



The Arizona Department of Housing 2021 Information Bulletin

REGARDING PROGRAMS: Rental Development

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

INFORMATION BULLETIN No. 01-21

ISSUED: January 8, 2021

RE: Additional 2021 LIHTC Application Workshop

Due to technical difficulties experienced during today's Workshop, the Arizona Department of Housing ("Department") will repeat its annual LIHTC Application Workshop ("Workshop") on **January 15, 2021** from 9:00 am to 12:00 pm in a virtual format via Zoom.

In addition to the second Workshop, the Department will post a recording and slides from the January 8, 2021 Workshop on the Department's website.

There is no cost to attend. Developers (or their Co-Developer or Consultant) who plan to submit an application in the 2021 round must attend this annual Workshop. Each registered participant who logs in for the entirety of the Workshop (as documented in Zoom's Workshop report) will receive a certificate of attendance to insert into the application.

Participants are required to register at the following link before the date of the Workshop to avoid any delays in logging on:

When Fri Jan 15, 2021 9am – 12pm Mountain Standard Time - Phoenix

Where <https://us02web.zoom.us/meeting/register/tZAqde2gqT8oE9XwdFZsG9viVn1sHC89HuHv>



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Arizona Department of Housing 2021 Information Bulletin

REGARDING PROGRAMS: Rental Development

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

INFORMATION BULLETIN No. 02-21

ISSUED: January 13, 2021

RE: 2021 LIHTC Application Workshop Materials Posted

Application Workshop Materials

The following materials from the January 8, 2021 LIHTC Application Workshop are now available for viewing at the following link:

https://housing.az.gov/documents-links/forms/rental-development-lihtc?tid_2=522

- Application Workshop PowerPoint Presentation (slides with prior year dates noted during the January 8, 2021 session have been updated)
- Application Workshop Video/Audio (slides with audio)
- Application Workshop Zoom Chat

Mandatory 2021 Application Workshop – Second Session:

The Arizona Department of Housing will host a second session of the mandatory 2021 LIHTC Application Workshop on **January 15, 2021** from 9:00 am to 12:00 pm via Zoom for those who were unable to join on January 8, 2021. Developers (or their Co-Developer or Consultant) who plan to submit an application in the 2021 competitive 9% Tax Credit round must attend this annual training. The following is a link to register for the upcoming workshop session:

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

Arizona Department of Housing 2021 Information Bulletin

REGARDING PROGRAMS: Rental Programs

REGARDING FUNDING SOURCES: Low Income Housing Tax Credit

INFORMATION BULLETIN No. 03-21

ISSUED: January 15, 2021

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.

Sombra Apartments, Glendale, AZ, a 264 unit, multi-family property, with 264 rent restricted LIHTC units, developed in 2005.

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

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 November 13, 2021.

Questions or comments regarding this Information Bulletin may be addressed in writing to Michael Curtis, Asset Manager at michael.curtis@azhousing.gov



Arizona Department of Housing 2021 Information Bulletin

REGARDING PROGRAMS: Rental Development

REGARDING FUNDING SOURCES: HUD 811 Project Rental Assistance Program

INFORMATION BULLETIN No. 04-21

ISSUED: January 15, 2021

RE: Notice of Funding Availability HUD 811 PRA

The Arizona Department of Housing (“ADOH” or the “Department”) is announcing a Notice of Funding Availability (“NOFA”) for approximately \$3,000,499 in project-based rental assistance for up to fifty (50) units funded through Section 811 Project Rental Assistance Program (“811 PRA”). Applications will be received until all units of 811 PRA assistance are awarded.

The NOFA and Application can be found at the following link:

https://housing.az.gov/documents-links/forms/public-housing-authority?tid_2=728

The Department is requesting applications from owners of existing affordable multi-family developments who have unsubsidized units available and are interested in receiving rental assistance for units that would be set-aside up for persons with developmental disabilities. Eligible multi-family developments must have the following: 1) LIHTC financing with HUD Financing; and 2) HUD Financing. The 811 PRA provides project-based rental assistance 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. The 811 PRA units (not to exceed twenty-five percent (25%) of the total units) will be one (1) and two (2) bedroom 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 will have a Support Coordinator and an annual Individual Support Plan that identifies and provides the medically necessary services and support needed by the individual.



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Arizona Department of Housing 2021 Information Bulletin

REGARDING PROGRAMS: Rental 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. 05-21

ISSUED: January 15, 2021

RE: COVID-19 Compliance Guidance for ADOH Assisted Rental Properties

The Arizona Department of Housing (“ADOH”) has been monitoring the situation regarding COVID-19 and how it affects our business operations. For ADOH, that means understanding how it impacts our employees, residents, owners/agents, and then making the necessary adjustments to our operations.

Our priority is to keep you, your residents and our employees safe. For this reason, we are providing the following guidance below with updates from IRS Notice 2021-12, published January 15, 2021 and HUD CPD’s Availability of HOME Waivers updated December 10, 2020:

On-Site Visits – UPDATE

While the IRS has allowed for site visits to be delayed, the Arizona Department of Housing, for the time being, will continue with its current schedule through April. It is of great importance that we ensure projects are being kept in compliance with UPCS Protocol. Owners/Agents for projects that are due for an on-site inspection will be contacted individually with further instructions.

Site Visit response deadlines – No change.

ADOH may grant extensions if there is good cause. Please submit any extension requests, via email, to the Officer in Charge of the visit. If applicable, please explain in your request how COVID-19 is preventing the correction of the issue and the date that you believe you can resolve the matter in order to provide a complete response to ADOH.

- Projects in the Compliance Period – In the absence of federal guidance, staff cannot grant extension beyond what is permissible under Section 42 for 8823 reporting purposes.
- Post-15 Projects - ADOH may have some flexibility in extending response deadlines further.

Resident Services/Common Areas – UPDATE

June 29, 2020 AZ-Executive Order 2020-43 was issued effectively limiting public gatherings in excess of 50 individuals. The Executive Order also clarifies that multi-family pools can remain open provided you are following all safety precautions. ADOH’s recommendation is to ensure you are

abiding by all CDC, State and Local guidance pertaining to the proper operation and safety measures for common areas and amenities.

Pools:

https://azgovernor.gov/sites/default/files/guidance_for_pools.pdf

On January 15, 2021 the IRS issued common area guidance which states; *If an amenity or common area in a low-income building or project is temporarily unavailable or closed during some or all of the period from April 1, 2020 to September 30, 2021, and if the unavailability or closure is in response to the COVID-19 pandemic, and not because of other noncompliance for § 42 purposes, then this temporary closure does not result in a reduction of the eligible basis of the building.*

It will be at the sole discretion of owner/agent to limit access to common area amenities. Please note: should you choose to limit access to the office, you must still keep the line of communication open with residents as much as possible during regular office hours. Please notify the Compliance Program Manager if you intend to limit access to these areas.

ADOH would highly recommend continuing conversation with your legal counsel concerning liability of any associated party who is not adhering to social distancing and/or any other COVID-19 safety precaution.

Recertifications - UPDATE

ADOH has allowed various documents to be received and signed electronically. While we did not allow for the Tenant Income Certification or lease to be signed electronically, we are temporarily lifting this restriction to allow for recertifications to be completed as timely as possible while still adhering to all CDC and local health official recommendations as well as IRS regulations.

LIHTC:

On January 15, 2021 the IRS issued recertification guidance which states; *An Owner of a low-income building is not required to perform income recertifications under § 1.42-5(c)(1)(iii) in the period beginning on April 1, 2020, and ending on September 31, 2021. The Owner must resume the income recertifications as due under § 1.42-5(c)(1)(iii) no later than October 1, 2021.*

While the guidance allows income recertifications to be delayed until September 31, 2021, it does not delay or exempt owners/agents from ensuring LIHTC households are still meeting student eligibility requirements. If an owner/agent chooses to utilize the income recertification delay allowed by the IRS, ADOH will require the following be in a resident's file to ensure household's meets student status requirements under the LIHTC Program:

- The ADOH Self Certification TIC with Part IV – Student Status completed.
- Or owner/agent's company created Student Status form.

The waiver listed above only applies to recertifications for in place residents. Owners/Agents are still required to income qualify households at move in to ensure eligibility under the LIHTC Program.

HOME / State HTF / NSP:

ADOH has required annual full source document recertifications for HOME assisted units. On December 10, 2020 the Office of Community Planning and Development issued an extension and

expansion of previous waivers offered to HOME assisted units. One of those expansions was the ability to utilize self-certifications for HOME assisted units. This applies to communities with affordability periods of 10 or more years. Effective immediately ADOH will align with this waiver to allow the use of self-certifications for all HOME/State HTF/NSP assisted units. You may use the sample self-certification found at the link below. ADOH is in the process of creating a HOME Self-certification form and will provide once completed. Questions regarding your community's eligibility for this waiver can be sent to ADOH Compliance & PBCA Administrator.

<https://www.hudexchange.info/resource/6069/home-sample-self-certification-of-annual-income-form/>

The waiver listed above only applies to recertifications for in place residents. Owners/Agents are still required to income qualify households at move in to ensure eligibility under the HOME/State HTF/NSP Programs.

Annual Reports – NEW GUIDANCE

LIHTC Annual Reports: Due on March 15, 2021.

The Owner's Certification (Exhibit A) can be signed electronically. The entire report can be submitted electronically via our Compliance Annual Report Portal. Please follow the instructions outlined on the portal webpage.

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

If your project chose to utilize the waiver allowing owner/agent to forgo income verifications and documentation, owners/agents are still be required to enter student status information into HDS' NextGen reporting system. In addition to student status, rent restrictions and rent charged to the unit as of December 31, 2020 must also be entered.

For owner/agents of new constructions and acquisition/rehabilitation project, if your intention is to begin claiming credits in 2020 an Annual Report must be submitted by March 15, 2021. Prior to entering tenant information, Owner/Agents are required to enter unit numbers and unit square footage into the HDS NextGen system. Please contact our Data Division via email at wcsupport@azhousing.gov for access to your project in the HDS NextGen system.

HOME/HTF/NSP Annual Reports: Due August 1, 2021.

The Owner's Certification can be signed electronically. The entire report can be submitted electronically via our Compliance Annual Report Portal. There are currently no other changes to the HOME/HTF/NSP reporting.

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

LIHTC Compliance Monitoring Fee – NEW GUIDANCE

Compliance Monitoring will be due on or before March 15, 2021. In the past ADOH has emailed invoices out to listed owner/agent contact. This process has changed for 2021. A Compliance Fee Invoice page has been created on the ADOH website. Owner representatives can easily access their project's invoice by visiting the link below. You can search by project name, management company and invoice/TC number. If you cannot locate your project, please contact the Compliance & PBCA Administrator. ALL FEES AND INVOICES HAVE BEEN UPDATED FOR NEW PROJECTS.

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

Other federal laws – No Change

At this time, there are no waivers of the requirements under the Federal Fair Housing Act, the Violence Against Women Act, Section 504 of the Rehabilitation Act, or the Americans with Disabilities Act. Your property must continue to make reasonable accommodations and process transfer requests related to disabilities or VAWA protections.

Vacant units – UPDATED

Vacant low-income/state assisted units must be leased to qualified households. At this time, there is no relief to use low-income/state assisted units for any other purpose, even if it is related to COVID-19. The IRS requires vacant unit to be made rent ready in a reasonable timeframe. ADOH considers 30-days to be reasonable time. Any unit found to be vacant and not rent ready within 30-days must be reported to the IRS via form 8823. Please submit any requests for additional time in making a unit rent ready to the Compliance & PBCA Administrator.

If you have any questions please contact Juan Bello, Compliance & PBCA Administrator, at 602-771-1074 or via email at juan.bello@azhousing.gov.



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Arizona Department of Housing 2021 Information Bulletin

REGARDING PROGRAMS: Community Development and Revitalization

REGARDING FUNDING SOURCES: Federal Coronavirus Aid Relief and Economic Security (CARES) Act Community Development Block Grant 1 and 2 (CDBG-CV 1 and 2)

INFORMATION BULLETIN No. 06-21

ISSUED: February 17, 2021

RE: Revised Notice of Funding Available for CDBG-CV 1 and 2 – Emergency Subsistence Payments

Revision to NOFA for CDBG-CV 1 and 2 – Emergency Subsistence Payments released December 22, 2020 as Information Bulletin No. 48-20

The Arizona Department of Housing (ADOH) announces a revision to the Notice of Funding Available (NOFA) originally released on December 22, 2020 as IB 48-20 that solicited applications from all units of local government, tribal government and non-profit organizations for Emergency Subsistence Payment programs disbursing payments directly to providers on behalf of individuals or families affected by coronavirus COVID-19 for items such as food, clothing, housing (emergency rental or mortgage assistance) or utilities for up to six consecutive months. The Emergency Subsistence Payment program must demonstrate that it prevents, prepares for or responds to coronavirus COVID-19. The Revised NOFA has added an application deadline of March 1, 2021 by 4:00 p.m.

The CDBG-CV 1 and 2 Emergency Subsistence Payment Program Application and CDBG-CV 1 and 2 Emergency Subsistence Payment Program Supplemental Forms can be downloaded from the CDBG Forms page at: <https://housing.az.gov/documents-links/forms/community-revitalization>.

Applications must be received by electronic upload only no later than 4:00 p.m. on March 1, 2021. ADOH will begin accepting applications effective immediately. Additional application submittal requirements are described in the NOFA.

Questions regarding this NOFA may be submitted in writing to: kathy.blodgett@azhousing.gov



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Arizona Department of Housing 2021 Information Bulletin

REGARDING PROGRAMS: Rental Development

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

INFORMATION BULLETIN No. 07-21

ISSUED: March 3, 2021

RE: Notice of Funds Available – Rental Housing Development

The Arizona Department of Housing (“ADOH” or the “Department”) is pleased to announce a Notice of Funding Availability (“NOFA”) for Rental Housing Development. Funding from the following sources are being made available 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. 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.

The following Project types are ineligible under this NOFA:

- With the exception of Supportive Housing Projects eligible under Section 2.6 of the 2021 QAP, 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 do not conform to ADOH’s Acquisition Cost standards set forth in Section 2.6(G)(1) and 5.1(E) of the NOFA announced in this Information Bulletin.
- Assisted Living Projects.

Applications will be due on the first business day of each calendar month (starting April 1, 2021) until the date funds are exhausted. ADOH will issue an Information Bulletin when this NOFA has closed.

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

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 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 Rental Housing Development NOFA". Applicants are responsible for checking the Department's website for this information.



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Arizona Department of Housing 2021 Information Bulletin

REGARDING PROGRAMS: Special Needs

REGARDING FUNDING SOURCES: State Housing Trust Fund

INFORMATION BULLETIN No. 08-21 CORRECTED

ISSUED: March 10, 2021

RE: Notice of Funding Available for Statewide Fair Housing Education and Outreach

The Arizona Department of Housing (ADOH) is distributing a Request for Proposal (RFP) for Statewide Fair Housing Education and Outreach. The purpose of this RFP is to secure one qualified entity (governmental, non or for-profits) to provide fair housing training and outreach to the non-metropolitan counties of Arizona and at least one training each in Maricopa and Pima counties. The contract shall be for a 12-month period. It shall be renewable annually for a maximum of 5 years at the discretion of ADOH with a new Scope of Work, Performance Timeline, and Grant amount to be negotiated with the entity selected for contracting.

The RFP is located on the ADOH website at: <https://housing.az.gov/about/procurement>

Responses must be submitted to the ADOH Procurement Portal at <https://housing.az.gov/rfp>. Submissions must be received no later than 5:00 PM on Monday, May 3, 2021.

General questions may be directed to Lori Moreno at RFPInquiries@azhousing.gov.



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Arizona Department of Housing 2021 Information Bulletin

REGARDING PROGRAMS: Special Needs

REGARDING FUNDING SOURCES: State Housing Trust Fund

INFORMATION BULLETIN No. 08-21

ISSUED: March 10, 2021

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The RFP is located on the ADOH website at:

**Responses must be submitted to the ADOH Procurement Portal at <https://housing.az.gov/rfp>.
Submissions must be received no later than 5:00 PM on Monday, May 3, 2021.
General questions may be directed to Lori Moreno at RFPInquiries@azhousing.gov.**



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The Arizona Department of Housing 2021 Information Bulletin

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

REGARDING FUNDING SOURCES: CDBG, HOME, HOPWA, ESG, RHP

INFORMATION BULLETIN No. 09-21

ISSUED: March 10, 2021

RE: Federal Fiscal Year 2021 Formula Allocations for CDBG, HOME, HOPWA, ESG and RHP

The FFY2021 formula allocations for CDBG, HOME, HOPWA, ESG and RHP expected to be received by the Arizona Department of Housing (ADOH) are listed below along with the proposed methods of distribution:

CDBG

The total FFY2021 CDBG allocation is \$9,779,245. The State retains 2% plus \$100,000 or \$295,985 for administration and 1% or \$97,992 for technical assistance activities. Additionally, HUD mandates that the state expend 10% of its total allocation or \$979,925 for projects located in areas designated as Colonias. The remaining adjusted allocation is divided into 85% or \$7,161,542 for the Regional Account and 15% or \$1,263,801 for the State Special Projects (SSP) Account.

