www.housingaz.com](http://www.housingaz.com). See page 8 for upcoming SHF Workshop information.

## **HUD is looking for Faith-Based and Community Organizations to become HUD-approved housing counseling agencies**

HUD's Center for Faith-Based and Community Initiatives is looking for faith-based and community organizations to which it might award housing counseling grants. Qualified organizations must be able to show evidence of nonprofit status as defined by section 501(c)(3) of the Internal Revenue Code; must have successfully administered a housing counseling program for at least one year; must have functioned for at least one year in the geographical area that the applicant proposes to serve; must have an independent audit of its financial records during the 12 months preceding the date of applying for HUD approval. Additionally, it must have enough funds on hand to cover the cost of operations for the first 12 months following HUD approval, its employees must be trained in housing counseling with a minimum of six months experience in the job they will perform in the counseling plan, and must be fluent in the language of the clients served. For more information on this initiative, go to: [www.hud.gov/offices/hsg/sfh/hcc/hccprof13.cfm](http://www.hud.gov/offices/hsg/sfh/hcc/hccprof13.cfm) or call (202) 708-2404.

## **USDA accepting applications**

The U.S. Department of Agriculture, Rural Housing Service, has a number of upcoming deadlines for the acceptance of funding applications. Information on each of the programs below can be obtained by calling the Arizona State Office at (602) 280-8701, by contacting the individuals at the USDA headquarters listed below, or by going to: [www.ruralhome.org/announce/RHSNOFAFeb04.htm](http://www.ruralhome.org/announce/RHSNOFAFeb04.htm).

- |  |                   |                      |
|--|-------------------|----------------------|
| • Section 515 (rental housing)                               | Deadline: April 6 | Call: (202) 690-1436 |
| • Sections 514 and 516 (farm labor housing loans and grants) | Deadline: May 6   | Call: (202) 720-1627 |
| • Section 533 (housing preservation grants)                  | Deadline: May 6   | Call: (202) 720-0021 |
| • Section 538 (guaranteed rural rental housing program)      | Deadline: May 14  | Call: (202) 401-2307 |

## **Register to receive notice of all Federal grant opportunities**

The new federal Grants.gov web page has a service that will allow subscribers to receive email notifications of funding opportunities. To access this service, go to: [www.hud.gov/grants/index/cfm](http://www.hud.gov/grants/index/cfm). Once at the website, click on "Receive Grant Funding Notification," which will take the user to a webpage where they will see four options for receiving notifications. Once subscribed, the user will receive an email notification every evening of what was placed on Grants.gov/FIND that day. All federal agencies are now placing their announcements on this site.

## **CDFI funds available**

Community Development Financial Institutions (CDFI) or potential CDFIs can apply for CDFI financial assistance awards by April 28, and/or for technical assistance grants by May 31. For more information, go to: [www.cdfifund.gov](http://www.cdfifund.gov), or contact Bill Luecht at (202) 622-8042.

## **ADOH website adds page dedicated to the Governor's Tribal Housing Initiative**

In March, ADOH added a new webpage to its website that is dedicated to the Governor's Tribal Housing Initiative and to tribal housing issues. To access this new resource, go to: [www.housingaz.com](http://www.housingaz.com) and look for the link in the left-hand column.

## **Other Info . . .**

### **CDCA to hold Annual Meeting**

The Community Development Coalition of Arizona (CDCA) will conduct its annual meeting on April 15, from 5:30 – 7:00 p.m. at Bank One, 201 North Central, 12<sup>th</sup> Floor, Phoenix. This year CDCA will honor Teresa Brice-Heames and Phoenix Councilperson Doug Ligner for their contributions to affordable housing development. In addition, new officers and Board members will be installed. Phoenix Mayor Phil Gordon will deliver the welcome. The event is being sponsored by Bank One and is open to the public. To RSVP or to obtain additional information, call (602) 277-1333.

### **April is Fair Housing Month: ADOH updating The Analysis of Impediments to Fair Housing Choice**

April is national Fair Housing month. ADOH encourages all recipients of state and federal funds to take leadership roles in promoting the spirit of Title VIII of the Civil Rights Act of 1968 (Fair Housing Act). This law prohibits discrimination in the sale, rental, and financing of dwellings, and in other housing-related transactions, based on race, color, national origin, religion, sex, familial status (including children under the age of 18 living with parents or legal custodians, pregnant women, and people securing custody of children under the age of 18), and handicap (disability). In order to be eligible for federal funding, ADOH must certify to the U.S. Department of Housing & Urban Development (HUD) that it is affirmatively furthering fair housing. The certification to affirmatively further fair housing specifically requires ADOH to: conduct an analysis of impediments to fair housing choice within the jurisdiction; take appropriate actions to overcome the effects of any impediments identified through that analysis; and maintain records reflecting analysis and actions in this regard.

The Analysis of Impediments (AI) to Fair Housing Choice is a review of State laws, regulations, administrative policies, procedures, and practices to assess how these affect the location, availability, and accessibility of housing. It is also a review of conditions, both public and private, affecting fair housing choice. The AI examines existing and potential barriers to fair housing in a community, such as lending discrimination, inequities in service delivery, and obstacles to the provision of housing for people with disabilities for all classes protected under the Fair Housing Act. Once the AI is completed, ADOH must take actions to overcome the effect of any impediments identified. A new AI is currently under development by ADOH and should be completed by the end of May 2004. If you would like to complete one of ADOH's AI research questionnaires, please send an email to [terrij@housingaz.com](mailto:terrij@housingaz.com). More information can also be obtained about Fair Housing at the following HUD website: [www.hud.gov/groups/fairhousing.cfm](http://www.hud.gov/groups/fairhousing.cfm).

## **Brookings Institution and Urban Institute issue joint report on housing strategies**

The Brookings Institution Center on Urban and Metropolitan Policy and the Urban Institute Center on Metropolitan Housing and Communities have joined forces to examine the effectiveness of seven decades of different approaches to meeting housing goals. The report, *Rethinking Affordable Housing Strategies: An Action Agenda for Local and Regional Leaders*, finds that over the past decade, housing policy has shifted from a federally driven initiative to one primarily determined at state and local levels. It also comments on lessons learned from earlier affordable housing strategies. Some of the recommendations in the report include tailoring housing policy to local market conditions, setting detailed goals, and creating regional approaches to housing. To download a copy of the report, go to: <http://www.brookings.edu/es/urban/housingreview.htm>.

## **Housing Assistance Council report shows housing options needed for rural elderly**

The Housing Assistance Council has issued a report, *Rural Seniors and Their Homes*, which indicates that more housing options are needed by elderly households living in rural areas. For a copy of the free report, go to: [www.ruralhome.org](http://www.ruralhome.org).

## **HUD launches Assisted-Living Information Center**

In February, HUD launched a Senior Housing Information website and toll-free call-center, aimed at assisting public housing authorities and local governments, by guiding them toward resources that they can use to assist their local populations with aging in-place. Through its research, HUD and the elderly public housing industry discovered the cost savings of subsidizing senior housing residents in-place ranges from 20 to 65 percent less than moving them to institutional facilities. This is a tremendous savings to state Medicaid budgets across the nation. The website and call-center are geared toward showing housing authorities how they can create facilities to allow their elderly residents to age-in-place. The innovative website houses information for using existing financial tools to create and modernize housing for seniors, and also includes a list of innovative elderly public housing facilities in different regions of the country that PHAs can use to get ideas for creating their own facilities. The call-center (888-245-8938) will be available Monday through Friday, during regular business hours. Representatives will refer callers to experts in the field. The general public can also get information about service-enriched public housing. The website can be found at: <http://www.hud.gov/offices/pih/pihcc/>.

## **Problem-solving for community developers**

Heartland Center for Leadership Development has created a new problem-solving tool for community developers called *Your Field Guide to Community Building*, which provides trouble-shooting and problem-solving techniques. The guide is available for \$18.50 and includes a CD of resources and access to an interactive web site. For information, contact: [www.heartlandfieldguide.info](http://www.heartlandfieldguide.info) or call (402) 474-7667.

## **Report on housing for ex-prisoners available**

AIDS Housing of Washington has issued a report that looks at housing and related services for those leaving the prison system. *From Locked Up to Locked Out* is free at: [www.aidshousing.org](http://www.aidshousing.org) or call (206) 322-9444.

## **USDA's Economic Research Service provides valuable information on rural statistics, poverty in rural areas and small towns**

The United State Department of Agriculture's Economic Research Service has information on population, employment, income, farm characteristics, and farm financial indicators that are available for each state. Go to: [www.ers.usda.gov/statefacts](http://www.ers.usda.gov/statefacts). This entity has also launched an internet-based mapping service at: [www.ers.usda.gov/data/RuralMapMachine](http://www.ers.usda.gov/data/RuralMapMachine). The mapping site provides a visualization of indicators (natural amenities, urban influence, commuting areas, employment, demographics, income) for rural areas. Also, a new

article, *Anatomy of Nonmetro High-Poverty Areas: Common in Plight, Distinctive in Nature*, examines how rural counties with high poverty rates differ across racial and demographic lines. Common problems in all areas include high unemployment and a disproportionate number of female-headed families with children. For a copy of this report, go to: [www.ers.usda.gov/AmberWaves/February04/Features/Anatomy.htm](http://www.ers.usda.gov/AmberWaves/February04/Features/Anatomy.htm).

## **New affordable housing need report available**

A three-page fact sheet of statistics demonstrating the need for affordable housing in America is now available from the Campaign for Housing and Community Development Funding. For a copy, go to: [www.chn.org/pdf/chcdhousingtrends.pdf](http://www.chn.org/pdf/chcdhousingtrends.pdf) or call (202) 232-2532.

## **HUD releases new report on rental market dynamics**

HUD has issued a new report using American Housing Survey data to examine how rental affordability has changed over time. The report, *Rental Market Dynamics: Is Affordable Housing for the Poor an Endangered Species?* is available at: [www.huduser.org/datasets/ahs/ahsReports.html](http://www.huduser.org/datasets/ahs/ahsReports.html).

## **CRA regulation amendments proposed**

Four regulatory agencies are requesting comments on proposed changes to the Community Reinvestment Act regulations, including increasing the size of “small institutions” which receive streamlined reviews, to those with total assets up to \$500 million. Comments are due April 6. See *Federal Register*, 2/6/04, pages 5729-47, or contact Michael Bylsma at the Office of the Comptroller of the Currency, at (202) 874-5750.

## **HUD report indicates worst case housing need in rural areas decreasing**

A new HUD report, *Trends in Worst Case Needs for Housing, 1978-1999: A Report to Congress*, indicates that the number of rural worst case needs households has decreased slightly since 1987. Worse case needs households are unassisted renters with very low incomes who pay more than half of their income for housing or live in severely substandard units. The study found that the overall reduction in worst case needs results from increases in very low-income renters’ incomes, not increases in the number of affordable rental units. The report is free from: [www.huduser.org/publications/affhsg/worstcase03.html](http://www.huduser.org/publications/affhsg/worstcase03.html) or \$5 from HUD User, (800) 245-2691.

## **Poverty guidelines updated**

New federal poverty guidelines are based on Consumer Price Index increase. For more information, see *Federal Register*, 2/13/04, pages 7336-38.

## **HUD offers data at state, county, and community level**

Newly released data by HUD offers information at the state, county, or community level on: housing permits by month and housing type; crime data; 1970, 1980, 1990, and 2000 demographic data; the new CHAS data based on Census 2000 information; and urban public finance data. To access this data, go to: [socds.huduser.org/index.html](http://socds.huduser.org/index.html).

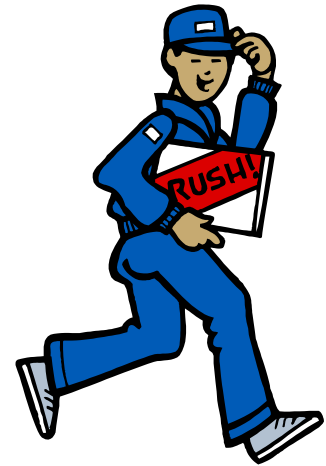
## **Armed forces get new legal protections in dealing with landlords**

The Service Members Civil Relief Act (Public Laws 108-189), signed into law in December, allows lease terminations without penalty, restricts evictions, and more. For more info available from the Library of Congress, go to: [thomas.loc.gov](http://thomas.loc.gov).



