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## Arizona Department of Housing 2019 Information Bulletin

REGARDING PROGRAMS: Rental Programs

REGARDING FUNDING SOURCES: Low Income Housing Tax Credit

INFORMATION BULLETIN No. 01-19

ISSUED: January 7, 2019

RE: Notice of LIHTC Property Seeking a Qualified Contract

ADOH is providing notice that the following LIHTC property is seeking a Qualified Contract for acquisition from a buyer(s) who will continue to operate the property as affordable through the extended use period in accordance with the Land Use Restriction Agreement and Section 42 of the Internal Revenue Code.

**Cottonwood Crossing Apartments, a 128 unit multi-family property, with 62.50% rent restricted LIHTC units, built in 1999.**

Information about this and all properties seeking a Qualified Contract can be found at:

<https://housing.az.gov/sites/default/files/documents/files/Qualified-Contracts-Tracking.pdf>

Inquiries about any of the Active Arizona Qualified Contract Requests may be made by submitting a Letter of Interest via the following ADOH Portal:

<https://housing.az.gov/portals/document-upload-portals/rental-properties-asset-management-upload-portal>

The Letter of Interest must contain the following information:

1. Developer Name
2. Location of Headquarters
3. List of completed LIHTC projects by state
4. Ability to enter into a purchase contract on or before October 23, 2019.

Questions or comments regarding this Information Bulletin may be addressed in writing to John Juarez, Asset Manager at [john.juarez@azhousing.gov](mailto:john.juarez@azhousing.gov)

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## Arizona Department of Housing 2017 Information Bulletin

**PROGRAMS:** Low Income Housing Tax Credit (LIHTC), State Housing Fund (SHF) Programs

**REGARDING:** YE2018 Annual Reports, updated Compliance Manual & training opportunities

### INFORMATION BULLETIN No. 02-19

**ISSUED:** January 7, 2019

**RE:** Release of YE2018 Annual Report Material and update to Compliance Manual

The Arizona Department of Housing (ADOH) is pleased to provide the YE2018 Annual Report material for both LIHTC and SHF projects. The LIHTC Annual Reports (AR) are due March 15<sup>th</sup> annually. The SHF Annual Reports are due annually on August 1<sup>st</sup>.

New to the YE2018 AR workbook are clarifications to the instructions for key requirements. Those include clarifying that only households occupying units for less than 6 months and over 140% households that occurred in the reporting year should be submitted. Financial statement submission requirements were also updated. Please see instructions tab for a more thorough look at what is required.

The Annual Reports can be found on the ADOH website or by clicking the link here:

<https://housing.az.gov/documents-links/forms/rental-compliance-monitoring>

ADOH, is also pleased to announce the creation of an Annual Report upload portal. Beginning with the March 15, 2019 annual report you will have the opportunity to upload your documents to the ADOH website. You will need to create a singular PDF file or a compressed ZIP file that includes all of the required documents. That file must contain the Annual Report workbook along with all of the required documents requested within. Your file must contain the name of the property, not the ownership entity, followed by "YE2018 Annual Report". For example; XYZ Apartments, owned by ABC Holdings, LLC, should submit a file with the naming convention of XYZ Apartments YE2018 Annual Report.

The upload portal can be found on the ADOH website or by clicking the link here:

<https://housing.az.gov/portals/document-upload-portals/compliance-annual-report-portal>

The ADOH Low Income Housing Tax Credit Compliance Manual has also been updated. Key additions/changes to the update are;

- Guidance on the Violence Against Women Act (VAWA),
- New Policy with regards to Self-Certification of income for 20%-40% units,
- How to treat unit transfers,
- Updated Income and Asset inclusions and exclusions.

Please click on the following link to find the updated Compliance Manual:

<https://housing.az.gov/documents-links/handbooks>

Lastly, ADOH would also like to remind you that there is only one training session available prior to when the Annual Reports are due for managers and managing agents to obtain the required training to satisfy the requirements in the Annual Report. The 2010 - 2019 Qualified Allocation Plans (QAP) requires that property managers of Low Income Housing Tax Credit (LIHTC) projects attend ADOH approved compliance training annually.

Training dates can be found on the ADOH website or by clicking the link here:

<https://housing.az.gov/training-events-0>

The first LIHTC Compliance Workshop is scheduled for February 4 and 5, 2019. The deadline to register is January 14, 2019. Your Annual Report may not clear if a training certificate is not provided.

For more additional information or if you have any questions contact Juan Bello, Senior Compliance Officer at (602) 771-1074 or by e-mail at [juan.bello@azhousing.gov](mailto:juan.bello@azhousing.gov). Any general Compliance questions should always be directed to the Senior Compliance Officer.



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## Arizona Department of Housing 2019 Information Bulletin

**REGARDING PROGRAMS: Rental Programs**

**REGARDING FUNDING SOURCES: Low Income Housing Tax Credit**

**INFORMATION BULLETIN No. 03-19**

**ISSUED: January 28, 2019**

**RE: Notice of LIHTC Property Seeking a Qualified Contract**

ADOH is providing notice that the following LIHTC property is seeking a Qualified Contract for acquisition from a buyer(s) who will continue to operate the property as affordable through the extended use period in accordance with the Land Use Restriction Agreement and Section 42 of the Internal Revenue Code.

**Ironwood Estates, a 40 unit multi-family property, with 100% rent restricted LIHTC units, built in 2003.**

Information about this and all properties seeking a Qualified Contract can be found at: <https://housing.az.gov/sites/default/files/documents/files/Qualified-Contracts-Tracking-REV-1-28-19.pdf>

Inquiries about any of the Active Arizona Qualified Contract Requests may be made by submitting a Letter of Interest via the following ADOH Portal: <https://housing.az.gov/portals/document-upload-portals/rental-properties-asset-management-upload-portal>

The Letter of Interest must contain the following information:

1. Developer Name
2. Location of Headquarters
3. List of completed LIHTC projects by state
4. Ability to enter into a purchase contract on or before December 6, 2019.

Questions or comments regarding this Information Bulletin may be addressed in writing to John Juarez, Asset Manager at [john.juarez@azhousing.gov](mailto:john.juarez@azhousing.gov)

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## Arizona Department of Housing 2019 Information Bulletin

**REGARDING PROGRAMS: Rental Programs**

**REGARDING FUNDING SOURCES: Low Income Housing Tax Credit (LIHTC)**

**INFORMATION BULLETIN No. 04-19**

**ISSUED: February 12, 2019**

**RE: Notice of LIHTC Property Seeking a Qualified Contract**

ADOH is providing notice that the following LIHTC property is seeking a Qualified Contract for acquisition from a buyer(s) who will continue to operate the property as affordable through the extended use period in accordance with the Land Use Restriction Agreement and Section 42 of the Internal Revenue Code.

**Rancho del Sol Apartments, a 152 unit multi-family property, with 100% rent restricted LIHTC units, built in 2004.**

Information about this and all properties seeking a Qualified Contract can be found at:

<https://housing.az.gov/sites/default/files/documents/files/Qualified-Contracts-REV-2-11-19.pdf>

Inquiries about any of the Active Arizona Qualified Contract Requests may be made by submitting a Letter of Interest via the following ADOH Portal:

<https://housing.az.gov/portals/document-upload-portals/rental-properties-asset-management-upload-portal>

The Letter of Interest must contain the following information:

1. Developer Name
2. Location of Headquarters
3. List of completed LIHTC projects by state
4. Ability to enter into a purchase contract on or before January 2, 2020.

Questions or comments regarding this Information Bulletin may be addressed in writing to John Juarez, Asset Manager at [john.juarez@azhousing.gov](mailto:john.juarez@azhousing.gov)

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## Arizona Department of Housing 2019 Information Bulletin

**REGARDING PROGRAMS: Fair Housing, Consolidated Planning**

**REGARDING FUNDING SOURCES: HUD Formula Funding**

**INFORMATION BULLETIN No. 05-19**

**ISSUED: February 15, 2019**

**RE: Request for Proposals - Analysis of Impediments to Fair Housing**

The Arizona Department of Housing is conducting a Request for Proposals (RFP) process to obtain the services of a consultant firm to produce an Analysis of Impediments to Fair Housing choice ("AI") for Arizona.

The [RFP-Analysis of Impediments to Fair Housing](#) is located at the following link:

<https://housing.az.gov/about/procurement>

The AI is a five-year document to correspond with the Arizona 2020-2024 Consolidated Plan. The Consultant will develop the AI in accordance with the HUD Fair Housing Guide located at <https://www.hud.gov/sites/documents/FHPG.PDF>.

There will be a public meeting to discuss the RFP at 10:00 a.m. March 6, 2019 at the 1110 W. Washington St., Suite 250, Phoenix, 85007. The purpose of the meeting is for ADOH to present an overview and answer questions on the RFP.

Proposals are due on May 17, 2019. All inquiries regarding this RFP must be submitted in writing to the following email: [RFP-AI@azhousing.gov](mailto:RFP-AI@azhousing.gov). Written answers to questions will be posted on the ADOH website weekly at <https://housing.az.gov/documents-links/publications>.

## Arizona Department of Housing 2019 Information Bulletin

**REGARDING PROGRAMS: Community Development and Revitalization**

**REGARDING FUNDING SOURCES: Community Development Block Grant (CDBG)**

**INFORMATION BULLETIN No. 06-19**

**ISSUED: February 20, 2019**

**RE: New NOFA CDBG – State Special Project Funding**

### New NOFA for CDBG State Special Project Funding

The Arizona Department of Housing (ADOH) announces a Notice of Funding Available (NOFA) that solicits applications from State CDBG eligible Communities and Counties for CDBG SSP eligible activities.

The [FY2018 CDBG SSP NOFA](#) and [CDBG Application](#) can be found on the ADOH website at <https://housing.az.gov/documents-links/forms/community-revitalization>

Questions regarding this NOFA may be submitted in writing to [cd&r-nofa@azhousing.gov](mailto:cd&r-nofa@azhousing.gov) until June 19, 2019.

Applications must be received by electronic upload no later than 4:00 p.m. on June 20, 2019.



Arizona  
Department  
of Housing

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## Arizona Department of Housing 2019 Information Bulletin

**PROGRAMS:** Low Income Housing Tax Credit (LIHTC) Program  
**REGARDING:** Final Regulations for Amended LIHTC Compliance Monitoring  
(Effective as of 02/26/2019)

### INFORMATION BULLETIN No. 07-19

**ISSUED:** February 25, 2019

**RE:** Final Regulations for Amended LIHTC Compliance Monitoring

On Tuesday, February 26, 2019, the Internal Revenue Service will publish final regulations to amend compliance monitoring requirements under Section 42 of the Internal Revenue Code. The Arizona Department of Housing (ADOH) Section 8/Compliance Division will adopt these amended regulations effective February 26, 2019.

The [amended regulation](#) will be available on the [ADOH website](#) and have been attached to this bulletin for your convenience. Key changes are listed below. It is highly recommended that you review amended regulation in its entirety.

- Reasonable notice of monitoring shall not be more than 15 days, unless extraordinary circumstances warrant more than 15 days.
- Minimum selection of units will now be solely based on the Minimum Unit Sample Size Chart provided by the IRS in the new regulation.
- Under new regulations, ADOH may only provide units selected for review on the day of the inspection.

Contact Juan Bello, Senior Compliance Officer at (602) 771-1074 or by e-mail at [juan.bello@azhousing.gov](mailto:juan.bello@azhousing.gov) with any questions you may have.



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[4830-01-p]

DEPARTMENT OF THE TREASURY

Internal Revenue Service

26 CFR Part 1

[TD 9848]

RIN 1545-BL39

Amendments to the Low-Income Housing Credit Compliance-Monitoring Regulations

AGENCY: Internal Revenue Service (IRS), Treasury.

ACTION: Final regulations and removal of temporary regulations.

SUMMARY: This document contains final regulations that amend the compliance monitoring regulations concerning the low-income housing credit under section 42 of the Internal Revenue Code (Code). These final regulations revise and clarify the requirement to conduct physical inspections and review low-income certifications and other documentation. The final regulations will affect owners of low-income housing projects that claim the credit, the tenants in those low-income housing projects, and the State and local housing credit agencies that administer the credit.

DATES: Effective date: These regulations are effective on **[INSERT DATE OF PUBLICATION IN THE FEDERAL REGISTER]**.

Applicability Dates: For dates of applicability see §1.42-5(h)(2).

FOR FURTHER INFORMATION CONTACT: Barbara Campbell or YoungNa Lee, (202) 317-4137 (not a toll-free number).

SUPPLEMENTARY INFORMATION:

## **Background**

This document amends 26 CFR part 1 to finalize rules relating to section 42 of the Code. On February 25, 2016, the Department of the Treasury (Treasury Department) and the IRS published temporary regulations (T.D. 9753) in the **Federal Register** (81 FR 9333), which amended §1.42-5 of the Income Tax Regulations.

Section 42(m)(1) provides that the owners of an otherwise-qualifying building are not entitled to the housing credit dollar amount that is allocated to the building unless, among other requirements, the allocation is pursuant to a qualified allocation plan (QAP). A QAP provides standards by which a State or local housing credit agency or its Authorized Delegate within the meaning of §1.42-5(f)(1) (Agency) is to make these allocations. A QAP also provides a procedure that an Agency must follow in monitoring for compliance with the provisions of section 42. A plan fails to be a QAP unless, in addition to other requirements, it provides a procedure that the agency (or an agent or other private contractor of such agency) will follow in monitoring for noncompliance with the provisions of section 42 and in notifying the Internal Revenue Service of such noncompliance which such agency becomes aware of and in monitoring for noncompliance with habitability standards through regular site visits. (Section 42(m)(1)(B)(iii)).

Section 1.42-5 (the compliance-monitoring regulations) describes some of the provisions that must be part of any QAP. As part of its compliance-monitoring responsibilities, an Agency must perform physical inspections and low-income certification review.

The compliance-monitoring regulations specifically provide that, for each low-income housing project, an Agency must conduct on-site inspections of all buildings within its jurisdiction by the end of the second calendar year following the year the last building in the project is placed in service (the all-buildings requirement). Prior to the issuance of the temporary regulations, the regulations also provided that, for at least 20 percent of the project's low-income units (the 20-percent rule), the Agency must both inspect the units and review the low-income certifications, the documentation supporting the certifications, and the rent records for the tenants in those same units (the same-units requirement).

Under the temporary regulations, guidance published in the Internal Revenue Bulletin may provide exceptions from, or alternative means of satisfying, the inspection provisions of §1.42-5(d). Rev. Proc. 2016-15 (2016-11 I.R.B. 435) was published concurrently with the temporary regulations and provides that the U.S. Housing and Urban Development (HUD) Real Estate Assessment Center Protocol (the REAC protocol) satisfies both §1.42-5(d) and the physical inspection requirements of §1.42-5T(c)(2)(ii) and (iii). The revenue procedure provides that, in a low-income housing project, the minimum number of low-income units that must undergo physical inspection is the lesser of 20 percent of the low-income units in the project, rounded up to the nearest whole number of units, or the number of low-income units set forth in the Low-Income Housing Credit Minimum Unit Sample Size Reference Chart in the revenue procedure (the REAC numbers). The revenue procedure also applies the same

rule to determine the minimum number of units that must undergo low-income certification review.

The temporary regulations also required that Agencies continue to comply with the all-buildings requirement unless guidance published in the Internal Revenue Bulletin pursuant to §1.42-5T(a)(iii) provides otherwise. Rev. Proc. 2016-15 provides for such an exception. Under Rev. Proc. 2016-15, the all-buildings requirement does not apply to an Agency that uses the REAC protocol to satisfy the physical inspection requirement, because the Treasury Department and the IRS have determined that the REAC protocol is an acceptable method for satisfying both §1.42-5(d) and the physical inspection requirement of §1.42-5T(c)(2)(ii) and (iii).

Finally, the temporary regulations decoupled the physical inspection and low-income certification review and ended the same-units requirement. Accordingly, an Agency is no longer required to conduct a physical inspection and low-income certification review of the same unit. Because the units no longer needed to be the same, an Agency may choose a different number of units for physical inspection and for low-income certification review provided the Agency chooses at least the minimum number of low-income units. Further, an Agency may choose to conduct a physical inspection and low-income certification review at different times.

On the same day the temporary regulations were published, the Treasury Department and the IRS also published a notice of proposed rulemaking (REG-150349-12, 81 FR 9379) (the proposed regulations). The text of the proposed

regulations incorporated by cross-reference the text of the temporary regulations. The Treasury Department and the IRS received written comments on the proposed regulations. No requests for a public hearing were made, and no public hearing was held.

The Treasury Department and the IRS considered the written comments in light of the questions presented in the preamble of the temporary regulations. The Treasury Department and the IRS resolved those comments and questions concerning the temporary regulations and the interim guidance as discussed in this preamble and incorporated in this Treasury Decision.

### **Summary of Comments and Explanation of Provisions**

- I. *Whether the REAC numbers should replace the 20-percent rule for physical inspection and low-income certification review*

Historically, the Treasury Department and the IRS have not required an Agency physically to inspect every low-income residential unit in a low-income project. Instead, if physical inspection of a representative random sample of units yielded satisfactory results, the Agency was permitted to infer that the uninspected units were similar. In such an exercise, a critical question is how large a sample is needed to support confidence in that inference. Decades ago, the Treasury Department and the IRS determined that a sample was adequate if it included at least 20 percent of a project's low-income units, regardless of the total number of low-income units in the project. (T.D. 8430, 57 FR 40121, September 2, 1992).

The REAC protocol requires sample sizes that differ from those that the Treasury Department and the IRS had required. In developing that protocol,

HUD sought to determine sample sizes that would yield equally reliable inferences regardless of the size of the number of residential units in a project. HUD's statistical analysis produced minimum sample sizes that are much lower than 20 percent of large projects' units but somewhat higher than 20 percent of total units for small projects. The implication of the HUD conclusions was that the tax regulations' 20 percent requirement for low-income housing credit inspections may have been unnecessarily burdensome for large projects and may have failed adequately to assess habitability in smaller ones.