The COG Regional allocation is as follows:

CDBG Allocation by COG Region	2021 Allocation Amount	2021 Allocation Share
CAG	\$ 649,869	9.07%
NACOG	\$ 1,964,163	27.43%
SEAGO	\$ 1,336,517	18.66%
WACOG	\$ 3,210,993	44.84%
Total Allocation to Rural COGs	\$ 7,161,542	100%

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 FFY2021 HOME allocation is \$5,884,026 of which 15% or \$882,631 must be set aside for Community Housing Development Organization (CHDO) project funding. The State retains 10% of the grant award or \$588,403 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 FFY2021 HOPWA allocation is \$442,224. A total of 10% or \$44,222 of the grant award will be used for administration of which the state retains 3% (\$13,267) and the remaining 7% (\$30,955) will be used by project sponsors. The remaining 90% or \$398,002 of the grant award will be spent on direct service provision through housing providers in the non-entitlement counties.

ESG

The total FFY2020 ESG allocation is \$1,552,059 which is administered by the Arizona Department of Economic Security (DES). A total of 7.5% or \$116,404 is retained by DES for administration. The remaining 92.5% or \$1,435,655 will be used for ESG eligible activities to benefit persons experiencing homelessness.

RHP

RHP or Recovery Housing Program is a pilot program to help individuals in recovery from a substance abuse disorder, to become stably housed. RHP was authorized under Section 8071 of the Support for Patients and Communities (SUPPORT) Act. On December 20, 2019, President Trump signed the Further Consolidated Appropriations Act of 2020 (Public Law 116-94), which allocated \$804,000 in FY2020 funding for the RHP pilot program. The total FFY2021 RHP allocation for ADOH is \$820,208. At the time of publication of this bulletin, ADOH has not submitted the Substantial Amendment to the Annual Action plan to HUD which will outline the Federal Register requirements for the RHP program. Once submitted, ADOH will provide further information on project eligibility for RHP funding. RHP Funding will be distributed through a competitive application process including NOFAs and other competitive funding vehicles

For further information contact:

Ruby Dhillon-Williams
Assistant Deputy Director of Housing and Community Development
Ruby.dhillon@azhousing.gov



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Arizona Department of Housing 2021 Information Bulletin

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

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

INFORMATION BULLETIN No. 10-21

ISSUED: March 23, 2021

RE: **Public Hearing for PY2021-2022 HUD Annual Action Plan (Action Plan), Citizen Participation Plan, 2021-2022 Weatherization Assistance Program Plan (WAP Plan), and FY2020 and FY2021 Recovery Housing Program Plans (RHP Plans)**

The Arizona Department of Housing (ADOH) will hold a virtual public hearing to receive input on the *PY2021-2022 HUD Annual Action Plan* (Action Plan), *Citizen Participation Plan, 2021-2022 Weatherization Assistance Program Plan* (WAP Plan), and *FY2020 and FY2021 Recovery Housing Program Plans* (RHP Plans) on April 14, 2021 at 11:00 a.m. The hearing will provide for online commenting.

To join the public hearing, you will need to click the link below to register to be an active participant. Once you are registered, you will receive the meeting link.

<https://us02web.zoom.us/meeting/register/tZckceCsqjksGtZVllK0BqFrBEMWVNomo9ED>

The Action Plan describes the methods of distribution for and planned uses of the Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME), National Housing Trust Fund (NHTF), and Housing Opportunities for Persons with AIDS (HOPWA) programs administered by the ADOH, and the Emergency Solutions Grant (ESG) program administered by the Arizona Department of Economic Security. These funds are used for activities benefitting low-income and special needs populations throughout Arizona. The Action Plan covers the period beginning July 1, 2021 and ending June 30, 2022 for approximately \$22.75 million in funding.

The Citizen Participation Plan describes policies and procedures for public involvement in the Action Plan and RHP Plan.

The WAP Plan establishes goals, objectives, priorities, activities, outcomes, and the method of distribution for approximately \$2.1 million in US Department of Energy Weatherization Assistance funds.

The RHP Plans describe the methods of distribution for and eligible uses of \$804,000 in FY2020 and \$820,208 in FY2022 Recovery Housing Program funding received from the US Department

of Housing and Urban Development. The RHP Plans also describe eligible subrecipients, criteria for evaluation of applications and applicants, and anticipated outcomes.

The ADOH encourages residents, subrecipients and grantees, public agencies and other interested parties to review the Plans and submit comments. The Action Plan and Citizen Participation Plan will be available for public review and comment from April 1, 2021 to April 30, 2021. The WAP Plan and RHP Plans will be available for public review and comment from April 1, 2021 to April 15, 2021. All Plans are available for review at <https://housing.az.gov/documents-links/publications>. Send written comments and questions to:

Ruby Dhillon-Williams, Assistant Deputy Director, Programs
Arizona Department of Housing
1110 W Washington St, Ste 280
Phoenix, AZ 85007
publiccomment@azhousing.gov

ADA and EQUAL OPPORTUNITY COMPLIANCE STATEMENT

If you need accommodations for physical mobility, sensory impairment or 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.

ADA and EQUAL OPPORTUNITY COMPLIANCE STATEMENT

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PROGRAMS: Rental Development and Rental Compliance
REGARDING: Low Income Housing Tax Credit Income and Rent Limits
(Post-1989 Developments) effective as of 04-01-2021

INFORMATION BULLETIN No. 11-21

ISSUED: April 2, 2021

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

Attached are the new 2021 Income and Rent Limits (post-1989 Projects) for the Low Income Housing Tax Credit (LIHTC) program. These limits are effective as of April 1, 2021.

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, Navajo, Santa Cruz, and Yuma. ADOH consent is required to use the alternate limits.

Rent increases

Although the Qualified Allocation Plan does not limit an owner/agent's ability to increase rents, The Arizona Department of Housing (ADOH) strongly encourages owner/agents to consider current circumstances if they choose to increase rents. As a reminder, the rent limits provided in the attached document are what an owner can charge, not what an owner must charge to avoid non-compliance. Notifications sent to residents, for any owner imposed rent increase, that are characterized as mandates under ADOH, IRS or HUD regulations are prohibited.

Please refer to question and answer number one from the HUD income limits frequently asked question portion of their website.

https://www.huduser.gov/portal/datasets/il.html#2021_faq



Arizona
Department
of Housing

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

Reminder: HOME rents

HOME regulations require the Participating Jurisdiction (PJ) approve rent increase for HOME assisted units. ADOH is the PJ responsible for the State HOME funds. Any increase in rent for State HOME units must be provided to the Compliance Program Manager using the HOME Rent Increase Request Form prior to being implemented. These will be reviewed/approved/denied on an individual basis. The form can be found by clicking the link listed below.

<https://housing.az.gov/sites/default/files/documents/files/FINAL-ADOH-HOME-Rent-Increase-Request.pdf>

If you have any questions please contact Juan Bello, Compliance & PBCA Administrator, at 602-771-1074 or via email at juan.bello@azhousing.gov.



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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 01, 2021)

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
Phoenix (Maricopa/Pinal)	60	\$33,180	\$37,920	\$42,660	\$47,400	\$51,240	\$55,020	\$58,800	\$62,580	\$829	\$888	\$1,066	\$1,233	\$1,375	\$1,517
	50	\$27,650	\$31,600	\$35,550	\$39,500	\$42,700	\$45,850	\$49,000	\$52,150	\$691	\$740	\$888	\$1,027	\$1,146	\$1,264
	40	\$22,120	\$25,280	\$28,440	\$31,600	\$34,160	\$36,680	\$39,200	\$41,720	\$553	\$592	\$711	\$822	\$917	\$1,011
	30	\$16,590	\$18,960	\$21,330	\$23,700	\$25,620	\$27,510	\$29,400	\$31,290	\$414	\$444	\$533	\$616	\$687	\$758
	20	\$11,060	\$12,640	\$14,220	\$15,800	\$17,080	\$18,340	\$19,600	\$20,860	\$276	\$296	\$355	\$411	\$458	\$505
Tucson (Pima)	60	\$28,860	\$32,940	\$37,080	\$41,160	\$44,460	\$47,760	\$51,060	\$54,360	\$721	\$772	\$927	\$1,070	\$1,194	\$1,317
	50	\$24,050	\$27,450	\$30,900	\$34,300	\$37,050	\$39,800	\$42,550	\$45,300	\$601	\$643	\$772	\$891	\$995	\$1,098
	40	\$19,240	\$21,960	\$24,720	\$27,440	\$29,640	\$31,840	\$34,040	\$36,240	\$481	\$515	\$618	\$713	\$796	\$878
	30	\$14,430	\$16,470	\$18,540	\$20,580	\$22,230	\$23,880	\$25,530	\$27,180	\$360	\$386	\$463	\$535	\$597	\$658
	20	\$9,620	\$10,980	\$12,360	\$13,720	\$14,820	\$15,920	\$17,020	\$18,120	\$240	\$257	\$309	\$356	\$398	\$439
Yuma (Yuma)	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
HERA Special	60	\$24,240	\$27,660	\$31,140	\$34,560	\$37,380	\$40,140	\$42,900	\$45,660	\$606	\$648	\$778	\$899	\$1,003	\$1,107
	50	\$20,200	\$23,050	\$25,950	\$28,800	\$31,150	\$33,450	\$35,750	\$38,050	\$505	\$540	\$648	\$749	\$836	\$922
	40	\$16,160	\$18,440	\$20,760	\$23,040	\$24,920	\$26,760	\$28,600	\$30,440	\$404	\$432	\$519	\$599	\$669	\$738
	30	\$12,120	\$13,830	\$15,570	\$17,280	\$18,690	\$20,070	\$21,450	\$22,830	\$303	\$324	\$389	\$449	\$501	\$553
	20	\$8,080	\$9,220	\$10,380	\$11,520	\$12,460	\$13,380	\$14,300	\$15,220	\$202	\$216	\$259	\$299	\$334	\$369
Apache	60	\$21,720	\$24,840	\$27,960	\$31,020	\$33,540	\$36,000	\$38,520	\$40,980	\$543	\$582	\$699	\$807	\$900	\$993
	50	\$18,100	\$20,700	\$23,300	\$25,850	\$27,950	\$30,000	\$32,100	\$34,150	\$452	\$485	\$582	\$672	\$750	\$828
	40	\$14,480	\$16,560	\$18,640	\$20,680	\$22,360	\$24,000	\$25,680	\$27,320	\$362	\$388	\$466	\$538	\$600	\$662
	30	\$10,860	\$12,420	\$13,980	\$15,510	\$16,770	\$18,000	\$19,260	\$20,490	\$271	\$291	\$349	\$403	\$450	\$496
	20	\$7,240	\$8,280	\$9,320	\$10,340	\$11,180	\$12,000	\$12,840	\$13,660	\$181	\$194	\$233	\$269	\$300	\$331
HERA Special	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

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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 01, 2021)

MSA/County	%	Imputed Income								Allowable Rent					
		(1 Person)	(2 Persons)	(3 Persons)	(4 Persons)	(5 Persons)	(6 Persons)	(7 Persons)	(8 Persons)	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
Cochise	60	\$26,400	\$30,180	\$33,960	\$37,680	\$40,740	\$43,740	\$46,740	\$49,740	\$660	\$707	\$849	\$980	\$1,093	\$1,206
	50	\$22,000	\$25,150	\$28,300	\$31,400	\$33,950	\$36,450	\$38,950	\$41,450	\$550	\$589	\$707	\$816	\$911	\$1,005
	40	\$17,600	\$20,120	\$22,640	\$25,120	\$27,160	\$29,160	\$31,160	\$33,160	\$440	\$471	\$566	\$653	\$729	\$804
	30	\$13,200	\$15,090	\$16,980	\$18,840	\$20,370	\$21,870	\$23,370	\$24,870	\$330	\$353	\$424	\$490	\$546	\$603
	20	\$8,800	\$10,060	\$11,320	\$12,560	\$13,580	\$14,580	\$15,580	\$16,580	\$220	\$235	\$283	\$326	\$364	\$402
HERA Special	60	\$28,140	\$32,160	\$36,180	\$40,140	\$43,380	\$46,620	\$49,800	\$53,040	\$703	\$753	\$904	\$1,044	\$1,165	\$1,285
	50	\$23,450	\$26,800	\$30,150	\$33,450	\$36,150	\$38,850	\$41,500	\$44,200	\$586	\$628	\$753	\$870	\$971	\$1,071
	40	\$18,760	\$21,440	\$24,120	\$26,760	\$28,920	\$31,080	\$33,200	\$35,360	\$469	\$502	\$603	\$696	\$777	\$857
	30	\$14,070	\$16,080	\$18,090	\$20,070	\$21,690	\$23,310	\$24,900	\$26,520	\$351	\$376	\$452	\$522	\$582	\$642
Coconino	60	\$32,280	\$36,900	\$41,520	\$46,080	\$49,800	\$53,460	\$57,180	\$60,840	\$807	\$864	\$1,038	\$1,198	\$1,336	\$1,475
	50	\$26,900	\$30,750	\$34,600	\$38,400	\$41,500	\$44,550	\$47,650	\$50,700	\$672	\$720	\$865	\$998	\$1,113	\$1,229
	40	\$21,520	\$24,600	\$27,680	\$30,720	\$33,200	\$35,640	\$38,120	\$40,560	\$538	\$576	\$692	\$799	\$891	\$983
	30	\$16,140	\$18,450	\$20,760	\$23,040	\$24,900	\$26,730	\$28,590	\$30,420	\$403	\$432	\$519	\$599	\$668	\$737
	20	\$10,760	\$12,300	\$13,840	\$15,360	\$16,600	\$17,820	\$19,060	\$20,280	\$269	\$288	\$346	\$399	\$445	\$491
Gila	60	\$23,520	\$26,880	\$30,240	\$33,540	\$36,240	\$38,940	\$41,640	\$44,280	\$588	\$630	\$756	\$872	\$973	\$1,074
	50	\$19,600	\$22,400	\$25,200	\$27,950	\$30,200	\$32,450	\$34,700	\$36,900	\$490	\$525	\$630	\$726	\$811	\$895
	40	\$15,680	\$17,920	\$20,160	\$22,360	\$24,160	\$25,960	\$27,760	\$29,520	\$392	\$420	\$504	\$581	\$649	\$716
	30	\$11,760	\$13,440	\$15,120	\$16,770	\$18,120	\$19,470	\$20,820	\$22,140	\$294	\$315	\$378	\$436	\$486	\$537
	20	\$7,840	\$8,960	\$10,080	\$11,180	\$12,080	\$12,980	\$13,880	\$14,760	\$196	\$210	\$252	\$290	\$324	\$358
Graham	60	\$26,940	\$30,780	\$34,620	\$38,460	\$41,580	\$44,640	\$47,700	\$50,820	\$673	\$721	\$865	\$1,000	\$1,116	\$1,231
	50	\$22,450	\$25,650	\$28,850	\$32,050	\$34,650	\$37,200	\$39,750	\$42,350	\$561	\$601	\$721	\$833	\$930	\$1,026
	40	\$17,960	\$20,520	\$23,080	\$25,640	\$27,720	\$29,760	\$31,800	\$33,880	\$449	\$481	\$577	\$667	\$744	\$821
	30	\$13,470	\$15,390	\$17,310	\$19,230	\$20,790	\$22,320	\$23,850	\$25,410	\$336	\$360	\$432	\$500	\$558	\$615
	20	\$8,980	\$10,260	\$11,540	\$12,820	\$13,860	\$14,880	\$15,900	\$16,940	\$224	\$240	\$288	\$333	\$372	\$410
Greenlee	60	\$27,960	\$31,920	\$35,940	\$39,900	\$43,140	\$46,320	\$49,500	\$52,680	\$699	\$748	\$898	\$1,038	\$1,158	\$1,277
	50	\$23,300	\$26,600	\$29,950	\$33,250	\$35,950	\$38,600	\$41,250	\$43,900	\$582	\$623	\$748	\$865	\$965	\$1,064
	40	\$18,640	\$21,280	\$23,960	\$26,600	\$28,760	\$30,880	\$33,000	\$35,120	\$466	\$499	\$599	\$692	\$772	\$851
	30	\$13,980	\$15,960	\$17,970	\$19,950	\$21,570	\$23,160	\$24,750	\$26,340	\$349	\$374	\$449	\$519	\$579	\$638
	20	\$9,320	\$10,640	\$11,980	\$13,300	\$14,380	\$15,440	\$16,500	\$17,560	\$233	\$249	\$299	\$346	\$386	\$425