## Warning: Mail delivery to Capitol is slow

Need to make a speedy delivery of materials to the ADOH office at the Capitol? If so, then we need to warn you that you may not want to use the U.S. postal system. Since the incidents of 9/11/2001, all incoming mail to the Capitol undergoes a physical security screening at a separate facility prior to actual delivery to the Capitol complex. As a result, correspondence that would typically reach its destination in 1-2 days is taking 3-4 days or more. For this reason, if the information you are sending is time-sensitive, you might wish to send it by messenger, next-day delivery service, by e-mail, or plan ahead so that a tight deadline is not a problem. We apologize for the inconvenience, but know our constituents understand the concerns that necessitate the increased security measures.



## Recent Funding Announcements . . .

Since January 1st, ADOH has made the following commitments for funding of housing and community development programs and projects in Arizona:

### Community Development Block Grant (CDBG) Program

Recipient	Service Area	Type of Program/Project	Funding
Western Arizona Council of Government			
LaPaz County	Salome	Library expansion	\$ 60,000
LaPaz County	Bouse	Helipad	34,500
LaPaz County	Bouse	Park improvements	141,500


### State Housing Fund Program

Recipient	Service Area	Type of Program/Project	Funding
Western Rural Area:			
Colorado River Union High School District #2 (CRUHSD #2)	Mohave County	Supportive Housing Program Administration	1,412
Cornerstone Mission Project	Kingman	Transitional housing operating subsidies	20,507
Excel Group, The	Yuma County	Supportive Housing Program Administration	4,549
Housing America Corporation	Somerton	Homeownership assistance	50,000
Kingman Aid to Abused People	Kingman	Acquisition/rehab of emergency shelter	500,000
Mohave County Community Development Department	Mohave County	Supportive Housing Program Administration	2,351
Western Arizona Council of Governments	LaPaz, Mohave, Yuma Counties	Emergency repair of homeownership units	300,000
Southeast Rural Area:			
Community Partnership of Southern Arizona (CPSA)	Cochise, Santa Cruz Counties	Supportive Housing Program Administration	1,850
Douglas, City of	Douglas	Owner-occupied housing rehabilitation	300,000
Women's Transition Project	Cochise County	Supportive Housing Program Administration	3,062

<b>Central Rural Area:</b>			
<b>Community Action Human Resources Agency (CAHRA)</b>	Pinal County	Supportive Housing Program Administration	3,823
<b>Coolidge, City of</b>	Coolidge	Emergency repair of homeownership units	200,000
<b>Horizon Human Services, Inc.</b>	Pinal County	Supportive Housing Program Administration	1,877
<b>Northern Rural Area:</b>			
<b>Arizona Integrated Residential and Educational Services, Inc. (AIRES)</b>	Yavapai County	Acquisition/rehabilitation of transitional rental housing	141,837
<b>BOTHANDS</b>	Flagstaff	Supportive Housing Program Administration	1,861
<b>BOTHANDS</b>	Flagstaff	Homeownership unit development	55,000
<b>Community Behavioral Health Services, Inc.</b>	Page	Acquisition/rehabilitation of rental property (additional commitment)	35,899
<b>Cottonwood, City of</b>	Cottonwood	Owner-occupied housing rehabilitation	300,000
<b>Flagstaff, City of</b>	Flagstaff	Owner-occupied housing rehabilitation	190,900
<b>Flagstaff, City of</b>	Flagstaff	Emergency repair of homeownership units	139,900
<b>Flagstaff Catholic Social Services</b>	Flagstaff	Supportive Housing Program Administration	1,547
<b>Guidance Center, The</b>	Flagstaff	Supportive Housing Program Administration	2,588
<b>Northern Arizona Council of Government</b>	Apache, Coconino, Navajo, Yavapai Counties	Emergency repair of homeownership units	300,000
<b>Old Concho Community Assistance Center (OCCAC)</b>	Apache, Navajo Counties	Supportive Housing Program Administration	6,300
<b>Open Inn, Inc.</b>	Prescott	Supportive Housing Program Administration	1,165
<b>United States Veterans Initiative</b>	Prescott	Supportive Housing Program Administration	8,342
<b>Williams Housing Authority</b>	Williams	Owner-occupied housing rehabilitation	300,000
<b>Metropolitan Areas:</b>			
<b>Community Alliance Against Family Abuse</b>	Apache Junction	Pre-development loan	11,455
<b>Community Home Repair Projects of Arizona</b>	Tucson	Emergency repair of homeownership units	197,000
<b>Habitat for Humanity Desert Foothills</b>	Cave Creek	Homeownership unit development	115,000
<b>Information &amp; Referral Services, Inc.</b>	Pima County	Planning Grant	5,000
<b>Information &amp; Referral Services, Inc.</b>	Tucson	Emergency operating subsidies for shelter	26,000
<b>Phoenix, City of</b>	Phoenix	Emergency operating subsidies for shelter	50,000
<b>Pima County Community Services</b>	Pima County (unincorp)	Emergency repair of homeownership units	100,000
<b>Safe Haven, Inc.</b>	Phoenix (limited area)	Emergency repair of homeownership units	150,000
<b>Safe Haven, Inc.</b>	Phoenix (limited area)	Owner-occupied housing rehabilitation	300,000
<b>Surprise, City of</b>	Surprise	Owner-occupied housing rehabilitation	315,000
<b>Tolleson, City of</b>	Tolleson	Owner-occupied housing rehabilitation	353,250
<b>Tucson Metropolitan Housing Commission</b>	Statewide	Housing conference	10,000
<b>United Methodist Outreach Ministries</b>	Phoenix	Emergency operating subsidies for shelter	117,677
<b>Valley of the Sun YMCA</b>	Phoenix	Facility rehabilitation	477,000

**State Housing Fund – amounts remaining available . . .**  
**look for this list to be updated regularly at**  
[http://www.housingaz.com/UPLOAD/SHF\\_Balances\\_for\\_Web.pdf](http://www.housingaz.com/UPLOAD/SHF_Balances_for_Web.pdf)

**To assist applicants with planning, the agency website has begun posting information on the amount of funding remaining in the State Housing Fund (HOME and Housing Trust Funds) by Activity.**



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Arizona Department of Housing  
1700 West Washington Street, Suite 210  
Phoenix, Arizona 85007

Telephone: (602) 771-1000  
TTY: (602) 771-1001  
FAX: (602) 771-1002  
Website: [www.housingaz.com](http://www.housingaz.com)  
Newsletter Editor: Carol Ditmore

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*Please direct any questions or comments to –  
Carol Ditmore at [carold@housingaz.com](mailto:carold@housingaz.com)*

*Email address changes may be directed to  
Cynthia Diggelmann at [cynthiad@housingaz.com](mailto:cynthiad@housingaz.com)*



**Message  
from the  
Director**

Sheila D. Harris, Ph.D.

Right now, this very minute, stop what you are doing and jot down these dates: **September 14 and 15**. You will not want to miss being a participant in the first State-hosted Affordable Housing Forum. We are counting on your attendance at this exciting new annual event.

Still in the planning stages, the **Governor's Affordable Housing Forum** will be held at the Prescott Resort. Sessions are being planned on communicating the need for affordable housing, expanding resources for housing development, encouraging homeownership, Arizona's Tribal Housing Initiative, and much more.

Keep your eyes on your mailbox for more information to be distributed in July. We hope you are looking forward to this inaugural event as much as we are!

Summer 2004  
E-Newsletter  
**E-Newsletter**



Arizona Department of Housing

**Governor's  
AFFORDABLE HOUSING FORUM**

September 14 - 15, 2004



Prescott Resort  
Prescott, AZ

The Arizona Department of Housing is pleased to hold its first ever Governor's Affordable Housing Forum on September 14 and 15, 2004 at the Prescott Resort in Prescott, Arizona. The forum is part of the overall effort of the Department to provide education on the affordable housing challenges facing our state. After an Arizona Housing Finance Authority and Arizona Housing Commission Meeting on the 14th, the Department will host a daylong forum for policy discussion, information and strategies to attack the affordable housing shortage within the state. Governor Janet Napolitano will be on hand to present awards to notable housing developments and efforts across the state.

The forum is intended to provide food for thought on affordable housing policy and will also have a wide variety of small group sessions to offer information on strategies and financial resources available to support affordable housing efforts. Municipal officers, state legislators, housing providers, lenders and those interested in encouraging the state's affordable housing will be in attendance.

Our partners in this event include the Arizona Fannie Mae Partnership Office, the Arizona Association of Realtors and the U.S. Department of Housing and Urban Development (HUD).

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**Arizona Housing  
Commission  
Meeting Schedule**

July 30 Phoenix  
September 14 Prescott

For more information  
call Pat Boland  
at (602) 771-1007 or  
by email: [patb@housingaz.com](mailto:patb@housingaz.com)

# Arizona Housing Finance Authority

## 2004 Mortgage Revenue Bond Program

During the last week of June, the Arizona Housing Finance Authority (AzHFA) closed on the 2004 Single Family Mortgage Revenue Bond (MRB) Program for rural Arizona (excluding Maricopa and Pima counties). The MRB Program will offer residents of rural Arizona the opportunity to obtain **first mortgage financing at approximately one percent below market rates** with up to \$20,000 in down payment and closing cost assistance.

The program is open to income eligible buyers who are purchasing their first home or have not owned a home in the past three years. To participate in the program, a borrower must apply for a loan with a participating MRB lender. To obtain the additional benefit of the down payment and closing cost assistance, the borrower must contact the local Homes for Arizonans program provider in their area and request an application. The Homes for Arizonans program is a joint program of the Arizona Department of Housing and the AzHFA. For information on the Homes for Arizonans program, contact Sandy Weis at (602) 771-1027 or [sandraw@housingaz.com](mailto:sandraw@housingaz.com).

A list of participating MRB lenders is available through our website at: [www.housingaz.com](http://www.housingaz.com). New lenders may join the program at any time by contacting the AzHFA and requesting an invitation to participate.

## 2003 Mortgage Credit Certificate Program

A Mortgage Credit Certificate (MCC) is a tax credit that allows holders to reduce their federal income tax liability, thereby assisting in qualifying for a mortgage. Benefits of the MCC are available for the life of the mortgage as long as the borrower occupies the property as their principal residence. Additionally, the Arizona Housing Finance Authority (AzHFA) and ADOH have teamed up to offer down payment assistance to MCC recipients through the Homes for Arizonans program (see above). Depending upon the borrowers' income, they may qualify for up to \$20,000 in additional assistance. MCCs can be used with a variety of mortgage loans and borrowers can use the lender of their choice. To apply for an MCC, borrowers should notify their mortgage lender that they are applying, and then contact Family Housing Resources in Tucson at (800) 622-7462 to request an MCC application by mail. A copy of the 2003 MCC Program brochure is also available at: [http://www.housingaz.com/UPLOAD/MCC\\_2003\\_BROCHURE\\_v2.pdf](http://www.housingaz.com/UPLOAD/MCC_2003_BROCHURE_v2.pdf).

## AzHFA Board Meetings

The Arizona Housing Finance Authority (AzHFA) Board of Directors is a seven-member board that governs the work of the AzHFA. Board meetings are open to the public and are typically held at noon on the second Tuesday of the month in Phoenix.

Upcoming meetings are scheduled for 12:00 p.m. on:

- **July 27** – the July meeting will be held at the State Capitol
- **August** – there will be no meeting of the AzHFA Board this month
- **September 14** – meeting at the Affordable Housing Forum

For more information on AzHFA Board Meetings contact Pat Boland at (602) 771-1007 or [patb@housingaz.com](mailto:patb@housingaz.com).



### 2004 Board of Directors

**Stephanie Prudence**  
National Bank of Arizona  
*Chairperson*

**Ross McCallister**  
The McCallister Companies  
*Vice-Chairperson*

**Rita Carrillo**  
Neighborhood Housing Services  
*Treasurer*

**Brian Mickelsen**  
City of Cottonwood  
*Secretary*

**Victor Flores**  
Salt River Project

**Cliff Potts**  
Prudential Real Estate

New appointee pending

# What's New?

## Senate confirms HUD Secretary

In March, the Senate confirmed Alphonso Jackson as the new secretary for the U.S. Department of Housing and Urban Development (HUD). He was sworn into office on April 1.

Jackson joined HUD in 2001 as a deputy secretary, managing HUD's day-to-day operations. Before joining HUD, Jackson was president of American Electric Power-TEXAS. From January 1989 to July 1996, Jackson was president and CEO of the Dallas Housing Authority. Prior to that he served as director of the Washington, D.C. Department of Public and Assisted Housing.