In the temporary regulations the Treasury Department and the IRS responded to that implication with a two-step process—minimum sample size was reduced for large projects, and taxpayers were asked whether analogous statistical considerations should be applied to increase minimum sample sizes for small ones.

First, under the temporary regulations, the 20-percent rule and the REAC numbers (if an Agency is using the REAC protocol) are used by an Agency for purposes of conducting physical inspections and the low-income certification reviews. Rev. Proc. 2016-15 provides that an Agency must conduct on-site inspections and low-income certification review of the lesser of—

(1) 20 percent of the low-income units in the low-income housing project, rounded up to the nearest whole number of units, or

(2) The Minimum Unit Sample Size set forth in the Low-Income Housing Credit Minimum Unit Sample Size Reference Chart. (The numbers in the chart come from the REAC protocol.)

Second, in the preamble to T.D. 9753, the Treasury Department and the IRS expressed concern about application of the 20-percent rule for projects with a relatively small number of low-income units. The concern is that, in smaller projects, physical inspections and the low-income certification review of 20 percent of units (even a representative random sample) may not produce a sufficiently accurate estimate of the uninspected units' overall compliance with habitability and low-income requirements. The preamble further states that the Treasury Department and the IRS intend to consider replacing Rev. Proc. 2016-15 with a requirement that does not permit use of the 20-percent rule for projects with a relatively small number of low-income units. Comments were requested.

One commenter responded that it was not concerned about ending the 20-percent rule for projects with a relatively small number of low-income units, because it is among those Agencies whose State or local rules require them to inspect a minimum number of units that exceeds the minimum numbers in Rev. Proc. 2016-15.

These final regulations remove the rule that allows minimum sample size to be the lesser of 20-percent of the total number of low-income units or the minimum unit sample size set forth in the Low-Income Housing Credit Minimum Unit Sample Size Reference Chart. Instead, under these final regulations, Agencies must inspect no fewer units than the number specified for projects of the relevant size as set forth in the Low-Income Housing Credit Minimum Unit Sample Size Reference Chart. The Treasury Department and the IRS have determined that the REAC numbers produce a statistically valid sampling of

units, which establishes confidence in the compliance monitoring results for projects of varying size. The Treasury Department and the IRS have further determined that the REAC numbers reasonably balance burden on Agencies, tenants, and building owners with the need to adequately monitor habitability and compliance with the low-income housing credit income and gross-rent restrictions. Agencies, however, continue to have discretion to inspect and review more units as they see fit.

II. *Whether the final regulations should retain the all-buildings requirement*

The temporary regulations (§1.42-5T(c)(2)(iii)(A)(1) and (2)) require that an Agency physically inspect all buildings in a low-income housing project by the end of the second calendar year following the year the last building in the low-income housing project is placed in service and at least once every 3 years thereafter. However, Rev. Proc. 2016-15 excepts from this all-buildings requirement a project inspection conducted under the REAC protocol. The exception was specifically carved out based on confidence in, and deference to, an inspection done under HUD oversight.

Two commenters recommended that the final regulations also dispense with the all-buildings requirement for Agencies not using the REAC protocol. The final regulations do not adopt this recommendation. The REAC protocol requires that inspectors be specially trained in its use. When an Agency is not using that protocol, it may choose inspectors of diverse expertise to conduct inspections. The quality of these inspections may vary across projects and jurisdictions.



Under the all-buildings rule, if the randomly selected minimum number of low-income units to be inspected fails to include at least one unit in one or more buildings in a project, then an Agency may satisfy the requirement by inspecting some aspect of each omitted building. These aspects might include the building exterior, common area, HVAC system, etc. In the absence of HUD oversight, requiring that all-buildings be inspected serves as a quality control mechanism.

III. *Whether the final regulations should shorten the reasonable-notice time frame*

The temporary regulations require an Agency to select low-income units to inspect and low-income certifications to review in a manner that will not give advance notice that a particular low-income unit (or low-income certifications for a particular low-income unit) will or will not be inspected (or reviewed) for a particular year. The temporary regulations allow an Agency to give an owner reasonable notice that an inspection of the building and low-income units or review of low-income certifications will occur, whether or not an Agency is selecting the same units for inspection and for low-income certification review. The temporary regulations provide that reasonable notice is generally no more than 30 days, but they also provide a very limited extension for certain extraordinary circumstances beyond an Agency's control such as natural disasters and severe weather conditions.

The Treasury Department and the IRS requested comments on whether the same maximum amount of notice is reasonable for physical inspections as for low-income certification review. Additionally, the Treasury Department and the IRS requested comments on whether, for physical inspections, the

reasonable-notice time frame should be shortened. For example, under the REAC protocol, an inspector provides a 15-day notice of an upcoming HUD inspection of a project but same-day identification of the units to be inspected. No comments were received.

These final regulations shorten the reasonable notice requirement to a 15-day notice that a project will experience an upcoming physical inspection or review of low-income certification. The Treasury Department and Internal Revenue Service believe that the 15-day notice period gives building owners reasonable notice that a review of low-income certifications will occur and gives building owners and tenants reasonable notice that a project will be inspected and that low-income units will be inspected if they are in the random sample that will later be selected.

The statistical validity of inspecting only a sample of the low-income units in a project depends on the sample being random and representative. Thus, the validity would be destroyed if a project owner had an opportunity to selectively prepare the units in the sample for inspection. Consistent with preserving the validity of the inspection process, an Agency must select the low-income units to inspect in a manner that will not give advance notice that a particular low-income unit will or will not be inspected. Accordingly, the final regulations clarify that an Agency may notify the owner of the particular low-income units for inspection only on the day of inspection. The Treasury Department and IRS note that, under the REAC protocol, HUD or HUD-Certified REAC inspectors randomly select low-income units for inspection on the day of inspection.

IV. *Whether the final regulations should allow an Agency to treat a scattered site or multiple buildings with a common owner and plan of financing as one low-income housing project absent a multiple-building election under section 42(g)(3)(D)*

Section 42(c)(2)(A) defines “qualified low-income building” as any building that is part of a qualified low-income housing project at all times throughout the compliance period. Section 42(g)(1) defines “qualified low-income housing project” as any project for residential rental property if the project meets the requirements of section 42(g)(1)(A), (B), or (C), whichever is elected by the taxpayer. Section 42(g)(7) provides for a scattered site project. Under that provision, buildings that would (but for their lack of proximity) be treated as a project shall be so treated if all of the dwelling units in each of the buildings are rent-restricted residential rental units. Section 42(g)(3)(D) provides that a project contains only one building unless, prior to the end of the first calendar year in the project period (as defined in section 42(h)(1)(F)(ii)), each building to comprise the project is identified in the form and the manner that the Secretary provides. Taxpayers make the multiple-building election on Form 8609 and by attaching a statement identifying each of the buildings in a project subject to the election.

Two commenters recommended that, for purposes of compliance monitoring (including determining how many units to inspect), the final regulations provide special treatment to a scattered site or multiple buildings with a common owner and plan of financing. The recommendation was that compliance monitoring be conducted as if the multiple buildings were part of a single project, even if the owner had not made a multiple-building election under section 42(g)(3)(D). If the low-income units in all of the buildings were treated as

potentially representative of each other (as would be the case if the buildings were part of a single project), the size of the sample to be inspected would be lower than the aggregate number of units to be inspected if the buildings are considered separately. Because of this separate treatment, according to these commenters, the process of inspecting a number of small, single-building projects (for example, single family, duplex, or triplex buildings) located throughout a relatively large (possibly rural) geographic area is unnecessarily burdensome. In particular, separate treatment requires at least one unit of each of the building to be inspected. The Treasury Department and the IRS note that the multiple-building election is a statutory requirement. Other than treating these buildings as if such an election had been made, commenters did not suggest criteria according to which units in buildings in different projects could be treated as statistically representative of each other. For that reason, the Treasury Department and the IRS are not adopting this recommendation in the final regulations.

V. *Certification and Review Provisions under §1.42-5(c)*

One commenter recommended that the regulations clarify that for properties consisting of two or more separate projects, monitoring Agencies may accept one certification form as long as it contains an attachment that identifies all of the projects for which the certification is being made. The Treasury Department and the IRS decline to adopt the comment, because it is beyond the scope of the proposed regulations.

## **Effect on Other Documents**

The temporary regulations authorize the IRS to provide in guidance published in the Internal Revenue Bulletin exceptions from, or alternative means of satisfying, the inspection provisions of §1.42-5(d). Rev. Proc. 2016-15 was published concurrently with the temporary regulations and provides that the HUD REAC protocol satisfies both §1.42-5(d) and the physical inspection requirements of the temporary regulations. These final regulations contain the guidance that Agencies need and do not rely on the IRS to provide in the Internal Revenue Bulletin exceptions from, or alternative means of satisfying the inspection provisions of §1.42-5(d) or these final regulations. Accordingly, Rev. Proc. 2016-15 is obsolete with respect to an Agency as of the date on which the Agency's QAP is amended to reflect these final regulations. In all cases, however, Rev. Proc. 2016-15 is obsolete after December 31, 2020.

### *Applicability Date*

The Department of Treasury and the IRS are aware that additional time may be needed for Agencies' QAPs to be amended. The final regulations allow Agencies a reasonable period of time to amend their QAPs, but QAPs must be amended no later than December 31, 2020.

## **Special Analyses**

This regulation is not subject to review under section 6(b) of Executive Order 12866 pursuant to the Memorandum of Agreement (April 11, 2018) between the Department of the Treasury and the Office of Management and Budget regarding review of tax regulations. Therefore, a regulatory impact

assessment is not required. Because these regulations do not impose a collection of information on small entities, the Regulatory Flexibility Act (5 U.S.C. chapter 6) does not apply. Pursuant to section 7805(f) of the Code, the notice of proposed rulemaking preceding these regulations was submitted to the Chief Counsel for Advocacy of the Small Business Administration for comment on their impact on small businesses. No comments were received from the Small Business Administration.

### **Drafting Information**

The principal authors of these regulations are Barbara Campbell and YoungNa Lee, Office of the Associate Chief Counsel (Passthroughs and Special Industries). However, other personnel from the IRS and the Treasury Department participated in their development.

### **List of Subjects in 26 CFR Part 1**

Income taxes, Reporting and recordkeeping requirements.

### **Adoption of Amendments to the Regulations**

Accordingly, 26 CFR part 1 is amended as follows:

#### **PART 1--INCOME TAXES**

Paragraph 1. The authority citation for part 1 is amended by removing the entry for §1.42-5T to read in part as follows:

Authority: 26 U.S.C. 7805 \* \* \*

#### **§ 1.42-0T [Amended]**

Par. 2. Section 1.42-0T is amended by removing the entry for §1.42-5T.

Par. 3. Section 1.42-5 is amended by:

1. Removing paragraph (a)(2)(iii).
2. Revising paragraphs (c)(2)(ii) and (iii).
3. Revising paragraph (c)(3).
4. Revising paragraph (h)(2).
5. Removing paragraph (i).

The revisions and additions read as follows:

§1.42-5 Monitoring compliance with low-income housing credit requirements.

\* \* \* \* \*

(c) \* \* \*

(2) \* \* \*

(ii) Require that, with respect to each low-income housing project, the Agency conduct on-site inspections and review low-income certifications (including in that term the documentation supporting the low-income certifications and the rent records for tenants).

(iii) Require that the on-site inspections that the Agency must conduct satisfy both the requirements of §1.42-5(d) and the requirements in paragraph (c)(2)(iii)(A) through (D) of this section, and require that the low-income certification review that the Agency must perform satisfies the requirements in paragraphs (c)(2)(iii)(A) through (D) of this section. Paragraph (c)(2)(iii)(A) through (D) of this section provides rules determining how these on-site inspection requirements and how these low-income certification review requirements may be satisfied by an inspection or review, as the case may be, that includes only a sample of the low-income units.

(A) Timing. The Agency must conduct on-site inspections of all buildings in the low-income housing project and must review low-income certifications of the low-income housing project--

(1) By the end of the second calendar year following the year the last building in the low-income housing project is placed in service; and

(2) At least once every 3 years thereafter.

(B) Number of low-income units. The Agency must conduct on-site inspections and low-income certification review of not fewer than the minimum number of low-income units for the corresponding number of low-income units in the low-income housing project set forth in the table to paragraph (c)(2)(iii).

Table to Paragraph (c)(2)(iii)

Number of Low-Income Units in the Low-Income Housing Project	Number of Low-income Units Selected for Inspection or for Low-Income Certification Review (Minimum Unit Sample Size)
1	1
2	2
3	3
4	4
5-6	5
7	6
8-9	7
10-11	8
12-13	9
14-16	10
17-18	11
19-21	12
22-25	13
26-29	14
30-34	15
35-40	16
41-47	17
48-56	18
57-67	19
68-81	20



82-101	21
102-130	22
131-175	23
176-257	24
258-449	25
450-1,461	26
1,462-9,999	27

(C) Selection of low-income units for inspection and low-income certifications for review--(1) Random selection. The Agency must select in a random manner the low-income units to be inspected and the units whose low-income certifications are to be reviewed. Agencies generally may not select the same low-income units of a low-income housing project for on-site inspections and low-income certification review, because doing so would usually give prohibited advance notice. See paragraph (c)(2)(iii)(C)(2) of this section. An Agency may choose a different number of units for on-site inspections and for low-income certification review, provided the Agency chooses at least the minimum number of low-income units in each case. The Agency must select the units for inspections or low-income certification review separately and in a random manner.

(2) Advance notification limited to reasonable notice. The Agency must select the low-income units to inspect and low-income certifications to review in a manner that does not give advance notice that a particular low-income unit (or low-income certifications for a particular low-income unit) will or will not be inspected (or reviewed) for a particular year. The Agency may notify the owner of the low-income units for on-site inspection only on the day of inspection. However, the Agency may give an owner reasonable notice that an inspection of

the project and of not-yet-identified low-income units or review of low-income certifications will occur. The notice serves to enable the owner to assemble needed documentation for low-income certifications for review and to notify tenants of the possibility of physical inspection of their units.

(3) Meaning of reasonable notice. For purposes of paragraph (c)(2)(iii)(C)(2) of this section, reasonable notice is generally no more than 15 days. The notice period begins on the date the Agency informs the owner that an on-site inspection of a project and low-income units or low-income certification review will occur. Notice of more than 15 days, however, may be reasonable in extraordinary circumstances that are beyond an Agency's control and that prevent an Agency from carrying out within 15 days an on-site inspection or low-income certification review. Extraordinary circumstances include, but are not limited to, natural disasters and severe weather conditions. In the event of extraordinary circumstances that result in a reasonable-notice period longer than 15 days, an Agency must select the relevant units and conduct the same-day on-site inspection or low-income certification review as soon as practicable.

(4) Alternative means of conducting on-site inspections – Use of the REAC protocol. An Agency may satisfy the requirements of paragraphs (c)(2)(ii) and (iii) of this section if the inspection is performed under the Department of Housing and Urban Development (HUD) Real Estate Assessment Center (REAC) protocol and the inspection satisfies the following requirements:

(i) Both vacant and occupied low-income units in a low-income housing project are included in the population of units from which units are selected for inspection;

(ii) The inspection complies with the procedural and substantive requirements of the REAC protocol, including the requirements of the most recent REAC Uniform Physical Condition Standards (UPCS) inspection software, or software accepted by HUD;

(iii) The inspection is performed by HUD or HUD-Certified REAC inspectors;

(iv) The inspection results are sent to HUD, the results are reviewed and scored within HUD's secure system without any involvement of the inspector who conducted the inspection, and HUD makes its inspection report available.

(5) HUD Inspections that comply with the requirements of the REAC Protocol. If, consistent with the requirements of paragraph (c)(2)(iii)(4) of this section, an Agency conducts on-site inspections under the REAC protocol, then—

(i) Paragraph (c)(2)(iii)(A) of this section is applied as if it did not contain the word "all";

(ii) The number of low-income units required to be inspected under the REAC protocol satisfies the requirements of paragraph (c)(2)(iii)(B) of this section concerning the number of low-income units an Agency must inspect; and

(iii) The manner in which the low-income units are selected for inspection under the REAC protocol satisfies the requirements of paragraph (c)(2)(iii)(C) of this section.

(6) Income Certification Requirements for HUD Inspections that comply with the requirements of the REAC Protocol. An agency that conducts on-site inspections under the REAC protocol is not excused from reviewing low-income certifications in accordance with paragraphs (c)(2)(ii) and (iii) of this section.

(7) Applicability of reasonable notice limitation when the same units are chosen for inspection and file review. If the Agency chooses to select the same units for on-site inspections and low-income certification review, the Agency must complete both the inspections and review before the end of the day on which the units are selected. See paragraph (c)(2)(iii)(C)(1) and (2) of this section.

(D) Method of low-income certification review. The Agency may review the low-income certifications wherever the owner maintains or stores the records (either on-site or off-site).

(3) Frequency and form of certification. A monitoring procedure must require that the certifications and reviews of §1.42-5(c)(1) and (c)(2)(i) be made at least annually covering each year of the 15-year compliance period under section 42(i)(1). The certifications must be made under penalties of perjury. A monitoring procedure may require certifications and reviews more frequently than every 12 months, provided that all months within each 12-month period are subject to certification.

\* \* \* \* \*

(h) \* \* \*

(2) Applicability dates. The requirements in paragraphs (c)(2)(ii) and (iii) and (c)(3) of this section apply beginning on **[INSERT DATE OF PUBLICATION IN THE FEDERAL REGISTER]**. A state housing credit agency is allowed a reasonable period of time to amend its qualified allocation plan, but must amend its qualified allocation plan no later than December 31, 2020.

\* \* \* \* \*

**§1.42-5T [Removed]**

Par. 4. Section 1.42-5T is removed.

Kirsten Wielobob,  
Deputy Commissioner for Services and Enforcement.

Approved: February 13, 2019.

David J. Kautter,

Assistant Secretary of the Treasury (Tax Policy).