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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 01, 2021)

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
La Paz	60	\$22,080	\$25,200	\$28,380	\$31,500	\$34,020	\$36,540	\$39,060	\$41,580	\$552	\$591	\$709	\$819	\$913	\$1,008
	50	\$18,400	\$21,000	\$23,650	\$26,250	\$28,350	\$30,450	\$32,550	\$34,650	\$460	\$492	\$591	\$682	\$761	\$840
	40	\$14,720	\$16,800	\$18,920	\$21,000	\$22,680	\$24,360	\$26,040	\$27,720	\$368	\$394	\$473	\$546	\$609	\$672
	30	\$11,040	\$12,600	\$14,190	\$15,750	\$17,010	\$18,270	\$19,530	\$20,790	\$276	\$295	\$354	\$409	\$456	\$504
	20	\$7,360	\$8,400	\$9,460	\$10,500	\$11,340	\$12,180	\$13,020	\$13,860	\$184	\$197	\$236	\$273	\$304	\$336
HERA Special	60	\$23,280	\$26,640	\$29,940	\$33,240	\$35,940	\$38,580	\$41,220	\$43,920	\$582	\$624	\$748	\$864	\$964	\$1,064
	50	\$19,400	\$22,200	\$24,950	\$27,700	\$29,950	\$32,150	\$34,350	\$36,600	\$485	\$520	\$623	\$720	\$803	\$886
	40	\$15,520	\$17,760	\$19,960	\$22,160	\$23,960	\$25,720	\$27,480	\$29,280	\$388	\$416	\$499	\$576	\$643	\$709
	30	\$11,640	\$13,320	\$14,970	\$16,620	\$17,970	\$19,290	\$20,610	\$21,960	\$291	\$312	\$374	\$432	\$482	\$532
20	\$7,760	\$8,880	\$9,980	\$11,080	\$11,980	\$12,860	\$13,740	\$14,640	\$194	\$208	\$249	\$288	\$321	\$354	
Mohave	60	\$23,400	\$26,760	\$30,120	\$33,420	\$36,120	\$38,820	\$41,460	\$44,160	\$585	\$627	\$753	\$869	\$970	\$1,070
	50	\$19,500	\$22,300	\$25,100	\$27,850	\$30,100	\$32,350	\$34,550	\$36,800	\$487	\$522	\$627	\$724	\$808	\$891
	40	\$15,600	\$17,840	\$20,080	\$22,280	\$24,080	\$25,880	\$27,640	\$29,440	\$390	\$418	\$502	\$579	\$647	\$713
	30	\$11,700	\$13,380	\$15,060	\$16,710	\$18,060	\$19,410	\$20,730	\$22,080	\$292	\$313	\$376	\$434	\$485	\$535
	20	\$7,800	\$8,920	\$10,040	\$11,140	\$12,040	\$12,940	\$13,820	\$14,720	\$195	\$209	\$251	\$289	\$323	\$356
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	
Navajo	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
HERA Special	60	\$22,380	\$25,560	\$28,740	\$31,920	\$34,500	\$37,080	\$39,600	\$42,180	\$559	\$599	\$718	\$830	\$927	\$1,022
	50	\$18,650	\$21,300	\$23,950	\$26,600	\$28,750	\$30,900	\$33,000	\$35,150	\$466	\$499	\$598	\$691	\$772	\$851
	40	\$14,920	\$17,040	\$19,160	\$21,280	\$23,000	\$24,720	\$26,400	\$28,120	\$373	\$399	\$479	\$553	\$618	\$681
	30	\$11,190	\$12,780	\$14,370	\$15,960	\$17,250	\$18,540	\$19,800	\$21,090	\$279	\$299	\$359	\$415	\$463	\$511
20	\$7,460	\$8,520	\$9,580	\$10,640	\$11,500	\$12,360	\$13,200	\$14,060	\$186	\$199	\$239	\$276	\$309	\$340	

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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 01, 2021)

MSA/County	%	Imputed Income								Rent					
		(1 Person)	(2 Persons)	(3 Persons)	(4 Persons)	(5 Persons)	(6 Persons)	(7 Persons)	(8 Persons)	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
Santa Cruz	60	\$21,720	\$24,840	\$27,960	\$31,020	\$33,540	\$36,000	\$38,520	\$40,980	\$543	\$582	\$699	\$807	\$900	\$993
	50	\$18,100	\$20,700	\$23,300	\$25,850	\$27,950	\$30,000	\$32,100	\$34,150	\$452	\$485	\$582	\$672	\$750	\$828
	40	\$14,480	\$16,560	\$18,640	\$20,680	\$22,360	\$24,000	\$25,680	\$27,320	\$362	\$388	\$466	\$538	\$600	\$662
	30	\$10,860	\$12,420	\$13,980	\$15,510	\$16,770	\$18,000	\$19,260	\$20,490	\$271	\$291	\$349	\$403	\$450	\$496
	20	\$7,240	\$8,280	\$9,320	\$10,340	\$11,180	\$12,000	\$12,840	\$13,660	\$181	\$194	\$233	\$269	\$300	\$331
HERA Special	60	\$21,900	\$25,020	\$28,140	\$31,260	\$33,780	\$36,300	\$38,820	\$41,280	\$547	\$586	\$703	\$813	\$907	\$1,001
	50	\$18,250	\$20,850	\$23,450	\$26,050	\$28,150	\$30,250	\$32,350	\$34,400	\$456	\$488	\$586	\$677	\$756	\$834
	40	\$14,600	\$16,680	\$18,760	\$20,840	\$22,520	\$24,200	\$25,880	\$27,520	\$365	\$391	\$469	\$542	\$605	\$667
	30	\$10,950	\$12,510	\$14,070	\$15,630	\$16,890	\$18,150	\$19,410	\$20,640	\$273	\$293	\$351	\$406	\$453	\$500
Yavapai	60	\$26,820	\$30,660	\$34,500	\$38,280	\$41,400	\$44,460	\$47,520	\$50,580	\$670	\$718	\$862	\$996	\$1,111	\$1,226
	50	\$22,350	\$25,550	\$28,750	\$31,900	\$34,500	\$37,050	\$39,600	\$42,150	\$558	\$598	\$718	\$830	\$926	\$1,021
	40	\$17,880	\$20,440	\$23,000	\$25,520	\$27,600	\$29,640	\$31,680	\$33,720	\$447	\$479	\$575	\$664	\$741	\$817
	30	\$13,410	\$15,330	\$17,250	\$19,140	\$20,700	\$22,230	\$23,760	\$25,290	\$335	\$359	\$431	\$498	\$555	\$613
	20	\$8,940	\$10,220	\$11,500	\$12,760	\$13,800	\$14,820	\$15,840	\$16,860	\$223	\$239	\$287	\$332	\$370	\$408

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Arizona Department of Housing 2021 Information Bulletin

REGARDING PROGRAMS: Rental Development

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

INFORMATION BULLETIN No. 12-21

ISSUED: April 5, 2021

RE: List of 2021 LIHTC Applications Received

The Arizona Department of Housing received 27 applications in response to the 2021 Qualified Allocation Plan. A list of these applications may be downloaded from the following location on the ADOH website:

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 2021 QAP.

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



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Arizona Department of Housing 2021 Information Bulletin

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

REGARDING FUNDING SOURCES: CDBG-CV1, CDBG-CV 2 and CDBG-CV3

INFORMATION BULLETIN No. 13-21

ISSUED: April 30, 2021

RE: Notice of Public Comment Period and Public Hearing – Substantial Amendment 2 to the FY2019 HUD Action Plan for Community Development Block Grant (CDBG-CV1, CDBG-CV2 and CDBG-CV3) CARES Act Funding

On March 27, 2020 the Federal Coronavirus Aid, Relief and Economic Security Act (CARES) was signed into law to assist states and communities in their efforts to prevent, prepare for and respond to the coronavirus COVID- 19. The CARES Act included supplemental formula allocations to US Department of Housing and Urban Development (HUD) programs, including CDBG-CV1 (\$5,743,880), CDBG-CV2 (\$18,139,425.00) and CDBG-CV 3 (\$8,308,668) for a total of \$32,191,973 in CDBG-CV funds for the State of Arizona. The addition of CDBG-CV funds requires an amendment to the FY2019 HUD Action Plan.

HUD provided multiple waivers to program procedures to facilitate and expedite the use of these funds. Waivers included an ability to amend the Citizen Participation Plan (CPP) and allow for no less than five (5) days Public Hearing notification and five (5) days public comment period, use of the internet to notify the public and make the Substantial Amendment available to the public, and use of virtual meetings to allow for input and comment. Arizona’s CPP was previously amended in the FY2019 Substantial Amendment 1 to reflect this expedited process.

CDBG-CV funds are administered by the Arizona Department of Housing (ADOH), CDBG-CV funds will be distributed through a grant process pursuant to Arizona Revised Statutes 41-2703 and will take into account the needs of service areas, availability of service providers, and availability of other resources to meet current and emerging needs. Approximately 62% (\$20M) of total CDBG-CV funds will be used for transitional housing /Emergency Shelter, 5% (1.4M) for Emergency Subsistence Payment, 27% (\$8.7M) will be allocated towards CDBG-CV eligible public service activities including food banks, fresh produce assistance, and programs for ageing and disabled populations, and 3% (\$1M) for Economic Development for small businesses. Approximately 2% (\$643,839) will be allotted for Technical Assistance and 1% (\$321,919) for Administrative expenses. It is anticipated that the total CDBG-CV allocation will

benefit over 63,400 residents, 28 businesses, and provide over 250 emergency or transitional beds.

Please see the table below for the total funding allocation.

	Total Proposed
Technical Assistance	\$643,839.00
Administration	\$321,919.00
Public Service	\$8,750,000.00
Economic Development	\$1,000,000.00
Emergency Subsistence Payments	\$1,450,000.00
Conversion, acquisition, rehabilitation (including \$5,686,441 Rural Set Aside)	\$20,026,215.00
Calculated Total	\$32,191,973.00

The Arizona Department of Housing (ADOH) will hold a virtual public hearing via webinar to receive input on the FY2019 HUD Action Plan Substantial Amendment 2 on Monday May 10, 2021 at 9:00a.m. To join the public hearing, you will need to click the link below to register to be an active participant for this hearing. Once you are registered, you will receive the meeting link.

Registration Link:

https://uso2web.zoom.us/meeting/register/tZAvdOGtqTwvHtxfU_v6io2uUPcLfxOLw9hy

The hearing will provide for online commenting. ADOH will also accept written comments through May 10, 2021. Please direct questions and comments to:
publiccomment@azhousing.gov.

To request ASL interpreter or any language support during this Public Hearing, please email:
publiccomment@azhousing.gov with the subject "Public Hearing Accommodation Request."

The FY2019 Action Plan Substantial Amendment 2 is available in draft form for public review through May 17, 2021 at: <https://housing.az.gov/documents-links/publications>.



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The Arizona Department of Housing 2021 Information Bulletin

REGARDING PROGRAMS: Owner Occupied Housing Rehabilitation

REGARDING FUNDING SOURCES: Home Investment Partnership Program (HOME)

INFORMATION BULLETIN No. 14-21

ISSUED: May 6, 2021

RE: 2021 HOME Homeownership 95% Value Limits

On May 4, 2021, HUD issued the following notice through the HUD Exchange:

**FY 2021 HOME and HTF Homeownership Value Limits
Effective June 1, 2021**

HUD has issued new HOME Investment Partnerships Program (HOME) and Housing Trust Fund (HTF) Homeownership Value Limits ("95% limits") for 2021 that are effective June 1, 2021. 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 calculated the 95% of median value limit for all unit types; therefore, Grantees and their sub-recipients 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>

As a final note, although ADOH does not currently award HOME or HTF funding for homebuyer or single-family new construction Activities, ADOH reserves the right to do so at some future date.

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



Arizona Department of Housing 2021 Information Bulletin

PROGRAMS: National Housing Trust Fund (NHTF)

REGARDING: National Housing Trust Fund (NHTF)

INFORMATION BULLETIN No. 15-21

ISSUED: May 11, 2021

RE: National Housing Trust Fund (NHTF) Income & Rent Limits effective June 1, 2021

The 2021 income and rent limits for the 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 1, 2021.

Please note that the NHTF limits are separate from the other State Housing Fund program income and rent limits. Questions on applicability should be forwarded to the Compliance & PBCA Administrator.

Reminder: NHTF rents

NHTF regulations require the Participating Jurisdiction (PJ) to approve rent increase for NHTF assisted units. ADOH is the PJ responsible for the NHTF funds. Any increase in rent for State HOME units must be provided to the Compliance Program Manager using the HOME Rent Increase Request Form **prior to being implemented**. These will be reviewed/approved/denied on an individual basis. The form can be found by clicking the link listed below.

<https://housing.az.gov/sites/default/files/documents/files/FINAL-ADOH-HOME-RentIncrease-Request.pdf>

If you have any questions regarding NHTF rents or other compliance issues, please contact Juan Bello, Compliance & PBCA Administrator, at 602-771-1074 or via email at juan.bello@azhousing.gov.



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2021 ARIZONA National HTF INCOME LIMITS

State of Arizona -- National Housing Trust Fund Program
Income Limits

ARIZONA COUNTIES

Effective 6/1/2021

1 PERSON 2 PERSON 3 PERSON 4 PERSON 5 PERSON 6 PERSON 7 PERSON 8 PERSON +

Flagstaff, AZ Coconino County	NHTF	16150	18450	21960	26500	31040	35580	40120	44660
	30% Limits	16150	18450	20750	23050	24900	26750	28600	30450
	Poverty Guidelines	12880	17420	21960	26500	31040	35580	40120	44660
Lake Havasu City-Kingman, AZ Mohave County	NHTF	12880	17420	21960	26500	31040	35580	40120	44660
	30% Limits	11700	13400	15050	16700	18050	19400	20750	22050
	Poverty Guidelines	12880	17420	21960	26500	31040	35580	40120	44660
Phoenix-Mesa-Glendale, AZ Maricopa - Pinal Counties	NHTF	16600	19000	21960	26500	31040	35580	40120	44660
	30% Limits	16600	19000	21350	23700	25600	27500	29400	31300
	Poverty Guidelines	12880	17420	21960	26500	31040	35580	40120	44660
Prescott, AZ Yavapai County	NHTF	13450	17420	21960	26500	31040	35580	40120	44660
	30% Limits	13450	15350	17250	19150	20700	22250	23750	25300
	Poverty Guidelines	12880	17420	21960	26500	31040	35580	40120	44660
Sierra Vista-Douglas AZ Cochise County	NHTF	13200	17420	21960	26500	31040	35580	40120	44660
	30% Limits	13200	15100	17000	18850	20400	21900	23400	24900
	Poverty Guidelines	12880	17420	21960	26500	31040	35580	40120	44660
Tucson, AZ Pima County	NHTF	14450	17420	21960	26500	31040	35580	40120	44660
	30% Limits	14450	16500	18550	20600	22250	23900	25550	27200
	Poverty Guidelines	12880	17420	21960	26500	31040	35580	40120	44660
Yuma, AZ Yuma County	NHTF	12880	17420	21960	26500	31040	35580	40120	44660
	30% Limits	11350	13000	14600	16200	17500	18800	20100	21400
	Poverty Guidelines	12880	17420	21960	26500	31040	35580	40120	44660
: Apache County	NHTF	12880	17420	21960	26500	31040	35580	40120	44660
	30% Limits	10850	12400	13950	15500	16750	18000	19250	20500
	Poverty Guidelines	12880	17420	21960	26500	31040	35580	40120	44660

2021 ARIZONA National HTF INCOME LIMITS

State of Arizona -- National Housing Trust Fund Program
Income Limits

ARIZONA COUNTIES

Effective 6/1/2021

1 PERSON 2 PERSON 3 PERSON 4 PERSON 5 PERSON 6 PERSON 7 PERSON 8 PERSON +

: Gila County	NHTF	12880	17420	21960	26500	31040	35580	40120	44660
	30% Limits	11750	13400	15100	16750	18100	19450	20800	22150
	Poverty Guidelines	12880	17420	21960	26500	31040	35580	40120	44660
: Graham County	NHTF	13500	17420	21960	26500	31040	35580	40120	44660
	30% Limits	13500	15400	17350	19250	20800	22350	23900	25450
	Poverty Guidelines	12880	17420	21960	26500	31040	35580	40120	44660
: Greenlee County	NHTF	14000	17420	21960	26500	31040	35580	40120	44660
	30% Limits	14000	16000	18000	19950	21550	23150	24750	26350
	Poverty Guidelines	12880	17420	21960	26500	31040	35580	40120	44660
: La Paz County	NHTF	12880	17420	21960	26500	31040	35580	40120	44660
	30% Limits	11050	12600	14200	15750	17050	18300	19550	20800
	Poverty Guidelines	12880	17420	21960	26500	31040	35580	40120	44660
: Navajo County	NHTF	12880	17420	21960	26500	31040	35580	40120	44660
	30% Limits	10900	12450	14000	15550	16800	18050	19300	20550
	Poverty Guidelines	12880	17420	21960	26500	31040	35580	40120	44660
: Santa Cruz County	NHTF	12880	17420	21960	26500	31040	35580	40120	44660
	30% Limits	10850	12400	13950	15500	16750	18000	19250	20500
	Poverty Guidelines	12880	17420	21960	26500	31040	35580	40120	44660

2021 ARIZONA National HTF RENT LIMITS

ARIZONA COUNTIES

Effective June 1, 2021

State of Arizona -- National Housing Trust Fund Program
Rent Limits

		EFFICIENCY	1 BEDROOM	2 BEDROOM	3 BEDROOM	4 BEDROOM	5 BEDROOM	6 BEDROOM
Flagstaff, AZ Coconino County	NHTF Rent	403	432	549	719	889	1059	1227
	30% Rent Limit	403	432	518	599	668	738	806
	Poverty Guideline Rent	322	378	549	719	889	1059	1227
<hr/>								
Lake Havasu City - Kingman Mohave County	NHTF Rent	322	378	549	719	889	1059	1227
	30% Rent Limit	292	313	376	434	485	535	584
	Poverty Guideline Rent	322	378	549	719	889	1059	1227
<hr/>								
Phoenix, AZ Maricopa/Pinal Counties	NHTF Rent	415	445	549	719	889	1059	1227
	30% Rent Limit	415	445	533	616	687	758	829
	Poverty Guideline Rent	322	378	549	719	889	1059	1227
<hr/>								
Prescott, AZ Yavapai County	NHTF Rent	336	378	549	719	889	1059	1227
	30% Rent Limit	336	360	431	498	556	613	670
	Poverty Guideline Rent	322	378	549	719	889	1059	1227
<hr/>								
Sierra Vista-Douglas AZ Cochise County	NHTF Rent	330	378	549	719	889	1059	1227
	30% Rent Limit	330	353	425	490	547	603	659
	Poverty Guideline Rent	322	378	549	719	889	1059	1227

The rent limits listed above are what an owner can charge, *not* what an owner must charge to avoid non-compliance. Notifications sent to residents, for any owner imposed rent increase, that are characterized as mandates under ADOH, IRS or HUD regulations are prohibited.