Other appointments: In May President Bush named Roy Bernardi as HUD's new Deputy Secretary, Cathy MacFarlane as Assistant Secretary for Public Affairs, and Dennis Shea as Assistant Secretary for Policy Development and Research.

## ADOH Director speaks at national housing events

In mid-May, Dr. Sheila D. Harris, ADOH Director, spoke before the Congressional Hispanic Caucus Institute in Washington, D.C. about the various homeownership programs ADOH offers to Arizona residents, which have been deemed a "best practice" by the Institute.

Director Harris also spoke in late May at the Annual Native American Indian Finance Conference in Hollywood, Florida, providing an overview of ADOH related activities on tribal lands. Attendees of the event included investment and banking representatives.

## New appointment to Arizona Housing Commission

Governor Janet Napolitano recently named Suzanne DeConcini of Long Realty as a new member to the Arizona Housing Commission (AHC). The AHC is a 24-member commission made up of representatives from private industry, nonprofit housing organizations, and state, local and tribal governments.

## Federal budget stalemate

The Senate budget negotiators remain at an impasse over the FY2005 budget resolution. If the Senate is unable to pass a deeming resolution, they will be bound by the \$814 billion FY 2005 discretionary spending limit set in the FY 2004 budget resolution.

## Twenty-five rental projects receive 2004 LIHTC awards

On June 4th, Governor Janet Napolitano announced the award of 25 commitments for federal tax credits through the Low-Income Housing Tax Credit (LIHTC) Program, administered by ADOH. The awardees include 11 projects to be developed by nonprofit developers, three tribal housing projects, eight elderly projects and 17 projects to include family sized units. Projects will be built in 11 of Arizona's 15 counties. For a full listing of all 2004 LIHTC awards, see pages 12-13.

## 46<sup>th</sup> Legislature Adjourns Sine Die after 136 Days

The Second Regular Session of the 46th Legislature adjourned on May 26th after 136 days, over a month beyond the 100-day target adjournment date set at the beginning of the session. Over 1,100 pieces of legislation were introduced this Session, with over 350 bills making it to the Governor. The general effective date of bills is 90 days after session adjourns, making this year's effective date August 25<sup>th</sup>, unless a bill was enacted with an emergency clause or another specified effective date.

## Quality Homes for Arizona's Workforce . . .

### A Key to a Vibrant Economy

The Governor's Office, the Maricopa County Board of Supervisors and the Greater Phoenix Economic Council held a housing summit at the State Capitol on June 14<sup>th</sup> to discuss the availability and affordability of housing for working families in Maricopa County. Speakers included Governor Janet Napolitano; Gregg Holmes, Stardust Companies; Michael Collins, Harvard University; Elliott Pollack, Elliott D. Pollack & Company; Rick Weddle, GPEC; Dr. Sheila Harris, ADOH director; and others.

## Five-Year Consolidated Plan info gathering sessions held

The Arizona Department of Housing (ADOH) is in the process of coordinating and writing a new five-year State of Arizona Consolidated Plan that will be submitted to the U.S. Department of Housing and Urban Development (HUD) for approval in May 2005. Approval of the Consolidated Plan is necessary for Arizona to continue receiving Community Development Block Grant (CDBG), HOME Investment Partnership Program, Emergency Shelter Grant, and Housing Assistance for Persons with AIDS (HOPWA) funding. The primary function of the Consolidated Plan is to ensure that federal funds received between 2005 and 2009 address the most pressing housing, economic, social and human development needs of low-income and special needs persons all over Arizona.

The goals, strategies and priorities prescribed in the Consolidated Plan will be a product of input from local communities, service providers, and citizens. ADOH has already conducted three sessions this year (Sierra Vista – April 14, Payson – April 28, and Cottonwood – May 5). ADOH will be announcing more open forums to receive input throughout the year. It is anticipated that a draft of the plan will be available for public review and comment in February 2005.

## Congressional staff briefed on affordable housing

ADOH, in partnership with Fannie Mae, LISC, and the U.S. Department of Housing and Urban Development (HUD), hosted a briefing for congressional staff on affordable housing issues. The briefing was held on June 17 at the ASU Downtown Center in Phoenix. The briefing provided an overview of affordable housing issues facing the state, and federal legislation impacting the state of Arizona.

## Former lead at RHS to head CDFI Fund

Arthur Garcia, former Administrator of the U.S. Department of Agriculture's Rural Housing Service (RHS) became Director of the Community Development Financial Institutions (CDFI) Fund on May 17. Garcia had led RHS since April 2002. James C. Alsop, current Deputy Administrator for Community Programs, has been named as acting RHS Administrator.

## Governor visits Senior Center

On April 2, Governor Janet Napolitano spoke at a luncheon held at the Town of Parker's Senior Center. At that event, she also presented a check to the Western Arizona Council of Government

(WACOG) for a housing rehabilitation program, to be funded with Community Development Block Grant (CDBG) Program funding, which is administered by ADOH. The Governor also presented a certificate of recognition to the town for their hard work in completing the senior center project, also with CDBG funding.

*(From left) Town of Parker Mayor D.L. Wilson, Lynda Manville, director of the Parker Senior Center, and Pete Stasiak, director of Economic Development, accept a certificate presented by Governor Janet Napolitano.*



## Yuma's Carver Park revitalization efforts honored

The City of Yuma's Carver Park Revitalization Strategy and Plan has been nominated for recognition in celebration of the Community Development Block Grant's 30<sup>th</sup> anniversary this year.

ADOH is proud to have been a partner in the renewal of this one-half square mile (22-block) neighborhood which, prior to the revitalization efforts, exhibited an extensive amount of distress and poverty. The neighborhood is one of the oldest in the City and one of the poorest in the country, with a poverty rate of 48 percent, a low and moderate-income rate of 78 percent and an unemployment rate of nearly 30 percent. It was also most noted in the community as a haven for drugs, gangs and violent crime. At the same time, this neighborhood is home to generations of families who have called Carver Park home.

*Carver Park Townhomes were developed with Low-Income Housing Tax Credits and HOME funds awarded through ADOH*



Yuma's Neighborhood Services Manager, Bill Lilly, commented, "The residents are extremely proud and appreciative of the improvements that have occurred in the Carver Park Neighborhood. The collaboration of federal, state and local government, nonprofit, faith-based organizations and resident resources and efforts all were significant and vital to the revitalization of the neighborhood. This collaboration assisted residents in reclaiming their neighborhood as a safe and thriving part of our emerging community."

ADOH resources that went into the Carver Park initiative include: \$8.75 million in equity from the award of Low-Income Housing Tax Credits, \$520,000 in HOME funds, \$300,000 in State Housing Trust Funds and various other non-housing grants through the State's ACTION Initiative.

The project, first initiated in 2000, consisted of approximately 2,042 residents and a variety of religious and nonprofit entities. Using a grass-roots approach, that was neighborhood-driven; residents and nonprofits developed a strategy and plan to address its many economic, physical and social ills. The resulting plan included strategies to address safety and security, neighborhood appearance, housing, infrastructure, social services, workforce and economic development.

Three years later the neighborhood has undergone an astounding transformation. Over \$27 million has been invested and the neighborhood is now safe and clean. Over 60 homes have been substantially rehabilitated. The private sector recognized the opportunity and developed 120 new housing units. Numerous neighborhood facilities were also developed.

### Arizona rental data now available on SocialServe.Com

Information on nearly 500 affordable rental properties located throughout Arizona (like the property shown above), is now available through SocialServe.Com.

This comprehensive database is available on-line to assist prospective tenants in finding affordable units in their areas, including updated information on current vacancies. During its first month the website had over 5,000 hits. To access this information go to: [www.socialserve.com](http://www.socialserve.com) and click on Arizona, or call toll free, 1-877-428-8844.



## Governor speaks at Casa Grande domestic violence shelter grand opening

On May 19<sup>th</sup> Governor Janet Napolitano spoke at the grand opening of a domestic violence shelter in Casa Grande. State Housing Trust Funds in the amount of \$426,665 were awarded by ADOH for this project, constructed by Against Abuse, Inc. The emergency shelter will house 16 beds for victims of domestic violence, as well as 16 beds for a children's emergency shelter for abused and neglected children. The shelter was built on land donated by Arizona Public Service (APS).

## State Trust Land Legislation subject of presentation to the Arizona Housing Commission

In May, the Arizona Housing Commission heard a presentation from the Arizona Department of Land, regarding a coalition of stakeholders in the State Land Trust, including representatives from education, conservation, development, local jurisdictions and ranching communities.

The presentation included an explanation of proposed changes to the laws governing State Trust Land, which date to the state's original constitution. There is the possibility of a special session of the Legislature to address the issues. In part, proposed changes would create a collaborative to provide conceptual planning far in advance of actual land auctions, to increase the certainty regarding future land use for both local communities and land developers. If the legislature takes action on the proposed changes, a public vote on the issue could show up on the November 2004 ballot. Any approved measure would then be required to go before Congress, since ultimately any changes in the State Land Trust require the approval of the federal government.

As we go to press, no special session to address these issues has been scheduled.

For more information about what is going on at the Arizona Department of Land, go to: [www.land.state.az.us](http://www.land.state.az.us).



## Congressman Renzi and the Financial Services Committee's Housing and Community Opportunity Subcommittee consider housing issues

### "Samaritan Initiative"

Rep. Rick Renzi (R-AZ), a member of the House Financial Services Committee Housing and Community Opportunity Subcommittee, introduced the Samaritan Initiative Act of 2004, HR 4057 in March. If passed, the bill would authorize a competitive grant program, jointly funded by HUD, the U.S. Department of Health Services (HHS), and the U.S. Department of Veterans Affairs (VA), to provide housing, substance abuse treatment, and health and other supportive services to the chronically homeless.



The Bush Administration has also proposed the Samaritan Initiative in its FY 2004 and FY 2005 budget requests. The Initiative is part of the Administration's effort to end chronic homelessness within ten years. Entities eligible for funding would include: states, local governments, public housing authorities, local workforce investment boards, and private nonprofits, including faith-based organizations.

### Field Hearing on Arizona Native Lands

In May, Rep. Renzi attended a field hearing held by the Financial Services subcommittee on Housing and Community Opportunity entitled "Improving Housing Opportunities for Native Americans" at the Greyhills Academy High School in Tuba City. ADOH Director Harris also attended the hearing, submitting a statement on behalf of the Arizona Department of Housing for the Congressional record.

### CHAS data available

The U.S. Department of Housing and Urban Development (HUD) has released Comprehensive Housing Affordability Strategy (CHAS data) from the 2000 Census, including added tables and added income breakdowns. To obtain this info, go to: [www.huduser.org/datasets/co.html](http://www.huduser.org/datasets/co.html) or contact HUD User at (800) 245-2691.

## ADOH's Affordable Housing Institute gets underway with eight potential projects

In May and June, the Affordable Housing Institute (AHI) held the first two of four two-day sessions. Two more sessions will be held in July and September in Phoenix. The concept of the AHI is to create an intimate setting for ADOH to work with a small number of selected developers and their project teams to plan their affordable housing projects. In addition to the workgroup training sessions, the AHI also includes technical assistance between sessions.

The goal of the AHI is: (1) to build capacity to develop affordable housing in participating nonprofit groups; and (2) to facilitate planning and expedite implementation of affordable housing projects.

AHI sessions include extensive training on: Introduction to Development & Organizational Requirements, Planning, Financing, and Project Implementation. ADOH plans to make the AHI an annual event. Anyone interested in being put on a list for future Institutes should contact Terri Jones at (602) 771-1000 or [terrij@housingaz.com](mailto:terrij@housingaz.com).

The eight project teams that were selected represent a variety of affordable housing projects:

- **Affordable Co-Housing.** Project Shelter, Inc., a 501(c)(3) nonprofit, wants to develop a 10 unit, multifamily project in rural Arizona, in Prescott or Chino Valley. Team Leader: Patty Krieger, Project Shelter, Inc.
- **Arizona Village.** Single-family detached housing on The Fort Mojave Indian Tribe reservation. Team Leader: Raymond L. Robles, Fort Mohave Tribe, Aha Macav Housing Entity.
- **Pueblo Nuevo.** This project is planned as a 4.5 acre single-family rental housing development for a minimum of 20 units. Team Leader: William Lilly, City of Yuma.

