
The Arizona Department of Housing

2011 Information Bulletin

REGARDING PROGRAMS: Community Development and Revitalization

REGARDING FUNDING SOURCES: CDBG

INFORMATION BULLETIN No. 01-11

ISSUED: January 21, 2011

RE: Notice of Funding Availability for CDBG
State Special Projects Competitive Funding

NOTICE OF FUNDING AVAILABILITY (NOFA OR NOTICE)

For FY 2010 and FY2011, the Arizona Department of Housing (ADOH) expects to allocate approximately \$3 million in Community Development Block Grant (CDBG) Program funds to State Special Projects (SSP). The FY 2010/2011 SSP funds will be distributed in one competitive funding round and the application submission deadline is June 30, 2011 at 4 p.m.

The Application Process for the SSP funding allocation is described in the CDBG Application Handbook (revised January 2009) with any changes or additional requirements outlined in this Notice. The CDBG Application Handbook and SSP Rating Forms (the SSP Scoring Tool and the Completeness Review Form) can be obtained from the ADOH website at: <http://www.azhousing.gov/ShowPage.aspx?ID=387&CID=16>

CHANGES FROM FY2009

There are significant changes from the FY2009 SSP application round and those changes are as follows:

- **Project Eligibility:**

The following types of "Medium" or "High" priority activities are eligible for this round of SSP funding:

Community Facilities

- Senior centers
- Food banks
- Physical or psychological disabilities facilities
- Homeless facilities
- Supportive housing facilities

Housing Rehabilitation

- Owner-occupied housing rehabilitation
- Rental housing rehabilitation

Public Works

- Water/Wastewater system improvements
- Road/Street improvements
- Flood and drainage improvements

Public Services

- Health care
- Public safety services
- Services for seniors
- Services for homeless persons

- Equipment used in the provision of any of the above services (except ambulances, fire trucks/equipment)
- Emergency assistance (utility, rent, mortgage) not to exceed a single 3 month period
- Lead hazard screening

Economic Development Assistance

- Direct assistance to for-profits (businesses)
- Economic development services
- Micro-enterprise assistance (businesses)

- **Application Thresholds:** Threshold requirements have changed. There are general thresholds that apply to every application and thresholds that are project specific. Applications *must meet both general and project specific thresholds* in order to be eligible for scoring. Any application that does not meet all applicable threshold requirements will not be competitively scored and will be denied for funding. Please review Part I of the ADOH CDBG SSP Rating Tool FY2010-2011. The rating tool can be obtained from the ADOH website at: <http://www.azhousing.gov/ShowPage.aspx?ID=387&CID=16>
- **Scoring:** The competitive scoring criteria have changed. Please review Part II, III & IV of the ADOH CDBG SSP Rating Tool FY2010-2011 carefully. The rating tool can be obtained from the ADOH website at: <http://www.azhousing.gov/ShowPage.aspx?ID=387&CID=16>
- **Smart Growth:** Although greatly encouraged, proposed activities are no longer required to reflect the Smart Growth Principles
- **Planning only activities will no longer be eligible for SSP Funding.**

STATE SPECIAL PROJECTS INFORMATION

Eligible Applicants

Consistent with federal law, eligible applicants for the State CDBG Program are:

- All incorporated cities and towns, except those located in Maricopa and Pima Counties and excluding the cities of Flagstaff, Prescott and Yuma.
- All of Arizona's counties except Maricopa and Pima Counties.

Eligible Activities

Any eligible CDBG activity listed in the Project Eligibility section of this NOFA can be undertaken with SSP funds.

Activities must meet a CDBG National Objective. At least 70% of all SSP funds must benefit persons of low and moderate income.

Slum/Blight and Urgent Needs activities are capped at a maximum of 30% of the total CDBG allocation per year. Applicants proposing Slum/Blight or Urgent Need projects must notify the Department in advance for approval of the submission of a Slum/Blight or Urgent Need project application.

Public Service activities are capped at a maximum of 15% of the total CDBG allocation per year. Applicants proposing public service projects must notify the Department in advance for approval of the submission of a public service project application.

Applicants unsure of an activity's eligibility are encouraged to contact ADOH staff to discuss the project.

Eligible activities should be ready to begin implementation within 30 days of execution of the Funding Agreement, and must anticipate completion within the self-determined and approved contract timeframe, generally not to exceed 24 months.

Threshold Issues and Application Requirements

To qualify for funding under this notice, applicants *must* submit the following items *in addition to all elements required by Section 6 of the CDBG Application Handbook (Rev. January 2009)*. Applications that are not complete and do not contain the following items will be rejected.

For all applications:

- The activity meets one of the three national objectives:
 - Low-to-Moderate Income Benefit
 - Slum/Blight
 - Urgent Need

- Environmental Review Record: Both new and re-evaluation requests must be reviewed and approved by ADOH prior to submittal of an SSP Application.
 - All applications must include the project specific E-13 Authority to Use Grant Funds issued by ADOH with an issuance date prior to submission of the SSP application.
 - For Environmental Review Records subject to re-evaluation, ADOH will issue a written notification of approval. Applications must include a copy of this notification of approved re-evaluation as well as a copy of the original E-13.
 - *Please see the ADOH Environmental Review Handbook available on our website at <http://www.azhousing.gov/ShowPage.aspx?ID=387&CID=16>*

- Applicant must submit extensive public participation information demonstrating they held at least two (2) public hearings *including*: ads, postings, P2 and P4 affidavits, minutes from each meeting/hearing, and a list of all projects discussed at all meetings/hearings involved in the process.
- Applicant must submit detailed budgets for both administrative and project funding that have been carefully considered to maximize the potential of CDBG funds.
- Applicant must provide documentation evidencing a clearly-defined and appropriate Service Area for the project (e.g. project maps, census data, surveys, appropriate/complete application forms etc.) This documentation will be used by the Department to determine the poverty level for the proposed project.