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## The Arizona Department of Housing 2019 Information Bulletin

**REGARDING PROGRAMS: Owner Occupied Housing Rehabilitation**

**REGARDING FUNDING SOURCES: Home Investment Partnership Program (HOME)**

**INFORMATION BULLETIN No. 08-19**

**ISSUED: March 15, 2019**

**RE: 2019 HOME Homeownership 95% Value Limits**

On March 14, 2019, HUD issued the following notice through the HUD Exchange:

**FY 2019 HOME and HTF Homeownership Value Limits**

**Effective April 15, 2019**

HUD has issued new HOME Investment Partnerships Program (HOME) and Housing Trust Fund (HTF) Homeownership Value Limits ("95% limits") for 2019 that are effective April 15, 2019. In 24 CFR 92.254(a)(2)(iii) of the Final Rule published on July 24, 2013 and effective August 23, 2013, HUD established new homeownership value limits for HOME Participating Jurisdictions (PJs). In addition, 24 CFR 93.305(a)(1) of the HTF Interim Rule states that HUD will provide limits for affordable newly constructed housing and existing housing based on 95 percent of the median purchase price for the area.

[View the HOME Homeownership Value Limits](#)

The Arizona Department of Housing (ADOH) has extracted the limits for all Arizona counties from the HUD posted information located on their website (link above) and produced a chart for the benefit of our partners conducting owner occupied housing rehabilitation programs. HUD has already calculated the 95% of median value limit for all unit types and therefore Grantees are to use the limits posted in the ADOH chart located under the heading "*HOME 95% MEDIAN VALUE HOMEOWNERSHIP LIMITS*" on the State Housing Fund Forms page of the ADOH website at: <https://housing.az.gov/documents-links/forms/state-housing-fund>

For questions, please contact your ADOH CD&R Program Specialist or Kathy Blodgett, CD&R Programs Administrator.



## HOME Homeownership Value Limits - FY 2019 (95% of Median Value)

95% is already calculated by HUD, grantees are to use the posted number for the unit type.

County Name	1-Unit	2-unit	3-unit	4-unit
Apache County	\$152,000	\$195,000	\$236,000	\$292,000
Cochise County	\$152,000	\$195,000	\$236,000	\$292,000
Coconino County	\$299,000	\$383,000	\$464,000	\$575,000
Gila County	\$188,000	\$240,000	\$291,000	\$361,000
Graham County	\$157,000	\$201,000	\$243,000	\$301,000
Greenlee County	\$152,000	\$195,000	\$236,000	\$292,000
La Paz County	\$152,000	\$195,000	\$236,000	\$292,000
Maricopa County	\$222,000	\$285,000	\$345,000	\$427,000
Mohave County	\$201,000	\$258,000	\$312,000	\$387,000
Navajo County	\$176,000	\$225,000	\$272,000	\$337,000
Pima County	\$169,000	\$216,000	\$261,000	\$324,000
Pinal County	\$217,000	\$277,000	\$336,000	\$416,000
Santa Cruz County	\$152,000	\$195,000	\$236,000	\$292,000
Yavapai County	\$238,000	\$304,000	\$368,000	\$456,000
Yuma County	\$152,000	\$195,000	\$236,000	\$292,000

Effective April 15, 2019



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## Arizona Department of Housing 2019 Information Bulletin

**REGARDING PROGRAMS: Consolidated Plan**

**REGARDING FUNDING SOURCES: HOME, CDBG, ESG, HOPWA, HTF**

**INFORMATION BULLETIN No. 09-19**

**ISSUED: March 15, 2019**

**RE: Request for Proposals 2020-2024 Consolidated Plan, 2020-2021 Action Plan**

The Arizona Department of Housing (ADOH) is issuing a Request for Proposals (RFP) to obtain the services of a consultant(s) qualified to produce the State of Arizona 2020-2024 Consolidated Plan, 2020-2021 Annual Action and Citizen Participation Plan (collectively “Consolidated Plan”).

The Consolidated Plan determines priorities, establishes goals, and allocates resources for the following U.S. Department of Housing and Urban Development (“HUD”) funded programs administered by ADOH: the Community Development Block Grant Program (CDBG); the HOME Investment Partnerships Program (HOME); Housing Opportunities for Persons with AIDS Program (HOPWA); and the Emergency Solutions Grant Program (ESG) administered by the Arizona Department of Economic Security (ADES); and the Housing Trust Fund (HTF). The Consolidated Plan is required by “HUD” of all jurisdictions receiving HUD funds.

The [RFP-2020-2024 Consolidated Plan, 2020-2021 Action Plan](#) is located at the following link:  
<https://housing.az.gov/about/procurement>

There will be a meeting to discuss the RFP at 10:00 a.m. April 12, 2019 at the 1110 W. Washington St., Suite 250, Phoenix, 85007. The purpose of the meeting is for ADOH to present an overview and answer questions on the RFP.

Proposals are due on June 14, 2019. All inquiries regarding this RFP must be submitted in writing to the following email: [RFP-AI@azhousing.gov](mailto:RFP-AI@azhousing.gov). Written answers to questions will be posted on the ADOH website weekly at <https://housing.az.gov/documents-links/publications>.



1110 W. Washington, Suite 280 | Phoenix, AZ 85007  
Telephone (602) 771-1000 | Facsimile (602) 771-1002 | TDY (602) 771-1001

<https://housing.az.gov>





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## Arizona Department of Housing 2019 Information Bulletin

**REGARDING PROGRAMS: Special Needs, Rapid Rehousing**

**REGARDING FUNDING SOURCES: Housing Trust Fund (HTF)**

### **INFORMATION BULLETIN No. 10-19**

**ISSUED: March 15, 2019**

**RE: Issuance of a Request for Proposals for a Rapid Rehousing Program in La Paz County Arizona**

The Arizona Department of Housing (ADOH) is issuing a Request for Proposal (“RFP”) from non-profit, and governmental agencies to provide Rapid Rehousing services in La Paz County, Arizona to individuals and/or families who are experiencing homelessness. Approximately \$60,000 is available to provide Rapid Rehousing services beginning June 1, 2019 and ending May 31, 2020.

The Arizona Department of Housing (ADOH) Special Needs Division is issuing this RFP to secure one qualified entity (governmental, non-profit) to: 1) provide rapid re-housing and supportive services for persons experiencing homelessness in La Paz County; and 2) to coordinate with other projects, mainstream stakeholders, local resources and homeless programs to establish a continuum of outreach, engagement, shelter, housing based supportive services and rapid re-housing capacity in La Paz county. Approximately 33% of the funds requested may be used for Housing Stabilization Services including case management and 10% may be used for administration. ADOH anticipates that program will serve a minimum of 10 (ten) households over the course of the contract.

Total funding available for the Rapid Re-Housing and Supportive Services for Laz Paz County is \$60,000 and is funded through the ADOH Housing Trust Fund. One contract will be awarded, but the Offeror is encouraged to collaborate with 3rd parties to deliver all of the services described in scope of work. All services and activities under this project will serve La Paz County.

The [RFP-Rapid Rehousing – La Paz County](#) is located at the following link:

<https://housing.az.gov/about/procurement>

There will be a meeting to discuss the RFP at 10:00 a.m. March 27, 2019 at the 1110 W. Washington St., Suite 250, Phoenix, 85007. This meeting may be attended in person or by phone. Call in information: (866) 244-8528 / Passcode: 840114. The purpose of the meeting is for ADOH to present an overview and answer questions on the RFP.

Proposals are due on April 26, 2019 by 4:00 P.M. All inquiries regarding this RFP must be submitted in writing to the following email: [Melissa.Swain@azhousing.gov](mailto:Melissa.Swain@azhousing.gov).

Written answers to questions will be posted on the ADOH website weekly at:

<https://housing.az.gov/documents-links/forms/special-needs-continuum>

ADA and EQUAL OPPORTUNITY COMPLIANCE STATEMENT If you need accommodations for physical mobility, sensory impairment or language needs in order to participate in this meeting, please contact the ADOH at (602) 771-1000. Notification 48 hours prior to the meeting will enable ADOH to make reasonable arrangements to ensure accessibility to this meeting.



1110 W. Washington, Suite 280 | Phoenix, AZ 85007  
Telephone (602) 771-1000 | Facsimile (602) 771-1002 | TDY (602) 771-1001

<https://housing.az.gov>

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## Arizona Department of Housing 2018 Information Bulletin

**REGARDING PROGRAMS: Community Development and Revitalization, Rental Development and Special Needs**

**REGARDING FUNDING SOURCES: HOME, CDBG, HOPWA, ESG, WAP, SWG and National Housing Trust Fund**

**INFORMATION BULLETIN No. 11-19**

**ISSUED: March 26, 2019**

**RE: Notice of Public Hearing for the Annual Action Plan, Weatherization Plan National Housing Trust Fund Annual Allocation Plan**

ADOH is holding a public hearing to receive input on the *2019-2020 Annual Action Plan*, the *2019-2020 National Housing Trust Fund Annual Allocation Plan* and the *2019-2020 Weatherization Assistance Program State Plan* on April 4, 2019 at 10:00 a.m. at the Arizona Department of Housing, 1110 West Washington Street, Suite 250, Phoenix, Arizona 85007.

The 2019-2020 Annual Action Plan is the annual update for the State of Arizona 2015-2019 Consolidated Plan which establishes goals, objectives, priorities, activities, outcomes, and the method of distribution for the use of approximately \$20 million in the following federal funds from the U.S. Department of Housing and Urban Development (HUD): National Housing Trust Fund, Community Development Block Grant, HOME Investment Partnerships, Housing Opportunities for Persons with AIDS, and Emergency Solutions Grant programs (administered by the Arizona Department of Economic Security).

The 2019-2020 Weatherization Assistance Program (WAP) State Plan establishes goals, objectives, priorities, activities, outcomes the method of distribution for approximately \$1.4 million in U.S. Department of Energy for the Weatherization Assistance Program.

The 2019-2020 National Housing Trust Fund (NHTF) Annual Allocation Plan establishes the activities to be undertaken with NHTF, the eligibility criteria for its use and the method of distribution for approximately \$3,000,000 in NHTF.

All above cited funds will be available for the program year, which begins July 1, 2019 and ends June 30, 2020, for activities benefitting low income and special needs populations primarily in the non-metropolitan areas of Arizona.

All three plans will be available in draft form for public review from March 22, 2019 through April 22, 2019 at the ADOH offices at 1110 West Washington Street, Suite 280, Phoenix, Arizona 85007 as well as at <https://housing.az.gov/documents-links/publications>. Paper copies are available upon request.

The Public Hearing provides the opportunity to review the draft plans and offer comments. ADOH is accepting written comments regarding the use of these funds through April 22, 2018. Direct questions and comments to [publiccomment@azhousing.gov](mailto:publiccomment@azhousing.gov).

**ADA and EQUAL OPPORTUNITY COMPLIANCE STATEMENT**

If you need accommodations for physical mobility, sensory impairment or language needs in order to participate in this meeting, please contact the ADOH at (602) 771-1000. Notification 48 hours prior to the meeting will enable ADOH to make reasonable arrangements to ensure accessibility to this meeting.



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<https://housing.az.gov>

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## Arizona Department of Housing 2019 Information Bulletin

**REGARDING PROGRAMS: Rental Development**

**REGARDING FUNDING SOURCES: 9% Low Income Housing Tax Credit (LIHTC)**

**INFORMATION BULLETIN No. 12-19**

**ISSUED: April 5, 2019**

**RE: List of 2019 LIHTC Applications Received**

The Arizona Department of Housing received 27 applications in response to the 2019 Qualified Allocation Plan. The [2019 LIHTC Application List](#) may be downloaded from the following location on the ADOH website:

[https://housing.az.gov/documents-links/forms/rental-development-lihtc?tid\\_2=123](https://housing.az.gov/documents-links/forms/rental-development-lihtc?tid_2=123)

The information included on the list has been taken from the applications that were submitted and has not been verified for accuracy. As such, it is subject to change as ADOH reviews the information for its conformance to the QAP.

INFORMATION: Jeanne Redondo, Rental Programs Administrator, (602) 771-1031

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## Arizona Department of Housing 2019 Information Bulletin

**REGARDING PROGRAMS: Rental Development**

**REGARDING FUNDING SOURCES: HUD 811 Project Based Rental Assistance**

**INFORMATION BULLETIN No. 13-19**

**ISSUED: April 11, 2019**

**RE: Notice of Funding Availability HUD 811 Project Based Rental Assistance**

The Arizona Department of Housing (the “Department”) announces a Notice of Funding Availability (“NOFA”) for project-based rental assistance for twenty-one units funded through the Section 811 Project Rental Assistance Program (“811 PRA”).

The 811 PRA provides project-based rental assistance for Developmentally Disabled persons that covers the difference between the tenant payment and the approved contract rent (initially set at Fair Market Rent). Tenants pay thirty percent (30%) of their adjusted gross income for rent and utilities.

Eligible applicants are owners of multi-family developments that are HUD assisted or HUD insured. Eligible units are unsubsidized one (1) and two (2) bedrooms. The number of units subsidized per development may not exceed twenty-five percent (25%) of the total units

The 811 PRA eligible tenants are households where at least one (1) person with a developmental disability is receiving community-based long-term care services through the Department of Economic Security/Division of Developmental Disabilities (DES/DDD). DES/DDD will identify 811 PRA tenants and refer them to ADOH who will refer them to the property owners/managers. **Property owners/managers are not responsible for finding 811 PRA tenants.** 811 PRA tenants have a Support Coordinator with an annual Individual Support Plan that identifies and provides the medically necessary services and support needed by the individual.

The [811 PRA NOFA](#) is available at:

<https://housing.az.gov/documents-links/publications>



Arizona  
Department  
of Housing

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## Arizona Department of Housing 2019 Information Bulletin

**PROGRAMS:** Low Income Housing Tax Credit (LIHTC) Program  
**REGARDING:** Low Income Housing Tax Credit Income and Rent Limits  
(Post-1989 Developments) effective as of 04-24-2019

### **INFORMATION BULLETIN No. 14-19**

**ISSUED:** April 26, 2019

**RE:** New Income and Rent Limits for post-1989 Projects

Attached are the new 2019 Income and Rent Limits (post-1989 Projects) for the Low Income Housing Tax Credit (LIHTC) program. These limits are effective as of April 24, 2019.

The tables are also available for download on the [Income & Rent Limits](https://housing.az.gov/) page of our website, <https://housing.az.gov/>.

Alternate limits are available for the HERA impacted counties of Apache, Cochise, La Paz, Mohave, Santa Cruz and Yuma. ADOH consent is required to use the alternate limits. Contact Juan Bello, Senior Compliance Officer at (602) 771-1074 or by e-mail at [juan.bello@azhousing.gov](mailto:juan.bello@azhousing.gov).



Arizona  
Department  
of Housing

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ARIZONA LOW INCOME HOUSING TAX CREDIT PROGRAM - IMPUTED INCOMES/ALLOWABLE RENTS  
FOR RENTS BASED ON UNIT SIZE (Number of bedrooms: Post 1989 Projects)  
(Figures derived from HUD Median Income Charts effective April 24, 2019)