2021 ARIZONA National HTF RENT LIMITS

ARIZONA COUNTIES

Effective June 1, 2021

State of Arizona -- National Housing Trust Fund Program
Rent Limits

		EFFICIENCY	1 BEDROOM	2 BEDROOM	3 BEDROOM	4 BEDROOM	5 BEDROOM	6 BEDROOM
Tucson, AZ Pima County								
	NHTF Rent	361	386	549	719	889	1059	1227
	30% Rent Limit	361	386	463	535	597	659	721
	Poverty Guideline Rent	322	378	549	719	889	1059	1227
Yuma, AZ Yuma County								
	NHTF Rent	322	378	549	719	889	1059	1227
	30% Rent Limit	283	304	365	421	470	518	567
	Poverty Guideline Rent	322	378	549	719	889	1059	1227
: Apache County								
	NHTF Rent	322	378	549	719	889	1059	1227
	30% Rent Limit	271	290	348	403	450	496	542
	Poverty Guideline Rent	322	378	549	719	889	1059	1227
: Gila County								
	NHTF Rent	322	378	549	719	889	1059	1227
	30% Rent Limit	293	314	377	435	486	536	586
	Poverty Guideline Rent	322	378	549	719	889	1059	1227
: Graham County								
	NHTF Rent	337	378	549	719	889	1059	1227
	30% Rent Limit	337	361	433	500	558	616	673
	Poverty Guideline Rent	322	378	549	719	889	1059	1227

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2021 ARIZONA National HTF RENT LIMITS

State of Arizona -- National Housing Trust Fund Program
Rent Limits

ARIZONA COUNTIES

Effective June 1, 2021

		EFFICIENCY	1 BEDROOM	2 BEDROOM	3 BEDROOM	4 BEDROOM	5 BEDROOM	6 BEDROOM
: Greenlee County								
	NHTF Rent	350	378	549	719	889	1059	1227
	30% Rent Limit	350	375	450	518	578	638	698
	Poverty Guideline Rent	322	378	549	719	889	1059	1227
: La Paz County								
	NHTF Rent	322	378	549	719	889	1059	1227
	30% Rent Limit	276	295	355	410	457	504	551
	Poverty Guideline Rent	322	378	549	719	889	1059	1227
: Navajo County								
	NHTF Rent	322	378	549	719	889	1059	1227
	30% Rent Limit	272	291	350	404	451	498	544
	Poverty Guideline Rent	322	378	549	719	889	1059	1227
: Santa Cruz County								
	NHTF Rent	322	378	549	719	889	1059	1227
	30% Rent Limit	271	290	348	403	450	496	542
	Poverty Guideline Rent	322	378	549	719	889	1059	1227

The rent limits listed above are what an owner can charge, not what an owner must charge to avoid non-compliance.

Notifications sent to residents, for any owner imposed rent increase, that are characterized as mandates under ADOH, IRS or HUD regulations are prohibited.



Arizona
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Arizona Department of Housing 2021 Information Bulletin

REGARDING PROGRAMS: Rental Programs

REGARDING FUNDING SOURCES: Low Income Housing Tax Credit

INFORMATION BULLETIN No. 16-21

ISSUED: May 14, 2021

RE: Notice of LIHTC Property Seeking a Qualified Contract

ADOH is providing notice that the following LIHTC property seeks a Qualified Contract, as noted in the previous Information Bulletin No. 03-21 dated January 15, 2021 (“03-21 Bulletin”), 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. An Appeal was made of the Qualified Contract Amount (“Price”) posted by the Department in connection with the 03-21 Bulletin. The Appeal regarding the Qualified Contract Amount (“Price”) has been resolved and this Information Bulletin 16-21 sets forth the Qualified Contract Amount (“Price”) relating to the following project:

Sombra Apartments, Glendale, AZ, a 264 unit, multi-family property, with 264 rent restricted LIHTC units, developed in 2005.

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

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 November 13, 2021.

Questions or comments regarding this Information Bulletin may be addressed in writing to Michael Curtis, Asset Manager at michael.curtis@azhousing.gov



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Arizona Department of Housing 2021 Information Bulletin

REGARDING PROGRAMS: Rental Programs

REGARDING FUNDING SOURCES: Low Income Housing Tax Credit

INFORMATION BULLETIN No. 17-21

ISSUED: May 14, 2021

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.

Willcox Townhomes, a 40 unit multi-family property, with 36 rent restricted LIHTC units, developed in 2006.

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

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 February 3, 2022.

Questions or comments regarding this Information Bulletin may be addressed in writing to Michael Curtis, Asset Manager at michael.curtis@azhousing.gov





Arizona
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Arizona Department of Housing 2021 Information Bulletin

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

REGARDING: HOME, State Housing Trust Funds (HTF), CDBG, HOPWA, NSP I and NSP III

INFORMATION BULLETIN No. 18-21

ISSUED: May 21, 2021

RE: HOME, State HTF, CDBG, HOPWA, NSP Program Income & Rent Limits effective June 1, 2021

The 2021 income and rent limits for Home Investment Partnership Program (HOME), State Housing Trust Fund (HTF), Community Development Block Grant (CDBG), Housing Opportunities for Persons with Aids (HOPWA) and Neighborhood Stabilization Program (NSP) 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 1, 2021.

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

Reminder: HOME rents

HOME regulations require the Participating Jurisdiction (PJ) approve rent increase for HOME assisted units. ADOH is the PJ responsible for the State HOME funds. Any increase in rent for State HOME units must be provided to the Compliance Program Manager using the HOME Rent Increase Request Form **prior to being implemented**. These will be reviewed/approved/denied on an individual basis. The form can be found by clicking the link listed below.

<https://housing.az.gov/sites/default/files/documents/files/FINAL-ADOH-HOME-Rent-Increase-Request.pdf>

If you have any questions regarding HOME rents or other compliance issues, please contact Juan Bello, Compliance & PBCA Administrator, at 602-771-1074 or via email at juan.bello@azhousing.gov.



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2021 ARIZONA INCOME LIMITS

ARIZONA COUNTIES

6/1/2021

State of Arizona -- State Housing Fund and CDBG Programs
HOME, HOPWA, State HTF, NSP and CDBG Program Income Limits

		1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON +
Flagstaff, AZ Coconino County MEDIAN HOUSEHOLD	30%	16150	18450	20750	23050	24900	26750	28600	30450
	50% (Very Low-Income)	26900	30750	34600	38400	41500	44550	47650	50700
	60%	32280	36900	41520	46080	49800	53460	57180	60840
	80% (Low-Income)	43050	49200	55350	61450	66400	71300	76200	81150
Lake Havasu City-Kingman, AZ Mohave County MEDIAN HOUSEHOLD	30%	11700	13400	15050	16700	18050	19400	20750	22050
	50% (Very Low-Income)	19500	22300	25100	27850	30100	32350	34550	36800
	60%	23400	26760	30120	33420	36120	38820	41460	44160
	80% (Low-Income)	31200	35650	40100	44550	48150	51700	55250	58850
Phoenix-Mesa-Glendale, AZ Maricopa - Pinal Counties MEDIAN HOUSEHOLD	30%	16600	19000	21350	23700	25600	27500	29400	31300
	50% (Very Low-Income)	27650	31600	35550	39500	42700	45850	49000	52150
	60%	33180	37920	42660	47400	51240	55020	58800	62580
	80% (Low-Income)	44250	50600	56900	63200	68300	73350	78400	83450
Prescott, AZ Yavapai County MEDIAN HOUSEHOLD	30%	13450	15350	17250	19150	20700	22250	23750	25300
	50% (Very Low-Income)	22350	25550	28750	31900	34500	37050	39600	42150
	60%	26820	30660	34500	38280	41400	44460	47520	50580
	80% (Low-Income)	35750	40850	45950	51050	55150	59250	63350	67400
Tucson, AZ Pima County MEDIAN HOUSEHOLD	30%	14450	16500	18550	20600	22250	23900	25550	27200
	50% (Very Low-Income)	24050	27450	30900	34300	37050	39800	42550	45300
	60%	28860	32940	37080	41160	44460	47760	51060	54360
	80% (Low-Income)	38450	43950	49450	54900	59300	63700	68100	72500
Yuma, AZ Yuma County MEDIAN HOUSEHOLD	30%	11350	13000	14600	16200	17500	18800	20100	21400
	50% (Very Low-Income)	18900	21600	24300	27000	29200	31350	33500	35650
	60%	22680	25920	29160	32400	35040	37620	40200	42780
	80% (Low-Income)	30250	34600	38900	43200	46700	50150	53600	57050
: Apache County MEDIAN HOUSEHOLD	30%	10850	12400	13950	15500	16750	18000	19250	20500
	50% (Very Low-Income)	18100	20700	23300	25850	27950	30000	32100	34150
	60%	21720	24840	27960	31020	33540	36000	38520	40980
	80% (Low-Income)	28950	33100	37250	41350	44700	48000	51300	54600
: Cochise County MEDIAN HOUSEHOLD	30%	13200	15100	17000	18850	20400	21900	23400	24900
	50% (Very Low-Income)	22000	25150	28300	31400	33950	36450	38950	41450
	60%	26400	30180	33960	37680	40740	43740	46740	49740
	80% (Low-Income)	35200	40200	45250	50250	54300	58300	62350	66350

2021 ARIZONA INCOME LIMITS

ARIZONA COUNTIES

6/1/2021

State of Arizona -- State Housing Fund and CDBG Programs
HOME, HOPWA, State HTF, NSP and CDBG Program Income Limits

		1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON +	
: Gila County		30%	11750	13400	15100	16750	18100	19450	20800	22150
MEDIAN HOUSEHOLD	50% (Very Low-Income)	19600	22400	25200	27950	30200	32450	34700	36900	
	60%	23520	26880	30240	33540	36240	38940	41640	44280	
	80% (Low-Income)	31300	35800	40250	44700	48300	51900	55450	59050	
: Graham County		30%	13500	15400	17350	19250	20800	22350	23900	25450
MEDIAN HOUSEHOLD	50% (Very Low-Income)	22450	25650	28850	32050	34650	37200	39750	42350	
	60%	26940	30780	34620	38460	41580	44640	47700	50820	
	80% (Low-Income)	35950	41050	46200	51300	55450	59550	63650	67750	
: Greenlee County		30%	14000	16000	18000	19950	21550	23150	24750	26350
MEDIAN HOUSEHOLD	50% (Very Low-Income)	23300	26600	29950	33250	35950	38600	41250	43900	
	60%	27960	31920	35940	39900	43140	46320	49500	52680	
	80% (Low-Income)	37250	42600	47900	53200	57500	61750	66000	70250	
: La Paz County		30%	11050	12600	14200	15750	17050	18300	19550	20800
MEDIAN HOUSEHOLD	50% (Very Low-Income)	18400	21000	23650	26250	28350	30450	32550	34650	
	60%	22080	25200	28380	31500	34020	36540	39060	41580	
	80% (Low-Income)	29400	33600	37800	42000	45400	48750	52100	55450	
: Navajo County		30%	10900	12450	14000	15550	16800	18050	19300	20550
MEDIAN HOUSEHOLD	50% (Very Low-Income)	18200	20800	23400	25950	28050	30150	32200	34300	
	60%	21840	24960	28080	31140	33660	36180	38640	41160	
	80% (Low-Income)	29050	33200	37350	41500	44850	48150	51500	54800	
: Santa Cruz County		30%	10850	12400	13950	15500	16750	18000	19250	20500
MEDIAN HOUSEHOLD	50% (Very Low-Income)	18100	20700	23300	25850	27950	30000	32100	34150	
	60%	21720	24840	27960	31020	33540	36000	38520	40980	
	80% (Low-Income)	28950	33100	37250	41350	44700	48000	51300	54600	

2021 ARIZONA RENT LIMITS

ARIZONA COUNTIES

6/1/2021

State of Arizona -- State Housing Fund and CDBG Programs
HOME, State HTF, NSP and CDBG Program Rent Limits

		EFFICIENCY	1 BEDROOM	2 BEDROOM	3 BEDROOM	4 BEDROOM	5 BEDROOM	6 BEDROOM
Flagstaff, AZ Coconino County	LOW HOME RENT	672	720	865	998	1113	1229	1344
	HIGH HOME RENT	854	916	1102	1264	1390	1516	1641
For information only:	Fair Market Rent	1026	1062	1315	1712	2058	2367	2675
	50% Rent Limit	672	720	865	998	1113	1229	1344
	65% Rent Limit	854	916	1102	1264	1390	1516	1641
Lake Havasu City - Kingman Mohave County	LOW HOME RENT	487	522	627	724	808	891	974
	HIGH HOME RENT	614	659	793	907	993	1077	1161
For information only:	Fair Market Rent	645	725	905	1295	1427	1641	1855
	50% Rent Limit	487	522	627	724	808	891	974
	65% Rent Limit	614	659	793	907	993	1077	1161
Phoenix, AZ Maricopa/Pinal Counties	LOW HOME RENT	691	740	888	1027	1146	1264	1382
	HIGH HOME RENT	879	943	1134	1302	1433	1562	1691
For information only:	Fair Market Rent	933	1032	1251	1765	2010	2312	2613
	50% Rent Limit	691	740	888	1027	1146	1264	1382
	65% Rent Limit	879	943	1134	1302	1433	1562	1691
Prescott, AZ Yavapai County	LOW HOME RENT	578	620	743	859	958	1058	1156
	HIGH HOME RENT	698	786	946	1083	1189	1293	1397
For information only:	Fair Market Rent	698	822	1051	1458	1583	1820	2058
	50% Rent Limit	578	620	743	859	958	1058	1156
	65% Rent Limit	733	786	946	1083	1189	1293	1397
Tucson, AZ Pima County	LOW HOME RENT	601	643	772	891	995	1098	1200
	HIGH HOME RENT	633	728	959	1126	1236	1346	1455
For information only:	Fair Market Rent	633	728	959	1372	1627	1871	2115
	50% Rent Limit	601	643	772	891	995	1098	1200
	65% Rent Limit	761	817	982	1126	1236	1346	1455
Yuma, AZ Yuma County	LOW HOME RENT	481	515	618	713	796	878	960
	HIGH HOME RENT	619	664	799	915	1001	1087	1172
For information only:	Fair Market Rent	665	705	927	1321	1605	1846	2087
	50% Rent Limit	481	515	618	713	796	878	960
	65% Rent Limit	619	664	799	915	1001	1087	1172