For Community Facilities-New Construction and Renovation

- Applicant must submit complete construction plans with detailed drawings of the final product.
- Applicant must provide evidence of proper zoning from the appropriate planning and zoning department.
- Applicant must include copies of all applicable permits (e.g. zoning, building, Army Corps of Engineers) or letters stating likely approval will be received from the appropriate bodies within 30 days of award.
- Applicant must submit documentation demonstrating that the applicant owns the land in question with no restrictive agreements attached to the land.
- Cost estimates have been signed by an Architect, Engineer or Contractor.

For Housing Rehabilitation – Owner-occupied and Rental:

- Applicant must provide a copy of the wait list of *income qualified* homeowners/tenants that is signed by the CDBG Contact to support need. Wait list must include the following household information: Name, address, household size, AMI% and race/ethnicity information.

- Applicant must submit a copy of the initial inspections (HQS or equivalent) for each of the homes to be assisted.
- Applicant must submit a copy of the community's Housing Rehab Guidelines (HRGs) **AND** a copy of the ADOH document approving the HRGs.
- HRGs must incorporate energy efficiency retrofitting policies and procedures.
- Applicant must submit evidence that the community's HRGs have been adopted by its governing body via a resolution.
- If Rental Rehab: Applicant must include documented evidence the landlord has site control.
- If Rental Rehab: Applicant must submit a copy of the agreement between the landlord and the local government to rent a certain percentage of units to L/M income households.

For Public Works:

- Applicant must submit complete construction plans and specifications including evidence of approval by the appropriate department at the local government level.
- Applicant must submit a list of qualified bidders selected for solicitation and statement certifying that the local government will select vendors through a competitive procurement process compliant with CDBG guidelines.
- Applicant must submit final engineering drawings, signed and certified by the engineer.
- Applicant must submit evidence that the community has site control.
- Applicant must provide copies of all applicable permits (e.g. zoning, building, Army Corps of Engineers) or letters stating likely approval will be received from the appropriate bodies within 30 days of award.
- Cost estimates have been signed by an Architect, Engineer or Contractor.

For Public Services:

- Applicant must submit a comprehensive scope of work describing the service and how it will be carried out including information qualifying the agency to conduct or provide the service; or if the service provision is to be bid out, a list of qualified consultants.
- Applicant must submit a copy of the ADOH letter of approval for submission of a public service application.
- Applicant must provide evidence that the assisted service is either new or will increase the current service provided by at least 25%.

Economic Development Assistance

- Applicant must submit a list of qualified business owners to be assisted.
- Applicant must provide letters from the assisted businesses agreeing to create or retain jobs and comply with CDBG requirements for economic development activities.
- Applicant must provide evidence that the activities proposed are financially feasible.
- If infrastructure/construction project: Cost estimates have been signed by an Architect, Engineer or Contractor.

Public Participation

ADOH encourages each community to combine SSP projects with Regional Account Projects in the public participation and publication process to avoid the need for additional publications and hearings. *All documented evidence of Public Participation process where the project for this SSP application was selected must be submitted.* Please refer to the CDBG Application Handbook at:

<http://www.azhousing.gov/ShowPage.aspx?ID=387&CID=16>

Selection of Project Awards

Projects will be selected for SSP funding by a competitive process through which applications are scored. Applications that have met all applicable threshold requirements will be competitively scored with the highest scoring applications receiving awards until available funds are exhausted. Scored applications will be kept on file for one year and the next highest scoring application will be funded only if funding becomes available through recapture or de-obligated CDBG funds sufficient to award the additional project.

The goals of the rating system are as follows:

- Ensure fairness in competition for the grants;
- Increase the objectivity of the reviews; and
- Provide grantees with more information on how to write a competitive application.

The application rating system places additional emphasis on: targeting the most impoverished areas and determining the need for the activity; past performance of the applicant and/or administering agency; and cost effectiveness of the project.

The SSP Rating Tool along with the completeness review form can be obtained from the ADOH website at: <http://www.azhousing.gov/ShowPage.aspx?ID=387&CID=16>

Please review this NOFA, the Rating Tool, Completeness Form, and the CDBG Grant Application Review Forms (pp. 183-210 of the CDBG Application Handbook) to ensure that your application has supplied all relevant information under each criterion and may obtain the maximum points available to your type of project.

Selection Notification

ADOH anticipates notifying all applicants within 90 days of application deadline as to whether they will be funded or not. Applicants approved for funding should be prepared to initiate projects within 30 days of notification.

Upon request, both funded and unfunded applicants will have the opportunity to review their application's scoring with ADOH staff in order to increase their competitiveness in subsequent application and funding processes.

Maximum Grant Amount

The maximum grant available including administrative funding under this notice is \$300,000. Funds unexpended at contract termination shall be returned to ADOH.

Contract Terms

Funding Agreements entered into between successful applicants and ADOH will contain schedules reflective of the reasonable amount of time that will be required to undertake the proposed activity. The maximum timeframe for project completion is 24 months.

The successful applicant must return Funding Agreement documents with Mayor's/Board Chair's signature within 30 days of their receipt. Funding Agreements not returned within the specified time period will be terminated and funds will be reassigned to the next highest scoring applicant.

ADOH will terminate any Funding Agreement and recapture funds from the same Funding Agreement in which the Recipient does not commence any of the activities described in the *Scope of Work*

(**Attachment A**) or fails to expend any funds in accordance with the *Budget (Attachment C)* within One hundred eighty (180) calendar days from the full execution date of the Funding Agreement.

APPLICATION TIMELINE

The following is a listing of key dates in the application and funding process:

Application Handbook release:	January 2009
NOFA release:	January 21, 2011
Application Deadline:	June 30, 2011, 4:00 p.m.

APPLICATION SUBMITTAL

All communities/counties eligible to receive funding from the State CDBG program are eligible to apply for SSP funds. Each community/county is encouraged to submit an application for one project.

Applicants must submit one (1) original and one (1) copy of the application. The entire application (both original and copy) must be two-hole punched at the top and secured by a clasp. **DO NOT** submit applications in binders. Any drawings, maps, plans or supportive documents may be included unbound (if not feasible to bound) but must be legible, designated and labeled.