MSA/County	%	(1 Person)	(2 Persons)	(3 Persons)	(4 Persons)	(5 Persons)	(6 Persons)	(7 Persons)	(8 Persons)	0 Bdrm Rent	1 Bdrm Rent	2 Bdrm Rent	3 Bdrm Rent	4 Bdrm Rent	5 Bdrm Rent
<b>Phoenix (Maricopa/Pinal)</b>	60	\$30,660	\$35,040	\$39,420	\$43,740	\$47,280	\$50,760	\$54,240	\$57,780	\$766	\$821	\$985	\$1,137	\$1,269	\$1,400
	50	\$25,550	\$29,200	\$32,850	\$36,450	\$39,400	\$42,300	\$45,200	\$48,150	\$638	\$684	\$821	\$948	\$1,057	\$1,166
	40	\$20,440	\$23,360	\$26,280	\$29,160	\$31,520	\$33,840	\$36,160	\$38,520	\$511	\$547	\$657	\$758	\$846	\$933
	30	\$15,330	\$17,520	\$19,710	\$21,870	\$23,640	\$25,380	\$27,120	\$28,890	\$383	\$410	\$492	\$568	\$634	\$700
	20	\$10,220	\$11,680	\$13,140	\$14,580	\$15,760	\$16,920	\$18,080	\$19,260	\$255	\$273	\$328	\$379	\$423	\$466
<b>Tucson (Pima)</b>	60	\$26,880	\$30,720	\$34,560	\$38,340	\$41,460	\$44,520	\$47,580	\$50,640	\$672	\$720	\$864	\$997	\$1,113	\$1,227
	50	\$22,400	\$25,600	\$28,800	\$31,950	\$34,550	\$37,100	\$39,650	\$42,200	\$560	\$600	\$720	\$831	\$927	\$1,023
	40	\$17,920	\$20,480	\$23,040	\$25,560	\$27,640	\$29,680	\$31,720	\$33,760	\$448	\$480	\$576	\$665	\$742	\$818
	30	\$13,440	\$15,360	\$17,280	\$19,170	\$20,730	\$22,260	\$23,790	\$25,320	\$336	\$360	\$432	\$498	\$556	\$613
	20	\$8,960	\$10,240	\$11,520	\$12,780	\$13,820	\$14,840	\$15,860	\$16,880	\$224	\$240	\$288	\$332	\$371	\$409
<b>Yuma (Yuma)</b>	60	\$21,420	\$24,480	\$27,540	\$30,540	\$33,000	\$35,460	\$37,920	\$40,320	\$535	\$573	\$688	\$794	\$886	\$978
	50	\$17,850	\$20,400	\$22,950	\$25,450	\$27,500	\$29,550	\$31,600	\$33,600	\$446	\$478	\$573	\$661	\$738	\$815
	40	\$14,280	\$16,320	\$18,360	\$20,360	\$22,000	\$23,640	\$25,280	\$26,880	\$357	\$382	\$459	\$529	\$591	\$652
	30	\$10,710	\$12,240	\$13,770	\$15,270	\$16,500	\$17,730	\$18,960	\$20,160	\$267	\$286	\$344	\$397	\$443	\$489
	20	\$7,140	\$8,160	\$9,180	\$10,180	\$11,000	\$11,820	\$12,640	\$13,440	\$178	\$191	\$229	\$264	\$295	\$326
<b>HERA Special</b>	60	\$21,840	\$24,960	\$28,080	\$31,140	\$33,660	\$36,180	\$38,640	\$41,160	\$546	\$585	\$702	\$810	\$904	\$997
	50	\$18,200	\$20,800	\$23,400	\$25,950	\$28,050	\$30,150	\$32,200	\$34,300	\$455	\$487	\$585	\$675	\$753	\$831
	40	\$14,560	\$16,640	\$18,720	\$20,760	\$22,440	\$24,120	\$25,760	\$27,440	\$364	\$390	\$468	\$540	\$603	\$665
	30	\$10,920	\$12,480	\$14,040	\$15,570	\$16,830	\$18,090	\$19,320	\$20,580	\$273	\$292	\$351	\$405	\$452	\$498
	20	\$7,280	\$8,320	\$9,360	\$10,380	\$11,220	\$12,060	\$12,880	\$13,720	\$182	\$195	\$234	\$270	\$301	\$332
<b>Apache</b>	60	\$20,820	\$23,760	\$26,760	\$29,700	\$32,100	\$34,500	\$36,840	\$39,240	\$520	\$557	\$669	\$772	\$862	\$951
	50	\$17,350	\$19,800	\$22,300	\$24,750	\$26,750	\$28,750	\$30,700	\$32,700	\$433	\$464	\$557	\$643	\$718	\$792
	40	\$13,880	\$15,840	\$17,840	\$19,800	\$21,400	\$23,000	\$24,560	\$26,160	\$347	\$371	\$446	\$515	\$575	\$634
	30	\$10,410	\$11,880	\$13,380	\$14,850	\$16,050	\$17,250	\$18,420	\$19,620	\$260	\$278	\$334	\$386	\$431	\$475
	20	\$6,940	\$7,920	\$8,920	\$9,900	\$10,700	\$11,500	\$12,280	\$13,080	\$173	\$185	\$223	\$257	\$287	\$317
<b>HERA Special</b>	60	\$24,900	\$28,440	\$31,980	\$35,520	\$38,400	\$41,220	\$44,100	\$46,920	\$622	\$666	\$799	\$924	\$1,030	\$1,137
	50	\$20,750	\$23,700	\$26,650	\$29,600	\$32,000	\$34,350	\$36,750	\$39,100	\$518	\$555	\$666	\$770	\$858	\$948
	40	\$16,600	\$18,960	\$21,320	\$23,680	\$25,600	\$27,480	\$29,400	\$31,280	\$415	\$444	\$533	\$616	\$687	\$758
	30	\$12,450	\$14,220	\$15,990	\$17,760	\$19,200	\$20,610	\$22,050	\$23,460	\$311	\$333	\$399	\$462	\$515	\$568
	20	\$8,300	\$9,480	\$10,660	\$11,840	\$12,800	\$13,740	\$14,700	\$15,640	\$207	\$222	\$266	\$308	\$343	\$379



ARIZONA LOW INCOME HOUSING TAX CREDIT PROGRAM - IMPUTED INCOMES/ALLOWABLE RENTS  
FOR RENTS BASED ON UNIT SIZE (Number of bedrooms: Post 1989 Projects)  
(Figures derived from HUD Median Income Charts effective April 24, 2019)

MSA/County	%	Imputed Income								0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
		(1 Person)	(2 Persons)	(3 Persons)	(4 Persons)	(5 Persons)	(6 Persons)	(7 Persons)	(8 Persons)	Rent	Rent	Rent	Rent	Rent	Rent
<b>Cochise</b>	60	\$23,340	\$26,640	\$30,000	\$33,300	\$36,000	\$38,640	\$41,340	\$43,980	\$583	\$624	\$750	\$866	\$966	\$1,066
	50	\$19,450	\$22,200	\$25,000	\$27,750	\$30,000	\$32,200	\$34,450	\$36,650	\$486	\$520	\$625	\$721	\$805	\$888
	40	\$15,560	\$17,760	\$20,000	\$22,200	\$24,000	\$25,760	\$27,560	\$29,320	\$389	\$416	\$500	\$577	\$644	\$711
	30	\$11,670	\$13,320	\$15,000	\$16,650	\$18,000	\$19,320	\$20,670	\$21,990	\$291	\$312	\$375	\$433	\$483	\$533
	20	\$7,780	\$8,880	\$10,000	\$11,100	\$12,000	\$12,880	\$13,780	\$14,660	\$194	\$208	\$250	\$288	\$322	\$355
<b>HERA Special</b>	60	\$24,540	\$28,080	\$31,560	\$35,040	\$37,860	\$40,680	\$43,500	\$46,260	\$613	\$657	\$789	\$911	\$1,017	\$1,122
	50	\$20,450	\$23,400	\$26,300	\$29,200	\$31,550	\$33,900	\$36,250	\$38,550	\$511	\$548	\$657	\$759	\$847	\$935
	40	\$16,360	\$18,720	\$21,040	\$23,360	\$25,240	\$27,120	\$29,000	\$30,840	\$409	\$438	\$526	\$607	\$678	\$748
	30	\$12,270	\$14,040	\$15,780	\$17,520	\$18,930	\$20,340	\$21,750	\$23,130	\$306	\$328	\$394	\$455	\$508	\$561
	20	\$8,180	\$9,360	\$10,520	\$11,680	\$12,620	\$13,560	\$14,500	\$15,420	\$204	\$219	\$263	\$303	\$339	\$374
<b>Coconino</b>	60	\$32,100	\$36,720	\$41,280	\$45,840	\$49,560	\$53,220	\$56,880	\$60,540	\$802	\$860	\$1,032	\$1,192	\$1,330	\$1,467
	50	\$26,750	\$30,600	\$34,400	\$38,200	\$41,300	\$44,350	\$47,400	\$50,450	\$668	\$716	\$860	\$993	\$1,108	\$1,223
	40	\$21,400	\$24,480	\$27,520	\$30,560	\$33,040	\$35,480	\$37,920	\$40,360	\$535	\$573	\$688	\$795	\$887	\$978
	30	\$16,050	\$18,360	\$20,640	\$22,920	\$24,780	\$26,610	\$28,440	\$30,270	\$401	\$430	\$516	\$596	\$665	\$733
	20	\$10,700	\$12,240	\$13,760	\$15,280	\$16,520	\$17,740	\$18,960	\$20,180	\$267	\$286	\$344	\$397	\$443	\$489
<b>Gila</b>	60	\$21,780	\$24,900	\$28,020	\$31,080	\$33,600	\$36,060	\$38,580	\$41,040	\$544	\$583	\$700	\$808	\$901	\$995
	50	\$18,150	\$20,750	\$23,350	\$25,900	\$28,000	\$30,050	\$32,150	\$34,200	\$453	\$486	\$583	\$673	\$751	\$829
	40	\$14,520	\$16,600	\$18,680	\$20,720	\$22,400	\$24,040	\$25,720	\$27,360	\$363	\$389	\$467	\$539	\$601	\$663
	30	\$10,890	\$12,450	\$14,010	\$15,540	\$16,800	\$18,030	\$19,290	\$20,520	\$272	\$291	\$350	\$404	\$450	\$497
	20	\$7,260	\$8,300	\$9,340	\$10,360	\$11,200	\$12,020	\$12,860	\$13,680	\$181	\$194	\$233	\$269	\$300	\$331
<b>Graham</b>	60	\$25,800	\$29,460	\$33,120	\$36,780	\$39,780	\$42,720	\$45,660	\$48,600	\$645	\$690	\$828	\$957	\$1,068	\$1,178
	50	\$21,500	\$24,550	\$27,600	\$30,650	\$33,150	\$35,600	\$38,050	\$40,500	\$537	\$575	\$690	\$797	\$890	\$981
	40	\$17,200	\$19,640	\$22,080	\$24,520	\$26,520	\$28,480	\$30,440	\$32,400	\$430	\$460	\$552	\$638	\$712	\$785
	30	\$12,900	\$14,730	\$16,560	\$18,390	\$19,890	\$21,360	\$22,830	\$24,300	\$322	\$345	\$414	\$478	\$534	\$589
	20	\$8,600	\$9,820	\$11,040	\$12,260	\$13,260	\$14,240	\$15,220	\$16,200	\$215	\$230	\$276	\$319	\$356	\$392
<b>Greenlee</b>	60	\$25,800	\$29,460	\$33,120	\$36,780	\$39,780	\$42,720	\$45,660	\$48,600	\$645	\$690	\$828	\$957	\$1,068	\$1,178
	50	\$21,500	\$24,550	\$27,600	\$30,650	\$33,150	\$35,600	\$38,050	\$40,500	\$537	\$575	\$690	\$797	\$890	\$981
	40	\$17,200	\$19,640	\$22,080	\$24,520	\$26,520	\$28,480	\$30,440	\$32,400	\$430	\$460	\$552	\$638	\$712	\$785
	30	\$12,900	\$14,730	\$16,560	\$18,390	\$19,890	\$21,360	\$22,830	\$24,300	\$322	\$345	\$414	\$478	\$534	\$589
	20	\$8,600	\$9,820	\$11,040	\$12,260	\$13,260	\$14,240	\$15,220	\$16,200	\$215	\$230	\$276	\$319	\$356	\$392

ARIZONA LOW INCOME HOUSING TAX CREDIT PROGRAM - IMPUTED INCOMES/ALLOWABLE RENTS  
FOR RENTS BASED ON UNIT SIZE (Number of bedrooms: Post 1989 Projects)  
(Figures derived from HUD Median Income Charts effective April 24, 2019)

MSA/County	%	Imputed Income								0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
		(1 Person)	(2 Persons)	(3 Persons)	(4 Persons)	(5 Persons)	(6 Persons)	(7 Persons)	(8 Persons)	Rent	Rent	Rent	Rent	Rent	Rent
<b>La Paz</b>	60	\$20,820	\$23,760	\$26,760	\$29,700	\$32,100	\$34,500	\$36,840	\$39,240	\$520	\$557	\$669	\$772	\$862	\$951
	50	\$17,350	\$19,800	\$22,300	\$24,750	\$26,750	\$28,750	\$30,700	\$32,700	\$433	\$464	\$557	\$643	\$718	\$792
	40	\$13,880	\$15,840	\$17,840	\$19,800	\$21,400	\$23,000	\$24,560	\$26,160	\$347	\$371	\$446	\$515	\$575	\$634
	30	\$10,410	\$11,880	\$13,380	\$14,850	\$16,050	\$17,250	\$18,420	\$19,620	\$260	\$278	\$334	\$386	\$431	\$475
	20	\$6,940	\$7,920	\$8,920	\$9,900	\$10,700	\$11,500	\$12,280	\$13,080	\$173	\$185	\$223	\$257	\$287	\$317
HERA Special	60	\$22,680	\$25,920	\$29,160	\$32,400	\$35,040	\$37,620	\$40,200	\$42,780	\$567	\$607	\$729	\$843	\$940	\$1,037
	50	\$18,900	\$21,600	\$24,300	\$27,000	\$29,200	\$31,350	\$33,500	\$35,650	\$472	\$506	\$607	\$702	\$783	\$864
	40	\$15,120	\$17,280	\$19,440	\$21,600	\$23,360	\$25,080	\$26,800	\$28,520	\$378	\$405	\$486	\$562	\$627	\$691
	30	\$11,340	\$12,960	\$14,580	\$16,200	\$17,520	\$18,810	\$20,100	\$21,390	\$283	\$303	\$364	\$421	\$470	\$518
	20	\$7,560	\$8,640	\$9,720	\$10,800	\$11,680	\$12,540	\$13,400	\$14,260	\$189	\$202	\$243	\$281	\$313	\$345
<b>Mohave</b>	60	\$22,920	\$26,160	\$29,460	\$32,700	\$35,340	\$37,980	\$40,560	\$43,200	\$573	\$613	\$736	\$850	\$949	\$1,047
	50	\$19,100	\$21,800	\$24,550	\$27,250	\$29,450	\$31,650	\$33,800	\$36,000	\$477	\$511	\$613	\$708	\$791	\$872
	40	\$15,280	\$17,440	\$19,640	\$21,800	\$23,560	\$25,320	\$27,040	\$28,800	\$382	\$409	\$491	\$567	\$633	\$698
	30	\$11,460	\$13,080	\$14,730	\$16,350	\$17,670	\$18,990	\$20,280	\$21,600	\$286	\$306	\$368	\$425	\$474	\$523
	20	\$7,640	\$8,720	\$9,820	\$10,900	\$11,780	\$12,660	\$13,520	\$14,400	\$191	\$204	\$245	\$283	\$316	\$349
HERA Special	60	\$31,020	\$35,460	\$39,900	\$44,280	\$47,880	\$51,420	\$54,960	\$58,500	\$775	\$831	\$997	\$1,152	\$1,285	\$1,418
	50	\$25,850	\$29,550	\$33,250	\$36,900	\$39,900	\$42,850	\$45,800	\$48,750	\$646	\$692	\$831	\$960	\$1,071	\$1,181
	40	\$20,680	\$23,640	\$26,600	\$29,520	\$31,920	\$34,280	\$36,640	\$39,000	\$517	\$554	\$665	\$768	\$857	\$945
	30	\$15,510	\$17,730	\$19,950	\$22,140	\$23,940	\$25,710	\$27,480	\$29,250	\$387	\$415	\$498	\$576	\$642	\$709
	20	\$10,340	\$11,820	\$13,300	\$14,760	\$15,960	\$17,140	\$18,320	\$19,500	\$258	\$277	\$332	\$384	\$428	\$472
<b>Navajo</b>	60	\$20,880	\$23,880	\$26,880	\$29,820	\$32,220	\$34,620	\$37,020	\$39,420	\$522	\$559	\$672	\$775	\$865	\$955
	50	\$17,400	\$19,900	\$22,400	\$24,850	\$26,850	\$28,850	\$30,850	\$32,850	\$435	\$466	\$560	\$646	\$721	\$796
	40	\$13,920	\$15,920	\$17,920	\$19,880	\$21,480	\$23,080	\$24,680	\$26,280	\$348	\$373	\$448	\$517	\$577	\$637
	30	\$10,440	\$11,940	\$13,440	\$14,910	\$16,110	\$17,310	\$18,510	\$19,710	\$261	\$279	\$336	\$387	\$432	\$477
	20	\$6,960	\$7,960	\$8,960	\$9,940	\$10,740	\$11,540	\$12,340	\$13,140	\$174	\$186	\$224	\$258	\$288	\$318



ARIZONA LOW INCOME HOUSING TAX CREDIT PROGRAM - IMPUTED INCOMES/ALLOWABLE RENTS  
FOR RENTS BASED ON UNIT SIZE (Number of bedrooms: Post 1989 Projects)  
(Figures derived from HUD Median Income Charts effective April 24, 2019)

MSA/County	%	Imputed Income								Allowable Rents					
		(1 Person)	(2 Persons)	(3 Persons)	(4 Persons)	(5 Persons)	(6 Persons)	(7 Persons)	(8 Persons)	0 Bdrm Rent	1 Bdrm Rent	2 Bdrm Rent	3 Bdrm Rent	4 Bdrm Rent	5 Bdrm Rent
<b>Santa Cruz</b>	60	\$20,880	\$23,880	\$26,880	\$29,820	\$32,220	\$34,620	\$37,020	\$39,420	\$522	\$559	\$672	\$775	\$865	\$955
	50	\$17,400	\$19,900	\$22,400	\$24,850	\$26,850	\$28,850	\$30,850	\$32,850	\$435	\$466	\$560	\$646	\$721	\$796
	40	\$13,920	\$15,920	\$17,920	\$19,880	\$21,480	\$23,080	\$24,680	\$26,280	\$348	\$373	\$448	\$517	\$577	\$637
	30	\$10,440	\$11,940	\$13,440	\$14,910	\$16,110	\$17,310	\$18,510	\$19,710	\$261	\$279	\$336	\$387	\$432	\$477
	20	\$6,960	\$7,960	\$8,960	\$9,940	\$10,740	\$11,540	\$12,340	\$13,140	\$174	\$186	\$224	\$258	\$288	\$318
HERA	60	\$21,660	\$24,720	\$27,840	\$30,900	\$33,420	\$35,880	\$38,340	\$40,800	\$541	\$579	\$696	\$804	\$897	\$989
Special	50	\$18,050	\$20,600	\$23,200	\$25,750	\$27,850	\$29,900	\$31,950	\$34,000	\$451	\$483	\$580	\$670	\$747	\$824
	40	\$14,440	\$16,480	\$18,560	\$20,600	\$22,280	\$23,920	\$25,560	\$27,200	\$361	\$386	\$464	\$536	\$598	\$659
	30	\$10,830	\$12,360	\$13,920	\$15,450	\$16,710	\$17,940	\$19,170	\$20,400	\$270	\$289	\$348	\$402	\$448	\$494
	20	\$7,220	\$8,240	\$9,280	\$10,300	\$11,140	\$11,960	\$12,780	\$13,600	\$180	\$193	\$232	\$268	\$299	\$329
<b>Yavapai</b>	60	\$27,780	\$31,740	\$35,700	\$39,660	\$42,840	\$46,020	\$49,200	\$52,380	\$694	\$744	\$892	\$1,031	\$1,150	\$1,269
	50	\$23,150	\$26,450	\$29,750	\$33,050	\$35,700	\$38,350	\$41,000	\$43,650	\$578	\$620	\$743	\$859	\$958	\$1,058
	40	\$18,520	\$21,160	\$23,800	\$26,440	\$28,560	\$30,680	\$32,800	\$34,920	\$463	\$496	\$595	\$687	\$767	\$846
	30	\$13,890	\$15,870	\$17,850	\$19,830	\$21,420	\$23,010	\$24,600	\$26,190	\$347	\$372	\$446	\$515	\$575	\$634
	20	\$9,260	\$10,580	\$11,900	\$13,220	\$14,280	\$15,340	\$16,400	\$17,460	\$231	\$248	\$297	\$343	\$383	\$423



## The Arizona Department of Housing 2019 Information Bulletin

**REGARDING PROGRAMS: Community Development and Revitalization; Rental Development; and Special Needs**

**REGARDING FUNDING SOURCES: CDBG, HOME, HOPWA, ESG, NHTF**

**INFORMATION BULLETIN No. 15-19**

**ISSUED: April 29, 2019**

**RE: Federal Fiscal Year 2019 Formula Allocations for CDBG, HOME, HOPWA, ESG and NHTF**

The FFY2019 formula allocations for CDBG, HOME, HOPWA, ESG and NHTF expected to be received by the Arizona Department of Housing are listed below along with the proposed methods of distribution:

**CDBG**

The total FFY2019 CDBG allocation is \$10,108,167. The State retains 2% plus \$100,000 or \$302,163 for administration and 1% or \$101,082 for technical assistance activities. Additionally, HUD mandates that the state expend 10% of its total allocation or \$1,010,817 for projects located in areas designated as Colonias. The remaining adjusted allocation is divided into 85% or \$7,389,989 for the Regional Account and 15% or \$1,304,116 for the State Special Projects (SSP) Account.