2021 ARIZONA RENT LIMITS

State of Arizona -- State Housing Fund and CDBG Programs
HOME, State HTF, NSP and CDBG Program Rent Limits

ARIZONA COUNTIES

6/1/2021

		EFFICIENCY	1 BEDROOM	2 BEDROOM	3 BEDROOM	4 BEDROOM	5 BEDROOM	6 BEDROOM	
: Apache County		LOW HOME RENT	452	485	582	672	750	828	904
		HIGH HOME RENT	534	596	739	845	924	1001	1077
For information only:	Fair Market Rent	534	596	785	1025	1101	1266	1431	
	50% Rent Limit	452	485	582	672	750	828	904	
	65% Rent Limit	573	614	739	845	924	1001	1077	
: Cochise County		LOW HOME RENT	550	589	707	816	911	1005	1099
		HIGH HOME RENT	663	667	874	1027	1126	1224	1322
For information only:	Fair Market Rent	663	667	874	1251	1513	1740	1967	
	50% Rent Limit	550	589	707	816	911	1005	1099	
	65% Rent Limit	695	746	897	1027	1126	1224	1322	
: Gila County		LOW HOME RENT	490	525	630	726	811	895	978
		HIGH HOME RENT	616	662	797	912	998	1082	1166
For information only:	Fair Market Rent	723	728	959	1296	1300	1495	1690	
	50% Rent Limit	490	525	630	726	811	895	978	
	65% Rent Limit	616	662	797	912	998	1082	1166	
: Graham County		LOW HOME RENT	561	601	721	833	930	1026	1121
		HIGH HOME RENT	710	762	898	1049	1151	1251	1352
For information only:	Fair Market Rent	722	771	898	1285	1417	1630	1842	
	50% Rent Limit	561	601	721	833	930	1026	1121	
	65% Rent Limit	710	762	916	1049	1151	1251	1352	
: Greenlee County		LOW HOME RENT	510	623	748	865	965	1064	1163
		HIGH HOME RENT	510	661	754	1014	1124	1293	1408
For information only:	Fair Market Rent	510	661	754	1014	1124	1293	1461	
	50% Rent Limit	582	623	748	865	965	1064	1163	
	65% Rent Limit	738	791	952	1091	1198	1302	1408	

2021 ARIZONA RENT LIMITS

ARIZONA COUNTIES

6/1/2021

State of Arizona -- State Housing Fund and CDBG Programs
HOME, State HTF, NSP and CDBG Program Rent Limits

		EFFICIENCY	1 BEDROOM	2 BEDROOM	3 BEDROOM	4 BEDROOM	5 BEDROOM	6 BEDROOM	
: La Paz County		LOW HOME RENT	460	492	591	682	761	840	918
		HIGH HOME RENT	578	620	746	853	933	1010	1088
For information only:	Fair Market Rent	643	722	952	1292	1334	1534	1734	
	50% Rent Limit	460	492	591	682	761	840	918	
	65% Rent Limit	578	620	746	853	933	1010	1088	
: Navajo County		LOW HOME RENT	466	499	598	691	772	851	931
		HIGH HOME RENT	586	629	757	866	946	1026	1105
For information only:	Fair Market Rent	587	670	883	1187	1225	1409	1593	
	50% Rent Limit	466	499	598	691	772	851	931	
	65% Rent Limit	586	629	757	866	946	1026	1105	
: Santa Cruz County		LOW HOME RENT	452	485	582	672	750	828	904
		HIGH HOME RENT	557	598	734	840	918	994	1070
For information only:	Fair Market Rent	557	598	788	1065	1069	1229	1390	
	50% Rent Limit	452	485	582	672	750	828	904	
	65% Rent Limit	569	611	734	840	918	994	1070	



Arizona
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Arizona Department of Housing 2021 Information Bulletin

REGARDING PROGRAMS: Rental Programs

REGARDING FUNDING SOURCES: Low Income Housing Tax Credit

INFORMATION BULLETIN No. 19-21

ISSUED: May 27, 2021

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.

Roosevelt Historic Development, a 48 unit multi-family property, with 48 rent restricted LIHTC units, developed in 2002.

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

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 May 26, 2022.

Questions or comments regarding this Information Bulletin may be addressed in writing to Michael Curtis, Asset Manager at michael.curtis@azhousing.gov



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Arizona Department of Housing 2021 Information Bulletin

REGARDING PROGRAMS: Rental 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. 20-21 UPDATE

ISSUED: June 24, 2021

RE: COVID-19 Compliance Guidance for ADOH Assisted Rental Properties

The Arizona Department of Housing (“ADOH”) has been monitoring the situation regarding COVID-19 and how it affects our business operations. For ADOH, that means understanding how it impacts our employees, residents, owners/agents, and then making the necessary adjustments to our operations.

Our priority is to keep you, your residents and our employees safe. For this reason, we are providing the following guidance below with updates from IRS Notice 2021-12, published January 15, 2021 and HUD CPD’s Availability of HOME Waivers updated December 10, 2020:

On-Site Visits – No change

While the IRS has allowed for site visits to be delayed, the Arizona Department of Housing, has elected to continue with its current schedule through September. It is of great importance that we ensure projects are being kept in compliance with UPCS Protocol. Owners/Agents for projects that are due for an on-site inspection will be contacted individually with further instructions.

Site Visit response deadlines – No change.

ADOH may grant extensions if there is good cause. Please submit any extension requests, via email, to the Officer in Charge of the visit. If applicable, please explain in your request how COVID-19 is preventing the correction of the issue and the date that you believe you can resolve the matter in order to provide a complete response to ADOH.

- Projects in the Compliance Period – In the absence of federal guidance, staff cannot grant extension beyond what is permissible under Section 42 for 8823 reporting purposes.
- Post-15 Projects - ADOH may have some flexibility in extending response deadlines further.

Resident Services/Common Areas – UPDATE

On January 15, 2021 the IRS issued common area guidance which states; *If an amenity or common area in a low-income building or project is temporarily unavailable or closed during some or all of the period from April 1, 2020 to September 30, 2021, and if the unavailability or closure is in response to the COVID-19*

pandemic, and not because of other noncompliance for § 42 purposes, then this temporary closure does not result in a reduction of the eligible basis of the building.

On March 24, 2021 AZ-Executive Order 2021-06 was issued effectively rescinding all limitations on public gatherings in excess of 50 individuals while still adhering to CDC guidelines. ADOH's recommendation is to ensure you are abiding by all CDC, State and Local guidance pertaining to the proper operation and safety measures for resident services, common areas and amenities.

It will be at the sole discretion of owner/agent to limit access to common area amenities. Please note: should you choose to limit access to the office, you must still keep the line of communication open with residents as much as possible during regular office hours. Please notify the Compliance & PBCA Administrator if you intend to limit access to these areas.

ADOH would highly recommend continuing conversation with your legal counsel concerning liability of any associated party who is not adhering to social distancing and/or any other COVID-19 safety precaution.

Recertifications - UPDATE

ADOH has allowed various documents to be received and signed electronically. While we did not allow for the Tenant Income Certification or lease to be signed electronically, we are temporarily lifting this restriction to allow for recertifications to be completed as timely as possible while still adhering to all CDC and local health official recommendations as well as IRS regulations.

LIHTC:

On January 15, 2021 the IRS issued recertification guidance which states; *An Owner of a low-income building is not required to perform income recertifications under § 1.42-5(c)(1)(iii) in the period beginning on April 1, 2020, and ending on September 30, 2021. The Owner must resume the income recertifications as due under § 1.42-5(c)(1)(iii) no later than October 1, 2021.*

While the guidance allows income recertifications to be delayed until September 30, 2021, it does not delay or exempt owners/agents from ensuring LIHTC households are still meeting student eligibility requirements. If an owner/agent chooses to utilize the income recertification delay allowed by the IRS, ADOH will require the following be in a resident's file to ensure household's meets student status requirements and rent limitations under the LIHTC Program:

- The ADOH Self Certification TIC with Part IV – Student Status AND Part V – Rent completed.
- Or owner/agent's company created Student Status form with a note to the file showing compliance with current rent limitations for the project.

The waiver listed above only applies to recertifications for in place residents. Owners/Agents are still required to income qualify households at move in to ensure eligibility under the LIHTC Program.

Please note, in the absence of any extensions to this waiver, owner/agents must plan on resuming full recertification or self-certification beginning on October 1, 2021. Again, these can be completed electronically as needed. ADOH will allow for self-certification to be completed on 1st year recertifications.

HOME / State HTF / NSP:

ADOH has required annual full source document recertifications for HOME assisted units. On December 10, 2020 the Office of Community Planning and Development issued an extension and expansion of previous waivers offered to HOME assisted units. One of those expansions was the ability to utilize self-certifications for HOME assisted units. This applies to communities with affordability periods of 10 or more years. Effective immediately ADOH will align with this waiver to allow the use of self-certifications for all HOME/State HTF/NSP assisted units. You may use the sample self-certification found at the link below. ADOH is in the process of creating a HOME Self-certification form and will provide once completed. Questions regarding your community's eligibility for this waiver can be sent to ADOH Compliance & PBCA Administrator.

<https://www.hudexchange.info/resource/6069/home-sample-self-certification-of-annual-income-form/>

HOME and NSP units must use the self-certification provided in the link above. A note to the file regarding compliance with current rent limits must be placed behind the self-certification.

State Housing Trust Fund units can use the ADOH self-certification TIC provided in the link below.

<https://housing.az.gov/sites/default/files/documents/files/Self-Certification%20Questionnaire%20REV%2004-21.xlsx>

The waivers listed above apply only to recertifications of in place residents. Owners/Agents are still required to income qualify households at move in to ensure eligibility under the HOME/State HTF/NSP Programs.

Please note, in the absence of any extensions to this waiver, owner/agents must plan on resuming full recertification on October 1, 2021. Again, these can be completed electronically as needed.

Annual Reports – No Change

LIHTC Annual Reports: Due on March 15, 2021.

The Owner's Certification (Exhibit A) can be signed electronically. The entire report can be submitted electronically via our Compliance Annual Report Portal. Please follow the instructions outlined on the portal webpage.

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

If your project chose to utilize the waiver allowing owner/agent to forgo income verifications and documentation, owners/agents are still be required to enter student status information into HDS' NextGen reporting system. In addition to student status, rent restrictions and rent charged to the unit as of December 31, 2020 must also be entered.

For owner/agents of new constructions and acquisition/rehabilitation project, if your intention is to begin claiming credits in 2020 an Annual Report must be submitted by March 15, 2021. Prior to entering tenant information, Owner/Agents are required to enter unit numbers and unit square footage into the HDS NextGen system. Please contact our Data Division via email at wcsupport@azhousing.gov for access to your project in the HDS NextGen system.

HOME/HTF/NSP Annual Reports: Due August 1, 2021.

The Owner's Certification can be signed electronically. The entire report can be submitted electronically via our Compliance Annual Report Portal. There are currently no other changes to the HOME/HTF/NSP reporting.

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

LIHTC Compliance Monitoring Fee – No Change

Compliance Monitoring will be due on or before March 15, 2021. In the past ADOH has emailed invoices out to listed owner/agent contact. This process has changed for 2021. A Compliance Fee Invoice page has been created on the ADOH website. Owner representatives can easily access their project's invoice by visiting the link below. You can search by project name, management company and invoice/TC number. If you cannot locate your project, please contact the Compliance & PBCA Administrator. ALL FEES AND INVOICES HAVE BEEN UPDATED FOR NEW PROJECTS.

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

Other federal laws – No Change

At this time, there are no waivers of the requirements under the Federal Fair Housing Act, the Violence Against Women Act, Section 504 of the Rehabilitation Act, or the Americans with Disabilities Act. Your property must continue to make reasonable accommodations and process transfer requests related to disabilities or VAWA protections.

Vacant units – No Change

Vacant low-income/state assisted units must be leased to qualified households. At this time, there is no relief to use low-income/state assisted units for any other purpose, even if it is related to COVID-19. The IRS requires vacant unit to be made rent ready in a reasonable timeframe. ADOH considers 30-days to be reasonable time. Any unit found to be vacant and not rent ready within 30-days must be reported to the IRS via form 8823. Please submit any requests for additional time in making a unit rent ready to the Compliance & PBCA Administrator.

If you have any questions please contact Juan Bello, Compliance & PBCA Administrator, at 602-771-1074 or via email at juan.bello@azhousing.gov.



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Arizona Department of Housing 2021 Information Bulletin

REGARDING PROGRAMS: Community Development and Revitalization

REGARDING FUNDING SOURCES: Federal Coronavirus Aid Relief and Economic Security (CARES) Act Community Development Block Grant

INFORMATION BULLETIN No. 21-21

ISSUED: June 25, 2021

RE: Revised Notice of Funding Available for CDBG-CV – Public Facility

Revision to NOFA for CDBG-CV 1 and 2 – Public Facility: Conversion, acquisition and/or Rehabilitation of Emergency Shelter or Transitional Housing released December 22, 2020 as Information Bulletin No. 47-20

The Arizona Department of Housing (ADOH) announces a revision to the Notice of Funding Available (NOFA) originally released on December 22, 2020 as IB 47-20 that solicited applications from all units of local government, tribal government and non-profit organizations for the conversion, acquisition and or rehabilitation of emergency shelter or transitional housing. The revised NOFA has the following changes:

- The addition of CDBG-CV 3 funding has increased the total funding available for the NOFA to \$22,526,215. The set aside break-down is as follows:
 - Rural Set Aside = \$6,080,038 (now closed)
 - Statewide Set Aside = \$16,446,177
- The Rural Set-Aside portion of the NOFA is now closed and no further applications will be accepted.
- An application deadline for the Statewide Set Aside has been implemented. The deadline for submission of an application for a Public Facility: Conversion, acquisition and/or Rehabilitation of Emergency Shelter or Transitional Housing project is August 25, 2021 at 4:00 p.m.

The CDBG-CV Public Facility Application and CDBG-CV Public Facility Supplemental Forms can be downloaded from the CDBG Forms page at: <https://housing.az.gov/documents-links/forms/community-revitalization>.

Applications are accepted by electronic upload only no later than 4:00 p.m. on August 25, 2021. ADOH began accepting applications as of December 22, 2020. Additional application submittal requirements are described in the NOFA.

Questions regarding this NOFA may be submitted in writing to: kathy.blodgett@azhousing.gov





The Arizona Department of Housing 2021 Information Bulletin

REGARDING PROGRAMS: Rental Development

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

INFORMATION BULLETIN No. 22-21

ISSUED: June 28, 2021

RE: 2021 LIHTC Awards Announced & 2022 QAP Comment Period Opens

The Arizona Department of Housing (“the Department”) is pleased to announce that it has reserved \$22,706,337 in federal tax credits for fourteen projects comprised of 1,068 units in the 2021 Low Income Housing Tax Credit round. The federal tax credits will bring private investment of \$209,750,890, which accounts for an average of 67% of the total cost of each development. A list of the awards may be downloaded from the following location on the Department’s website: https://housing.az.gov/documents-links/forms/rental-development-lihtc?tid_2=123

Projects will be built statewide, with 8 in Maricopa County, 3 in Pima County, and 1 project each in Pinal, Coconino, and Yuma Counties. They maintain options for Arizonans to live in apartments ranging from efficiencies designed for single persons to 4-bedroom homes intended for larger families.

The Department is opening its comment period today to request input for the 2022 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.

In anticipation of the issuance of the first draft of the 2022 QAP, the Department will hold a number of virtual informal focus groups to accept comments. On August 20, 2021 at the Arizona Housing Forum, the Department will also hold an in-person focus group. Virtual and/or in-person focus groups will be added, as needed.

The Department will also accept written comments through August 23, 2021 via letter or email to either of the following addresses:

<u>By Mail:</u>	<u>By E-Mail:</u>
Ruby Dhillon-Williams	rental-qap@azhousing.gov

Assistant Deputy Director Housing & Community Development Arizona Department of Housing 1110 W. Washington Street, Ste. 280, Phoenix, AZ 85007	
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The 2021 QAP and Clarifications to the 2021 QAP can be found on the ADOH website at:
https://housing.az.gov/documents-links/forms/rental-development-lihtc?tid_2=646



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The Arizona Department of Housing 2021 Information Bulletin

REGARDING PROGRAMS: Community Development and Revitalization

REGARDING FUNDING SOURCES: Recovery Housing Program (RHP)

INFORMATION BULLETIN No. 23-21

ISSUED: June 30, 2021

RE: FFY20-FFY21 Revised RHP Action Plan Draft for Public Comment

Notice of Public Comment Period for the combined FFY2020 and FFY2021 Pilot Recovery Housing Program Action Plan.