Applications must be received by ADOH no later than **Thursday, June 30, 2011 by 4:00 p.m.** Applications will be considered received if one of the following indicates a date and time no later than the application due date:

- Fed Ex, UPS, etc. delivery documents; and
- Department staff documentation of receipt.

Applications *may not* be submitted via e-mail or fax. Applications may be delivered or mailed to:

Arizona Department of Housing
Attn: CDBG Application SSP Account
1110 W. Washington, Suite 310
Phoenix, AZ 85007



Arizona Department of Housing

1110 W. Washington, Suite 310 | Phoenix, AZ 85007

Telephone (602) 771-1000 | Facsimile (602) 771-1002 | TDY (602) 771-1001 | www.azhousing.gov

The Arizona Department of Housing 2011 Information Bulletin

REGARDING PROGRAMS: Low Income Housing Tax Credit

REGARDING FUNDING SOURCES: LIHTC

INFORMATION BULLETIN No. 02-11

ISSUED: January 31, 2011

RE: Notice of Revisions to LIHTC Application Materials

The following changes have been made to the Forms and Underwriting Requirements as of January 31, 2011:

FORMS

1. Form 3;
2. Additional Forms – Form 2 “Self Score Sheet” under Sustainable Development – Energy Efficiency – High Efficiency HVAC was corrected to have the options of either 14 SEER rating or 16 SEER rating;
3. Additional Forms – Form 7 “Certification of Qualified Non Profit Participation” had check boxes added to identify if the project will be competing under the Non-Profit Set-Aside.

UNDERWRITING REQUIREMENTS

1. Applicants are not required to capitalize Replacement Reserves.

The 2011 LIHTC Application Materials are available for download on the ADOH website, www.azhousing.gov under Forms & Handbooks>Rental Development>2011 LIHTC Application Materials.

Questions should be forwarded to:

Ruby Dhillon, Rental Programs Administrator
ruby.dhillon@azhousing.gov or (602) 771-1031.



The Arizona Department of Housing 2011 Information Bulletin

REGARDING PROGRAMS:

RENTAL COMPLIANCE

REGARDING FUNDING SOURCES: Low Income Housing Tax Credit Program

INFORMATION BULLETIN No. 03-11

ISSUED: January 31, 2011

**RE: NOTICE OF FINAL UTILITY ALLOWANCE GUIDELINES
FOR LOW-INCOME HOUSING TAX CREDIT PROPERTIES**

On December 6, 2010, the Arizona Department of Housing (“ADOH”) issued Information Bulletin No. 17-10 requesting public comments on proposed guidelines to be adopted regarding utility allowances for Low-Income Housing Tax Credit properties. This bulletin releases the final guidelines which have been adopted by ADOH, effective immediately.

Additional clarifications and requests for a copy of public comments received in response to Information Bulletin No. 17-10, should be directed to Carol Ditmore, Assistant Deputy Director|Operations, (602) 771-1000, carol.ditmore@azhousing.gov.



**STATE OF ARIZONA UTILITY ALLOWANCE GUIDELINES
FOR LOW-INCOME HOUSING TAX CREDIT PROPERTIES
Effective January 31, 2011**

¶1 To maintain compliance with program requirements, Low-Income Housing Tax Credit (“LIHTC”) properties must demonstrate that the utility allowance charged for a rent-restricted unit complies with one of the methods described in the Utility Allowance Regulation. In the event that the Arizona Department of Housing (“ADOH”) determines that the utility allowance does not comply with the Utility Allowance Regulation, including but not limited to tenant notification and deadline requirements, ADOH will issue a Form 8823 reporting to the I.R.S. that the unit does not qualify as a “rent-restricted unit” as required by the LIHTC Program.

¶2 Although the Utility Allowance Regulation allows it to do so, due to budget constraints ADOH does not prepare an “agency estimate” described by Treas. Reg. 1.42-10(b)(ii)(4)(C).

¶3 Utility allowances determined by the local PHA shall be the utility allowances for rent-restricted units as long as the owner has not obtained a utility allowance estimate based on one of the remaining methods: the utility company estimate, or an estimate based on the HUD Utility Schedule Model, or an estimate based on the Energy Consumption Model. The costs of any of these methods are the responsibility of the Owner or other interested proponent. These remaining methods are only available for buildings that have completed the entire first year of the credit period.

¶4 Owners that obtain a utility company estimate, the HUD Utility Schedule Model estimate, or the Energy Consumption Model estimate must provide a copy of the relevant estimate to ADOH and make the estimate available to tenants. In addition, the owner’s submittal to ADOH must include a narrative description of the date and manner that the estimate is made available to tenants. The narrative description must be signed by a person with authority to bind the owner. Owners must keep the original estimate and evidence of dissemination of the estimate in its files located at the LIHTC property.

¶5 It is the responsibility of the owner to ensure that the utility allowance is determined and charged to tenants in accordance with the LIHTC Program. Submittal of a utility allowance estimate to ADOH shall not be understood as approval or other recommendation by ADOH that an estimate complies with the requirements of the LIHTC Program.

¶6 The utility allowance estimate obtained by the owner shall be the utility allowance charged to tenants of rent-restricted units. However, the utility allowance shall not be effective until 90 days after the estimate is provided to ADOH and made available to the tenants.

¶7 The information used in any estimate must comply with the aging requirements of the Utility Allowance Regulation.

¶8 For utility allowances based on the HUD Utility Schedule Model, ADOH does not review the estimate for accuracy or whether the use of the HUD Utility Schedule is correct. Nevertheless, the accuracy and appropriate use of the HUD Utility Schedule is the responsibility of the owner. Based on its review of annual reports or on-site monitoring of a property, ADOH may issue I.R.S. Form 8823 if it concludes that a unit is not rent-restricted due to errors or misuse of the HUD Utility Schedule Model. ADOH will consider a certification of a licensed professional engineer or a qualified professional energy rater or auditor that the HUD Utility Schedule Model estimate is true and correct.