**The COG Regional allocation is as follows:**

CDBG Allocation by COG Region	2019 Allocation Amount	2019 Allocation Share
CAG	\$ 1,371,334	18.56%
NACOG	\$ 2,158,613	29.21%
SEAGO	\$ 1,207,816	16.34%
WACOG	\$ 2,652,226	35.89%
<b>Total Allocation to Rural COGs</b>	<b>\$ 7,389,989</b>	<b>100%</b>

Both the Colonias and SSP set-asides are accessed through competitive applications and will be announced through a future Notice of Funding Available (NOFA).

**HOME**

The total FFY2019 HOME allocation is \$5,607,336 of which 15% or \$841,100 must be set aside for Community Housing Development Organization (CHDO) project funding. The State retains 10% of the grant award or \$560,734 to be used for administration. HOME funds will be distributed through a competitive application process including NOFAs and other competitive funding vehicles.

### **HOPWA**

The total FFY2019 HOPWA allocation is \$349,656. A total of 10% or \$34,966 of the grant award will be used for administration of which the state retains 3% (\$10,490) and the remaining 7% (\$24476) will be used by project sponsors. The remaining 90% or \$278,558 of the grant award will be spent on direct service provision through housing providers in the non-entitlement counties.

### **ESG**

The total FFY2019 ESG allocation is \$1,835,776, which is administered by the Arizona Department of Economic Security (DES). A total of 7.5% or \$137,683 is retained by DES for administration. The remaining 92.5% or \$1,698,093 will be used for ESG eligible activities to benefit persons experiencing homelessness.

### **NHTF**

The total FFY2019 National HTF allocation is \$3,801,428. The State retains 10% or \$380,143 of the grant award to be used for administration. The remaining 90% or \$3,421,285 in NHTF funds will be distributed through a competitive application process including NOFAs and other competitive funding vehicles.

For further information contact:      Andrew Rael  
Assistant Deputy Director of Programs  
[Andrew.Rael@azhousing.gov](mailto:Andrew.Rael@azhousing.gov)



Arizona  
Department  
of Housing

1110 W. Washington, Suite 280 Phoenix, AZ 85007

Telephone (602) 771-1000

[www.azhousing.gov](http://www.azhousing.gov)

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## Arizona Department of Housing 2019 Information Bulletin

**REGARDING PROGRAMS: Rental Programs**

**REGARDING FUNDING SOURCES: Low Income Housing Tax Credit**

**INFORMATION BULLETIN No. 16-19**

**ISSUED: May 6, 2019**

**RE: Notice of LIHTC Property Seeking a Qualified Contract**

ADOH is providing notice that the following LIHTC property is seeking a Qualified Contract for acquisition from a buyer(s) who will continue to operate the property as affordable through the extended use period in accordance with the Land Use Restriction Agreement and Section 42 of the Internal Revenue Code.

**Quail Run Apartments, a 156 unit multi-family property, with 139 rent restricted LIHTC units, built in 2003.**

Information about this and all properties seeking a Qualified Contract can be found at:

<https://housing.az.gov/documents-links/forms/asset-management>

Inquiries about any of the Active Arizona Qualified Contract Requests may be made by submitting a Letter of Interest via the following ADOH Portal:

<https://housing.az.gov/portals/document-upload-portals/rental-properties-asset-management-upload-portal>

The Letter of Interest must contain the following information:

1. Developer Name
2. Location of Headquarters
3. List of completed LIHTC projects by state
4. Ability to enter into a purchase contract on or before March 21, 2020.

Questions or comments regarding this Information Bulletin may be addressed in writing to John Juarez, Asset Manager at [john.juarez@azhousing.gov](mailto:john.juarez@azhousing.gov)



## Arizona Department of Housing 2019 Information Bulletin

REGARDING PROGRAMS: **Community Development and Revitalization**

REGARDING FUNDING SOURCES: **DOE WAP**

**INFORMATION BULLETIN No. 17-19**

**ISSUED: May 13, 2019**

**RE: Notice of Public Hearing for the PY19 Weatherization Annual State Plan**

ADOH is holding a public hearing to receive input on a change of sub-grantees for the **PY2019 Weatherization Assistance Program (WAP) Annual State Plan** on May 24, 2019 at 10:00 a.m. at the Arizona Department of Housing, 1110 West Washington Street, Suite **250**, Phoenix, Arizona 85007.

The PY19 WAP Annual State Plan establishes goals, objectives, priorities, activities, outcomes the method of distribution for approximately \$1.8 million in U.S. Department of Energy funding for the Weatherization Assistance Program.

All above cited funds will be available for the program year, which begins July 1, 2019 and ends June 30, 2020, for weatherization activities benefitting low income throughout the State of Arizona.

There has been a change to the plan, which replaces Tucson Urban League with Foundation for Senior Living as the Sub-grantee serving the cities of Tucson and South Tucson. The amended WAP State Plan will be available in draft form for public review from May 13, 2019 through May 24, 2019 at the ADOH offices at 1110 West Washington Street, Suite 280, Phoenix, Arizona 85007 as well as at <https://housing.az.gov/documents-links/publications>. Paper copies are available upon request.

The Public Hearing provides the opportunity to review the change to the draft WAP State Plan and offer comments. ADOH is accepting written comments regarding the change to the WAP State Plan through May 24, 2018. Direct questions and comments to [publiccomment@azhousing.gov](mailto:publiccomment@azhousing.gov)

### ADA and EQUAL OPPORTUNITY COMPLIANCE STATEMENT

If you need accommodations for physical mobility, sensory impairment or language needs in order to participate in this meeting, please contact the ADOH at (602) 771-1000. Notification 48 hours prior to the meeting will enable ADOH to make reasonable arrangements to ensure accessibility to this meeting.



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## Arizona Department of Housing 2019 Information Bulletin

**REGARDING PROGRAMS: Rental Development and Special Needs**  
**REGARDING FUNDING SOURCES: Housing Trust Fund**

**INFORMATION BULLETIN No. 18-19**

**ISSUED: June 6, 2019**

**RE: Notice of Public Meeting re: \$15 Million Appropriation to the HTF**

During the 2019 legislative session the Arizona State Legislature appropriated \$15 million to the Housing Trust Fund to be used pursuant to State Statute 41-3955, which was amended to add the following provisions: 1) Of the amount appropriated for the housing trust fund deposit line item, \$3,500,000 shall be spent on constructing or renovating facilities and on housing assistance, including support services, for persons who have been determined to be seriously mentally ill and to be chronically resistant to treatment.

The Arizona Department of Housing (ADOH) is holding a public meeting to receive input on the use of the newly appropriated funds. The meeting will be held from 1:00 p.m. to 2:00 p.m. on June 21, 2019 at 1110 West Washington Street, Room 3175, Phoenix, Arizona 85007.

ADOH is also accepting written comments regarding the use of these funds through June 28, 2019. Direct questions and comments to [publiccomment@azhousing.gov](mailto:publiccomment@azhousing.gov)

**ADA and EQUAL OPPORTUNITY COMPLIANCE STATEMENT**

If you need accommodations for physical mobility, sensory impairment or language needs in order to participate in this meeting, please contact the ADOH at (602) 771-1000. Notification 48 hours prior to the meeting will enable ADOH to make reasonable arrangements to ensure accessibility to this meeting.



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## Arizona Department of Housing 2019 Information Bulletin

**REGARDING PROGRAMS: Rental Programs**

**REGARDING FUNDING SOURCES: Low Income Housing Tax Credit**

**INFORMATION BULLETIN No. 19-19**

**ISSUED: June 7, 2019**

**RE: Notice of LIHTC Property Seeking a Qualified Contract**

ADOH is providing notice that the following LIHTC property is seeking a Qualified Contract for acquisition from a buyer(s) who will continue to operate the property as affordable through the extended use period in accordance with the Land Use Restriction Agreement and Section 42 of the Internal Revenue Code.

**Aspen Ridge Apartments, a 96 unit multi-family property, with 96 rent restricted LIHTC units, built in 2005.**

Information about this and all properties seeking a Qualified Contract can be found at:

<https://housing.az.gov/sites/default/files/documents/files/Qualified-Contracts-rev-6-6-19.pdf>

Inquiries about any of the Active Arizona Qualified Contract Requests may be made by submitting a Letter of Interest via the following ADOH Portal:

<https://housing.az.gov/portals/document-upload-portals/rental-properties-asset-management-upload-portal>

The Letter of Interest must contain the following information:

1. Developer Name
2. Location of Headquarters
3. List of completed LIHTC projects by state
4. Ability to enter into a purchase contract on or before April 25, 2020.

Questions or comments regarding this Information Bulletin may be addressed in writing to John Juarez, Asset Manager at [john.juarez@azhousing.gov](mailto:john.juarez@azhousing.gov)



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## Arizona Department of Housing 2019 Information Bulletin

**REGARDING PROGRAMS: State Housing Fund Programs**

**REGARDING FUNDING SOURCES: Home Investment Partnerships Program (HOME)**

**INFORMATION BULLETIN No. 20-19**

**ISSUED: June 7, 2019**

**RE: Notice of Funding Available for State Housing Funds  
Owner Occupied Housing Rehabilitation (OOHR)**

### **New NOFA for HOME Owner Occupied Housing Rehabilitation**

The Arizona Department of Housing (ADOH) announces a Notice of Funding Available (NOFA) that solicits applications from local governments, non-profits or for-profit entities for owner occupied housing rehabilitation activities.

The [NOFA](#) is on the ADOH website at:

<https://housing.az.gov/documents-links/forms/state-housing-fund>

The [HOME OOHR Application and OOHR Score Sheet](#) can be downloaded from the State Housing Fund Forms page at: <https://housing.az.gov/documents-links/forms/state-housing-fund>.

Questions regarding this NOFA may be submitted in writing to: [oohr-nofa@azhousing.gov](mailto:oohr-nofa@azhousing.gov) until August 29, 2019.

Applications must be received by electronic upload no later than 4:00 p.m. on August 30, 2019.



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## The Arizona Department of Housing 2019 Information Bulletin

**REGARDING PROGRAMS:** State Housing Fund (SHF), Community Development Block Grant (CDBG), Housing Opportunities for Persons with Aids (HOPWA), Neighborhood Stabilization (NSP) and National Housing Trust Fund (NHTF).

**REGARDING FUNDING SOURCES:** HOME, Housing Trust Funds, CDBG, HOPWA, NSP I, NSP III and NHTF

**INFORMATION BULLETIN No. 21-19**

**ISSUED:** June 18, 2019

**RE:** HOME, HTF, CDBG, HOPWA, NSP Program Income & Rent Limits effective June 28, 2019  
NHTF Program Income & Rent Limits effective June 1, 2018

The 2019 income and rent limits for Home Investment Partnership Program (HOME), Housing Trust Fund (HTF), Community Development Block Grant (CDBG), Housing Opportunities for Persons with Aids (HOPWA), Neighborhood Stabilization Program (NSP) and National Housing Trust Fund (NHTF) are available for download from the Income and Rent Limits page of the Department's website at: <https://housing.az.gov/documents-links/forms/rent-limits>. The income and rent limits are effective June 28, 2019.

Please note that the NHTF limits are separate from the other program income and rent limits, and have their own designated limit charts.

Questions regarding the income and rent limits can be submitted in writing to: [ADOH-Programs@azhousing.gov](mailto:ADOH-Programs@azhousing.gov)

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## Arizona Department of Housing 2019 Information Bulletin

**REGARDING PROGRAMS: Rental Development**

**REGARDING FUNDING SOURCES: HOME and National Housing Trust Fund**

**INFORMATION BULLETIN No. 22-19**

**ISSUED: June 18, 2019**

**RE: Notice of Public Hearing for the U.S. Department of Veterans Affairs**

The U.S. Department of Veterans Affairs (VA), is holding a public hearing to present VA's proposal and receive comments on an Enhanced-Use Lease (EUL) project at the Northern Arizona VA Health Care System (NAVAHCS) in Prescott, Arizona. This EUL would enable VA to improve its ability to continue providing benefits and services to Veterans and their families through the renovation of 6 historic quarter buildings and approximately 3 acres of adjacent land on the southwestern portion of the campus. This co-location of housing on the campus would enable Veterans greater access to services. VA would like to elicit comments from Veterans and other interested parties regarding plans to have supportive housing on the campus.

**HEARING DATE AND TIME:**

June 26, 2019 at 3pm (MST)

**HEARING LOCATION:**

Northern Arizona VA Health Care System  
500 Hwy 89N  
Prescott, AZ 86313  
Theater, Building #15

**IDENTIFICATION OF PROPERTY TO BE LEASED:**

The Northern Arizona VA Health Care System is located at 500 Hwy 89N, Prescott, AZ 86313. The proposed project consists of 6 historic quarter buildings and approximately 3 acres of adjacent under-utilized land on the southwestern portion of the campus.

**DESCRIPTION OF THE PROPOSED USE OF THE PROPERTY:**

The Northern Arizona VA Health Care System is a Joint Commission-accredited, complexity level three facility serving over 29,000 Veterans across northern Arizona. NAVAHCS provides a continuum of primary and secondary level medical, rehabilitative and long-term care to Veterans residing in northern and central Arizona. The NAVAHCS is proposing to expand the mission by using under-utilized buildings and land under its authority via an EUL Agreement. This project will serve additional Veterans and their families experiencing homelessness and Veterans at risk for homelessness, as well as the community, by providing supportive housing. All development will be in accordance with VA requirements and guidelines, and Federal, state, and local laws.

**DESCRIPTION OF THE PROPOSED LEASE:**

Under the terms of the proposed EUL, VA will lease the site to a selected developer for a term of up to 75 years. The developer is required to finance, design, develop, construct, operate, and maintain the proposed supportive housing initiatives. In return for use of the property, VA requires the developer to provide VA with “fair consideration” which shall consist solely of cash at fair value as determined by the Secretary. At the end of each lease term, the respective leased property will revert to VA. The public is invited to attend the hearing and are encouraged to submit written comments in advance of the hearing to the address below:

Mary Dillinger, Public Affairs  
Northern Arizona VA Health Care System  
500 Hwy 89N  
Prescott, AZ 86313  
Phone: 928-717-7587

DIRECTIONS: <https://www.prescott.va.gov/locations/directions.asp>

Arizona Department of Housing may contemplate future housing assistance for Fort Whipple.

**ADA and EQUAL OPPORTUNITY COMPLIANCE STATEMENT**

If you need accommodations for physical mobility, sensory impairment or language needs in order to participate in this meeting, please contact the ADOH at (602) 771-1000. Notification 48 hours prior to the meeting will enable ADOH to make reasonable arrangements to ensure accessibility to this meeting.



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## The Arizona Department of Housing 2019 Information Bulletin

**REGARDING PROGRAMS: Rental Development**

**REGARDING FUNDING SOURCES: Low Income Housing Tax Credit (LIHTC)**

**INFORMATION BULLETIN No. 23-19**

**ISSUED: June 28, 2019**

**RE: 2019 LIHTC Awards Announced & 2020 QAP Comment Period Opens**

The Arizona Department of Housing (“the Department”) is pleased to announce that it has reserved \$19,171,755 for thirteen projects comprised of 921 units in the 2019 Low Income Housing Tax Credit round. A list of the awards may be downloaded from at the following location on the Department’s website:

[https://housing.az.gov/documents-links/forms/rental-development-lihtc?tid\\_2=123](https://housing.az.gov/documents-links/forms/rental-development-lihtc?tid_2=123)

The 2019 Qualified Allocation Plan (“QAP”) achieved the Department’s goal to increase the number of people served in the 9% competitive LIHTC Round, while maintaining options for Arizonans to live in apartments ranging from efficiencies designed for single persons to 5-bedroom homes intended for larger and extended families. The 2019 awards increase the number of imputed people served by 25.64% (604 people), when compared to 2018 awards. In addition, the amount of Tax Credits awarded as a percentage of the Total Development Cost was reduced from 8.93% to 8.18%.

The Department is opening its comment period today to request input for the 2020 Qualified Allocation Plan (“QAP”). The QAP is the document which governs the allocation and use of Low Income Housing Tax Credits in accordance with Section 42 of the Internal Revenue Code of 1986, as amended.