*AHI participants review market analysis data in the training room at the Black Canyon Conference Center in Phoenix.*

- **Geneva Park.** Geneva Park consists of 14.3 acres a few miles from the center of Prescott. The project proposes to construct 35 homes, built in a cluster, with a recreation area for residents adjacent to the homes. Team Leader: Kathern L. Mitchell, Affordable Housing Resources, Inc.
- **Mesa Nuestro Neighborhood.** Nuestro Neighborhood is located in Mesa, and the project's primary focus is to build new single-family mixed-use homes. Team Leader: Kathleen (Kit) Kelly, City of Mesa.
- **New Hope House.** NAZCARE, a community service agency in northern Arizona, has purchased a building for their administrative offices in Prescott which has enough space and is zoned to build a transitional housing unit for residents living with mental illness. Team Leader: Kate Tittle, NAZCARE.
- **Parker Place Apartments.** This project will be a multi-family apartment complex of 32 to 48 units in Parker. Team Leader: Lisa Drayton, Luckenbill Associates, LLC.
- **Phoenix Grandfamilies Place.** This project, located in Phoenix, would be designed for grandparents who have legal and primary responsibility for their grandchildren. Team Leader: Del Monte Edwards, Tanner Properties, Inc.



# Governor declares June “Homeownership Month”

Claiming, tongue in cheek, that one of the things she likes about being Governor, is she can declare “months”, Governor Janet Napolitano announced on June 14, that she had declared June “Arizona Homeownership Month”. In her announcement the Governor made a point of reminding the audience that homeownership strengthens families, stabilizes neighborhoods, builds communities, promotes personal well being, fosters economic prosperity for families and communities and generates economic growth. To view a copy of the proclamation, go to: [www.housingaz.com](http://www.housingaz.com).

## ADOH participates in National Council of La Raza’s Homeownership Fair

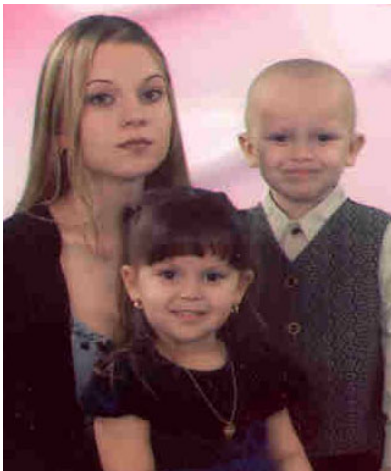
After 36 years of serving America, the National Council of La Raza (NCLR) came back to Phoenix where it all began, when it held its 2004 NCLR Annual Conference, “Coming Home” in Phoenix. The special event represented a reconnection to the roots of the organization and a recommitment to the Hispanic community to keep the movement going. In addition to the Annual Conference, NCLR also sponsored a homeownership fair, open to the community, during the conference, which was held June 26-29 at the Phoenix Civic Plaza.



Sandy Weis, ADOH Homes for Arizonans Program Specialist, is interviewed by Telemundo at the NCLR Conference.

## Thanks from a new homeowner

Kristy Blakeman and her two children (below) were recently assisted into homeownership, purchasing a home in Casa Grande, with assistance through the Homes for Arizonans Program.



Sandy,

I have had this card for 3 weeks now. I haven't sent it to you, not because I don't know what to write, but because I want to write so much!! No matter how many times I say "thank you" you will never have any idea as to how much I appreciate you, for what you did for me, Robert and my kids. I can sleep at night now knowing that my son will be going to an excellent elementary school this August! I hope you realize that you have impacted our lives greatly and you will never be forgotten!! Thank you for all of your help Sandy, and thank you for being such a great person!! Your kids are sooo lucky to have you as a mom!! I wish you and your husband nothing but the best, you deserve it!! Thank you!!!! Thank you!!!!

Kristy Blakeman



# Upcoming Conferences, Trainings and Other Happenings . . .

**July 15-18**

## **National Association of Housing and Redevelopment Officials Summer Conference**

The 2004 Summer Conference of the National NAHRO organization will be held at the Marriott Detroit Renaissance Center in Detroit, Michigan, from July 15-18, and will include three tracks: programs, policy and operations. For more information, go to NAHRO's website: [http://www.nahro.org/conferences/summer\\_prog.cfm](http://www.nahro.org/conferences/summer_prog.cfm).

**July 19-21**

## **Basic CDBG Training**

Prior to Arizona NAHRO's annual conference, they will be hosting an intense 2 ½ day CDBG training at the Embassy Suites North Phoenix, 2577 West Greenway Road, Phoenix. For more information go to: [www.aznahro.org/cdbg\\_training.htm](http://www.aznahro.org/cdbg_training.htm).

**July 19-21**

## **National Alliance to End Homelessness Annual Conference & Training Institutes**

The National Alliance to End Homelessness will hold its Annual Conference & Training Institutes, July 19-21, in Washington, D.C. Complete workshop and registration on the conference, entitled "Countdown to Success: Implementing Plans to End Homelessness," is available at: [www.endhomelessness.org/conf2004](http://www.endhomelessness.org/conf2004).

**July 21-23**

## **Arizona NAHRO's Annual Statewide Conference**

The Arizona Chapter of the National Association of Housing and Redevelopment Officials (NAHRO) will convene from July 21-23 at the Embassy Suites North Phoenix, 2577 West Greenway Road, Phoenix. For more information, consult the Arizona NAHRO website: <http://www.aznahro.org/calendar.htm>.



**July 29-31**

## **Arizona Preservation Conference**

The Arizona Preservation Conference will hold its 2004 conference, "Why Preservation Can't Wait," July 29-31 at the Arizona State University campus in Tempe. For more information, go to: [www.corpdestination.com/AzPresConf/](http://www.corpdestination.com/AzPresConf/)

**August 31-September 3**

## **The League of Arizona Cities and Towns Annual Conference**

The League of Arizona Cities and Towns will host its annual conference at the El Conquistador Resort in Oro Valley from August 31 through September 3. For more information on this event, contact Matt Lore at [mlore@mg.state.az.us](mailto:mlore@mg.state.az.us)

# Save the date . . .

**September 22-24**

## **Arizona Planning Association Conference**

Location: Tucson. Theme: "Planning Pyramid: A Guide to Health Communities". For more information, go to: [www.azplanning.org/2004/](http://www.azplanning.org/2004/).

**October 10-13**

## **National Association of Housing and Redevelopment Officials National Conference**

Location: Baltimore Convention Center. Theme: "Strengthening Families and Neighborhoods to Revitalize America". For more information, go to: [www.nahro.org/conferences/nat.cfm](http://www.nahro.org/conferences/nat.cfm)

**December 9-11**

## **Housing Assistance Council's National Rural Housing Conference**

Location: Hyatt Regency Hotel, Washington, D.C. on Capitol Hill. Theme: "Building Homes Celebrating Leadership". For more information email: [2004conference@ruralhome.org](mailto:2004conference@ruralhome.org).

# Notices of Funding Availability . . .

## **FY 2005 State Housing Fund Program Summary now available**

The *FY2005 State Housing Fund Program Summary* and relevant applications are now available on the ADOH website. The Program Summary explains the availability of Federal HOME and State Housing Trust Funds, available from July 1, 2004 – June 30, 2005, through one universal application. To download a copy of the Program Summary go to: [http://www.housingaz.com/UPLOAD/2005\\_SHF\\_Prog\\_Summary.pdf](http://www.housingaz.com/UPLOAD/2005_SHF_Prog_Summary.pdf). A Word version is also available at the ADOH website ([www.housingaz.com](http://www.housingaz.com) see Library).

## **\$2 million available for rural housing demonstration program**

The U.S. Department of Agriculture's Rural Housing Service has announced the availability of \$2 million in FY 2004 funds for low-income borrowers to purchase innovative housing units that are affordable and energy efficient. See *Federal Register* dated April 6, 2004, pages 18046-18049, or contact Gloria Denson at Rural Housing Service at (202) 720-1474.

## **USDA announces technology loans**

The U.S. Department of Agriculture (USDA) has announced \$190 million in loans to expand access to advanced technology in 19 states. Arizona is among the states that may be eligible for funding through a variety of loans. The Rural Broadband Access program provides loans and loan guarantees for the construction, improvement, and acquisition of broadband service in eligible rural communities. Information is available at: [www.usda.gov/Newsroom/0180.04.html](http://www.usda.gov/Newsroom/0180.04.html) or by contacting Alisa Harrison at USDA, (202) 720-4623.

## **HUD issues SuperNOFA**

The U.S. Department of Housing and Urban Development (HUD) has issued its annual "SuperNOFA," a notice that makes \$2.3 billion in HUD grants available to provide affordable housing, help the homeless and stimulate community development. The Fiscal Year 2004 Notice of Funding Availability includes 49 separate grant opportunities that will help states, local governments and nonprofit grassroots organizations to house and serve lower income families living in their communities. This year the notice continues HUD's efforts to further improve the grant application process, promoting greater access for faith-based and other community

## **Register to receive notice of all Federal grant opportunities**

The federal Grants.gov web page has a service that will allow subscribers to receive email notifications of funding opportunities. To access this service, go to: [www.hud.gov/grants/index/cfm](http://www.hud.gov/grants/index/cfm). Once at the website, click on "Receive Grant Funding Notification," which will take the user to a webpage where they will see four options for receiving notifications. Once subscribed, the user will receive an email notification every evening of what was placed on Grants.gov/FIND that day. All federal agencies are now placing their announcements on this site.

## Other Info . . .

### **Welfare reform report examines housing assistance**

A new report recently issued examined two states and concludes that welfare reforms are more effective for recipients who receive housing assistance than those without it. To view the report go to:

[www.huduser.org/publications/pubasst/housingasst.html](http://www.huduser.org/publications/pubasst/housingasst.html) or order by calling HUD User at (800) 245-2691.

### **Federal Election Commission proposes rules on “political committees”**

In March, the Federal Election Commission (FEC) proposed new rules that would potentially redefine many nonprofits as political committees. For more information go to:

[www.allianceforjustice.org/spotlight/collection/spotlight\\_fec\\_nonprofits.html](http://www.allianceforjustice.org/spotlight/collection/spotlight_fec_nonprofits.html) or call Liz Towne, Alliance for Justice at (202) 822-6070.

### **HUD proposes potential help for troubled borrowers**

The U.S. Department of Housing and Urban Development (HUD) has proposed a rule to triple the amount of fines against lenders who fail to engage in loss mitigation techniques as an effort to help homeowners who are in default on their FHA mortgages. See *Federal Register* dated April 14, 2004, pages 19905-19913, or contact Michael Reyes at HUD, (405) 609-8475.

### **Housing needs of working poor examined**

The Center for Housing Policy has released a new report entitled *Housing Problems for the Working Poor*. The report indicates that 2.5 million households, more than half of the working poor, have critical housing needs. To view the report go to: [www.nhc.org/chp\\_working\\_poor.htm](http://www.nhc.org/chp_working_poor.htm), or contact Michele Anapol at NHC, (202) 466-2121.

### **Magazine focuses on Native American housing**

The spring issue of the Housing Assistance Council’s *Rural Voices* magazine focuses on homeownership, asset building, infrastructure, tribal conditions, and Fannie Mae, HUD, and USDA programs in Native American areas. One subscription per organization is free. To subscribe, contact Luz Rosas at HAC, (202) 842-8600 or [luz@ruralhome.org](mailto:luz@ruralhome.org). The publication can also be viewed at: <http://www.ruralhome.org/pubs/ruralvoc.htm>.

### **Tackling America’s Toughest Housing Problems**

Fannie Mae recently released a report on its affordable housing initiatives called *Tackling America’s Toughest Housing Problems*. The initiative, “American Dream Commitment,” was to help finance affordable housing for underserved families. The report also outlines Fannie Mae’s goals and strategies for increasing homeownership, especially for minority families; increasing the ability of families to stay in their homes through homebuyer education and anti-predatory lending efforts; preserving the nation’s affordable rental housing stock; and expanding the supply of affordable housing. To obtain a copy of the report, call (800) 471-5554 and ask for document #H1552.