On June 21, 2021, HUD issued Federal Register Notice FR-6265-N-01 Notice of Waivers and Alternative Requirements for the Pilot Recovery Housing Program. This notice provided additional guidance that included combining FFY2020 and FFY2021 RHP Action Plans into a single submission. To combine FFY2020 and FFY2021 RHP Actions Plans and ensure adequate time for subrecipients to meet expenditure thresholds, the RHP Action Plan was revised. The combined FFY2020 and FFY2021 RHP Action Plan will be available on the ADOH website for public review and comment beginning June 30, 2021 and ending July 16, 2021. You can download the Plan from the Publications page at: <https://housing.az.gov/documents-links/publications>.

Send written comments and questions to: Ruby Dhillon-Williams, Assistant Deputy Director, Programs Arizona Department of Housing 1110 W Washington St, Ste 280 Phoenix, AZ 85007 publiccomment@azhousing.gov

ADA and EQUAL OPPORTUNITY COMPLIANCE STATEMENT

If you need accommodations for sensory impairment or language needs to review the document, please contact the ADOH at (602) 771-1000.

Si necesita adaptaciones para problemas sensoriales o del lenguaje para revisar el documento, comuníquese con el ADOH al (602) 771-1000.



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The Arizona Department of Housing 2021 Information Bulletin

REGARDING PROGRAMS: Rental Development

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

INFORMATION BULLETIN No. 24-21

ISSUED: July 12, 2021

RE: State Low Income Housing Tax Credit – Public Hearing

The Arizona Department of Housing (“ADOH”) will hold a virtual Public Hearing to solicit comments on ADOH’s administration and implementation of the State Low Income Housing Tax Credit on Thursday, July 29th, 2021 from 10:00 am to 11:00 am.

Please click on the following link to register to attend virtually via Zoom:

https://us02web.zoom.us/meeting/register/tZ0vd-CtrDkoHNFn_P7MeE8vzrCF_9GaLmaV

You may find Senate Bill 1124 here for review prior to the Public Hearing:

<https://www.azleg.gov/legtext/55leg/1R/bills/SB1124H.pdf>

ADOH will also accept written comments via letter or e-mail to either of the following addresses:

<p><u>By Mail:</u> Ruby Dhillon-Williams Assistant Deputy Director of Housing & Community Development Arizona Department of Housing 1110 W. Washington Street, Ste. 280, Phoenix, AZ 85007</p>	<p><u>By E-Mail:</u> rental-qap@azhousing.gov</p>
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The Arizona Department of Housing 2021 Information Bulletin

REGARDING PROGRAMS: Rental Development
REGARDING FUNDING SOURCES: State Housing Fund

INFORMATION BULLETIN No. 25-21
ISSUED: July 15, 2021
RE: 2021-2022 State Housing Fund NOFA

The Arizona Department of Housing is pleased to announce a 2021 – 2022 State Housing Fund Notice of Funding Availability (NOFA). Projects financed with 4% Low Income Housing Tax Credits will be eligible for up to \$2,000,000 in gap financing from the State Housing Fund. In addition to State Housing Trust Funds, National Housing Trust Funds are also available, making almost \$21 million dollars available under this NOFA. The National Housing Trust Fund was launched in 2008 as an affordable housing production program that complements existing federal, state, and local efforts to increase and preserve the supply of decent, safe, and sanitary affordable housing for low- and extremely low-income households, including families experiencing homelessness.

The NOFA and Application Form may be downloaded from the ADOH website at:
<https://housing.az.gov/documents-links/forms/rental-development-bonds>.

For questions related to this NOFA, please contact:

Ruby Dhillon-Williams
Assistant Deputy Director of Housing & Community Development
ruby.dhillon@azhousing.gov; or 602-771-1010.



1110 W. Washington, Suite 280 | Phoenix, AZ 85007
Telephone (602) 771-1000 | Facsimile (602) 771-1002 | TDY (602) 771-1001
<https://housing.gov>

Arizona Department of Housing 2021 Information Bulletin

REGARDING PROGRAMS: Rental Programs

REGARDING FUNDING SOURCES: Low Income Housing Tax Credit

INFORMATION BULLETIN No. 26-21

ISSUED: July 16, 2021

RE: Notice of LIHTC Properties Seeking a Qualified

ADOH is providing notice that the following LIHTC properties are 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.

- **Bradshaw Vista Apartments, Wickenburg, an 48 unit multi-family property, with 48 rent restricted LIHTC units, developed in 2004.**
- **Casa Bonita III, IV & V Apartments, Tucson, a 60 unit, scattered site, multi-family property, with 60 rent restricted LIHTC units, developed in 2005.**
- **Valle Del Sur Condominiums, Tucson, a 60 unit, multi-family property, with 60 rent restricted LIHTC units, developed in 2005.**

Information about these, and all, properties seeking a Qualified Contract can be found at: 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 One year from date of submission.

Questions or comments regarding this Information Bulletin may be addressed in writing to Ruby Dhillon-Williams, Assistant Deputy Director/Housing & Community Development at ruby.dhillon@azhousing.gov



Arizona
Department
of Housing

Arizona Department of Housing 2021 Information Bulletin

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

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

INFORMATION BULLETIN No. 27-21

ISSUED: August 31, 2021

RE: Draft Consolidated Annual Performance and Evaluation Report

The Arizona Department of Housing (ADOH) has prepared a draft of its Federal FY 2020-2021 Consolidated Annual Performance Evaluation Report (CAPER), which covers the period of July 1, 2020 to June 30, 2021. 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 will be available August 31, 2021 on ADOH's website (https://housing.az.gov/documents-links/publications?tid_2=390) or by contacting the person listed below.

Assistant Deputy Director, Housing and Community Development
Arizona Department of Housing
1110 West Washington Suite 280, Phoenix, AZ 85007
(602) 771-1000 phone TTY 711
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, 2021.

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 Olivia Gutzman at olivia.gutzman@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.



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Arizona Department of Housing 2021 Information Bulletin

REGARDING PROGRAMS: Mortgage Assistance Programs

REGARDING FUNDING SOURCES: Housing Assistance Fund (“HAF”)

INFORMATION BULLETIN No. 28-21

ISSUED: September 1, 2021

RE: HAF Draft Plan for Public Comment / Virtual Public Hearing Notice

ADOH is providing notice that it is preparing to implement a \$199 million Homeowner Assistance Fund (HAF) Program. As part of the American Rescue Plan Act, the State of Arizona is receiving funding from the U.S. Department of Treasury to implement this program.

Arizona’s HAF program will provide assistance for Arizona homeowners at or below 150% of Area Median Income who have experienced financial hardship due to COVID-19 after January 21st, 2020. The HAF program will prioritize mortgage reinstatements and then address mortgage delinquencies, past due utilities and internet services, property taxes, mortgage insurance, homeowners insurance, HOA fees; and repairs to prevent displacement.

HAF Draft Plan for Public Comment

ADOH’s draft plan, in both English and Spanish, has been posted to the agency website for public comment and can be found at: <https://housing.az.gov/documents-links/publications>

Comments must be submitted to the agency via email to the following address:

HAFComments@azhousing.gov

Virtual Public Hearing Registration

To participate in the scheduled virtual public hearings, you must register by using the links provided below. After registering, you will receive a confirmation email containing information about joining the virtual public hearing.

Wednesday, September 8, 2021 at 10:00 AM MST

[https://us02web.zoom.us/meeting/register/tZYvcumurD0tE9dctmXutVILLb4shHa5RCX7](https://us02web.zoom.us/join/zoom-join?meeting=us02web.zoom.us/meeting/register/tZYvcumurD0tE9dctmXutVILLb4shHa5RCX7)

Friday, September 10, 2021 at 2:00 PM MST

[https://us02web.zoom.us/meeting/register/tZMtc-yqqDIqG9RzEcE_fdEMcFvg_1VGBex-](https://us02web.zoom.us/join/zoom-join?meeting=us02web.zoom.us/meeting/register/tZMtc-yqqDIqG9RzEcE_fdEMcFvg_1VGBex-)

General questions or comments regarding this Information Bulletin may be addressed in writing to Esperanza Z. Padilla, HAF Program Manager at esperanza.padilla@azhousing.gov



Arizona Department of Housing 2021 Information Bulletin

REGARDING PROGRAMS: Community Development and Revitalization

REGARDING FUNDING SOURCES: Community Development Block Grant (CDBG)

INFORMATION BULLETIN No. 29-21

ISSUED: September 1, 2021

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 FY2021 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 kathy.blodgett@azhousing.gov until January 13, 2022.

Applications must be received by electronic upload no later than 4:00 p.m. on January 14, 2022.



Arizona Department of Housing 2021 Information Bulletin

REGARDING PROGRAMS: State Housing Fund Programs

REGARDING FUNDING SOURCES: Home Investment Partnerships Program (HOME)

INFORMATION BULLETIN No. 30-21

ISSUED: September 1, 2021

**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 FY2021 HOME OOHR NOFA, Application and 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: kathy.blodgett@azhousing.gov until November 30, 2021.

Applications must be received by electronic upload no later than 4:00p.m. on December 1, 2021.



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<https://housing.az.gov>



The Arizona Department of Housing 2021 Information Bulletin

REGARDING PROGRAMS: Rental Development

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

INFORMATION BULLETIN No. 31-21

ISSUED: September 1, 2021

RE: 2022 – 2023 QAP – First Draft Release and Virtual QAP Overview Session

The Arizona Department of Housing (“ADOH”) has posted its first draft of the 2022 - 2023 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 2022 - 2023 QAP until **September 15, 2021 at 5:00 p.m.** via letter or e-mail to either of the following addresses:

<p><u>By Mail:</u> Sheree Bouchee Rental Programs Administrator Arizona Department of Housing 1110 W. Washington Street, Ste. 280, Phoenix, AZ 85007</p>	<p><u>By E-Mail:</u> rental-qap@azhousing.gov (Please note that QAP-Comments@azhousing.gov is no longer a valid email address.)</p>
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ADOH will be holding a virtual QAP Overview Session to review the changes in the draft QAP. In addition to the options mentioned above, attendees will have the opportunity to submit comments via the virtual chat during the QAP Overview Session. This session will be held on September 9, 2021 from 10:00 am – 11: 00 am. Please click the following link to register and join the discussion: <https://us02web.zoom.us/meeting/register/tZMkdeuhqz4pEtX-jALJAqpVlcvVGfN82rYW>



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Arizona Department of Housing 2021 Information Bulletin

REGARDING PROGRAM: Balance of State Continuum of Care

REGARDING FUNDING SOURCES: HUD McKinney-Vento Continuum of Care

INFORMATION BULLETIN No. 32-21

ISSUED: September 13, 2021

RE: FY 2021 HUD Notice of Funding Opportunity Arizona Balance of State Continuum of Care

Through the US Department of Housing and Urban Development (HUD) 2021 Continuum of Care Program Competition, the Arizona Department of Housing (ADOH) as the United Funding Agency for the Arizona Balance of State Continuum of Care (AZBOSCOC) expects to conditionally allocate up to an estimated \$5.6 million through the Continuum of Care process. This amount includes an estimated \$4.7 million in potential renewal existing grants, approximately \$236,000 for new/bonus project(s), and approximately \$675,993 for bonus projects that are dedicated to serve survivors 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. Projects must serve individuals and families experiencing homelessness in the AZBOSCOC geographic area that includes the 13 counties of Apache, Cochise, Coconino, Gila, Graham, Greenlee, La Paz, Mohave, Navajo, Pinal, Santa Cruz, Yavapai, and Yuma.

Eligible Applicants: Eligible renewal applicants are those current AZBOSCOC funded programs with grant expiration dates in calendar year 2021. Eligible applicants for new/bonus project funding including the DV bonus funding include non-profits, recognized Tribal Nations, and instrumentalities of state or local government regardless of prior CoC funding.

CoC and DV Bonus project applications are due September 30, 2021 by 5:00 and must be submitted through ADOH Special Needs Portal.

A pre-proposal webinar will take place on September 16, 2021 from 1:00pm to 2:00 pm. The purpose of the webinar is to provide an overview of the AZBOSCOC bonus project application process. Use the link that follows to join the webinar on September 16th.

<https://www.google.com/url?q=https://us02web.zoom.us/j/87094730089?pwd%3DWjRwakg5T1l6c2Z5dE93TWZocUZWdz09&sa=D&source=calendar&ust=1631766728768620&usg=AOvVaw0m7Rq9sv87ToXoIMfKL44n>

The bonus project application template and instructions and other documents related to the 2021 AZBOSCOG NOFO process will be available 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 and all HUD documents and to check frequently for updates. All future notices regarding scoring tools, ranking, updates, timelines, instructions, links to HUD documents or other application related materials will be noticed through additional ADOH Information Bulletins. If you have immediate questions, please contact:

Olivia Gutzman
Special Needs Administrator
1110 W. Washington St., Suite 280, Phoenix, Arizona 85007
olivia.gutzman@azhousing.gov
602.771.1085



The Arizona Department of Housing (ADOH) does not discriminate on the basis of disability, actual or perceived sexual orientation, gender identity, or marital status in the admission access, treatment, or employment in any programs or activities. ADOH's Fair Housing Specialist, at the address on this communication or [602-771-1000](tel:602-771-1000) or [602-771-1001](tel:602-771-1001) TTY accessible), has been designated to coordinate Limited English Proficiency and compliance with the nondiscrimination requirements contained in the Department of Housing and Urban Development's Section 504 (24 CFR, part 8 dated June 2, 1988). EQUAL HOUSING OPPORTUNITY



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<https://housing.az.gov>

Arizona Department of Housing 2021 Information Bulletin

REGARDING PROGRAM: Balance of State Continuum of Care

REGARDING FUNDING SOURCES: HUD McKinney-Vento Continuum of Care

INFORMATION BULLETIN No. 33-21

ISSUED: September 16, 2021

RE: FY 2021 HUD Notice of Funding Opportunity Arizona Balance of State Continuum of Care

The HUD 2021 NOFO process requires publication of a timeline of key processes. The following table provides the timeline for the AZBOSCOC 2021 NOFO Process:

Item	Release Date (if applicable)	Due Date
AZBOSCOC Bonus Application Released	9/13/2021	9/30/2021
Request for Information (to inform collaborative application narrative) sent (via EMAIL) to Local Continuum/Coalitions to End Homelessness (LCEH) Leads. Also posted at ADOH Website.	9/20/2021	10/14/2021
Request for Information (to inform collaborative application narrative) sent (via EMAIL) to Sub-Recipients. Also posted at ADOH Website.	9/20/2021	10/14/2021
AZBOSCOC Bonus Project Application and Renewal Project Scoring Matrices Posted on ADOH Website.	9/22/2021	
Bonus Application Applicants Presentations to the Independent Project Review Committee.		10/5/2021
Bonus Application Applicants notified of status of Application		10/8/2021
ADOH ensures all project applications are in ESNAPS 30 days prior to Collaborative Application due date.		10/17/2021
Formal Notification about final ranking and scoring of renewal and bonus applications including listing of those accepted to be a part of the collaborative application. (Must take place outside of ESNAPS at least 15 days prior to Collaborative Application due date to HUD).	10/29/2021	
AZBOSCOC Collaborative Application Posted on ADOH Website at least two days prior to submission in ESNAPS.	11/12/2021	
ADOH submits AZBOSCOC Collaborative Application on or before due date.		11/16/2021

The ADOH Special Needs Continuum webpage at <https://housing.az.gov/documents-links/forms/special-needs-continuum> will be updated regularly with documents pertaining to the AZBOSCOC HUD 2021 NOFO process. It is the responsibility of sub-recipients and potential applicants for bonus projects to familiarize themselves with these and all HUD documents and to check frequently for updates.

All future notices regarding scoring tools, ranking, updates, timelines, instructions, links to HUD documents or other application related materials will be noticed through additional ADOH Information Bulletins. If you have immediate questions, please contact:

Olivia Gutzman,
Special Needs Programs Administrator
1110 W. Washington St., Suite 280, Phoenix, Arizona 85007
olivia.gutzman@azhousing.gov
602.771.1085



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<https://housing.az.gov>



The Arizona Department of Housing 2021 Information Bulletin

REGARDING PROGRAMS: Rental Development

REGARDING FUNDING SOURCES: State Housing Trust Funds, National Housing Trust Funds and HOME Investment Partnerships Program

INFORMATION BULLETIN No. 34-21

ISSUED: September 24, 2021

RE: 2021-2022 State Housing Fund NOFA

The Arizona Department of Housing is pleased to announce a [2021 – 2022 State Housing Fund Notice of Funding Availability \(NOFA\)](#). This NOFA has been revised to include additional funding, provide clarification and expands eligibility to projects with 2020 9% LIHTC reservations experiencing cost overruns as well as 9% LIHTC applicants in rural areas. Applications will still be accepted from projects previously submitted in the 2021 9% LIHTC round who are now seeking finance via 4% LIHTCs. Applicants will be eligible for up to \$2,000,000 in gap financing. A total of \$24.5 million dollars will be made available through the following resources: State Housing Trust Funds, National Housing Trust Funds and HOME Investment Partnerships Program.