¶9 The Energy Consumption Model may be used by a building owner to calculate utility allowance estimates based on an analysis of energy, water and sewage consumption. The Energy Consumption Model must, at a minimum, take into account specific factors including, but not limited to, unit size, building orientation, design and materials, building age, mechanical systems, appliances, and characteristics of the building location.

¶10 Utility allowances based on the Energy Consumption Model shall be prepared by a professional engineer licensed to practice in Arizona or some other qualified professional. ADOH considers energy raters and auditors who are certified and currently in good standing with Residential Energy Services Network (“RESNET”) to be “qualified professionals” for the purposes of the Utility Allowance Regulation. Owners using professionals who are not RESNET-certified raters or auditors must demonstrate to the satisfaction of ADOH that the professional otherwise meets comparable qualifications. Furthermore, the professional engineer or energy rater or auditor must not be related to the building owner, property manager or any other entities owned or controlled by these parties within the meaning of Sections 267(b) or 707(b) of the Internal Revenue Code. In addition to the materials described in ¶4, above, Owners who obtain estimates based on the Energy Consumption Model shall provide ADOH with documentary evidence that the estimate was prepared by a licensed professional engineer or other qualified professional consistent with the requirements of this paragraph. See, ¶ 12, below.

¶11 ADOH will not provide formal approval of any particular utility plan submitted, but will issue a letter verifying receipt of the estimate. If ADOH has concerns about the estimate it may request additional information. Reasons for concern would be the adequacy of documentation of the qualifications of the professional who completed the estimate, or of the availability of the estimate to tenants. Future compliance monitoring will include whether the utility allowances are charged in accordance with an estimate authorized by the Utility Allowance Regulation, the timing of implementation of the new utility allowance after the estimate was obtained, review of tenant notifications regarding the utility allowance, and documentation of annual review and updates, if any, to the allowance.

¶12 Documentation of the qualifications of the professional rater for the purposes of the Energy Consumption should include the following:

- a) For a professional engineer licensed to practice in Arizona:
 - 1) The estimate should bear a professional stamp demonstrating licensure as a professional engineer by the State of Arizona; or

- 2) Estimates bearing the professional stamp of an engineer licensed in a state other than Arizona must be accompanied by supporting documentation demonstrating that the engineer is authorized to practice in Arizona.
- b) For an energy rater or auditor:
- 1) Documentation of current status as a RESNET rater-member; or
 - 2) Documentation that the energy rater or auditor meets all of the following comparable qualifications:
 - i. Completed training that is similar in all material respects to the RESNET training syllabus;
 - ii. Successful completion of the RESNET National Rater Test;
 - iii. Performance of at least three energy ratings under the supervision of a person with three or more years of experience as a certified rater. (Supporting documentation must include the names and addresses and contact information of the persons for whom the energy ratings were performed and the personal resume of each supervising rater).

¶13 Regardless of the method adopted, a building owner must review at least once during each calendar year the basis on which utility allowances have been established and must update the applicable utility allowance in accordance with Treas. Reg. 1.42-10(c)(1). The review must take into account any changes to the building such as any energy conservation measures that affect energy consumption and changes in utility rates. Once a particular method (utility company estimate, HUD Utility Schedule Model, or Energy Consumption Model) applies to a unit, the owner may not change to a different methodology except as the result of the owner's annual review of utility allowances in the following calendar year. Although the review process begins in advance, in no event may an owner change the utility allowance for a unit more than once in a twelve-month period.

¶14 In the event that the owner commissions an estimate based on the Energy Consumption model, the same method must be used for a particular utility service provider for all units of a LIHTC project that are served by that utility service provider.

¶15 Utility allowances determined in accordance with revised Treas. Reg. 1.42-10 may be effective on or after January 1, 2009.



Arizona Department of Housing

1110 W. Washington, Suite 310, Phoenix, AZ 85007

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

www.azhousing.gov

The Arizona Department of Housing 2011 Information Bulletin

REGARDING PROGRAMS: RENTAL COMPLIANCE

REGARDING FUNDING SOURCES: Low Income Housing Tax Credit Program

INFORMATION BULLETIN No. 04-11

ISSUED: February 2, 2011

**RE: CHANGE TO ANNUAL REPORTING REQUIREMENTS FOR
LOW-INCOME HOUSING TAX CREDIT PROJECTS**

Low-Income Housing Tax Credit (LIHTC) project owners are required to submit an Annual Report to ADOH each year of the compliance period as defined in the Declaration of Affirmative Land Use and Restrictive Covenants Agreement (LURA). LIHTC Annual Reports are due annually on March 15th for the preceding calendar year. This year, the form and manner in which the LIHTC Annual Reports should be submitted has been changed.

In an attempt to move to a more automated system, and to meet recent changes in Federal reporting requirements, ADOH has created an LIHTC Annual Report Workbook in an EXCEL format for reporting continued tax credit compliance for the 2010 calendar year. The LIHTC Annual Report Workbook is to be downloaded, completed, and submitted in both hard copy and electronically on CD to ADOH by March 15, 2011.

On the **INSTRUCTIONS** tab of the LIHTC Annual Report Workbook, you will find that ADOH has created a guide that outlines the documents required and provides instruction on how to complete the report correctly. Required documents that must be submitted include the Owner's Certificate of Continuing Program Compliance (Exhibit A) and its attachments, the Rental Schedule (Exhibit B) and its attachments, Audited Financial Statements (see next paragraph), and **new this year for mixed-income properties, an Applicable Fraction per Building Report (Exhibit C), and a Special Commitments Report (Exhibit D).**

If already required by a syndicator or other partner, **Audited Financial Statements** must be submitted to ADOH. If financial statements are not audited, owners may submit un-audited statements and must include a signed certification testifying that audited financials are not performed on the project.

As always, annual compliance monitoring fees are due with the submission of the Annual Report. ADOH will mail invoices to the owner and management company contacts on file; please submit a copy of the invoice with payment so that it may be appropriately applied.