While comments will continue to be accepted through the end of the comment period this autumn, please provide written comments by **July 19, 2019 at 5:00 pm** via letter or email to either of the following addresses, if you would like them to be considered when formulating the first draft of the QAP:

<p><b><u>By Mail:</u></b> Jeanne Redondo Rental Programs Administrator Arizona Department of Housing 1110 W. Washington Street, Ste. 280, Phoenix, AZ 85007</p>	<p><b><u>By E-Mail:</u></b> <a href="mailto:rental-qap@azhousing.gov">rental-qap@azhousing.gov</a>  (Please note that <a href="mailto:QAP-Comments@azhousing.gov">QAP-Comments@azhousing.gov</a> is no longer a valid email address.)</p>
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The 2019 QAP and Clarifications to the 2019 QAP can be found on the ADOH website at:

[https://housing.az.gov/documents-links/forms/rental-development-lihtc?tid\\_2=646](https://housing.az.gov/documents-links/forms/rental-development-lihtc?tid_2=646)

A draft of the 2020 QAP will be made available by **August 12, 2019** at the following website:

[https://housing.az.gov/documents-links/forms/rental-development-lihtc?tid\\_2=646](https://housing.az.gov/documents-links/forms/rental-development-lihtc?tid_2=646)



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## Arizona Department of Housing 2019 Information Bulletin

**REGARDING PROGRAMS: Community Development and Revitalization, Rental Development, Special Needs**

**REGARDING FUNDING SOURCES: HOME, CDBG, HOPWA, ESG, WAP, SWG and National Housing Trust Fund**

**INFORMATION BULLETIN No. 24-19**

**ISSUED: July 10, 2019**

**RE: Survey to Gather Input on Fair Housing Choice**

The Arizona Department of Housing (ADOH) is responsible for the administration approximately \$20 million in federal funds from the Department of Housing and Urban Development (HUD). As the administrator of federal funds, ADOH is required to submit a certification to HUD that it is affirmatively furthering Fair Housing. This means it will: 1) conduct an analysis of impediments to Fair Housing choice; 2) take appropriate actions to overcome the effects of impediments identified through that analysis; and 3) maintain records reflecting the analysis and actions.

ADOH is in the process of completing its 2020 Analysis of Impediments to Fair Housing Choice. The current analysis includes areas outside of Maricopa and Pima counties, the Cities of Casa Grande, Douglas, Flagstaff, Lake Havasu City, Prescott, Sierra Vista, and Yuma, and unincorporated Pinal County.

As part of the process, we are conducting a survey to better understand fair housing concerns and to learn how we can better overcome those concerns.

The survey is available in both English and Spanish:

[State of Arizona 2019 Fair Housing Survey](#)

[Encuesta de Vivienda Justa de parte de el Estado de Arizona](#)

Links to the surveys are also available on the ADOH [website](#).

In addition to completing the survey, we encourage you to promote the survey by posting survey notices in your office and/or distributing information about the survey in your customer and resident newsletters. The survey will be open until August 23, 2019.

**ADA and EQUAL OPPORTUNITY COMPLIANCE STATEMENT**

If you need accommodations for physical mobility, sensory impairment or language needs in order to participate in this meeting, please contact the ADOH at (602) 771-1000. Notification 48 hours prior to the meeting will enable ADOH to make reasonable arrangements to ensure accessibility to this meeting.





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## Arizona Department of Housing 2019 Information Bulletin

**REGARDING PROGRAMS: Community Development and Revitalization, Rental Development, Special Needs**

**REGARDING FUNDING SOURCES: HOME, CDBG, HOPWA, ESG, WAP, SWG and National Housing Trust Fund**

**INFORMATION BULLETIN No. 25-19**

**ISSUED: July 23, 2019**

**RE: Survey to Gather Input on the Arizona Consolidated Plan**

The Arizona Department of Housing is in the process of completing the 5-year HUD Consolidated Plan for the period from July 1, 2020 – June 30, 2024. The Consolidated Plan describes community development priorities and goals for the State CDBG, HOME, ESG, HOPWA, and HTF programs.

As part of the process, we are conducting a brief (5-minute) survey to help identify community priorities.

The survey is available in both English and Spanish:

[State of Arizona 5-Year HUD Consolidated Plan Survey](#)

[Encuesta del Plan Consolidado de HUD para el Departamento de Vivienda de Arizona](#)

Links to the surveys are also available on the ADOH [website](#).

Please promote the survey through your webpage, postings, notices, meetings, newsletters etc. ADOH is interested in gathering as much response as possible to best meet the needs of Arizona residents. The survey will be open until August 23, 2019.

**ADA and EQUAL OPPORTUNITY COMPLIANCE STATEMENT**

If you need accommodations for physical mobility, sensory impairment or language needs in order to participate in this meeting, please contact the ADOH at (602) 771-1000. Notification 48 hours prior to the meeting will enable ADOH to make reasonable arrangements to ensure accessibility to this meeting.



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## Arizona Department of Housing 2019 Information Bulletin

**REGARDING PROGRAMS: Balance of State Continuum of Care**

**REGARDING FUNDING SOURCES: HUD McKinney-Vento Continuum of Care**

**INFORMATION BULLETIN No. 26-19**

**ISSUED: July 31, 2019**

**RE: 2019 HUD Continuum of Care NOFA related to the Balance of State Continuum of Care (AzBoSCoC)**

Through the US Department of Housing and Urban Development (HUD) 2019 Continuum of Care Program Competition, the Arizona Department of Housing (ADOH) expects to conditionally allocate up to an estimated \$4.5 million through the Continuum of Care process to serve individuals and families experiencing homelessness in the AZ Balance of State Continuum of Care. This amount includes an estimated \$3.9 million in potential renewal existing grants, approximately \$195,000 for potential new/bonus project(s), and approximately \$382,000 for bonus projects that are dedicated to serve victims of domestic violence. Final award amounts will be based upon HUD funding availability as well as AZBoSCoC performance in the HUD Continuum of Care (CoC) competitive national funding process.

**Eligible Applicants:** Eligible renewal applicants are those current AZBoSCoC funded programs with grant expiration dates in calendar year 2020. Eligible applicants for new/bonus project funding including the DV bonus funding include any non-profits, and instrumentalities of state or local government regardless of prior CoC funding. All projects funded through the 2019 Balance of State Continuum of Care NOFA must be delivered and serve individuals experiencing homelessness in the Balance of State geographic area that includes the following thirteen counties:

Apache	Cochise
Coconino	Gila
Graham	Greenlee
La Paz	Mohave
Navajo	Pinal
Santa Cruz	Yavapai
Yuma	

The deadline for current sub-recipients to submit documents related to the renewal of individual project applications is **Wednesday, August 28, 2019**. New/bonus project applications including bonus/DV applications are due **Thursday, August 22, 2019**. All

materials must be submitted in the ADOH Special Needs portal by 5:00 pm on the due date. Documents related to the AzBoSCoC 2019 NOFA application process are on the ADOH Special Needs Continuum webpage at <https://housing.az.gov/documents-links/forms/special-needs-continuum>. It is the responsibility of sub-recipients and potential applicants for bonus projects to familiarize themselves with these documents. The 2019 CoC Application Instructions provides a complete overview of the process including required documents for each activity included in the overall process.

**Proposed Balance of State Continuum of Care 2019 NOFA Process Timeline**

Item	Due Date
Renewal Projects Self-Scoring Tool submitted through ADOH portal by 5:00 pm	8/22/2019
New/Bonus including DV Bonus and Reallocation applications submitted through ADOH portal by 5:00 pm	8/22/19
For Renewal Projects, Match Letters (Including HMIS Match Letter) and Certificates of Consistency with Consolidated Plan (as applicable), Drug Free Workplace, and Code of Conduct submitted through ADOH portal by 5:00 pm	8/28/19
Notification of acceptance of new or bonus/reallocation projects for submittal	8/30/19
New or Bonus/Reallocation projects submit additional required information if notified to do so	9/09/19
Notification of project acceptance renewal applications	9/09/19
Final Ranking and Review of all applications completed and, announcement made	9/11/19
AzBoSCoC submits application (Bonus/Reallocation, Renewal, Planning, and the AzBosCoC collaborative narrative) to HUD	9/30/19

All future notices regarding ranking, updates, FAQs, timelines, instructions or application materials will be noticed through additional ADOH bulletins. If you have immediate questions, please contact Ryan Vernick, Balance of State Continuum of Care Coordinator at:

Ryan Vernick  
 Balance of State Continuum of Care Coordinator  
 1110 W. Washington St., Suite 280, Phoenix, Arizona 85007  
 ryan.vernick@azhousing.gov  
 602.771.1017



1110 W. Washington, Suite 280 | Phoenix, AZ 85007  
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## Arizona Department of Housing 2019 Information Bulletin

**REGARDING PROGRAMS: Community Development and Revitalization, Rental Development and Special Needs**

**REGARDING FUNDING SOURCES: HOME, CDBG, HOPWA, ESG, WAP, SWG and National Housing Trust Fund**

**INFORMATION BULLETIN No. 27-19**

**ISSUED: August 5, 2019**

**RE: Notice of Public Meeting for the 2020-2024 Consolidated Plan and Analysis of Impediments to Fair Housing**

The Arizona Department of Housing (ADOH) is holding a public meeting to receive input on the 2020-2024 Consolidated Plan and Analysis of Impediments to Fair Housing (AI) on August 20, 2019 from 5:00 p.m. to 6:00 p.m. at the Scott Resort and Spa Resort, 4925 N. Scottsdale, Arizona 85251.

The 2020-2024 Consolidated Plan establishes goals, objectives and the method of distribution for approximately \$100 million in the following federal funds over the next five years: National Housing Trust Fund, Community Development Block Grant, HOME Investment Partnerships, Housing Opportunities for Persons with AIDS, and Emergency Solutions Grant programs. The purpose of this U.S. Department of Housing (HUD) funding is to benefit low income and special needs populations in primarily the non-metropolitan areas of Arizona.

In conjunction with the Consolidated Plan each state must submit to HUD an AI which contains the following: 1) an analysis of impediments to Fair Housing choice; 2) identification of actions to overcome the effects of fair housing impediments; and 3) a requirement to maintain records reflecting the analysis and actions.

As part of the process, we are conducting two brief (5-minute) surveys to help identify community priorities. The surveys are available in both English and Spanish at:

**Consolidated Plan Survey:**

[State of Arizona 5-Year HUD Consolidated Plan Survey](#)

[Encuesta del Plan Consolidado de HUD para el Departamento de Vivienda de Arizona](#)

**Fair Housing Impediments Survey:**

[State of Arizona 2019 Fair Housing Survey](#)

[Encuesta de Vivienda Justa de parte de el Estado de Arizona](#)

**ADA and EQUAL OPPORTUNITY COMPLIANCE STATEMENT**

If you need accommodations for physical mobility, sensory impairment or language needs in order to participate in this meeting, please contact the ADOH at (602) 771-1000. Notification 48 hours prior to the meeting will enable ADOH to make reasonable arrangements to ensure accessibility to this meeting.



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## Arizona Department of Housing 2019 Information Bulletin

**REGARDING PROGRAMS: Special Project for persons with a diagnosis of Serious Mental Illness, chronically resistant to treatment**

**REGARDING FUNDING SOURCES: Housing Trust Fund**

**INFORMATION BULLETIN No. 28-19**

**ISSUED: August 5, 2019**

**RE: Notice of Public Meeting re: \$3.5 Million Appropriation to the HTF**

The Arizona Department of Housing (ADOH) is holding a public meeting to receive input on the use of \$3.5 million in newly allocated funds that shall be used for constructing or renovating facilities and on housing assistance, including support services, for persons who have been determined to be seriously mentally ill and to be chronically resistant to treatment. Such uses could include the construction or renovation of facilities that meet the definition of a Secure Behavioral Health Residential Facility, as described in House Bill 2754, First Regular Session of the Fifty-fourth Legislature.

The meeting will be held from 9:00 a.m. to 10:00 a.m. on September 6, 2019 at 1110 West Washington Street, Room 250, Phoenix, Arizona 85007.

**ADA and EQUAL OPPORTUNITY COMPLIANCE STATEMENT**

If you need accommodations for physical mobility, sensory impairment or language needs in order to participate in this meeting, please contact the ADOH at (602) 771-1000. Notification 48 hours prior to the meeting will enable ADOH to make reasonable arrangements to ensure accessibility to this meeting.



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## Arizona Department of Housing 2019 Information Bulletin

**REGARDING PROGRAMS: Rental Programs**

**REGARDING FUNDING SOURCES: Low Income Housing Tax Credit**

**INFORMATION BULLETIN No. 29-19**

**ISSUED: August 7, 2019**

**RE: Notice of LIHTC Property Seeking a Qualified Contract**

ADOH is providing notice that the following LIHTC property is seeking a Qualified Contract for acquisition from a buyer(s) who will continue to operate the property as affordable through the extended use period in accordance with the Land Use Restriction Agreement and Section 42 of the Internal Revenue Code.

**Riverwood Apartments, a 136 unit multi-family property, with 88 rent restricted LIHTC units, built in 2001.**

Information about this and all properties seeking a Qualified Contract can be found at:

<https://housing.az.gov/sites/default/files/documents/files/Qualified-Contracts.pdf>

Inquiries about any of the Active Arizona Qualified Contract Requests may be made by submitting a Letter of Interest via the following ADOH Portal:

<https://housing.az.gov/portals/document-upload-portals/rental-properties-asset-management-upload-portal>

The Letter of Interest must contain the following information:

1. Developer Name
2. Location of Headquarters
3. List of completed LIHTC projects by state
4. Ability to enter into a purchase contract on or before June 3, 2020.

Questions or comments regarding this Information Bulletin may be addressed in writing to John Juarez, Asset Manager at [john.juarez@azhousing.gov](mailto:john.juarez@azhousing.gov).

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## Arizona Department of Housing 2019 Information Bulletin

**REGARDING PROGRAMS: Balance of State Continuum of Care**

**REGARDING FUNDING SOURCES: HUD McKinney-Vento Continuum of Care**

**INFORMATION BULLETIN No. 30-19**

**ISSUED: August 13, 2019**

**RE: 2019 HUD Continuum of Care Point in Time Count Data**

The Arizona Department of Housing is pleased to announce the official posting of the 2019 Annual Point in Time Count Data. The 2019 Point in Time Count was conducted between January 22 and January 27, 2019 across the 13 counties that make up the Arizona Balance of State. Respondents that were interviewed for the Point in Time County were specifically asked about where they were physically staying and their personal status on the night of Tuesday, January 22, 2019.

The annual HUD Point in Time Count is only possible with the participation of dedicated organizations and individuals who plan, organize, and outreach to make sure that all of the individuals who are experiencing homelessness in our communities are engaged and counted. Please refer to the Arizona Department of [Housing Special Needs webpage](#) for the 2019 Point in Time Count Data by county.

If you have immediate questions, please contact Ryan Vernick, Balance of State Continuum of Care Coordinator at:

Ryan Vernick  
Balance of State Continuum of Care Coordinator  
1110 W. Washington St., Suite 280, Phoenix, Arizona 85007  
ryan.vernick@azhousing.gov  
602.771.1017





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## The Arizona Department of Housing 2018 Information Bulletin

**REGARDING PROGRAMS: Rental Development**

**REGARDING FUNDING SOURCES: Low Income Housing Tax Credit (LIHTC)**

**INFORMATION BULLETIN No. 31-19**

**ISSUED: August 16, 2019**

**RE: 2020 QAP – First Draft Release and Focus Groups**

The Arizona Department of Housing (“ADOH”) has posted its first draft of the [2020 Qualified Allocation Plan](#) (“QAP”) on its website at the following link:

<https://housing.az.gov/documents-links/forms/rental-development-lihtc>

ADOH will accept written comments on the first draft of the 2020 QAP until **September 10, 2019 at 5:00 p.m.** via letter or e-mail to either of the following addresses:

<p><b><u>By Mail:</u></b> Jeanne Redondo Rental Programs Administrator Arizona Department of Housing 1110 W. Washington Street, Ste. 280, Phoenix, AZ 85007</p>	<p><b><u>By E-Mail:</u></b> <a href="mailto:rental-qap@azhousing.gov">rental-qap@azhousing.gov</a>  (Please note that <a href="mailto:QAP-Comments@azhousing.gov">QAP-Comments@azhousing.gov</a> is no longer a valid email address.)</p>
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Comments may also be provided at one of the following Focus Groups. Please plan to attend one or both meetings and join the discussion.

**Scottsdale**

Wednesday, August 21, 2019  
2:15 p.m. – 4:00 p.m.  
The Scott  
4925 North Scottsdale Road  
Scottsdale, AZ 85251

**Tucson**

Tuesday, September 27, 2019  
10:15 a.m. – 12:00 p.m.  
Pima County Housing Center  
801 Congress Street  
Tucson, AZ 85745



1110 W. Washington, Suite 280 | Phoenix, AZ 85007  
Telephone (602) 771-1000 | Facsimile (602) 771-1002 | TDY (602) 771-1001  
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## The Arizona Department of Housing 2018 Information Bulletin

**REGARDING PROGRAMS: Rental Development**

**REGARDING FUNDING SOURCES: Low Income Housing Tax Credit (LIHTC)**

**INFORMATION BULLETIN No. 32-19**

**ISSUED: August 22, 2019**

**RE: Correction QAP Focus Group Date**

The previous Information Bulletin regarding the QAP Focus Group in Tucson erroneously indicated the hearing date as September 27, 2019. The correct date is August 27, 2019.

### **Tucson**

Tuesday, August 27, 2019

10:15 a.m. – 12:00 p.m.

Pima County Housing Center

801 Congress Street

Tucson, AZ 85745



1110 W. Washington, Suite 280 | Phoenix, AZ 85007  
Telephone (602) 771-1000 | Facsimile (602) 771-1002 | TDY (602) 771-1001  
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## Arizona Department of Housing 2019 Information Bulletin

**REGARDING PROGRAMS: Homeless Veterans Rental Housing Development**  
**REGARDING FUNDING SOURCES: Housing Trust Fund**

**INFORMATION BULLETIN No. 33-19**

**ISSUED: August 22, 2019**

**RE: Invitation to Rental Developers to a meeting to discuss Veterans  
Housing Project**

The Arizona Department of Housing is extending an invitation to rental housing developers to attend a meeting to discuss the development of housing for homeless veterans on the Fort Whipple Veterans Administration campus in Prescott.