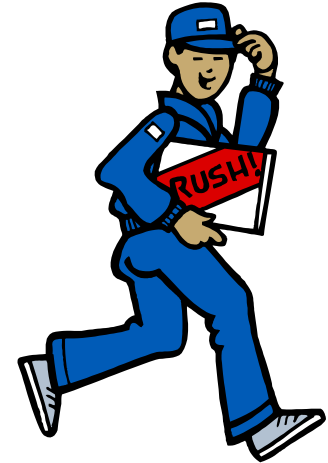
### **USA TODAY reports most support affordable housing next door**

On May 24, USA TODAY ran a story stating that so many Americans were worried about skyrocketing home prices that most say they would support more affordable housing in their neighborhoods – and even next door, according to a survey to be released on May 31. According to USA TODAY, the findings challenge conventional wisdom that neighborhood opposition is a barrier to cheaper housing. Builders, local officials and housing experts have long said that the “not-in-my-backyard” opposition – based on fear that affordable housing lowers property values – is one of the main reasons apartments, town homes and small houses don’t get built. The report, commissioned by the National Association of Realtors, indicates that 76 percent say they would support

affordable housing in their community, and 63% would support it next door. To read the full article, go to: <http://pqasb.pqarchiver.com/USAToday/640959871.html?did=640959871&FMT=ABS&FMTS=FT&date=May+24%2C+2004&author=Haya+El+Nasser&desc=Most+back+affordable+housing+next+door+%3B+Findings+challenge+widely+held+beliefs>

### Warning: Mail delivery to Capitol is slow

Need to make a speedy delivery of materials to the ADOH office at the Capitol? If so, then we need to warn you that you may not want to use the U.S. postal system. Since the incidents of 9/11/2001, all incoming mail to the Capitol undergoes a physical security screening at a separate facility prior to actual delivery to the Capitol complex. As a result, correspondence that would typically reach its destination in 1-2 days is taking 3-4 days or more. For this reason, if the information you are sending is time-sensitive, you might wish to send it by messenger, next-day delivery service, by e-mail, or plan ahead so that a tight deadline is not a problem. We apologize for the inconvenience, but know our constituents understand the concerns that necessitate the increased security measures.



## Recent Funding Announcements . . .

Since April 1st, ADOH has made the following commitments for funding of housing and community development programs and projects in Arizona:

### Low-Income Housing Tax Credit Awards from the 2004 Competitive Round

Project Name	Developer	Project Location	Affordable Units	Total Units
Ak-Chin Homes II	Ak-Chin Homes LP #2	Maricopa	23	23
Baffert Townhomes	Community Services of Arizona, Inc.	Nogales	40	40
Carefree on North Central	Native American Connections, Inc.	Phoenix	36	36
Casa Del Sol Apartments	Walling Development, Inc.	Sierra Vista	100	128
Chandler Village Apartments	CBG Chandler, LP	Chandler	127	127
Eagle Cove Apartments	Partnership Equities, Inc.	Eagar	48	48
El Destino at Rio Rico	El Destino LP	Rio Rico	60	61
Ghost Ranch Lodge	Development Design Group	Tucson	93	93
Gila River Apartments	Englewood Development Company, Inc.	Thatcher	40	40
Greenway Cove Apartments	Partnership Equities, Inc.	Phoenix	191	191
Hopi Homes I	Hopi LP #1	Hopi Reservation	27	27
La Mariposa Villas	Yuma Mariposa, LLC	Yuma	59	59
Matthew Henson HOPE VI Senior Apartments	McCormack Baron Salazar	Phoenix	129	129
Memorial Towers	Memorial Towers LP	Phoenix	153	153
Park Meadows	Taylor Park Meadows Associates, LP	Taylor	42	42
Pinehurst at Flagstaff	Pacific Communities of Idaho, LLC	Flagstaff	84	84
Pinetop Hills Apartments	Community Services of Arizona, Inc.	Pinetop-Lakeside	64	64
Sahara Luna	Hope Development, LLC	Phoenix	52	52
Smoketree Apartments	Cordes Development I, Inc.	Buckeye	23	24

<b>Sonora Vista Apartments</b>	Beyond Shelter Housing Development Corporation	Douglas	65	65
<b>Three Springs at Rio Rico</b>	Three Springs Seniors LP	Rio Rico	39	40
<b>Timber Trails Apartments</b>	Timber Trails Apartments/Flagstaff LP	Flagstaff	64	64
<b>Willcox Townhomes</b>	Community Services of Arizona, Inc.	Willcox	36	40
<b>Winslow Crossings</b>	Cardon Development Group	Winslow	52	52
<b>Yavapai-Apache Homes II</b>	Yavapai-Apache Nation LP #2	Camp Verde	16	16

## State Housing Fund Program

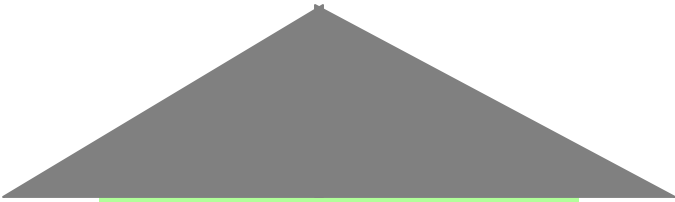
<b>Recipient</b>	<b>Service Area</b>	<b>Type of Program/Project</b>	<b>Funding</b>
<b>Western Rural Area:</b>			
<b>Cornerstone Mission Project</b>	Kingman	Emergency operating subsidy	50,190
<b>Western Arizona Council of Governments</b>	Yuma, LaPaz Counties	Homeless Prevention Program	125,000
<b>Mohave County Community Development Department</b>	Mohave County	Homeless Prevention Program	154,125
<b>Southeast Rural Area:</b>			
<b>Bisbee Coalition for the Homeless</b>	Cochise County	Homeless Prevention Program	73,500
<b>Community Services of Arizona, Inc./Willcox Townhomes, LLC</b>	Willcox	Gap financing for LIHTC rental project	101,509
<b>Community Services of Arizona, Inc./Baffert Townhomes, LLC</b>	Nogales	Gap financing for LIHTC rental project	300,000
<b>Crystal Creek Townhomes, LP</b>	Sierra Vista	Development of rental units	100,000
<b>SouthEastern Arizona CAP, Inc.</b>	Cochise, Graham, Greenlee, Santa Cruz Counties	Homeless Prevention Program	105,000
<b>Central Rural Area:</b>			
<b>Community Action Human Resources Agency (CAHRA)</b>	Pinal County	Homeless Prevention Program	132,040
<b>Gila County Community Services</b>	Gila County	Homeless Prevention Program	71,986
<b>Northern Rural Area:</b>			
<b>Catholic Charities of Holbrook</b>	Navajo County	Homeless Prevention Program	37,275
<b>Catholic Social Services of Yavapai</b>	Yavapai County	Homeless Prevention Program	150,000
<b>Central Valley Coalition for Affordable Housing/Taylor Park Meadows Associates, LP</b>	Taylor	Gap financing for LIHTC rental project	200,000
<b>Coconino County Community Services</b>	Coconino County	Homeless Prevention Program	157,500
<b>Community Services of Arizona, Inc./Pinetop Hills, LLC</b>	Pinetop-Lakeside	Gap financing for LIHTC rental project	400,000
<b>Old Concho Community Assistance Center</b>	Apache County	Homeless Prevention Program	131,250



Salvation Army of Winslow	Navajo County	Homeless Prevention Program	33,600
White Mountain Apache Housing Authority	Navajo County	Rental rehabilitation	500,000
White Mountain Catholic Charities	Navajo County	Homeless Prevention Program	60,375
Winslow, City of/Winslow Crossing, LLC	Winslow	Gap financing for LIHTC rental project	500,000
<b>Metropolitan Areas:</b>			
Arizona Behavioral Health Corporation	Maricopa County	Homeless Prevention Program	81,550
Arizona Housing and Prevention Services	Pima County	Homeless Prevention Program	94,095
Central Arizona Shelter Services	Maricopa County	Emergency operating grant	100,000
Community Information and Referral Services, Inc.	Pima County	Matching funds for Federal HMIS grant	21,270
Concerned Citizens for Community Health	Scottsdale	Homeless Prevention Program	50,000
First Nations Development Institute	Phoenix	Tribal Conference	3,000
FSL Home Improvements, Inc.	Maricopa County (unincorporated)	Owner-occupied housing rehabilitation	113,520
Labor's Community Service Agency	Maricopa County	Homeless Prevention Program	84,137
Maricopa Association of Governments	Maricopa County	Maricopa County Continuum of Care Planning	35,000
Maricopa County Community Services	Maricopa County	Homeless Prevention Program	135,000
Mesa Community Action Network	Mesa	Homeless Prevention Program	72,480
Native American Connections/Maryland Senior Housing LP	Phoenix	Gap financing for LIHTC rental project	469,567
Payson Regional Housing Development/Smoketree Apartments of Buckeye, LLC	Buckeye	Gap financing for LIHTC rental project	399,000
Phoenix, City of	Phoenix	Homeless Prevention Program	125,000
Pima County Community Services	Pima County	Homeless Prevention Program	140,175
St. Vincent de Paul Society	Maricopa County	Homeless Prevention Program	89,250

**State Housing Fund – amounts remaining available . . .  
look for this list to be updated regularly at  
[http://www.housingaz.com/UPLOAD/SHF\\_Balances\\_for\\_Web.pdf](http://www.housingaz.com/UPLOAD/SHF_Balances_for_Web.pdf)**

**To assist applicants with planning, the agency website has begun posting information on the amount of funding remaining in the State Housing Fund (HOME and Housing Trust Funds) by Activity.**



The Arizona Department of Housing  
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Arizona Department of Housing  
1700 West Washington Street, Suite 210  
Phoenix, Arizona 85007

Telephone: (602) 771-1000  
TTY: (602) 771-1001  
FAX: (602) 771-1002  
Website: [www.housingaz.com](http://www.housingaz.com)  
Newsletter Editor: Carol Ditmore

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*Please direct any questions or comments to  
Carol Ditmore at [carold@housingaz.com](mailto:carold@housingaz.com)*

*Email address changes may be directed to  
Cynthia Diggelmann at [cynthiad@housingaz.com](mailto:cynthiad@housingaz.com)*



Fall 2004

# E-Newsletter



## Message from the Director

Sheila D. Harris, Ph.D.

There is always something a little exhilarating about successfully completing an annual event. You can look back at a job well done and celebrate the event for its successes – while at the same time looking forward to the next chance you will have to implement new ideas you learned along the way.

With almost 300 in attendance at the Governor’s Affordable Housing Forum, we consider this inaugural conference a great success. From the keynote address by Henry Cisneros, to the panel discussion on “Responding to Affordable Housing Challenges,” to the afternoon break-out sessions, we heard many positive comments and “Eureka!” moments, with people exclaiming, “Now, I get it! I didn’t realize *this* or *that* had such an effect on the issue of housing.”

We came away with a very good feeling – the feeling that all over Arizona we sent home a whole new cadre of well informed advocates for the cause of affordable housing.



Arizona Department of Housing

## Governor’s AFFORDABLE HOUSING FORUM

September 14 - 15, 2004



Prescott Resort  
Prescott, AZ

Gone but certainly not forgotten...the first annual Governor’s Affordable Housing Forum is now history.

Nearly 300 housing professionals, policy makers and elected officials from all around the state joined the Arizona Department of Housing on September 14 and 15 in Prescott for the Forum. The highlight of the event was a keynote address by Henry Cisneros, CEO of American City Vista and former Secretary of the U.S. Department of Housing and Urban Development during the Clinton administration.

The Forum covered a broad range of topics, including available housing resources, coalition building, regional and local planning, public awareness strategies, neighborhood revitalization and community development, tribal housing, and senior housing. Outstanding achievements in affordable housing were recognized during the event in the form of *Housing Hero* awards.

For more on the event, see page 5.

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### Arizona Housing Commission Meeting Schedule

October 29  
December 3

For more information such as locations and times contact Pat Boland at (602) 771-1017 or by email: [patb@housingaz.com](mailto:patb@housingaz.com)

# Arizona Housing Finance Authority

## 2004 Mortgage Revenue Bond Program

This summer the Arizona Housing Finance Authority (AzHFA) closed on the 2004 Single Family Mortgage Revenue Bond (MRB) Program for rural Arizona (excluding Maricopa and Pima counties). The MRB Program will offer residents of rural Arizona the opportunity to obtain **first time homebuyer mortgage financing at approximately one percent below market rates** with up to \$20,000 in down payment and closing cost assistance.