The LIHTC Annual Report Workbook has been posted on our website, www.azhousing.gov on the **FORMS AND HANDBOOKS** page in the **Rental Compliance & Monitoring: Annual Reports** section. Copy and paste this link into your browser: <http://www.azhousing.gov/ShowPage.aspx?id=387#rentalcomp>

Questions with regard to the changes to the annual report requirements should be directed to Renee Suaava, Housing Compliance Administrator, at (602) 771-1071 or renee.suaava@azhousing.gov. **After February 11**, questions should be directed to Carol Ditmore, Assistant Deputy Director/Operations, (602) 771-1062 or carol.ditmore@azhousing.gov.



Arizona Department of Housing
1110 W. Washington, Suite 310
Phoenix, AZ 85007
Telephone (602) 771-1000 Facsimile (602) 771-1002 TDY (602) 771-1001
www.azhousing.gov

The Arizona Department of Housing 2011 Information Bulletin

REGARDING PROGRAMS: State of Arizona Neighborhood Stabilization Program

REGARDING FUNDING SOURCES: Neighborhood Stabilization Program 3

INFORMATION BULLETIN No. 05-11

ISSUED: February 4, 2010

RE: Proposed NSP3 Substantial Amendment to the Annual Action Plan

On October 19, 2010, the U.S. Department of Housing and Urban Development (HUD) released the NSP3 Notice with the requirements for the new allocation of NSP funds that were authorized in the Dodd-Frank Wall Street Reform and Consumer Protection Act. The Act provides \$970 million in new NSP funds to states and local governments to continue to assist in the redevelopment of abandoned and foreclosed homes.

In response to HUD's NSP3 Notice, the Arizona Department of Housing has posted its Proposed Neighborhood Stabilization Program 3 Substantial Amendment to its current federal Action Plan (the "Plan") on its website at www.azhousing.gov, on the [Publications](#) page.

Public comments will be accepted in response to the Plan from February 7-22, 2011.

Public comments should be directed in writing to Ruby Dhillon, Rental Programs Administrator, ruby.dhillon@azhousing.gov.

The Arizona Department of Housing 2011 Information Bulletin

REGARDING PROGRAMS: RENTAL COMPLIANCE

REGARDING FUNDING SOURCES: Low Income Housing Tax Credit Program

INFORMATION BULLETIN No. 06-11

ISSUED: February 8, 2011

**RE: CHANGE TO ANNUAL REPORTING REQUIREMENTS FOR
LOW-INCOME HOUSING TAX CREDIT PROJECTS -
CLARIFICATIONS**

On February 3, 2011, the Arizona Department of Housing (ADOH) issued Information Bulletin No. 04-11, addressing changes in the LIHTC Annual Reporting requirements. A link at the bottom of this notice provides access to the new LIHTC Annual Report Workbook that is required for 2010 calendar year reporting. For additional information on all reporting requirements please refer to Information Bulletin No. 04-11.

Since the release of the LIHTC Annual Report Workbook, ADOH has made the following changes or has the following options available:

1. Properties will not be required to submit Exhibit C, Applicable Fraction Per Building Report, for Calendar Year 2010. The Exhibit C tab should not be eliminated or deleted from the Workbook, but the Exhibit may be left incomplete.
2. ADOH has received requests for an option to allow property management companies to "cut and paste" their data from previous spreadsheets they have utilized. Anyone wishing to have this option should contact Lisa Roth, Data Manager, at Lisa.Roth@azhousing.gov or (602) 771-1080.

As of February 7, invoices for all annual fees due have been mailed to owners and property managers. If you fail to receive an invoice by Monday, February 14 or have any questions about fees, you may wish to contact Tracy Schmidt, Finance & Accounting Administrator, at Tracy.Schmidt@azhousing.gov or (602) 771-1065.

The LIHTC Annual Report Workbook has been posted on our website, www.azhousing.gov on the **FORMS AND HANDBOOKS** page in the **Rental Compliance & Monitoring: Annual Reports** section. Copy and paste this link into your browser: <http://www.azhousing.gov/ShowPage.aspx?id=387#rentalcomp>

The Arizona Department of Housing

2011 Information Bulletin

REGARDING PROGRAMS: Low Income Housing Tax Credit

REGARDING FUNDING SOURCES: LIHTC

INFORMATION BULLETIN No. 07-11

ISSUED: February 14, 2011

RE: Notice of Revisions to Scoring 2.7(D)(2) and Threshold 2.9(T)

The Arizona Department of Housing (“ADOH”) has reviewed its Scoring Section 2.7(D)(2) and Threshold Section 2.9(T), and determined that the definition for “Elderly Person” is not consistent with the defined terms in the 2011 QAP.

In an effort to provide clarification with respect to the proper definition, please note that the defined term is accurate and should be followed by the Applicant when requesting points in the aforementioned Scoring Category.

“Elderly Person” means a household composed of one or more persons at least one of whom is 62 years of age or more at the time of initial occupancy.

Questions regarding this Notice should be forwarded to Ruby Dhillon, Rental Programs Administrator, at ruby.dhillon@azhousing.gov or (602) 771-1031.

The Arizona Department of Housing 2011 Information Bulletin

REGARDING PROGRAMS: Rental Compliance and Monitoring

REGARDING FUNDING SOURCES: HOME and Housing Trust Fund

INFORMATION BULLETIN No. 08-11

ISSUED: February 28, 2011
RE: Annual Compliance Reporting Requirement for State Assisted Units

In order to comply with state and federal reporting requirements for the HOME and/or Housing Trust Funds (HTF) invested in rental, transitional and shelter properties, disclosures and certifications by the owners of the properties are required on an annual basis.

An **Annual Compliance Report** is to be completed for the 2010 calendar year (1/1/10 through 12/31/10) for each state-assisted unit.

Multiple properties require completion of separate reports for each property and unit address.

The completed reports must be signed by an authorized representative of your agency certifying that the information is true, complete and correct.

Send the signed, original reports by mail, postmarked no later than May 15, 2011. If you have any questions regarding the completion of this report or other long-term compliance matters relating to your state-assisted units, please contact a Rental Compliance Officer at (602) 771-1000.