We will be holding a NOFA Informational Session on October 7, 2021 at 3:00PM (MST), to register to attend please use the following link:

<https://us02web.zoom.us/meeting/register/tZ0qf-usqT0qE9BFU1WDxt4a6Ed71Y114SR4>

For questions related to this NOFA, please contact:

Sheree Bouchee
Rental Programs Administrator
sheree.bouchee@azhousing.gov; or 602-771-1031



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<https://housing.gov>

Arizona Department of Housing 2021 Information Bulletin

REGARDING PROGRAMS: Rental 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. 35-21 UPDATE

ISSUED: September 29, 2021

RE: COVID-19 Compliance Guidance for ADOH Assisted Rental Properties

The Arizona Department of Housing (“ADOH”) has been monitoring the situation regarding COVID-19 and how it affects our business operations. For ADOH, that means understanding how it impacts our employees, residents, owners/agents, and then making the necessary adjustments to our operations.

Our priority is to keep you, your residents and our employees safe. For this reason, we are providing the following guidance below with updates from IRS Notice 2021-12, published January 15, 2021 and HUD CPD’s Availability of HOME Waivers updated September 27, 2021:

On-Site Visits – No change

While the IRS and HUD Community Planning and Development (CPD) have allowed for site visits to be delayed, the Arizona Department of Housing, has elected to continue with its current schedule through December of 2021. There are currently no waivers that would exempt an owner/agent from their requirements to ensure a project is meeting Uniform Physical Inspection Standards (UPCS). It is of great importance that we ensure projects are being kept in compliance with UPCS Protocol. Owners/Agents for projects that are due for an on-site inspection will be contacted individually with further instructions.

Site Visit response deadlines – No change.

ADOH may grant extensions if there is good cause. Please submit any extension requests, via email, to the Officer in Charge of the visit. If applicable, please explain in your request how COVID-19 is preventing the correction of the issue and the date that you believe you can resolve the matter in order to provide a complete response to ADOH.

- Projects in the Compliance Period – In the absence of federal guidance, staff cannot grant extension beyond what is permissible under Section 42 for 8823 reporting purposes.
- Post-15 Projects - ADOH may have some flexibility in extending response deadlines further.

Resident Services/Common Areas – UPDATE

On January 15, 2021 the IRS issued common area guidance which states; *If an amenity or common area in a low-income building or project is temporarily unavailable or closed during some or all of the period from April 1, 2020 to September 30, 2021, and if the unavailability or closure is in response to the COVID-19 pandemic, and not because of other noncompliance for § 42 purposes, then this temporary closure does not result in a reduction of the eligible basis of the building.*

ADOH would highly recommend continuing conversation with your legal counsel concerning liability of any associated party who is not adhering to social distancing and/or any other COVID-19 safety precaution.

Please note, in the absence of any extensions to this waiver, owner/agents must plan on re-opening any common area beginning October 1, 2021. Resident services can resume in a safe manner in accordance with local, state and CDC guidelines taken into consideration.

Recertifications - UPDATE

ADOH has allowed various documents to be received and signed electronically. While we did not allow for the Tenant Income Certification or lease to be signed electronically, we are temporarily lifting this restriction to allow for recertifications to be completed as timely as possible while still adhering to all CDC and local health official recommendations as well as IRS regulations.

LIHTC:

On January 15, 2021 the IRS issued recertification guidance which states; *An Owner of a low-income building is not required to perform income recertifications under § 1.42-5(c)(1)(iii) in the period beginning on April 1, 2020, and ending on September 30, 2021. The Owner must resume the income recertifications as due under § 1.42-5(c)(1)(iii) no later than October 1, 2021.*

Please note, in the absence of any extensions to this waiver, owner/agents must plan on resuming recertification policies in place prior to March of 2020. ADOH will not require any Self-Certifications completed between March of 2020 and September 30, 2021 to be “made up” in any way. Please ensure that beginning October 1, 2021 recertifications are being completed as outlined in Section 4.11 of the most recent Compliance Manual. Recertification can continue to be completed electronically as needed.

Compliance Manual (2019) - <https://housing.az.gov/sites/default/files/documents/files/2019-Compliance-Manual.pdf>

HOME / State HTF / NSP:

ADOH has required annual full source document recertifications for HOME assisted units. On December 10, 2020 the Office of Community Planning and Development issued an extension and expansion of previous waivers offered to HOME assisted units. One of those expansions was the ability to utilize self-certifications for HOME assisted units. This applies to communities with affordability periods of 10 or more years. Effective immediately ADOH will align with this waiver to allow the use of self-certifications for all HOME/State HTF/NSP assisted units. You may use the sample self-certification found at the link below. ADOH is in the process of creating a HOME Self-certification form and will provide once completed. Questions regarding your community's eligibility for this waiver can be sent to ADOH Compliance & PBCA Administrator.

Please note, this waiver has not been extended. Owner/agents must plan on resuming full recertification on October 1, 2021. Recertifications can be completed electronically as needed.

Other federal laws – No Change

At this time, there are no waivers of the requirements under the Federal Fair Housing Act, the Violence Against Women Act, Section 504 of the Rehabilitation Act, or the Americans with Disabilities Act. Your property must continue to make reasonable accommodations and process transfer requests related to disabilities or VAWA protections.

Vacant units – No Change

Vacant low-income/state assisted units must be leased to qualified households. At this time, there is no relief to use low-income/state assisted units for any other purpose, even if it is related to COVID-19. The IRS requires vacant unit to be made rent ready in a reasonable timeframe. ADOH considers 30-days to be reasonable time. Any unit found to be vacant and not rent ready within 30-days must be reported to the IRS via form 8823. Please submit any requests for additional time in making a unit rent ready to the Compliance & PBCA Administrator.

If you have any questions please contact Juan Bello, Compliance & PBCA Administrator, at 602-771-1074 or via email at juan.bello@azhousing.gov.



Arizona
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The Arizona Department of Housing 2021 Information Bulletin

REGARDING PROGRAMS: Rental Development

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

INFORMATION BULLETIN No. 36-21

ISSUED: October 1, 2021

RE: 2022 – 2023 QAP – Second Draft Release and Virtual QAP Public Meeting

The Arizona Department of Housing (“ADOH”) has posted its second draft of the 2022 - 2023 Qualified Allocation Plan (“QAP”) on its website at the following link:

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

Please note, ADOH will be releasing revised application forms by **October 15, 2021**.

ADOH will accept written comments on the second draft of the 2022 - 2023 QAP until **October 15, 2021 at 5:00 p.m.** via letter or e-mail to either of the following addresses:

<p><u>By Mail:</u> Sheree Bouchee Rental Programs Administrator Arizona Department of Housing 1110 W. Washington Street, Ste. 280, Phoenix, AZ 85007</p>	<p><u>By E-Mail:</u> rental-qap@azhousing.gov (Please note that QAP-Comments@azhousing.gov is no longer a valid email address.)</p>
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ADOH will be holding a virtual QAP Public Meeting to review the changes in the draft QAP. In addition to the options mentioned above, attendees will have the opportunity to submit comments via the virtual chat during the QAP Public Meeting. This session will be held on **October 8, 2021 from 1:00 pm – 2:00 pm**. Please click the following link to register and join the discussion:

<https://us02web.zoom.us/meeting/register/tZlQduutrzMiHNLxQQw2RTtsL9AjQQzIeEd7>



Arizona Department of Housing 2021 Information Bulletin

REGARDING PROGRAMS: Mortgage Assistance Programs

REGARDING FUNDING SOURCES: Housing Assistance Fund (“HAF”)

INFORMATION BULLETIN No. 37-21

ISSUED: October 13, 2021

RE: HAF Solicitation No. 2022-001 / Request for Qualifications (RFQ)

The Arizona Department of Housing (ADOH) is preparing to implement a \$197 million Homeowner Assistance Fund (HAF) Program as part of the American Rescue Plan Act. The State of Arizona is receiving funding from the U.S. Department of Treasury to implement this program.

Arizona’s HAF program will provide assistance for Arizona homeowners at or below 150% of Area Median Income who have experienced financial hardship due to COVID-19 after January 21, 2020. The HAF program will prioritize mortgage reinstatements and then address mortgage delinquencies, past due utilities and internet services, property taxes, mortgage insurance, homeowners insurance, HOA fees, and repairs to prevent displacement.

ADOH is issuing this Request for Qualifications (RFQ) for Housing Counseling Agencies and Community Action Agencies (Housing Partners) to provide direct outreach and application assistance. **The RFQ can be found at <https://housing.az.gov/about/procurement>.**

ADOH’s tentative timeline for the roll out of this activity includes:

- Issuance of this RFQ, October 13, 2021;
- Responses to this RFQ may be submitted until this posting is removed;
- Selection of Housing Partners to be engaged through this RFQ will occur as early as October 25th, 2021 no later than November 12th, 2021;
- Agreements with Housing Partners are required;

HAF RFQ Discussion Meeting for Housing Partners – Thursday, October 14, 2021 at 10:00 AM MST

To participate in the scheduled HAF RFQ Discussion Meeting, you must request an invitation by emailing **Esperanza Z. Padilla**, HAF Program Manager at esperanza.padilla@azhousing.gov.

General questions or comments regarding this Information Bulletin may be addressed in writing to **Esperanza Z. Padilla**, HAF Program Manager at esperanza.padilla@azhousing.gov.



**The Arizona Department of Housing
2021 Information Bulletin**

REGARDING PROGRAMS: Rental Development

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

INFORMATION BULLETIN No. 38-21

ISSUED: October 15, 2021

RE: 2022 – 2023 Qualified Allocation Plan (QAP) – Draft Application Forms

The Arizona Department of Housing (“ADOH”) has posted its draft application forms for the 2022 – 2023 QAP. Please note the posted materials are in draft form and have been released for stakeholder review and feedback; they are not meant to be used in conjunction with a formal submittal. Final application forms will be released after the QAP is finalized. The 2022 - 2023 QAP Draft Application Forms have been posted on ADOH’s website at the following link:

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

Any feedback on the draft forms can be submitted via letter or e-mail to either of the following addresses:

<p><u>By Mail:</u> Sheree Bouchee Rental Programs Administrator Arizona Department of Housing 1110 W. Washington Street, Ste. 280, Phoenix, AZ 85007</p>	<p><u>By E-Mail:</u> rental-qap@azhousing.gov (Please note that QAP-Comments@azhousing.gov is no longer a valid email address.)</p>
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Arizona Department of Housing 2021 Information Bulletin

REGARDING PROGRAM: Balance of State Continuum of Care

REGARDING FUNDING SOURCES: HUD McKinney-Vento Continuum of Care

INFORMATION BULLETIN No. 39-21

ISSUED: October 20, 2021

**RE: FY 2021 AZBOSCOG Collaborative Application
Arizona Balance of State Continuum of Care**

Projects Accepted and To Be Included 2021 in Arizona Balance of State Continuum of Care (AZBOSCOG) Consolidated Application in Response to U.S. Department of Housing and Urban Development HUD NOFO FR-6500-N-25

The Arizona Department of Housing (ADOH), as the Collaborative Applicant and United Funding Agency (UFA) for the Arizona Balance of State Continuum of Care (AZBOSCOG), provides this notice outside of ESNAPS that 19 renewal projects, and 5 bonus projects are accepted for inclusion in the 2021 AZBOSCOG Collaborative Application in response to U.S. Department of Housing and Urban Development HUD NOFO FR-6500-N-25. No projects were rejected.

Renewal Projects	Bonus Projects
Achieve-Permanent Housing-Yuma Against Abuse 2019 DV Bonus CBI Cochise RRH CBI Gila PSH CCCS Northern Sky Consolidated CCCS Skypointe Consolidated CCCS Sycamore Canyon Consolidated CPSA Casas Primeras CPSA SPC Rural Kingman Aid To Abused People-DV Bonus RRH Mohave/OCCAC Bridging Northern Arizona Mohave County PSH 2011 Fresh Start OCCAC—Little Colorado Housing Program OCCAC—Good Shepherd Support Housing OCCAC—New Start Housing Project PSH U.S. Veterans Initiative-Victory Place Consolidated U.S. Veterans Initiative-Veterans In Progress TH-PH/RRH Arizona Department of Housing—HMIS Arizona Department of Housing-Coordinated Entry Hotline	CAHRA-DV Bonus Dreamcatcher CBI Cochise RRH Expansion CBI Gila PSH Expansion CCCS Skypointe RRH DV Bonus Expansion 2021 CCCS Sycamore Canyon Expansion 2021

All future notices regarding scoring tools, ranking, updates, timelines, instructions, links to HUD documents or other application related materials will be noticed through additional ADOH Information Bulletins. If you have immediate questions, please contact:

Olivia Gutzman,
Special Needs Programs Administrator
1110 W. Washington St., Suite 280, Phoenix, Arizona 85007
olivia.gutzman@azhousing.gov
602.771.1085



The Arizona Department of Housing (ADOH) does not discriminate on the basis of disability, actual or perceived sexual orientation, gender identity, or marital status in the admission access, treatment, or employment in any programs or activities. ADOH's Fair Housing Specialist, at the address on this communication or [\(602-771-1000\)](tel:602-771-1000) or [\(602-771-1001\)](tel:602-771-1001) TTY accessible), has been designated to coordinate Limited English Proficiency and compliance with the nondiscrimination requirements contained in the Department of Housing and Urban Development's Section 504 (24 CFR, part 8 dated June 2, 1988). EQUAL HOUSING OPPORTUNITY

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The Arizona Department of Housing 2021 Information Bulletin

REGARDING PROGRAMS: Rental Development

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

INFORMATION BULLETIN No. 40-21

ISSUED: October 22, 2021

RE: 2022 – 2023 Qualified Allocation Plan (QAP) – 2ND Draft Feedback

The Arizona Department of Housing (“ADOH”) would like to thank stakeholders for their partnership throughout the QAP drafting process. ADOH has read and evaluated all feedback received and appreciate the substantial time spent to review and submit comments on the 2022 – 2023 QAP drafts.

Thank you again for your support and collaboration.

Sheree Bouchee
Rental Programs Administrator
Arizona Department of Housing
1110 W. Washington Street, Ste. 280,
Phoenix, AZ 85007



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Arizona Department of Housing 2021 Information Bulletin

REGARDING PROGRAMS: Recovery Housing Program

REGARDING FUNDING SOURCES: FY2020-FY2021 Recovery Housing Program (RHP)

INFORMATION BULLETIN No. 41-21

ISSUED: October 25, 2021

**RE: Notice of Funding Available for Arizona Balance of State
Recovery Housing Program (RHP)**

The Arizona Department of Housing (ADOH) announces a Notice of Funding Available (NOFA) that solicits applications from public or private nonprofit organizations in the Arizona Balance of State (outside of Maricopa and Pima counties) for Recovery Housing Program activities. RHP rules fall under the umbrella of the Community Development Block Grant (CDBG) Program with certain modifications.

The ADOH will make one or more grants to subrecipient organizations for projects located in the Arizona Balance of State through an application process until all funds are committed or by April 25, 2022 (180 days from date of NOFA). If all funds are not committed by April 25, 2022, the ADOH may accept applications for projects located throughout Arizona.

The FY2020-FY2021 RHP NOFA, RHP Application, RHP Disclosures and RHP Applicant Certifications can be downloaded from the CDBG Forms page at:
https://housing.az.gov/documents-links/forms/community-revitalization?tid_2=807.

Questions regarding this NOFA may be submitted in writing to: kathy.blodgett@azhousing.gov

Applications must be received electronically through the CDBG & HOME document upload portal on the ADOH website.

ADOH will conduct a ZOOM Virtual application workshop at 9:00am Arizona time on Thursday, November 18, 2021. You must register in advance for this meeting:
<https://uso2web.zoom.us/meeting/register/tZwvcOispjsEgYh8hblwuZaQ5ITn8FT9tKO>
After registering, you will receive a confirmation email containing information about joining the meeting.