The program is open to income eligible buyers who are purchasing their first home or have not owned a home in the past three years. To participate in the program, a borrower must apply for a loan with a participating MRB lender. To obtain the additional benefit of the down payment and closing cost assistance, the borrower must contact the local Homes for Arizonans program provider in their area and request an application. The Homes for Arizonans program is a joint program of the Arizona Department of Housing and the AzHFA. For information on the Homes for Arizonans program, contact Sandy Weis at (602) 771-1027 or [sandraw@housingaz.com](mailto:sandraw@housingaz.com).

A list of participating MRB lenders is available through our website at: [www.housingaz.com](http://www.housingaz.com). New lenders may join the program at any time by contacting Carl Kinney, AzHFA Programs Administrator, at (602) 771-1091 and requesting an invitation to participate.

## 2003 Mortgage Credit Certificate Program

A Mortgage Credit Certificate (MCC) is a tax credit that allows holders to reduce their federal income tax liability, thereby assisting in qualifying for a mortgage. Benefits of the MCC are available for the life of the mortgage as long as the borrower occupies the property as their principal residence. Additionally, the Arizona Housing Finance Authority (AzHFA) and ADOH have teamed up to offer down payment assistance to MCC recipients through the Homes for Arizonans program (see above). Depending upon the borrowers' income, they may qualify for up to \$20,000 in additional assistance. MCCs can be used with a variety of mortgage loans and borrowers can use the lender of their choice. To apply for an MCC, borrowers should notify their mortgage lender that they are applying, and then contact Family Housing Resources in Tucson at (800) 622-7462 to request an MCC application by mail. A copy of the 2003 MCC Program brochure is also available at: [www.housingaz.com](http://www.housingaz.com).

## AzHFA Board Meetings

The Arizona Housing Finance Authority (AzHFA) Board of Directors is a seven-member board that governs the work of the AzHFA. Board meetings are open to the public. Upcoming meetings are scheduled for 12:00 p.m. on:

- **October 12 – Annual Meeting.** *Call for location.*
- **November 19.** *Phoenix Airport Marriott.*
- **December 3 – Joint meeting with the Arizona Housing Commission.** *Call for location.*

For more information on AzHFA Board Meetings contact Pat Boland at (602) 771-1017 or [patb@housingaz.com](mailto:patb@housingaz.com).



### 2004 Board of Directors

Stephanie Prudence  
Charter Funding  
*Chairperson*

Ross McCallister  
The McCallister Companies  
*Vice-Chairperson*

Rita Carrillo  
Neighborhood Housing Services  
*Treasurer*

Brian Mickelsen  
City of Cottonwood  
*Secretary*

Donald E. Brandt  
Pinnacle West Corporation

Victor Flores  
Salt River Project

Cliff Potts  
Prudential Real Estate

## What's New?

### **Pinnacle West Exec named AzHFA Board Member**

Donald E. Brandt, Executive Vice President and Chief Financial Officer of Pinnacle West and Arizona Public Service (APS), has been named as the newest Board member of the Arizona Housing Finance Authority by Governor Janet Napolitano.



*Donald Brandt*

Before joining Pinnacle West in 2002, Brandt served as Senior Vice President and Chief Financial Officer of Ameren Corporation, of St. Louis. He has more than 20 years experience in the electric industry.

### **New Administrator for the AzHFA**

In July, Carl Kinney joined the Arizona Housing Finance Authority as a Programs Administrator. In this position, Kinney's primary functions will be to assist the finance authority



*Carl Kinney*

in executing its programs. Kinney joined the ADOH staff in January 2004 as a Risk Assessment Officer. Prior to joining ADOH, Kinney spent the prior seven years as Assistant Vice President for the Federal Home Loan Bank of Des Moines, where he administered the Affordable Housing Program. In addition, Kinney has worked in other lending and real estate professions over the past 20 years, and holds a B.A. in Business Administration from Simpson College. Kinney replaces Jill Godfrey who has left to serve as the Grants Coordinator for the City of Coolidge.

### **New appointment to Arizona Housing Commission**

Governor Janet Napolitano recently named Janet Marcus of Tucson as a new member to the Arizona Housing Commission (AHC), representing the general public. The AHC is a 24-member commission made up of representatives from private industry, nonprofit housing organizations, and state, local and tribal governments.

## **Five-Year Consolidated Plan Public Hearings Scheduled**

The Arizona Department of Housing (ADOH) is requesting public input to assist ADOH in planning for the FY2005-2009 State of Arizona Five Year Consolidated Plan. The plan will apply primarily to non-metropolitan and rural areas and describes the state's strategies and actions related to housing, including Public Housing and Section 8, special needs (including HIV/AIDS), homeless, community development, lead based paint, anti-poverty and fair housing. The draft includes an annual action plan, methods of distribution, and geographical funding objectives for FY2005-2009 HOME, Community Development Block Grant (CDBG), Housing Opportunities for Persons With AIDS (HOPWA), and Emergency Shelter Grant (ESG) funds. To facilitate public comment on the draft, ADOH will be holding three public hearings. Persons requiring special accommodations due to disability may contact ADOH at (602) 771-1000 or at our TTY number, (602) 771-1001.

### **Public Hearing Dates:**

***October 21 from 1:00 – 3:00 p.m.***

#### **Show Low City Hall Council Chambers**

200 West Cooley, Show Low  
(928) 532-4060

***October 25 from 1:00 – 3:00 p.m.***

#### **State Capitol – 1st Floor Conference Room**

1700 West Washington Street, Phoenix  
(602) 771-1000

***October 27 from 1:00 – 3:00 p.m.***

#### **Lake Havasu City Hall Council Chambers**

2330 McCulloch Boulevard North, Lake Havasu City  
(928) 453-4140

Copies of the draft will be available beginning March 1, 2005 at the ADOH website: [www.housingaz.com](http://www.housingaz.com) and in paper copy from 8:00 a.m. – 5:00 p.m., Monday through Friday, at the ADOH Office, State Capitol Tower, 1700 West Washington, Suite 210, Phoenix, Arizona 85007. Written comments on the draft will be accepted by Andrew Rael, Housing Programs Administrator, at the above address until March 31, 2005 at 5:00 p.m.

## Governor attends Bisbee Community Y Ribbon Cutting Ceremony

Governor Janet Napolitano recently attended a ribbon cutting ceremony at the Bisbee Community Y's newly rehabilitated shelter.

ADOH has provided over \$600,000 from the State's Housing Trust Fund to assist the Y in rehabilitating an existing 16-unit structure, adding seven additional rooms. The funding also allowed the structure to be brought up to local building codes. The property is utilized as permanent rental housing for formerly homeless individuals.



*Governor Napolitano:  
has scissors, will travel.*

## Federal Budget Update

Both the House and the Senate Appropriations Committees have now passed their federal budget recommendations. As we go to press the timing of the passage of a final VA, HUD and Independent Agencies Appropriations bill for FY2005 is unclear, especially during an election season. The past several years, Congress has had to pass a number of continuing resolutions to fund federal government obligations until a final budget was adopted (well into the fiscal year.)

While the House (HR5041) recommended an approximately four percent cut to many housing programs funded through the U.S. Department of Housing and Urban Development (HUD), the Senate Appropriations Committee approved its Appropriations bill (S. 2825) at funding levels that are considered fairly level with FY2004 funding. The Senate bill also contained a provision that directs HUD to convert the Operating Fund funding system for PHA's from a fiscal year basis, to a calendar-year basis in FY2005. This conversion produces, according to the Senate committee, a one-time savings of nearly \$1 billion.

## Draft Analysis of Impediments to Fair Housing Choice Released

The Arizona Department of Housing has released its Draft Analysis of Impediments to Fair Housing Choice. The Analysis is prepared as a part of ADOH's obligations as a recipient of U.S. Department of Housing and Urban Development (HUD) funds. ADOH is accepting written comments on the Draft. Comments may be sent to ADOH by mail to Analysis of Impediments, ADOH, 1700 West Washington, Suite 210, Phoenix, AZ 85007 or by fax to (602) 771-1002. To view a draft of the 2004 Analysis of Impediments, go to: [www.housingaz.com](http://www.housingaz.com).

## ADOH and four other Arizona entities awarded HUD/RHED Grants

The Arizona Department of Housing (ADOH), along with four other Arizona entities, has been awarded a total of \$1.2 million for rural projects through the U.S. Department of Housing and Urban Development's Rural Housing and Economic Development Program (RHED).

ADOH's grant of \$400,000, awarded under the Innovative Support category, will assist with revitalization efforts of Colonia Del Sol Phase II. This project builds on a partnership between ADOH, the City of Casa Grande, Pinal County, the U.S. Department of Agriculture Rural Development, Central Arizona College and the Southwest Fair Housing Council. Said Sheila Harris, Director of ADOH, "We are pleased to be able to work with the City of Casa Grande to assist with its outstanding efforts in revitalizing its community through the RHED award, and look forward to opportunities to partner with other communities in the future with similar efforts."

Other Arizona projects awarded grants include: Hualapai Indian Tribe located in Peach Springs will receive a \$150,000 Capacity Building Grant; Moenkopi Developers Corporation in Tuba City will receive a \$121,900 Capacity Building Grant; White Mountain Apache Tribe in Whiteriver will receive a \$150,000 Capacity Building Grant, and Navajo Partnership for Housing, Inc. will receive \$400,000 for an Innovative Support Grant to initiate the Partnership's Financial Literacy Campaign to promote homeownership within the Navajo Nation.



Arizona Department of Housing

Governor's

# AFFORDABLE HOUSING FORUM

September 14 - 15, 2004



Prescott Resort  
Prescott, AZ



*(Top) Keynote speaker Henry Cisneros and ADOH Director, Dr. Sheila Harris. (Middle) Housing Commissioner Maria Chavez, and ADOH Technical Assistance Coordinators, Paul Harris and Michael Vaughn, facilitate a session on State Housing Resources. (Bottom) Prescott City Councilman Bob Bell and Mayor Rowle Simmons of Prescott welcomed the Forum to their community.*



## 2004 Housing Hero Awards

The Arizona Department of Housing honored its 2004 Housing Hero award recipients at the Governor's Affordable Housing Forum on September 15. The awards recognize outstanding achievements in the area of affordable housing.

Award categories and the respective recipients include:

- ❑ **Planning and Regional Collaboration, Cochise County and the Housing Authority of Cochise County**, for their efforts to create a countywide affordable housing plan.
- ❑ **Private Sector Leadership, Wickenburg Chamber of Commerce**, for their advocacy and organizing efforts to build the Bradshaw Vista family housing complex.
- ❑ **Tribal Housing Initiative, White Mountain Apache Tribe**, for their innovative financing and development efforts for the Apache Dawn housing project.
- ❑ **Community Commitment, City of Casa Grande**, for their longtime support of targeted housing and neighborhood revitalization efforts.
- ❑ **Housing is the Foundation, City of Yuma**, for their holistic approach to neighborhood revitalization in the Carver Park neighborhood.

## Mangano attends State Interagency and Community Council on Homelessness

On September 10<sup>th</sup>, Phillip Mangano, Executive Director of the United States Interagency Council on Homelessness was in Arizona to attend a meeting of the State Interagency and Community Council on Homelessness, which was created by Governor Napolitano, and is co-chaired by the directors of the Arizona Department of Housing and the Arizona Department of Economic Security. The U.S. Interagency Council is a part of the Domestic Policy Council within the Executive Office of the President and is responsible for the coordination of 20 federal agencies in their response to reduce and end homelessness.

## Navajo-owned company builds traditional log hogans at affordable price



SouthWest Tradition Log Homes, a Navajo majority-owned company, builds traditional Navajo log hogans from small logs obtained from forest fire mitigation programs. Any skilled carpenter can build their kit, which includes fully engineered architectural plans, and a construction information book. The plan is considered code-compliant and is acceptable under HUD regulations. On-site technical visits are also provided by the company during construction. Indigenous Community Enterprises (ICE), a business partner in SouthWest Tradition Log Homes, utilizes the kits in a program it operates to build hogans for tribal members of the Navajo Nation. Utilizing local youth as labor, ICE's program trains young tribal members in construction skills,

## AzHFA exploring creation of a Tribal CDFI

The Arizona Housing Finance Authority (AzHFA) has applied for planning funding to create a statewide Community Development Financial Institution (CDFI) for capturing federal funding and expanding financial options to address tribal housing needs. The creation of the CDFI was a result of the Governor's Tribal Housing Summit.