Arizona Department of Housing
Attn: Susy Bustillos
1110 W. Washington, Suite 310
Phoenix, AZ 85007

Follow this [link](#) to the required forms or from the Forms & Handbooks page on our website, www.azhousing.gov under Rental Compliance & Monitoring.

The Arizona Department of Housing 2011 Information Bulletin

REGARDING PROGRAMS: Rental Compliance and Monitoring

REGARDING FUNDING SOURCES: Low Income Housing Tax Credit, HOME, Housing Trust Fund, Tax Credit Assistance Program, Tax Credit Exchange Program, and Neighborhood Stabilization Program

INFORMATION BULLETIN No. 09-11

ISSUED: March 15, 2011
RE: New Tenant Income Certification Form

In order to comply with state and federal reporting requirements for the LIHTC, HOME, Housing Trust Fund (HTF), Tax Credit Assistance Program, Tax Credit Exchange Program, and Neighborhood Stabilization Program Funds invested in certain properties, a Tenant Income Certification (TIC) form is required upon move-in, interim recertification and annual recertification.

ADOH has revised the TIC form to comply with new annual reporting requirements in effect as of February 1, 2011. This form must be used on or before July 1, 2011. The form can be saved to your system and completed electronically.

Questions with regard to this bulletin should be directed to Lisa Troy, Housing Compliance Administrator, (602) 771-1071 or lisa.troy@azhousing.gov.

Follow this [link](#) to download the new form or from the Forms & Handbooks page on our website, www.azhousing.gov under Rental Compliance & Monitoring.



Arizona
Department
of Housing

The Arizona Department of Housing 2011 Information Bulletin

REGARDING PROGRAMS: HOME, CDBG, HOPWA, ESG

REGARDING FUNDING SOURCES: HOME, CDBG, HOPWA, ESG

INFORMATION BULLETIN No. 10-11

ISSUED: April 1, 2011

RE: FY 2011 SECOND YEAR ANNUAL ACTION PLAN:

- **Public Hearing Scheduled**
- **Documents available for Public Comment until May 1, 2011**

The Arizona Department of Housing is making available for public review and comment drafts of the agency's **FY 2011 Second Year Annual Action Plan** developed in compliance with federal regulations (24 CFR, PART 91).

The Annual Action Plan describes the methods of distribution, and geographic funding objectives for the U.S. Department of Housing and Urban Development FY 2011 HOME, CDBG, HOPWA and ESG federal funds. The Draft will be available on the ADOH website beginning April 1, 2011.

To download a copy of the Annual Action Plan, visit our web site: www.azhousing.gov, click on *Publications & Links*, then *Publications*.

Written comments on the Draft are encouraged and may be forwarded to:

Cindy Coen
Asst. Deputy Director/Programs
Arizona Department of Housing
1110 W. Washington, Suite 310
Phoenix, AZ 85007

Written comments may also be emailed to publichearing@azhousing.gov. Written comments on the Draft will be accepted from April 1, 2011 through close of business on May 1, 2011.

PUBLIC HEARING SCHEDULED: To continue gathering public comment on the Draft, a public hearing will be held on **April 20, 2011 at 10:00 am in the ADOH training room, 1110 W. Washington, Suite 280 (2nd floor).**

Arizona Department of Housing

1110 W. Washington, Suite 310

Phoenix, AZ 85007

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

www.azhousing.gov



The Arizona Department of Housing 2011 Information Bulletin

REGARDING PROGRAMS: Community Development and Revitalization

REGARDING FUNDING SOURCES: CDBG

INFORMATION BULLETIN No. 11-11

ISSUED: May 10, 2011

RE: Notice of Funding Availability for CDBG
Colonias Set Aside Competitive Funding

NOTICE OF FUNDING AVAILABILITY (NOFA OR NOTICE)

For FY 2010 and FY2011, the Arizona Department of Housing (ADOH) expects to allocate approximately \$2.4 million in Community Development Block Grant (CDBG) Program combined funds to Colonias Set Aside Projects. The FY 2010/2011 Colonias Set Aside funds will be distributed in one competitive funding round and the application submission deadline is August 31, 2011 at 4 p.m.

Should the FY2011 CDBG allocation not be announced by HUD prior to the colonias application deadline, ADOH will award only the FY2010 Colonias Set Aside funds in the amount of \$1,325,277.00 and hold a second competitive colonias application round at a later date to be announced thru a separate NOFA.

The Application Process for the Colonias funding allocation follows the CDBG SSP funding process as described in the CDBG Application Handbook (revised January 2009) with any changes or additional requirements outlined in this Notice. The CDBG Application Handbook and Colonias Set Aside Rating Tool form can be obtained from the ADOH website. Links to the specific pages are located further on in this NOFA.

COLONIAS SET ASIDE PROJECTS INFORMATION

Eligible Applicants

Consistent with federal law, eligible applicants for the State CDBG Colonias Set Aside are all incorporated cities and towns, unincorporated areas within counties and communities on Tribal lands outside of Maricopa and Pima Counties that are located within 150 miles from the U.S./Mexico Border and have documented the following:

- Defined geographical boundaries;
- Existence as a colonia prior to November 28, 1990;
- Lack of potable water or sanitary sewer prior to November 28, 1990; and
- Lack of decent, safe and sanitary housing prior to November 28, 1990.

PLEASE NOTE: Most if not all incorporated cities and towns are not qualified in their entirety as a colonias. Rather, a smaller defined area or neighborhood within the city or town may be the designated colonias.

Attached to this NOFA is the list of colonias designated by ADOH as of May 10, 2011. Additional designated colonias may be added to this list periodically. Applicants unsure of their colonias designation are encouraged to contact ADOH staff prior to application submission to determine their eligibility. ADOH will accept colonia certification documentation until August 31, 2011 to establish eligibility to participate in this NOFA application round.

Eligible Activities

Communities should be ready to begin implementation of eligible activities within 90 days of execution of the Funding Agreement, and must anticipate completion within the self-determined and approved contract timeframe, generally 24 months but not to exceed 36 months.