The purpose of the meeting is for the U.S. Department of Veterans Affairs (“VA”) to provide information on the project concept and requirements for an upcoming Request for Proposals (“RFP”) that the VA will issue in order to select a developer that may enter into an Extended Use Lease (EUL) Agreement with the VA. The EUL will make available the use of land on which to build newly construct housing units, as well as the use of six (6) former officers’ quarters, which may be renovated for the same use.

The meeting will be held at the Arizona Department of Housing offices, located at 1110 W. Washington Street, Suite 250, Phoenix, Arizona 85007, from 1:00 p.m. to 3:30 p.m. on Monday, September 9, 2019.

The Arizona Department of Housing has committed to work with the VA’s selected developer to identify and secure financing resources for this project.

The following agencies will attend:

1. U.S. Department of Veterans Affairs
2. Arizona Department of Housing
3. Arizona State Historic Preservation Office

**ADA and EQUAL OPPORTUNITY COMPLIANCE STATEMENT**

If you need accommodations for physical mobility, sensory impairment or language needs in order to participate in this meeting, please contact the ADOH at (602) 771-1000. Notification 48 hours prior to the meeting will enable ADOH to make reasonable arrangements to ensure accessibility to this meeting.



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## Arizona Department of Housing 2019 Information Bulletin

**REGARDING PROGRAMS: Rental Development, CD&R, Special Needs**

**REGARDING FUNDING SOURCES: HOME, CDBG, HOPWA, ESG, HTF**

**INFORMATION BULLETIN No. 34-19**

**ISSUED: August 29, 2019**

**RE: Draft Consolidated Annual Performance and Evaluation Report**

The Arizona Department of Housing (ADOH) has prepared a draft of its Federal FY 2018 Consolidated Annual Performance Evaluation Report (CAPER), which covers the period of July 1, 2018 to June 30, 2019. The CAPER discusses the progress the State has made in meeting its goals for the following federal programs of the U.S. Department of Housing and Urban Development (HUD), which are administered by the State: Community Development Block Grant (CDBG); HOME Investment Partnership Program; Housing Opportunities for Persons With AIDS (HOPWA); Emergency Solutions Grant (ESG); and National Housing Trust Fund (HTF), as well as other state and federal programs relating to housing development. The ESG funds are administered by the Arizona Department of Economic Security. ADOH is also making available for public review, the CDBG Performance Evaluation Report (PER). This report is part of the CAPER but contained in a separate document.

A draft of the [CAPER and PER](#) reports is available on ADOH's [website](#). You may also obtain the reports by contacting the Assistant Deputy Director, Programs at:

Arizona Department of Housing  
1110 West Washington Suite 280, Phoenix, AZ 85007  
(602) 771-1000 phone TTY 711  
[caper@azhousing.gov](mailto:caper@azhousing.gov)

ADOH is accepting public comment on the CAPER and PER. Comments must be made in writing to the address or email listed above and must be received by ADOH no later than 5:00 p.m., September 16, 2019.

NOTE: It is the policy of ADOH to comply in all respects with the non-discrimination requirements of Title II of the Americans with Disabilities Act and Section 504 of the Rehabilitation Act of 1973. Individuals who require the reports to be provided in an alternative format may contact Joy Johnson at [joy.johnson@azhousing.gov](mailto:joy.johnson@azhousing.gov) to make their needs known. Requests should be made as soon as possible to allow sufficient time to arrange the accommodation.

Si necesita ayuda en español para entender este documento, puede solicitarla sin costo adicional, manda un email a [caper@azhousing.gov](mailto:caper@azhousing.gov)



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## Arizona Department of Housing 2019 Information Bulletin

**REGARDING PROGRAMS: Balance of State Continuum of Care**

**REGARDING FUNDING SOURCES: HUD McKinney-Vento Continuum of Care**

**INFORMATION BULLETIN No. 35-19**

**ISSUED: September 9, 2019**

**RE: 2019 HUD Continuum of Care NOFA related to the Balance of State Continuum of Care (AzBoSCoC)**

The Arizona Department of Housing as the Collaborative Applicant for the AZ Balance of State Continuum of Care, is pleased to announce that all renewal project applications and the following bonus/DV-bonus applications have been accepted for submission as part of the Arizona Balance of State Continuum of Care submission in response to the 2019 HUD Continuum of Care Notice Of Funding Availability (NOFA) (FR-6300-N-25):

- 1) Against Abuse, Inc. - DV RRH -Pinal County
- 2) Kingman Aid to Abused People-Rapid Rehousing for Abused People DV-RRH - Mohave County
- 3) Community Bridges, Inc. – PSH—Gila County  
Catholic Charities Community Services, Inc.- Sycamore Canyon Expansion  
PSH—Mohave, Navajo and Yavapai Counties.
- 4) No projects were rejected or reduced in the system.
- 5) Please be advised that the ranking and review process is now underway and further notifications and status updates will be released as they become available.

1110 W. Washington, Suite 280 | Phoenix, AZ 85007  
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<https://housing.az.gov>

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## Arizona Department of Housing 2019 Information Bulletin

**REGARDING PROGRAMS: Balance of State Continuum of Care**

**REGARDING FUNDING SOURCES: HUD McKinney-Vento Continuum of Care**

**INFORMATION BULLETIN No. 36-19**

**ISSUED: September 13, 2019**

**RE: Balance of State Continuum of Care – 2019 HUD NOFA Project Listing  
and Ranking**

The Arizona Department of Housing, as the collaborative applicant for the Arizona Balance of State Continuum of Care (AZBoSCoC), is posting the final CoC Priority Listing of Projects (Priority Listing) for the 2019 AZBoSCoC Continuum of Care Consolidated Application for the HUD 2019 CoC Notice of Funding Availability (NOFA). The 2019 Priority Listing, including designation of projects within Tier 1 and 2, was approved by the AZBoSCoC Governance Advisory Board on Tuesday, September 10, 2019 for inclusion in the 2019 AZBoSCoC Consolidated Application.

The 2019 COC Priority Listing is attached here and can be found at the following link:

<https://housing.az.gov/documents-links/forms/special-needs-continuum>

Questions or comments regarding this Information Bulletin may be addressed by contacting

Ryan Vernick

Balance of State Continuum of Care Coordinator

1110 W. Washington St., Suite 280, Phoenix, Arizona 85007

ryan.vernick@azhousing.gov

602.771.1017

Thank you.

ADA and Equal Opportunity Compliance Statement

If you need accommodations for physical mobility, sensory impairment or language needs in order to participate in this meeting, please contact the ADOH at (602) 771-1000. Notification 48 hours prior to the meeting will enable ADOH to make reasonable arrangements to ensure accessibility to this meeting.



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## Arizona Department of Housing 2019 Information Bulletin

**REGARDING PROGRAMS: Rental Development**

**REGARDING FUNDING SOURCES: HUD 811 Project Based Rental Assistance**

**INFORMATION BULLETIN No. 37-19**

**ISSUED: September 19, 2019**

**RE: Notice of Funding Availability HUD 811 Project Based Rental Assistance**

The Arizona Department of Housing (the “Department”) announces a Notice of Funding Availability (“NOFA”) for project-based rental assistance funded through the Section 811 Project Rental Assistance Program (“811 PRA”).

The 811 PRA provides project-based rental assistance for Developmentally Disabled persons that covers the difference between the tenant payment and the approved contract rent (initially set at Fair Market Rent). Tenants pay thirty percent (30%) of their adjusted gross income for rent and utilities.

Eligible applicants are owners of multi-family developments that are HUD assisted or HUD insured. Eligible units are unsubsidized one (1), two (2) and three (3) bedroom units. The number of units subsidized per development may not exceed twenty-five percent (25%) of the total units

The 811 PRA eligible tenants are households where at least one (1) person with a developmental disability is receiving community-based long-term care services through the Department of Economic Security/Division of Developmental Disabilities (DES/DDD). DES/DDD will identify 811 PRA tenants and refer them to ADOH who will refer them to the property owners/managers. **Property owners/managers are not responsible for finding 811 PRA tenants.** 811 PRA tenants have a Support Coordinator with an annual Individual Support Plan that identifies and provides the medically necessary services and support needed by the individual.

The NOFA is available at: <https://housing.az.gov/documents-links/publications>





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## The Arizona Department of Housing 2019 Information Bulletin

**REGARDING PROGRAMS: Special Needs**

**REGARDING FUNDING SOURCES: HUD: Continuum of Care (COC), VASH, SSVF, Housing Trust Fund (HTF), Housing Program Fund (HPF), and Housing Opportunities for People with AIDS (HOPWA)**

**INFORMATION BULLETIN No. 38-19**

**ISSUED: September 25, 2019**

**RE: Webinar for Arizona Landlord Incentive Project (ALIP)**

The Arizona Department of Housing Special Needs Division will be holding an informational webinar on the Arizona Landlord Incentive Program (ALIP) on Thursday, October 3, 2019 from 1:30 P.M. to 2:30 P.M.

This project is available to those programs that enter data into the Homeless Management Information System. Its purpose is to retain and obtain landlords who will work with programs designed to assist in ending homelessness.

To link to the webinar please go to: [meet.google.com/auq-vfdj-dbx](https://meet.google.com/auq-vfdj-dbx).

Call in information is 1-650-781-0788, PIN 203 796#.

If you have any questions please contact:

Karia Lee Basta

Special Needs Program Administrator

Karia.Basta@azhousing.gov



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[www.azhousing.gov](http://www.azhousing.gov)

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## Arizona Department of Housing 2019 Information Bulletin

**REGARDING PROGRAMS: Special Needs**

**REGARDING FUNDING SOURCES: Balance of State Continuum of Care**

**INFORMATION BULLETIN No. 39-19**

**ISSUED: September 25, 2019**

**RE: Balance of State Continuum of Care-  
Posting of Draft 2019 HUD NOFA Consolidated Application**

The Arizona Department of Housing, as the collaborative applicant for the Arizona Balance of State Continuum of Care (AZBoSCoC), has posted a final draft of the AZBoSCoC's Consolidated Application (including the Ranking and Priority Listing and Project Applications) for the 2019 HUD Continuum of Care NOFA competition. Under HUD 2019 NOFA regulations (Section I.J. Transparency) the AZBoSCoC is required to post the draft Consolidated Application at least two days prior to the final submittal to HUD for community notice and feedback. The draft Consolidated Application is available on the AZBoSCoC page on the Arizona Department of Housing website at the following site:

<https://housing.az.gov/documents-links/forms/special-needs-continuum>

If you have any questions or if you would like to provide comment or feedback on the draft Consolidated Application or the contents of this bulletin, please contact by 12 PM, Friday September 27, 2019.

Ryan Vernick  
AZ Balance of State Continuum of Care Coordinator  
Ryan.Vernick@azhousing.gov  
Phone: 602.771.1017



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## The Arizona Department of Housing 2019 Information Bulletin

**REGARDING PROGRAMS: Rental Development**

**REGARDING FUNDING SOURCES: Low Income Housing Tax Credit (LIHTC)**

**INFORMATION BULLETIN No. 40-19**

**ISSUED: September 27, 2019**

**RE: 2020 QAP – Second Draft Release**

The Arizona Department of Housing (“ADOH”) has posted its second draft of the 2020 Qualified Allocation Plan (“QAP”) on its website at the following link:

<https://housing.az.gov/documents-links/forms/rental-development-lihtc>

The second draft restores the calculation of the Developer Fee to 2019 levels pending further research. ADOH may create a working group to gather data and provide input regarding methods to reduce the overall cost to build new affordable housing, including the cost of fees associated with its development, to further maximize the number of people that can be housed with the limited resources available to the State.

ADOH will accept written comments on the second draft of the 2020 QAP until Tuesday, **October 15, 2019 at 5:00 p.m.** via letter or e-mail to either of the following addresses:

<p><b><u>By Mail:</u></b> Jeanne Redondo Rental Programs Administrator Arizona Department of Housing 1110 W. Washington Street, Ste. 280, Phoenix, AZ 85007</p>	<p><b><u>By E-Mail:</u></b> <a href="mailto:rental-qap@azhousing.gov">rental-qap@azhousing.gov</a>  (Please note that <a href="mailto:QAP-Comments@azhousing.gov">QAP-Comments@azhousing.gov</a> is no longer a valid email address.)</p>
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ADOH will consider comments received on the second draft, and release a third draft, if needed, on October 28, 2019.



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## Arizona Department of Housing 2019 Information Bulletin

**REGARDING PROGRAMS: Special Needs Housing**

**REGARDING FUNDING SOURCES: HUD McKinney-Vento Continuum of Care**

**INFORMATION BULLETIN No. 41-19**

**ISSUED: October 2, 2019**

**RE: Launch of the Coordinated Entry Hotline**

The Arizona Department of Housing is pleased to announce, in partnership with Crisis Response Network, the launch of a new Coordinated Entry Housing Crisis Hotline for Gila, Graham, Greenlee, and Santa Cruz Counties. These counties represent approximately 12% of the physical geography of Arizona, however there is a substantial lack of resources in these areas to serve persons experiencing homelessness. The Hotline will provide access to housing referrals for which people experiencing homelessness may be eligible through federal and state programs.

The Coordinated Entry Housing Crisis Hotline can be reached by calling 2-1-1 and following the prompts for anyone seeking shelter in Gila, Graham, Greenlee, or Santa Cruz County. The Hotline is open from 9 a.m.-5 p.m. Monday through Friday.

The Coordinated Entry Housing Crisis Hotline can provide the following services:

- Live Screening and triage for eligible resources
- Diversion from the homeless system
- Resource referral
- Housing Needs assessment and referral
- Regular follow-up while the person is literally homeless

Questions or comments regarding this Housing Crisis Hotline may be addressed by contacting

Ryan Vernick

Balance of State Continuum of Care Coordinator

1110 W. Washington St., Suite 280, Phoenix, Arizona 85007

ryan.vernick@azhousing.gov

602.771.1017

Thank you.

ADA and Equal Opportunity Compliance Statement

If you need accommodations for physical mobility, sensory impairment or language needs in order to participate in this meeting, please contact the ADOH at (602) 771-1000. Notification 48 hours prior to the meeting will enable ADOH to make reasonable arrangements to ensure accessibility to this meeting.



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## Arizona Department of Housing 2019 Information Bulletin

**REGARDING PROGRAMS: Community Development and Revitalization, Rental Development and Special Needs**

**REGARDING FUNDING SOURCES: HOME, CDBG, HOPWA, ESG, WAP, SWG and National Housing Trust Fund**

**INFORMATION BULLETIN No. 42-19**

**ISSUED: October 7, 2019**

**RE: Notice of Public Meeting for the 2020-2024 Consolidated Plan and Analysis of Impediments to Fair Housing**

The Arizona Department of Housing (ADOH) is holding a public meeting to receive public input on the 2020-2024 Consolidated Plan and Analysis of Impediments to Fair Housing (AI) on October 28, 2019 from 8:30 a.m. to 10:30 a.m. at the Arizona Department of Housing, 1110 West Washington Street, Suite 250, Phoenix AZ 85007.

The 2020-2024 Consolidated Plan establishes goals, objectives and the method of distribution for approximately \$100 million in the following federal funds over the next five years: National Housing Trust Fund, Community Development Block Grant, HOME Investment Partnerships, Housing Opportunities for Persons with AIDS, and Emergency Solutions Grant programs. The purpose of this U.S. Department of Housing (HUD) funding is to benefit low income and special needs populations in primarily in the non-metropolitan areas of Arizona. The purpose of this funding is to address the needs of low-income and special-needs persons in Arizona, primarily those residing outside of Maricopa and Pima County.

In conjunction with the Consolidated Plan each state must submit to HUD an Analysis of impediments to Fair Housing which contains the following: 1) an analysis of impediments to Fair Housing choice; 2) identification of actions to overcome the effects of fair housing impediments; and 3) a requirement to maintain records reflecting the analysis and actions.

### ADA and EQUAL OPPORTUNITY COMPLIANCE STATEMENT

If you need accommodations for physical mobility, sensory impairment of language needs to participate in the meeting, please contact the ADOH at (602) 771-1000. Notification 48 hours prior to the meeting will enable the ADOH to make reasonable arrangements to ensure accessibility to the meeting.

Si necesita adaptaciones para la movilidad física, la discapacidad sensorial del lenguaje debe participar en la reunión, comuníquese con el ADOH al (602) 771-1000. La notificación 48 horas antes de la reunión permitirá al ADOH hacer arreglos razonables para garantizar la accesibilidad a la reunión.



## Arizona Department of Housing

### 2019 Information Bulletin

**REGARDING PROGRAMS: Rental Development**

**REGARDING FUNDING SOURCES: National Housing Trust Fund, HOME, State Housing Trust Fund**

**INFORMATION BULLETIN No. 43-19**

**ISSUED: October 17, 2019**

**RE: Notice of Funds Available - Supportive Housing for Persons who are homeless**

The Arizona Department of Housing (“ADOH” or the “Department”) is pleased to announce a Notice of Funding Availability (“NOFA”) in the three state Continuums of Care areas for Supportive Housing. Funding from the following sources are being made available to Non Profit Organizations for this NOFA: Federal National Housing Trust Fund (“NHTF”); Federal HOME Investment Partnerships Program (“HOME”); and State Housing Trust Fund (“HTF”)

Eligible Projects are new construction and/or acquisition/rehabilitation of vacant buildings that result in affordable rental housing developments serving persons experiencing homelessness. Projects must reserve at least fifty (50%) percent of the Units for Homeless Households.

All tenants, both Homeless Households and other households, occupying Units as of the date they move into the Project may not have incomes that exceed the greater of: 1) thirty percent (30%) of the area median income adjusted by family size; or 2) the poverty guidelines updated periodically in the Federal Register by the U.S. Department of Health and Human Services under the authority of 42 U.S.C. 9902(2), as adjusted for family size.

Projects must demonstrate the ability to begin construction within 12 months of award and must obtain a certificate of occupancy within 30 months of award.