*(Above) Ron Taylor, Manufacturing and Research Director of SouthWest Tradition Log Homes points at the machine that shapes the logs.*

*(Left) Hogan built by I.C.E. for an elderly woman living in Cameron, Arizona on the Navajo Nation.*

while providing access to an affordable housing product for tribal members. This summer Arizona Department of Housing (ADOH) staff attended a site tour led by ICE, which is based in Flagstaff. Staff viewed a home in Cameron, built for a Navajo tribal elder. Funding for homes built by ICE has come from the U.S. Department of Agriculture – Rural Development, the Indian Housing Block Grant through the U.S. Department of Housing and Urban Development and other sources available to the Navajo Nation. Michael Vaughn, ADOH's Tribal Technical Assistance Coordinator, said, "The traditional hogan has long been the choice of home for many Navajos. It is great to see an organization take into account the traditional way of living that the people of the Navajo Nation wish to maintain. The recycling of timber from the Coconino forest is a wonderful idea. Especially when a Navajo elder was the inspiration behind the concept."



## **Mercy Housing breaks ground on first exclusively senior housing in Gilbert**

This summer Mercy Housing broke ground for 100 new units of affordable senior housing in the Town of Gilbert. Page Commons will be the first affordable, as well as first exclusive senior housing developed in Gilbert.

Page Commons, to be completed by June 2005, is being funded through the Arizona Department of Housing's Low-Income Housing Tax Credit Program, a 20-year below market loan through the State Housing Fund Program, a grant from the Federal Home Loan Bank of San Francisco, a pre-development line of credit from Wells Fargo Bank, pre-development and construction loan financing from Johnson Bank, and permanent financing from US Bank. The project's tax credit equity investor is Apollo Housing Capital, LLC.

## **ASU Real Estate Center moving to ASU East**

The Arizona State University Real Estate Center is moving to the ASU East campus on October 1:

**Arizona State University Real Estate Center**  
**Arizona State University East**  
**7001 East Williams Field Road, Sutton 301C**  
**Mesa, AZ 85212**  
**Telephone (480) 727-1688**  
**Facsimile (480) 727-1407**

## **HUD offers acquisition & relocation training on-line**

The U.S. Department of Housing & Urban Development (HUD) is now offering a new on-line training module on real estate acquisition and relocation in HUD programs. This training module is designed to provide users with critical information in order to comply with the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA) and Section 104(d) of the Housing and Community Development Act when conducting real estate acquisition and relocation activities for HUD funded programs and projects. The training module may be accessed directly at: [www.hud.gov/offices/cpd/affordablehousing/training/relocation/index.cfm](http://www.hud.gov/offices/cpd/affordablehousing/training/relocation/index.cfm).

## **ADOH temporarily under construction**

If you visit the Arizona Department of Housing in early October you may notice a little construction going on, including changes being made to the main reception area. Work is being done to expand the number of workspaces available to the agency, as well as to increase security.

*We apologize for any inconvenience.*

## **Low-Income Housing Tax Credit Program Schedules 2005 QAP Focus Group Sessions**

The Arizona Department of Housing's Low-Income Housing Tax Credit Program (LIHTC) has scheduled focus group sessions for October to assist the agency in its work in compiling the 2004 Qualified Allocation Plan (QAP), which describes the LIHTC application process and program priorities for 2005. Sessions are open to the public.

**October 19, 1:00 – 2:00 p.m.**  
**Cottonwood Public Safety Building**  
199 South 6<sup>th</sup> Street, Side A  
Cottonwood

**October 20, 2:00 – 3:00 p.m.**  
**State of Arizona Capitol**  
Executive Tower  
1<sup>st</sup> Floor Conference Room  
1700 West Washington Street  
Phoenix

**October 21, 11 a.m. – 12:00 p.m.**  
**Tucson Community Resources Building**  
Sabino Rillito Room (Sentinal Building)  
320 North Commerce Park Loop  
Tucson

# Upcoming Conferences, Trainings and Other Happenings . . .

**October 8**

## **UAOED's Arizona-Sonora Report**

The University of Arizona Office of Economic Development (UAOED) will hold the *2004 Arizona-Sonora Report Card* on October 8th from 11:30 to 2:30 p.m. at the Tucson Marriott University Park, followed by a bi-national policy forum. UAOED is requesting an RSVP by email to [UASTP@email.arizona.edu](mailto:UASTP@email.arizona.edu) by October 4. Cost for the luncheon is \$35 per person. For more information call (520) 621-4088.

**October 6-8**

## **Governor's Rural Development Conference**

The Arizona Department of Commerce, in partnership with the AAED Fall Conference, is holding its 30<sup>th</sup> conference from October 6-8 at the London Bridge Resort and Convention Center, 1477 Queens Bay, in Lake Havasu City. The theme of this year's conference is *Unique Communities, Regional Prosperity*. For more information, go to: [www.azcommerce.com](http://www.azcommerce.com)

**October 10-13**

## **NAHRO's National Conference**

The National Association of Housing and Redevelopment Officials (NAHRO) will hold its National Conference and Exhibition from October 10-13 at the Baltimore Convention Center, One West Pratt Street in Baltimore, Maryland. The theme of the 2004 Conference is *Strengthening Families and Neighborhoods to Revitalize America*. For more information go to: [www.nahro.org/conferences/nat.cfm](http://www.nahro.org/conferences/nat.cfm).

**October 13-14**

## **Owner-Occupied Housing Rehabilitation Workshop – Part I**

ADOH and the City of Casa Grande, will be putting on a workshop for agencies operating an ADOH-funded Owner-Occupied Housing Rehabilitation Program, as well as those considering applying for funding for this activity in the future. Training will be held at the Holiday Inn, 777 N. Pinal Avenue, Casa Grande. For more info, contact Pat Boland at [patb@housingaz.com](mailto:patb@housingaz.com) or (602) 771-1017.

**October 17-19**

## **FHLB San Francisco's Making Your Vision A Reality**

The Federal Home Loan Bank of San Francisco will be hosting a conference October 17-19 at the Renaissance Hollywood Hotel in Los Angeles entitled *Making Your Vision a Reality: A Faith-Based Conference for Affordable Housing and Economic Development*. Keynote speakers will be California State Treasurer Phil Angelides and HUD Secretary Alphonso Jackson. For more information, go to: [www.fhlbsf.com](http://www.fhlbsf.com).

**October 25-27**

## **Economic Development Credit Analysis Training**

The International Economic Development Council (IEDC) is sponsoring an Economic Development Credit Analysis training seminar, October 25-27 in Tempe. For more information, go to: [www.iedconline.org](http://www.iedconline.org). The course is also being repeated December 7-9 in Atlanta, Georgia.

**November 14-16**

## **PSWRC/NAHRO's Fall Workshop**

The Pacific Southwest Regional Council of the National Association of Housing Redevelopment Officials (PSWRC/NAHRO) will hold its Fall Workshop and Conference on November 14-16 at the DoubleTree La Posada Resort, 4949 East Lincoln Drive in Scottsdale. For more information, go to: [www.pswrc-nahro.org](http://www.pswrc-nahro.org) or call (909) 985-3595.

**December – date TBA**

## **Owner-Occupied Housing Rehabilitation Workshop – Part II**

ADOH and the City of Casa Grande, will be putting on a workshop for Housing Rehabilitation Specialists currently working on an ADOH-funded Owner-Occupied Housing Rehabilitation Program. This advanced training is limited to 40 participants. Training will be held at the Holiday Inn, 777 N. Pinal Avenue, Casa Grande. For more info, contact Pat Boland at [patb@housingaz.com](mailto:patb@housingaz.com) or (602) 771-1017.

**December 9-11**

## **HAC's National Rural Housing Conference**

The Housing Assistance Council's (HAC) 2004 National Rural Housing Conference, *Building Homes, Celebrating Leadership*, will be held December 9-11 at the Hyatt Regency on Capitol Hill, in Washington, DC. Scholarships are available, and registration is now available on-line at: [www.ruralhome.org](http://www.ruralhome.org). For more information contact Pam Goodall at (202) 842-8600 or email: [pam@ruralhome.org](mailto:pam@ruralhome.org).

**February 7-11**

## **Native American Community Development Training Program**

The NeighborWorks Neighborhood Reinvestment Corporation Training Institute will be offering a *Native American Community Development Training Program* on February 7-11 at the Hyatt Regency in Denver. The training is being sponsored by Wells Fargo and Wells Fargo Housing Foundation. Some scholarships are available. For more information call (877) 398-6245 or email:

[NatAmerTrng@chpinternational.com](mailto:NatAmerTrng@chpinternational.com).

## **Notices of Funding Availability . . .**

### **FY 2005 State Housing Fund Program Summary now available**

The *FY2005 State Housing Fund Program Summary* and relevant applications are now available on the ADOH website. The Program Summary explains the availability of Federal HOME and State Housing Trust Funds, available from July 1, 2004 – June 30, 2005, through one universal application. To download a copy of the Program Summary go to: [http://www.housingaz.com/UPLOAD/2005\\_SHF\\_Prog\\_Summary.pdf](http://www.housingaz.com/UPLOAD/2005_SHF_Prog_Summary.pdf). A Word version is also available at the ADOH website ([www.housingaz.com](http://www.housingaz.com) see Library).

### **Register to receive notice of all Federal grant opportunities**

The federal Grants.gov web page has a service that will allow subscribers to receive email notifications of funding opportunities. To access this service, go to: [www.hud.gov/grants/index/cfm](http://www.hud.gov/grants/index/cfm). Once at the website, click on "Receive Grant Funding Notification," which will take the user to a webpage where they will see four options for receiving notifications. Once subscribed, the user will receive an email notification every evening of what was placed on Grants.gov/FIND that day. All federal agencies are now placing their announcements on this site.

### **New Market Tax Credit applications due in October**

The Community Development Financial Institution (CDFI) Fund will allocate credits to Community Development Entities for investments in low-income communities. Nonprofits, for-profits, and partnerships can apply for CDE status. The New Market Tax Credit application deadline is October 6. For more information contact CFI staff at [cdfihelp@cdfi.treas.gov](mailto:cdfihelp@cdfi.treas.gov) or (202) 622-6355 or go to: [www.cdfifund.gov](http://www.cdfifund.gov).

## Other Info . . .

### **JUST GRANTS! Arizona offers workshops around Arizona**

*JUST GRANTS! Arizona* offers workshops at locations throughout Arizona this fall, including workshops in Flagstaff, Phoenix, Tucson, and Yuma. *JUST GRANTS! Arizona* bills itself as your one-stop source for news, tools and resources for and about Arizona's grants community and is the home of the Arizona Guide to Grants Online. Several different levels of courses are available. For more information, go to [www.azgrants.com](http://www.azgrants.com) or call (623) 412-8650.

### **Fair Market Rents using new data are released**

The U.S. Department of Housing and Urban Development's (HUD) proposed Fair Market Rents (FMRs) for FY2005 are significantly different from the 2004 FMRs. HUD reports this is due to adjustments for 2000 Census data and new metropolitan area definitions, as well as rental market changes. The National Low Income Housing Coalition (NLIHC) reports that the 2004 FMRs tend to be lower for metro areas and higher for nonmetro areas. Though comments were due September 7, HUD will be accepting comments for an additional 60 days. For more information go to: [www.huduser.org/datasets/fmr.html](http://www.huduser.org/datasets/fmr.html). NLIHC's preliminary analysis is at: [www.nlihc.org/mtm/mtm9-31.html](http://www.nlihc.org/mtm/mtm9-31.html).

### **USDA redefining state median income for some programs**

The U.S. Department of Agriculture (USDA) expects to redefine its definition of state median income for water and environmental, intermediary re-lending, and community facilities programs. State non-metropolitan household income may be defined as income in non-metropolitan counties and portions of metro counties outside of places of 50,000 or more in population. For more information go to: [www.regulations.gov](http://www.regulations.gov) or contact Linda Scott at (202) 720-9639 or [Linda.scott@usda.gov](mailto:Linda.scott@usda.gov).

### **HUD's McKinney-Vento HMIS requirements in final rule**

The U.S. Department of Housing and Urban development (HUD) has issued a final rule for the McKinney-Vento program, requiring the submission of homeless data via the Homeless Management Information Systems (HMIS). To view the final rule, go to: [www.ich.gov/library/fr-hmis.pdf](http://www.ich.gov/library/fr-hmis.pdf).