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The Arizona Department of Housing 2021 Information Bulletin

REGARDING PROGRAMS: Rental Development

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

INFORMATION BULLETIN No. 42-21

ISSUED: October 28, 2021

RE: 2022 – 2023 QAP – Second Draft State Tax Credit Revisions and Virtual State Tax Credit Public Meeting

Ahead of issuance of the Final 2022 -2023 Qualified Allocation Plan the Arizona Department of Housing (“ADOH”) has posted the revised second draft of the 2022 - 2023 Qualified Allocation Plan (“QAP”). In response to feedback received, this revised second draft includes revisions to the State Tax Credit allocation (please reference pages 5 and 14). The 2022 – 2023 QAP Second Draft can be found on ADOH’s website at the following link:

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

ADOH would like to obtain stakeholder feedback on State Tax Credit revisions and will be holding a State Tax Credit Public Hearing on **Monday, November 1ST at 3:00 PM**. Attendees will have the opportunity to submit comments via the virtual chat during the Public Hearing. Please click the following link to register and join the discussion:

<https://us02web.zoom.us/meeting/register/tZMrfuygqz0rGdX-uoXR5jkLQRWRTpvmowNe>





Arizona Department of Housing 2021 Information Bulletin

REGARDING PROGRAM: Balance of State Continuum of Care

REGARDING FUNDING SOURCES: HUD McKinney-Vento Continuum of Care

INFORMATION BULLETIN No. 43-21

ISSUED: October 29, 2021

RE: FY2021 Ranking of Projects and Applications - HUD Notice of Funding Opportunity Arizona Balance of State Continuum of Care

The Arizona Department of Housing as Collaborative Applicant and United Funding Agency for the Arizona Balance of State Continuum of Care (AZBOSCOC) announces the final ranking of renewal and bonus applications that will be included in the 2021 Collaborative Application in response to the U.S. Department of Housing and Urban Development 2021 Continuum of Care NOFO Competition-- FR-6500-N-25. All renewal projects and bonus applications were accepted. No projects or applications were rejected.

This public posting is in compliance with the requirement that the project ranking be published publicly at least 15 days prior to the NOFO due date of November 16, 2021. The final ranking was approved by the AZBOSCOC Governance Advisory Board on October 28, 2021. The final ranking follows:

TIER 1	Agency	Project Name	County if Applicable	Total ARD
1	ADOH	HMIS Project		\$213,140
2	ADOH	Coordinated Entry Hotline		\$28,622
3	CCCS	Northern Sky Consolidated	Coconino	\$517,752
4	CCCS	Sycamore Canyon Consolidated	Coconino	\$387,623
5	Mohave and OCCAC	Mohave County Permanent Housing (BNA)	Mohave	\$233,646
6	U.S. Vets	Arizona Veterans In Progress TH-PH/RRH	Yavapai	\$368,979
7	CCCS	Catholic Charities Skypointe Consolidated	Coconino	\$142,922
8	Against Abuse	AAI DV Bonus RRH	Pinal	\$221,997
9	CBI	Gila PSH	Gila	\$105,130
10	KAAP	KAAP DV Bonus RRH	Mohave	\$208,173
11	ACHIEVE	Permanent Housing Consolidated	Yuma	\$804,310
12	CPSA	SPC Rural	Cochise	\$439,193
13	CPSA	Casas Primeras	Cochise	\$184,866
14	OCCAC	Good Shepherd Support Housing	Navajo	\$50,280
15	OCCAC	Little Colorado Housing Program	Apache	\$91,226

TIER 1	Agency	Project Name	County if Applicable	Total ARD
16	OCCAC	New Start Housing Project PSH	Navajo	\$227,180
17	U.S. Vets	Victory Place Consolidated	Yavapai	\$172,606
18	CBI	Cochise County RRH	Cochise	\$133,607
19	Mohave	Mohave County PSH 2011 Fresh Start	Mohave	\$189,345
				\$4,720,597

Tier 2	Agency	Bonus Project Name	DV Bonus	CoC Bonus
20	CBI	Cochise RRH Expansion DV Bonus	\$118,000	
21	CBI	Gila PSH Expansion		\$118,000
22	CAHRA	Dreamcatcher DV Bonus	\$236,030	
23	CCCS	Sycamore Canyon Expansion		\$118,000
24	CCCS	Skypointe Expansion DV Bonus	\$321,963	
			\$675,993	\$236,000
			Total bonus available 2021	\$911,993

If you have immediate questions, please contact:

Olivia Gutzman,
Special Needs Programs Administrator
1110 W. Washington St., Suite 280, Phoenix, Arizona 85007
olivia.gutzman@azhousing.gov
602.771.1085



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The Arizona Department of Housing 2021 Information Bulletin

REGARDING PROGRAMS: Rental Development

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

INFORMATION BULLETIN No. 44-21

ISSUED: November 5, 2021

RE: 2022 – 2023 QAP – Final Draft Release and Virtual QAP Public Hearing

The Arizona Department of Housing (“ADOH”) has posted its final draft of the 2022 - 2023 Qualified Allocation Plan (“QAP”) on its website at the following link:

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

ADOH will be holding a virtual QAP Public Hearing for presentation of the 2022 - 2023 QAP final draft. This session will be held on **November 10, 2021** from **1:00 pm – 2:00 pm**. Please click the following link to register and join this hearing:

<https://us02web.zoom.us/meeting/register/tZEtfuGhqD4rGNf6d56S9t7Z2nt2sTEtaIUQ>

Please note, ADOH will be releasing final application forms by **November 12, 2021**. ADOH would like to thank stakeholders for their partnership throughout the QAP drafting process.

The Arizona Department of Housing 2021 Information Bulletin

REGARDING PROGRAMS: HOME-American Rescue Plan (HOME-ARP)
REGARDING FUNDING SOURCES: HOME-American Rescue Plan (HOME-ARP)

INFORMATION BULLETIN No. 45-21
ISSUED: November 9, 2021
RE: HOME-American Rescue Plan (HOME-ARP) Listening Session

The Arizona Department of Housing (“ADOH”) is seeking community input to help determine the goals and priorities for the HUD HOME Investment Partnerships Program-American Rescue Plan (HOME-ARP) funds. In April, ADOH was notified of an approximate \$21 million allocation award. As valued community members, we welcome your participation in our upcoming virtual community listening sessions. The community listening sessions are opportunities for ADOH to learn and understand the unmet needs, priorities and potential funding uses for the designated population. These sessions will help shape the plan for the implementation and use of funds. We encourage all community members to share the following information with other stakeholders.

Virtual Listening Sessions:

Thursday, November 18th at 1:00 PM – 2:00 PM

Please click the following link to register and join this listening session:

https://us02web.zoom.us/meeting/register/tZlqdOispzIoH9wY_pS1HOlNTiPRYigUCNVR

Friday, November 19th at 9:00 AM – 10:00 AM

Please click the following link to register and join this listening session:

https://us02web.zoom.us/meeting/register/tZElc-2qqzsoHNRfV_U_xSHV2HDu_QYOJ6G

Thank you and we look forward to a meaningful dialogue addressing the community needs and potential uses of the HOME-ARP funding.

Arizona Department of Housing 2021 Information Bulletin

REGARDING PROGRAM: Balance of State Continuum of Care

REGARDING FUNDING SOURCES: HUD McKinney-Vento Continuum of Care

INFORMATION BULLETIN No. 46-21

ISSUED: November 9, 2021

RE: FY 2021 HUD Notice of Funding Opportunity

Arizona Balance of State Continuum of Care – Posting of the Collaborative Application

The Arizona Department of Housing (ADOH) as Collaborative Applicant and United Funding Agency (UFA) for the Arizona Balance of State Continuum of Care (AZBOSCO) announces the posting of the collaborative application. As required by the U.S. Department of Housing and Urban Development (HUD) in the 2021 Continuum of Care NOFO Competition-- FR-6500-N-25, the Collaborative Application includes:

- The Priority Listing, inclusive of the ranking of the Renewal and Bonus Applications, the Listing of the UFA Application and the Planning Application Listing
- The Collaborative Application Narrative
- AZBOSCO NOFO Application Attachments

<https://housing.az.gov/sites/default/files/documents/files/AZBOSCO%20Collaborative%20Application%20Complete.2021-11-09.pdf>

As was indicated in the ADOH Information Bulletin dated October 20, 2021, all renewal projects and bonus applications were accepted. No projects or applications were rejected or reallocated.

This public posting is in compliance with the requirement that the AZBOSCO Collaborative Application be posted at least two days before the submittal deadline of November 16, 2021. The Governance Advisory Board approved the submission of the application in response to the NOFO on October 27, 2021.

If you have immediate questions, please contact:

Olivia Gutzman,
Special Needs Programs Administrator
1110 W. Washington St., Suite 280, Phoenix, Arizona 85007
olivia.gutzman@azhousing.gov
602.771.1085



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Arizona Department of Housing 2021 Information Bulletin

REGARDING PROGRAMS: Rental 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. 47-21 UPDATE

ISSUED: November 15, 2021

RE: Compliance Policy Updates and Reminders

Since 2015 The Arizona Department of Housing (“ADOH”) has made a conscious effort to align its policies more closely to that of the Section 42 and HOME regulations. Examples include removing more stringent requirements for excluding income and clarifying our stance on year to date calculations. Both of those examples can be found in the 2019 Compliance Manual. The policy changes listed below will be added to the Compliance Manual in the coming months however, we felt it extremely beneficial to publish and offer them to our constituents prior to the manual being ready to publish.

Range-of-Hours

ADOH and owner/agents are required to calculate income in a manner similar to Section 8. When verifications give a range of hours or wages, owners/agents may use the average hours in their calculations. This will align with the Section 8 guidance to use the average of the range. Previous policy was to utilize the highest amount in the provide range. This was an industry created policy that will no longer apply to these instances.

Example: Employer completed a Verification of Employment listing 30 – 40 hours worked per week. When calculating the household’s employment income you will be required to use 35 hours in your calculation. $(30 + 40 = 70 / 2 = 35 \text{ hours})$

Recertifications – 100% affordable communities

Effective immediately, owner/agents are no longer required to conduct a full recertification on year two of a household’s residency. Owner/agent, at their discretion can begin to use Self-Certification on year two.

Example: Jane Doe moves in on 11/12/2021. Owner/agent can complete a Self-Certification of income on 11/12/2022. The full recertification will not be required.

Recertification policies will not change for mixed use projects. Full annual recertifications are still mandated by Section 42.

Recertification policies will not change for State Housing Fund units. Full annual recertifications are still required.

Reminders:

- Waivers offered under IRS Notice 2021-12, published January 15, 2021 and recertification waivers offered in HUD CPD's Availability of HOME Waivers updated September 27, 2021 have expired. Common areas, resident services and other requirements under your Land Use Restriction Agreement must be offered to all residents in a safe manner. ADOH has been explicitly instructed to report closures of common areas, failure to allow inspections and any other failure to abide by Section 42, even during this time, on Form 8823.
- Employment income, HOME units - Obtaining a Verification of Employment (VOE) alone is insufficient under HOME regulations. When applicable an owner/agent is required to obtain a minimum of two months of wage history. This can be in the form of pay stubs or Work # (or similar platform). This has been the case since the 2013 HOME Final Rule.
- ADOH cautions those owners/agents with layered projects of the differences in Student Rules for multiple programs. The Low Income Housing Tax Credit Student Rules are not the same as the State Housing Funds (HOME/HTF/NSP) Student Rules. You must verify eligibility under both sets of rules concurrently.
- Vacant units – Vacant low-income/state assisted units must be leased to qualified households. At this time, there is no relief to use low-income/state assisted units for any other purpose, even if it is related to COVID-19. The IRS requires vacant unit to be made rent ready in a reasonable timeframe. ADOH considers 30-days to be reasonable timeframe. Any unit found to be vacant and not rent ready within 30-days must be reported to the IRS via form 8823. Please submit any requests for additional time in making a unit rent ready to the Compliance & PBCA Administrator.
- All instances of casualty loss must be reported to the Compliance & PBCA Administrator as soon as reasonably possible. This includes natural disasters, fire damage and flooding issues. If the loss occurs in a project that is still in its Compliance Period then ADOH is mandated under Section 42 to report the loss on form 8823 by 12/31 of the year in which the loss occurred. Please ensure these items are being reported to ADOH in a timely manner.

If you have any questions please contact Juan Bello, Compliance & PBCA Administrator, at 602-771-1074 or via email at juan.bello@azhousing.gov.



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The Arizona Department of Housing 2021 Information Bulletin

REGARDING PROGRAMS: State and Local Fiscal Recovery Fund-American Rescue Plan (SLRF-ARP)

REGARDING FUNDING SOURCES: SLRF-American Rescue Plan (SLRF-ARP)

INFORMATION BULLETIN No. 48-21

ISSUED: November 16, 2021

RE: Hotels to Housing Conversion Roundtable and SLFRF-ARP Notice of Funds Available Overview

The Arizona Department of Housing (“ADOH”) will be conducting a Roundtable discussion with community stakeholders to receive input to help determine the goals and priorities for hotels to housing conversion projects to be funded through the Treasury’s State and Local Fiscal Recovery Fund of the American Rescue Plan (SLFRF-ARP). ADOH has set aside an allocation of \$40 million for this specific effort. As valued community members, we welcome your participation in our upcoming virtual Roundtable discussion, as it will help shape the plan for the implementation and use of funds.

ADOH will also provide an overview the \$40 million SLFRF-ARP Notice of Funds Available inviting applicants to apply for hotels to housing conversion projects serving homeless individuals and families. We encourage all community members to share the following information with other stakeholders.

Virtual Hotels to Housing Roundtable Session:

Tuesday, November 30th at 1:30 PM – 2:30 PM

Please click the following link to register and join this Roundtable session:

https://us02web.zoom.us/meeting/register/tZAoce2gpj4pGdwxB-BTbyBu13_BSZszW2az

After registering you will receive a confirmation email containing information about joining the meeting.

Thank you and we look forward to a meaningful dialogue addressing the community needs and potential uses of the SLFRF-ARP funding.



The Arizona Department of Housing 2021 Information Bulletin

REGARDING PROGRAMS: Homeless Transitional Bridge Housing

REGARDING FUNDING SOURCES: State Fiscal Recovery Fund – American Rescue Plan (SFRF-ARP)

INFORMATION BULLETIN No. 49-21

ISSUED: November 19, 2021

RE: SFRF-ARP Transitional Bridge Housing NOFA

The Arizona Department of Housing (“ADOH” or the “Department”) is pleased to announce a Notice of Funding Availability (“NOFA”) for approximately \$40 million in State Fiscal Recovery Funds from the American Rescue Plan (SFRF-ARP) for the conversion (including acquisition and/or rehabilitation) of hotel units to into transitional bridge housing for homeless individuals and/or families.

The SFRF-ARP Application and Instructions can be downloaded from the CDBG Forms page of the ADOH Website at:

<https://housing.az.gov/documents-links/forms/community-revitalization>

Applications must be received by electronic upload only. ADOH will begin accepting applications effective immediately. Additional application submittal requirements are described in the NOFA.

Questions related to this NOFA will be accepted via email. Please contact:

Kathy Blodgett
CD&R Programs Administrator
kathy.blodgett@azhousing.gov



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Arizona Department of Housing 2021 Information Bulletin

REGARDING PROGRAMS: Rental Development

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

INFORMATION BULLETIN No. 50-21

ISSUED: November 23, 2021

RE: 2022-2023 QAP – Application Workshop *SAVE THE DATE*

The Arizona Department of Housing will be hosting our virtual **2022-2023 QAP LIHTC [Application Workshop](#)** on **Monday, December 13th** from **1:00 PM – 5:00 PM**. Please note all Developers who plan to submit an application in the 2022 competitive 9% Tax Credit round or State Tax Credit rounds must attend this annual training. Please use the following link to register for this event:

<https://us02web.zoom.us/meeting/register/tZEudOutqTMuHtERL8CeuV-7RKHATu-TizMx>



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Arizona Department of Housing 2021 Information Bulletin

REGARDING PROGRAMS: Rental Development

REGARDING FUNDING SOURCES: State Housing Funds and State Tax Credits

INFORMATION BULLETIN No. 51-21

ISSUED: November 23, 2021

RE: Funding Tracker – State Housing Funds and State Tax Credits

The Arizona Department of Housing has updated the Rental Development webpage to include funding trackers demonstrating available resources under the current State Housing Funds NOFA. The website also includes a tracker for State Tax Credits which will be used to track allocations after each applicable round.

To view the updated webpage, please select the following link:

<https://housing.az.gov/housing-partners/rental-development>



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Arizona Department of Housing 2021 Information Bulletin

REGARDING PROGRAMS: Rental Development

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

INFORMATION BULLETIN No. 52-21

ISSUED: December 1, 2021

RE: 2022-23 QAP Posted and 2022 -23 QAP Application Workshop

The Arizona Department of Housing is pleased to announce that Governor Ducey has approved the 2022-2023 Qualified Allocation Plan, which may be downloaded at the following link:

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

Mandatory 2022-2023 QAP LIHTC Application Workshop Reminder:

The Arizona Department of Housing will be hosting our virtual **2022-2023 QAP LIHTC Application Workshop** on **Monday, December 13th** from **1:00 PM – 5:00 PM**. Please note all Developers who plan to submit an application in the 2022 competitive 9% Tax Credit round or State Tax Credit rounds must attend this annual training. Please use the following link to register for this event:

<https://us02web.zoom.us/meeting/register/tZEudOutqTMuHtERL8CeuV-7RKHATu-TizMx>



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