- The activity must meet one of the three national objectives:
 - Low-to-Moderate Income Benefit
 - Slum/Blight
 - Urgent Need
- The activity must improve the health and safety of the colonias thru one of the following project types:
 - Waste Water Treatment
 - Potable Water Delivery
 - Housing Rehabilitation
 - Planning only for Waste Water Treatment improvements
 - Planning only for Potable Water Delivery improvements

Applicants unsure of an activity's eligibility are encouraged to contact ADOH staff to discuss the project.

Threshold Issues and Application Requirements

To qualify for funding under this notice, applicants *must* submit the following items *in addition to all elements required by Section 6 of the CDBG Application Handbook (Rev. January 2009)*. Applications that are not complete and do not contain the following items will be rejected.

For all applications:

- Environmental Review Record: both new and re-evaluation requests must at minimum submit the following documents:
 - E-1: Project Narrative;
 - E-3: Determination Form; and
 - E-3.1: Level of Environmental Review.
 - *Please see the ADOH Environmental Review Handbook available on our website at <http://www.azhousing.gov/ShowPage.aspx?ID=387&CID=16>.*

Applicant will be required to fully complete the environmental review process and obtain a Release of Funds upon approval of an award and prior to the expenditure of any funds.

- Applicant must submit extensive public participation information demonstrating they held at least two (2) public hearings *including*: ads, postings, P2 and P4 affidavits, meeting minutes for both hearings and a list of all projects discussed.

- Applicant must submit detailed cost estimates and budgets for both administrative and project funding that have been carefully considered to maximize the potential of CDBG funds.
- Applicant must provide a new resolution from the appropriate governing body certifying the community's or target neighborhood's status as an eligible colonias and authorizing an application for funding of an eligible colonias project.

For Housing Rehabilitation – Owner-occupied and Rental:

- Applicant must provide a copy of the wait list of *income qualified* homeowners/tenants that is signed by the CDBG Contact to support need. Wait list must include household name, address, size and race/ethnicity information.
- Applicant must submit a copy of the community's Housing Rehab Guidelines (HRGs).
- HRGs must incorporate energy efficiency retrofitting policies and procedures.
- Applicant must submit evidence that the community's HRGs have been adopted by its governing body via a resolution or meeting minutes. Any adjustments, additions, deletions or corrections required by ADOH amending the HRG's will need to be adopted prior to reimbursement of any expenditures.
- If Rental Rehab: applicant must include documented evidence the landlord has site control.
- If Rental Rehab: applicant must submit a copy of the agreement between the landlord and the local government to rent a certain percentage of units to L/M income households.

For Public Works (Potable Water Delivery, Waste Water Treatment):

- Applicant must submit a list of qualified bidders selected for solicitation and statement certifying that the local government will select contractors/vendors through a competitive procurement process compliant with CDBG guidelines.
- Applicant must submit preliminary engineering design drawings, signed and certified.
- For Infrastructure projects: Applicant must submit evidence that the community has site control.
- Applicant must provide copies of all applicable permits (e.g. zoning, building, Army Corps of Engineers) or letters stating likely approval from the appropriate bodies.
- Cost estimates have been certified by an Architect, Engineer or Contractor.

For planning activities:

- Applicant must receive prior approval to submit an application for a planning only activity.
- Applicant must submit a copy of the ADOH letter of approval for submission of a planning activity application.

Public Participation

All documented evidence of Public Participation process where the project for this Colonias Set Aside application was selected must be submitted. Please refer to the CDBG Application Handbook at: <http://www.azhousing.gov/ShowPage.aspx?ID=387&CID=16>.

Selection of Project Awards

Projects will be selected for Colonias Set Aside funding by a competitive process through which applications are scored. Applications that have met all applicable threshold requirements will be competitively scored with the highest scoring applications receiving awards until available funds are exhausted.

The goals of the rating system are as follows:

- Ensure fairness in competition for the grants;
- Increase the objectivity of the reviews; and
- Provide grantees with more information on how to write a competitive application.

The application rating system places additional emphasis on: targeting the most impoverished areas and low-moderate income communities; determining the need for the activity; past performance of the applicant and/or administrating agency; and cost effectiveness of the project.

The Colonias Set Aside Rating Tool form along with instructions for using the rating tool and a completeness review form can be obtained from the ADOH website at:

<http://www.azhousing.gov/ShowPage.aspx?ID=449&CID=16>.

Please review this NOFA, the rating tool, completeness form, and the CDBG Grant Application Review Forms (pp. 183-210 of the CDBG Application Handbook) to ensure that your application has supplied all relevant information under each criterion and may obtain the maximum points available to your type of project.

Selection Notification

ADOH anticipates notifying all applicants within 60 days of application deadline as to whether they will be funded or not. Applicants approved for funding should be prepared to initiate projects within 90 days of execution of the funding agreement.

Upon request, both funded and unfunded applicants will have the opportunity to review their application's scoring with ADOH staff in order to increase their competitiveness in subsequent application and funding processes.

Maximum Grant Amount

The maximum grant available including administrative funding under this notice cannot exceed the total amount of the Colonias Set Aside for FY2010/2011 as determined by HUD thru its formula allocation to the State of Arizona. Funds unexpended at contract termination shall be returned to ADOH.

Should the FY2011 CDBG allocation not be announced by HUD prior to the colonias application deadline, ADOH will award only the FY2010 Colonias Set Aside funds and therefore the maximum grant available including administrative funding cannot exceed the total amount of the Colonias Set Aside for FY2010.

Contract Terms

Funding Agreements entered into between successful applicants and ADOH will contain schedules reflective of the reasonable amount of time that will be required to undertake the proposed activity. The maximum timeframe for project completion is 36 months.

The successful applicant must return Funding Agreement documents with Mayor's/Board Chair's / Tribal Chair's signature within 30 days of their receipt. Funding Agreements not returned within the specified time period will be terminated and funds will be reassigned to the next highest scoring applicant.