Only Non Profit Organizations operating within and actively participating in Coordinated Entry through the 1) Balance of State Continuum of Care, 2) Pima County Continuum of Care, and/or Maricopa County Continuum of Care are eligible recipients under this NOFA.

The following Project types are ineligible under this NOFA:

- Projects that utilize 4% LIHTC/Bond and/or 9% LIHTC financing.
- Projects involving the acquisition of property that requires the relocation of existing commercial and/or residential tenants and/or owner-occupants. (Only Projects that add Units to the housing stock are eligible.)
- Projects not located on one or more adjacent parcels (i.e. Scattered Sites).
- Projects that utilize land leases as a form of site control in any regard.
- Projects that require ADOH to subordinate its priority of repayment and/or affordability restrictions to any other source of financing. (ADOH must be in first lien position.)
- Projects that do not conform to ADOH's Acquisition Cost standards set forth in Section 2.6(G)(1) and 5.1(E) of this NOFA.

Applications will be due on the last business day of each calendar month (Starting November 29, 2019) until the date funds are exhausted

The NOFA and the application are on the ADOH website at:

[https://housing.az.gov/documents-links/forms/nhtf?tid\\_2=All](https://housing.az.gov/documents-links/forms/nhtf?tid_2=All)

The Department will not preview, comment on, or pre-judge any element of any application prior to its initial submittal. All requests for clarification shall be made in writing via e-mail to [Rental-NOFA@azhousing.gov](mailto:Rental-NOFA@azhousing.gov) and identify that the question pertains to this NOFA. The responses thereto will be posted no more often than weekly to the Department's website to a document entitled "Clarifications to the Supportive Housing NOFA". Applicants are responsible for checking the Department's website for this information.



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## Arizona Department of Housing 2019 Information Bulletin

**REGARDING PROGRAMS: Homeless Veterans Rental Housing Development**  
**REGARDING FUNDING SOURCES: Housing Trust Fund**

**INFORMATION BULLETIN No. 44-19**

**ISSUED: October 25, 2019**

**RE: Request for Proposals for Development of Veterans Housing in Prescott**

The United States Department of Veterans Affairs (“VA”) has released a Request for Proposals (“RFP”) seeking competitive responses from qualified developers to redevelop property on the Fort Whipple Veterans Administration campus in Prescott to serve as housing for homeless veterans.

The VA will select a developer that may enter into an Extended Use Lease (EUL) Agreement with the VA. The EUL will make available the use of land on which to produce not less than forty units of supportive housing for senior, homeless and at-risk veterans through new construction as well as the rehabilitation of six (6) former officers’ quarters. The RFP can be accessed through the following website:

[https://www.fbo.gov/index.php?s=opportunity&mode=form&id=8f33b03f7388f3750976b5e94872a014&tab=core&\\_cvview=0](https://www.fbo.gov/index.php?s=opportunity&mode=form&id=8f33b03f7388f3750976b5e94872a014&tab=core&_cvview=0)

The Arizona Department of Housing has committed to work with the VA’s selected developer to identify and secure financing resources for this project. ADOH has set aside at least \$3 million in State Housing Trust Funds (HTF) for construction and a to-be-determined number of VASH project-based vouchers for rental assistance.

The following is a list of funding sources prospective developers may wish to consider in their proposals, as well as relevant contacts:

### **Bond Financing**

Arizona Industrial Development Authority (AzIDA)  
Patrick Ray 480-902-3107  
pat@azidabonds.com

### **4% Low Income Housing Tax Credits (with Bonds)/ State Housing Trust Funds**

Arizona Department of Housing  
Jeanne Redondo 602-771-1031  
Jeanne.redondo@azhousing.gov

### **VASH Vouchers**

Arizona Department of Housing  
Greg Cooper 602-771-1051



Greg.cooper@azhousing.gov

**Historic Tax Credits**

Arizona State Parks/State Historic Preservation Office

Margy Parisella 602-542-6998

mparisella@azstateparks.gov

**Community Development Block Grants (CDBG)**

City of Prescott

Michelle Chavez 928-777-1205

Questions are due to the VA before December 10, 2019. Site visits are scheduled for either November 6, 2019 or November 18 at 9:00am (MST) with registration scheduled to start from 8:30am. More information is available at the website listed above.



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## Arizona Department of Housing 2019 Information Bulletin

**REGARDING PROGRAMS: Rental Development**

**REGARDING FUNDING SOURCES: Low Income Housing Tax Credit (LIHTC)**

**INFORMATION BULLETIN No. 45-19**

**ISSUED: November 1, 2019**

**RE: Third Draft QAP Posted**

The Arizona Department of Housing (“ADOH”) has posted a third draft of the 2020 Qualified Allocation Plan (“QAP”) on its website. Both a Clean Version and Redline Version have been made available at the following link:

<https://housing.az.gov/documents-links/forms/rental-development-lihtc>

The changes in the third draft are borne out of written comments received after the publication of the second draft on September 27, 2019. ADOH will accept written comments on the third draft of the 2020 QAP until Friday, November 30, 2019 at 5:00 p.m. via letter or e-mail to either of the following addresses:

By Mail: Jeanne Redondo Rental Programs Administrator Arizona Department of Housing 1110 W. Washington Street, Ste. 280 Phoenix, AZ 85007	By E-Mail: <a href="mailto:rental-qap@azhousing.gov">rental-qap@azhousing.gov</a>
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There will be a Public Hearing to discuss the 2020 QAP at 2:00 p.m. on Tuesday, November 12, 2019 at 1110 W. Washington, Suite 250, Phoenix, Arizona

INFORMATION: Jeanne Redondo, Rental Programs Administrator,  
[jeanne.redondo@azhousing.gov](mailto:jeanne.redondo@azhousing.gov)

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## Arizona Department of Housing 2019 Information Bulletin

**REGARDING PROGRAMS: Homeless Veterans Rental Housing Development**  
**REGARDING FUNDING SOURCES: Housing Trust Fund**

**INFORMATION BULLETIN No. 46-19**

**ISSUED: November 15, 2019**

**RE: Request for Proposals for Development of Veterans Housing in Prescott**

On October 25, 2019 the Arizona Department of Housing issued in Information Bulletin announcing a Request for Proposals for the Development of Veterans Housing in Prescott.

**ADOH is available to meet with developers to discuss the potential funding sources that may be made available for the Request of Proposals for Development of Veterans Housing in Prescott. Please send conference requests (phone or in-person) to [karina.jajou@azhousing.gov](mailto:karina.jajou@azhousing.gov)**

The United States Department of Veterans Affairs (“VA”) will select a developer that may enter into an Extended Use Lease (EUL) Agreement for property at Fort Whipple in Prescott to develop approximately forty units of supportive housing for senior, homeless and at-risk veterans. The RFP can be accessed through the following website:  
<https://beta.sam.gov/>

The Arizona Department of Housing (ADOH) has committed to work with the VA’s selected developer to identify and secure financing resources for this project. ADOH has set aside at least \$3 million in State Housing Trust Funds (HTF) for construction and a to-be-determined number of VASH project-based vouchers for rental assistance.

The following is a list of funding sources prospective developers may wish to consider in their proposals, as well as relevant contacts:

### **Bond Financing**

Arizona Industrial Development Authority (AzIDA)

Patrick Ray 480-902-3107

[pat@azidabonds.com](mailto:pat@azidabonds.com)

**4% Low Income Housing Tax Credits (with Bonds)/  
State Housing Trust Funds**

Arizona Department of Housing  
Jeanne Redondo 602-771-1031  
Jeanne.redondo@azhousing.gov

**VASH Vouchers**

Arizona Department of Housing  
Greg Cooper 602-771-1051  
Greg.cooper@azhousing.gov

**Historic Tax Credits**

Arizona State Parks/State Historic Preservation Office  
Margy Parisella 602-542-6998  
mparisella@azstateparks.gov

**Community Development Block Grants (CDBG)**

City of Prescott  
Michelle Chavez 928-777-1205

Questions are due to the VA before December 10, 2019. Site visits are scheduled for either November 6, 2019 or November 18 at 9:00am (MST) with registration scheduled to start from 8:30am. More information is available at the website listed above.



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## Arizona Department of Housing 2019 Information Bulletin

### REGARDING FUNDING SOURCES: Housing Trust Fund

**INFORMATION BULLETIN No. 47-19**

**ISSUED: November 18, 2019**

**RE: Request for Proposals – Secure Behavioral Health Residential Facility**

The Arizona Department of Housing (“ADOH” or the “Department”) is pleased to announce a Request for Proposals to develop secure behavioral health residential facilities for court-ordered treatment of persons who have been determined to be seriously mentally ill and chronically resistant to treatment pursuant to a court order. ADOH will award funding from the Housing Trust Fund pursuant to the \$3,500,000.

The Offeror of a Proposal pursuant to this RFP must be the proposed owner of the Facility (“Facility Owner”). The Facility Owner may also serve as the operator or contract with an eligible operator of the Facility.

Proposals must be received by March 16, 2020 at 4:00 p.m. The RFP and the proposal application are on the ADOH website at:

[https://housing.az.gov/documents-links/forms/nhtf?tid\\_2=All](https://housing.az.gov/documents-links/forms/nhtf?tid_2=All)

The Department will not preview, comment on, or pre-judge any element of any proposal prior to its initial submittal. All requests for clarification shall be made in writing via e-mail to [Rental-NOFA@azhousing.gov](mailto:Rental-NOFA@azhousing.gov) on or before February 14, 2019 and identify that the question pertains to this RFP. The responses thereto will be posted no more often than weekly to the Department’s website to a document entitled “Clarifications to the RFP - SBHRF”. Applicants are responsible for checking the Department’s website for this information. The clarifications will be posted on the same page as the RFP and application.

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## Arizona Department of Housing 2019 Information Bulletin

**REGARDING PROGRAMS: Homeless Veterans Rental Housing Development**  
**REGARDING FUNDING SOURCES: Housing Trust Fund**

**INFORMATION BULLETIN No. 48-19**

**ISSUED: November 20, 2019**

**RE: UPDATED WEB ADDRESS - Request for Proposals for Development of  
Veterans Housing in Prescott**

The United States Department of Veterans Affairs (“VA”) will select a developer that may enter into an Extended Use Lease (EUL) Agreement for property at Fort Whipple in Prescott to develop approximately forty units of supportive housing for senior, homeless and at-risk veterans.

The Request for Proposals can be accessed through the following **UDATED WEB ADDRESS:**

[https://beta.sam.gov/opp/706232e31503c10f64d01bd062b9a6d7/view?keywords=36E77619Q0131&sort=-relevance&index=&is\\_active=true&page=1](https://beta.sam.gov/opp/706232e31503c10f64d01bd062b9a6d7/view?keywords=36E77619Q0131&sort=-relevance&index=&is_active=true&page=1)

The Arizona Department of Housing is available to meet with developers to discuss the potential funding sources that may be made available for the Request of Proposals for Development of Veterans Housing in Prescott. Please send conference requests (phone or in-person) to [karina.jajou@azhousing.gov](mailto:karina.jajou@azhousing.gov)

Questions are due to the VA before December 10, 2019.

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## Arizona Department of Housing 2019 Information Bulletin

**REGARDING PROGRAMS: Rental Programs**

**REGARDING FUNDING SOURCES: Low Income Housing Tax Credit**

**INFORMATION BULLETIN No. 49-19**

**ISSUED: December 5, 2019**

**RE: Notice of LIHTC Property Seeking a Qualified Contract**

ADOH is providing notice that the following LIHTC property is seeking a Qualified Contract for acquisition from a buyer(s) who will continue to operate the property as affordable through the extended use period in accordance with the Land Use Restriction Agreement and Section 42 of the Internal Revenue Code.

**Hotel San Carlos Apartments, a 60 unit multi-family property, with 60 rent restricted LIHTC units, developed in 1997.**

Information about this and all properties seeking a Qualified Contract can be found at: [https://housing.az.gov/documents-links/forms/asset-management?tid\\_1=120](https://housing.az.gov/documents-links/forms/asset-management?tid_1=120)

Inquiries about any of the Active Arizona Qualified Contract Requests may be made by submitting a Letter of Interest via the following ADOH Portal:

<https://housing.az.gov/portals/document-upload-portals/rental-properties-asset-management-upload-portal>

The Letter of Interest must contain the following information:

1. Developer Name
2. Location of Headquarters
3. List of completed LIHTC projects by state
4. Ability to enter into a purchase contract on or before September 26, 2020.

Questions or comments regarding this Information Bulletin may be addressed in writing to John Juarez, Asset Manager at [john.juarez@azhousing.gov](mailto:john.juarez@azhousing.gov)

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## Arizona Department of Housing 2019 Information Bulletin

**REGARDING PROGRAMS: Transitional Shelter for Persons Experiencing Homelessness with Mental Health Needs**

**REGARDING FUNDING SOURCES: HTF**

**INFORMATION BULLETIN No. 50-19**

**ISSUED: December 17, 2019**

**RE: Request for Information: Transitional Shelter for Persons Experiencing Homelessness with Mental Health Needs**

This Request for Information (“RFI”) is a joint inquiry by the Arizona Department of Housing (ADOH) and the Arizona Health Care Cost Containment System (AHCCCS). This is an RFI only and as such will NOT result in any award of contract from either entity.

The [RFI](#) for which a response is requested no later than Friday, January 24, 2020, is located at the following link:

<https://housing.az.gov/documents-links/publications>

ADOH has allocated up to \$3 million to renovate the Birch Building located on the Arizona State Hospital (ASH) grounds for the purpose of providing approximately fifty (50) units of transitional shelter for persons experiencing homelessness with mental health conditions including persons determined to be seriously mentally ill (SMI). Participants may have co-occurring disabilities or service needs in addition to mental health needs.

Through this RFI, ADOH and AHCCCS are seeking to identify: 1) Specific homeless sub population needs that could be served by this project and facility; 2) Potential sustainable programmatic transitional shelter programs that could be operated within the designated facility including possible Medicaid reimbursable services; 3) Sustainable fiscal funding strategies, including potential utilization of Medicaid reimbursement for partial or full programmatic and operational funding, to allow ongoing use of the facility for its intended purpose; and 4) Potential operators who would be interested in providing transitional shelter in the facility.

Interested parties will have an opportunity to participate in a tour of the ASH Birch Building property at 2 pm on Tuesday, January 7, 2020. Interested respondents are asked to RSVP for the tour with [karina.jajou@azhousing.gov](mailto:karina.jajou@azhousing.gov) by Friday, January 3, 2020.



## ADA and EQUAL OPPORTUNITY COMPLIANCE STATEMENT

If you need accommodations for physical mobility, sensory impairment of language needs to participate, please contact the ADOH at (602) 771-1000. Notification 48 hours prior to the meeting will enable the ADOH to make reasonable arrangements to ensure accessibility to the meeting.



Arizona  
Department  
of Housing

1110 W. Washington, Suite 280 | Phoenix, AZ 85007

Telephone (602) 771-1000 | Facsimile (602) 771-1002 | TDY (602) 771-1001

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## Arizona Department of Housing 2019 Information Bulletin

**REGARDING PROGRAMS: Low Income Housing Tax Credit (LIHTC), HOME, State and National Housing Trust Fund (HTF) and Neighborhood Stabilization Programs (NSP) Compliance**

**REGARDING FUNDING SOURCES: Low Income Housing Tax Credit (LIHTC), HOME, State and National Housing Trust Fund (HTF) and Neighborhood Stabilization Programs (NSP) Compliance**

### INFORMATION BULLETIN No. 51-19

**ISSUED: December 18, 2019**

**RE: Annual Report and Various Form Updates**

ADOH Section 8 / Compliance has updated the YE 2019 Annual Report Workbook, which is due March 15, 2020. Additionally, the following forms have also been updated in accordance with The National Council for State Housing Agencies' (NCSHA) Recommended Best Practices;

Tenant Income Certification (TIC), Certification of Zero Income & Employment Verification

Due to the majority of our projects starting their recertifications process 120 days in advance, the Department will allow the current TIC to be used until April 16, 2020. The new updated TIC must be used after this date. Forms can be found on the ADOH website or by clicking on the following link: [https://housing.az.gov/documents-links/forms/rental-compliance-monitoring?tid\\_2=All](https://housing.az.gov/documents-links/forms/rental-compliance-monitoring?tid_2=All).

Please note: The TIC is the only form that is mandatory and must be used for all ADOH funded units. It is highly recommended that the other forms located on the ADOH website be used however, an Owner/Agent may utilize forms they have created. If Owner/Agent chooses to go this route, they must create a form that reads exactly as the forms located on the ADOH website.

If you have any questions please contact Juan Bello, Compliance Program Manager, at 602-771-1074 or via email at [juan.bello@azhousing.gov](mailto:juan.bello@azhousing.gov).

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## Arizona Department of Housing 2019 Information Bulletin

**REGARDING PROGRAMS: Rental Development**

**REGARDING FUNDING SOURCES: Low Income Housing Tax Credit (LIHTC)**

**INFORMATION BULLETIN No. 52-19**

**ISSUED: December 19, 2019**

**RE: 2020 QAP Posted and 2020 Application Workshop**

The Arizona Department of Housing is pleased to announce that Governor Ducey has approved the 2020 Qualified Allocation Plan, which may be downloaded at the following link:

[https://housing.az.gov/documents-links/forms/rental-development-lihtc?tid\\_2=646](https://housing.az.gov/documents-links/forms/rental-development-lihtc?tid_2=646)

**Mandatory 2020 Application Workshop:**

The Arizona Department of Housing will hold the 2020 LIHTC Application Workshop on **January 21, 2020** from 9:00 am to 3:00 pm at the Desert Willow Conference Center located at 4340 East Cotton Center Boulevard in Phoenix, AZ. Developers (or their Co-Developer or Consultant) who plan to submit an application in the 2020 round must attend this annual training. **The deadline to register is January 13, 2020.** The following is a link to register for the workshop:

<https://housing.az.gov/training-events/2020-lihtc-application-workshop>