### **NCLR reports housing conditions for Hispanics have improved**

A new report issued by the National Council of La Raza (NCLR) indicates that though conditions are still considered relatively poor, housing conditions for Hispanics have improved from 1990 to 2000. The report, *Hispanic Housing and Homeownership*, provides statistical data at a national and state level. The report is free at: [www.nclr.org](http://www.nclr.org).

### **HAC's Rural Voices magazine focuses on infrastructure**

The Housing Assistance Council's summer issue of *Rural Voices* focuses on infrastructure, with articles on water and wastewater, utilities, roads and more. To view a copy of the magazine, go to: [www.ruralhome.org/pubs/ruralvoc.htm](http://www.ruralhome.org/pubs/ruralvoc.htm). The publication is also available in hardcopy, by contacting Luz Rosas at (202) 842-8600 or [luz@ruralhome.org](mailto:luz@ruralhome.org). One print subscription per organization is free.

### **Lenders now accountable for appraisals on FHA mortgages**

As part of an ongoing effort to curb predatory lending and increase accountability in its mortgage insurance programs, the U.S. Department of Housing and Urban Development has published a rule that makes lenders accountable for appraisals on mortgages insured by the Federal Housing Administration (FHA). The rule became effective August 19, 2004. For more information, go to: [www.hud.gov](http://www.hud.gov).

## Healthcare Group of Arizona provides affordable health insurance for small businesses

Created by the Arizona Legislature in 1985 to address the plight of small businesses (50 employees or fewer) and government offices that could not find affordable health care coverage for their employees, Health Care Group of Arizona continues to provide plans that are priced affordably, focusing its marketing to rural, minority and low-income small businesses that have difficulty in finding affordable health care coverage. Healthcare Group's goal is to reduce the number of uninsured Arizonans by offering affordable health care insurance options that deliver accessible, quality health care and customer service. Healthcare Group added two new HMOs to its existing product in 2004. The three HMO products now available offer differing premiums and benefit options, and no deductibles. Currently Healthcare Group is subsidized with funding from the State's general fund. By 2006 it is expected to be fully self-sustaining. For more information, go to: <http://healthcaregroupaz.com> or call (800) 247-2289.

## Census Bureau releases 2003 Survey

The Census Bureau's 2003 American Community Survey data, including housing and economic profiles, are available for counties and places with populations of 250,000 or more. The report is available at: [www.census.gov](http://www.census.gov).

## Education software available for small communities

The U.S. Environmental Protection Agency has a number of educational software tools available for small communities.

- For a course in writing a high quality grant application, go to: [www.epa.gov/seahome/grants.html](http://www.epa.gov/seahome/grants.html).
- For a course in wastewater facilities planning for communities without sewer systems: [www.epa.gov/seahome/unsewer.html](http://www.epa.gov/seahome/unsewer.html).
- For a guide to protecting children's health in schools: [www.epa.gov/seahome/child.html](http://www.epa.gov/seahome/child.html).
- For a guide to mercury control, reduction and prevention in health care facilities: [www.epa.gov/seahome/mercury.html](http://www.epa.gov/seahome/mercury.html).

## Rural leadership training

The Rural Development Leadership Network (RDLN) is accepting applications through November 15, for community leaders interested in academic degree programs to assist them in strengthening practical skills, knowledge, and credentials while remaining involved in community development work. For more information on this opportunity, go to: [www.ruraldevelopment.org](http://www.ruraldevelopment.org) or contact Starry Krueger, RDLN, at (212) 777-9137.

## Warning: Mail delivery to Capitol is slow

Need to make a speedy delivery of materials to the ADOH office at the Capitol? If so, then we need to warn you that you may not want to use the U.S. postal system. Since the incidents of 9/11/2001, all incoming mail to the Capitol undergoes a physical security screening at a separate facility prior to actual delivery to the Capitol complex. As a result, correspondence that would typically reach its destination in 1-2 days is taking 3-4 days or more. For this reason, if the information you are sending is time-sensitive, you might wish to send it by messenger, next-day delivery service, by e-mail, or plan ahead so that a tight deadline is not a problem. We apologize for the inconvenience, but know our constituents understand the concerns that necessitate the increased security measures.



# Recent Funding Announcements . . .

Since July 1<sup>st</sup>, ADOH has made the following commitments for funding of housing and community development programs and projects in Arizona:

## Community Development Block Grant (CDBG) Program

Recipient/Service Area	Type of Program/Project	Funding
<b>Western Rural Area:</b>		
Colorado City	Mohave Avenue street improvements	354,122
Kingman	Historic preservation of Central Commercial building	500,000
Kingman	Boys & Girls Club building repair	168,243
Kingman	Chat N Show Senior Center – removal of barriers	40,000
Mohave County	Sarah’s House – emergency response vehicle/medical equipment	95,000
Mohave County	Beaver Dam/Littlefield Fire District fire protection equipment	40,000
Mohave County	Owner-occupied housing rehabilitation	528,243
Mohave County	American Red Cross – emergency response vehicle	45,000
Quartzsite	Quail Trail – public works sewer and water line expansion	273,953
Somerton	Fire department ambulance	119,974
Wellton	Removal of architectural barriers	137,000
Wellton	Butterfield Park improvements – phase 2	278,200
Wellton	Water plant storage tank	98,148
Wellton	Fire station expansion	168,650
Wellton	Water plant expansion	300,000
Yuma County	Neighborhood clean up – Avenue B and C	172,759
Yuma County	YCFB Refrigerated utility trailers	35,000
Yuma County	Owner-occupied housing rehabilitation (handicap accessibility)	60,000
Yuma County	Esperanza Park improvements	114,239
Yuma County	Owner-occupied housing rehabilitation (septic replacement/repair)	50,000
Yuma County	Tacna Volunteer Fire Department pumper truck	200,000
Yuma County	SNAP211.Com	50,000
<b>Southeast Rural Area:</b>		
Benson	North Benson Street improvements	405,407
Douglas	Aquatic Center improvements	255,407
Douglas	Public Library expansion	100,000
Douglas	Owner-occupied housing rehabilitation program	50,000
Duncan	Parks House Community Center improvements	45,251
Duncan	East Front Addition Street and drainage improvements	28,843
Duncan	Chaparral Street improvements	25,905
Patagonia	Patagonia Garden Apartments improvements	45,008
Patagonia	Harshaw Avenue street and water line improvements	545,316
Safford	Swimming pool improvements	300,000
Thatcher	Daley-Estates, public works-street improvements/drainage	477,259
Tombstone	Community facilities/Senior Center construction	405,407
Willcox	Keiller Park Pool & Park improvements	405,407
<b>Central Rural Area:</b>		
Apache Junction	Transportation equipment purchase	265,679
Casa Grande	Owner-occupied housing rehabilitation program	470,516
Florence	Brunenkant Historic Preservation	261,381
Florence	Heritage Park – Skate Park	79,651
Gila County	Owner-occupied housing rehabilitation program	170,516
Globe	Owner-occupied housing rehabilitation program	143,516
Globe	Community wide clean up	27,000
Hayden	Demolition and clearance	99,000

Hayden	Community facility improvements	71,516
Kearny	Fire truck	150,000
Kearny	Water well treatment plant improvement	207,000
Kearny	Waste water treatment plant improvement	94,000
Kearny	Library improvements	26,032
Kearny	Park improvement – Kearny Lake	14,000
Mammoth	Street improvements	68,372
Miami	Street improvements	170,523
Payson	Street improvements	200,000
Payson	Owner-occupied housing rehabilitation program	241,032
Payson	Commercial rehabilitation	100,000
Pinal County	Owner-occupied housing rehabilitation program	170,516
Superior	Public safety - police console	30,000
Superior	Magma Club renovations	140,516
Superior	Police security cameras	150,000
<b>Northern Rural Area:</b>		
Apache County	Round Valley Senior Center improvements	30,000
Apache County	County libraries –removal of barriers	142,872
Apache County	Public facilities – removal of barriers	93,086
Jerome	Community Facility Improvements	252,500
Jerome	Public works – sewer improvements	91,224
Jerome	Public works – water improvements	216,314
Page	Community Behavioral Health Services sidewalk improvements	25,000
Page	Circle of Page Food Pantry addition	106,458
Page	Lake Powell Community Center	125,000
Page	Senior Center Recreation Room addition	160,000
Prescott	Community facilities – WYGC Hillside Center renovations	84,000
Prescott	Community facilities – Adult Center/Meals on Wheels facility	390,053
Prescott	Lot acquisition for Habitat for Humanity	100,000
Prescott	Community facilities – Adult Day Care parking improvements	40,000
Prescott	Pioneers Home – transportation for elderly	60,000
Prescott	Prescott Public Library – removal of barriers	160,700
Prescott	NAZCARE Renovations	35,000
Prescott	Project Aware – transitional housing	250,000
Snowflake	Library – alleviate slum and blight	327,669
Snowflake	Community facilities – Head Start	30,000
Winslow	Community facilities – Counseling Center	61,775
Winslow	Community facilities – Youth Center improvements	46,963
Winslow	Public works – Pope/Donnelly sidewalks	248,931
Yavapai County	Pumper fire rescue	127,500

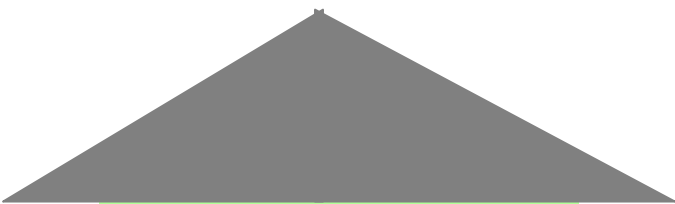
## State Housing Fund Program

Recipient	Service Area	Type of Program/Project	Funding
<b>Southeast Rural Area:</b>			
Good Neighbor Alliance	Sierra Vista	Rehabilitation of emergency shelter	163,122
Southeastern Behavioral Health Services, Inc.	Safford	Security fence for rental property now being financed with ADOH funding.	14,926
TMM Family Services/ Gila Rivera Apartments, LP	Thatcher	New construction of rental units	386,541
Willcox Townhomes, LLC	Willcox	New construction of rental units	298,491

Central Rural Area:			
Against Abuse, Inc.	Casa Grande	New construction of shelter (add'l funding)	17,360
Community Alliance Against Family Abuse/Safe Home	Apache Junction	New construction of emergency shelter	443,679
Time Out, Inc.	Payson	Acquisition of emergency shelter	142,962
Northern Rural Area:			
Christian Care Cottonwood VIII	Cottonwood	New construction of rental units	292,575
Affordable Housing Resource, Inc.	Prescott	Pre-development loan for possible homeownership development	20,000
Old Concho Community Assistance Center	Snowflake	Pre-development loan for possible development of housing for people with chemical sensitivities	13,000
Metropolitan Areas:			
Arizona ACORN Housing Corporation	Phoenix	American Dream Downpayment funding, Downpayment and closing cost assistance for new homeowners in Desert Rose subdivision	42,600
Arizona Behavioral Health Services	Maricopa County	Supportive Housing Program grant administration	4,810
Pascua Yaqui Tribe	Pima County	Rehabilitation of rental units	500,000
Sunnyslope Housing, LLC/Hacienda at Sunnyslope Apts	Phoenix	New construction of rental units	400,000
All 13 Rural Counties			
Arizona Coalition to End Homelessness	13 rural counties	Homeless planning grant	66,400

**State Housing Fund – amounts remaining available . . .**  
**look for this list to be updated regularly at**  
[http://www.housingaz.com/UPLOAD/SHF\\_Balances\\_for\\_Web.pdf](http://www.housingaz.com/UPLOAD/SHF_Balances_for_Web.pdf)

**To assist applicants with planning, the agency website has begun posting information on the amount of funding remaining in the State Housing Fund (HOME and Housing Trust Funds) by Activity.**



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Arizona Department of Housing  
1700 West Washington Street, Suite 210  
Phoenix, Arizona 85007

Telephone: (602) 771-1000  
TTY: (602) 771-1001  
FAX: (602) 771-1002  
Website: [www.housingaz.com](http://www.housingaz.com)  
Newsletter Editor: Carol Ditmore

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*Please direct any questions or comments to  
Carol Ditmore at [carold@housingaz.com](mailto:carold@housingaz.com)*

*Email address changes may be directed to  
Cynthia Diggelmann at [cynthiad@housingaz.com](mailto:cynthiad@housingaz.com)*