ADOH will terminate any Funding Agreement and recapture funds from the same Funding Agreement in which the Recipient does not commence any of the activities described in the *Scope of Work (Attachment A)* or fails to expend any funds in accordance with the *Budget (Attachment C)* within One hundred eighty (180) calendar days from the full execution date of the Funding Agreement.

APPLICATION TIMELINE

The following is a listing of key dates in the application and funding process:

Application Handbook release:	January, 2009
NOFA release:	May 10, 2011
Application Deadline:	August 31, 2011, 4:00 p.m.

APPLICATION SUBMITTAL

Applicants must submit one (1) original and one (1) copy of the application. The entire application (both original and copy) must be two-hole punched at the top and secured by a clasp. DO NOT submit applications in binders. Any drawings, maps, plans or supportive documents may be included unbound (if not feasible to bound) but must be legible, designated and labeled.

Applications must be received by ADOH no later than **Wednesday, August 31, 2011 by 4:00 p.m.** Applications will be considered received if one of the following indicates a date and time no later than the application due date:

- Fed Ex, UPS, etc. delivery documents; and
- Department staff documentation of receipt.

Applications *may not* be submitted via e-mail or fax. Applications may be delivered or mailed to:

Arizona Department of Housing
Attn: CDBG Colonias Set Aside Account
1110 W. Washington, Suite 310
Phoenix, AZ 85007

Arizona Department of Housing
1110 W. Washington, Suite 310
Phoenix, AZ 85007
Telephone (602) 771-1000 Facsimile (602) 771-1002 TDY (602) 771-1001
www.azhousing.gov

**STATE OF ARIZONA - Designated Colonias
As of May 10, 2011 (excluding Maricopa County)**

Cochise County:

- Bisbee – Bakerville Neighborhood
- Bisbee – Tintown Neighborhood
- Douglas – Census Tract 9 (Original Townsite)
- Tombstone

Unincorporated Areas:

- Bowie
- Fry Townsite
- Lower Huachuca City
- San Simon
- Winchester Heights

Gila County:

Graham County:

Unincorporated Areas:

- Artesia
- Bonita/Fort Grant
- Bryce/Eden
- Fort Thomas
- Klondyke
- Lonestar
- San Jose
- Sanchez
- Solomon

Greenlee County:

- Duncan (including Hunter Estates Annex)

La Paz County:

Pima County:

Pinal County:

- Coolidge – “Jones Addition” (Original Townsite)
- Maricopa – Heritage District
- Maricopa – Seven Ranches

Unincorporated Areas:

Santa Cruz County:

- Patagonia

Unincorporated Areas:

- Carmen
- Chula Vista subdivision
- Elgin
- Firestone Gardens subdivision
- Pete Kitchen subdivision
- Tumacacori

Yuma County:

Unincorporated Areas:

- Avenue B & C
- Wall Lane

Colonias located on Tribal Land:

Native American tribes have various colonias designated within their boundaries.



**Arizona Department of Housing
2011 Information Bulletin**

REGARDING PROGRAMS: Rental Development

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

INFORMATION BULLETIN No. 12-11

ISSUED: May 23, 2011

**RE: 2011 LOW INCOME HOUSING TAX CREDIT (LIHTC) PRELIMINARY AWARD AND
WAITING LIST**

Attached is the **2011 LOW INCOME HOUSING TAX CREDIT (LIHTC) PRELIMINARY AWARD AND WAITING LIST**.

The list can be found on our website on the Forms and Handbooks under the Rental Development (LIHTC program) page.

Arizona Department of Housing
1110 W. Washington, Suite 310 • Phoenix, AZ 85007
Telephone (602) 771-1000 • Facsimile (602) 771-1002 • TDY (602) 771-1001
www.azhousing.gov



**ARIZONA DEPARTMENT OF HOUSING
LOW INCOME HOUSING TAX CREDIT PROGRAM
2011 LIHTC Preliminary Award & Waiting List**

SELF SCORE	ADOH SCORE	SET-ASIDE	RECVD AWARD	PROJECT NAME & ADDRESS	OWNERSHIP & DEVELOPER	DEVELOPER CONTACT INFORMATION	COUNTY	UNITS				# OF BLDGS	PROJECT TYPE	PROJECT COST	TAX CREDIT REQUESTED
								TOTAL	LIHTC	MKT	EMP				
PRELIMINARY AWARDS															
161	91	Supp/Inclive Housing Non-Profit	✓	Stepping Stone Place 1325 N. 14th Street Phoenix, AZ 85006-3002	Stepping Stone Place, LP Native American Connections, Inc.	Joe Keeper 4520 N. Central Ave., Ste. 600 Phoenix, AZ 85012 Tel: 602-254-3247 Fax: 602-256-7356 j.keeper@nativeconnections.org	Maricopa	83	83	0	1	3	New Rehab	\$10,332,391	\$1,119,459
166	161	Rural SEAGO	✓	Casa Del Sol I SW Corner of Carmichael Ave & Timothy Lane Sierra Vista, AZ 85635	CDS Partners, L.P. Walling Affordable Communities, LP	Glenn Walling 1781 DeWitts Estate Rd. Alpine, CA 91901 Tel: 619-722-1118 Fax: 619-722-1119 glenn@wallingproperties.com	Cochise	88	88	0	0	4	New	\$11,886,940	\$1,242,180
186	159	Rural WACOG	✓	Casa Del Lago 3140 Kearsage Drive Lake Havasu City, AZ 86406	East End Ventures LP 202 Developers, LLC	William Collins 17470 N. Pacesetter Wy. Scottsdale, AZ 85255 Tel: 860-983-8800 Fax: 860-525-2606 202developers@gmail.com	Mohave	84	84	0	0	9	Acq/Rehab	\$12,197,571	\$1,062,547
162.5	162.5	Tribal	✓	San Carlos Homes V Various addresses in the Mt. Turnbull subdivision (Bylas) and a new construction site in the Bylas Community Bylas, AZ 85530	San Carlos Limited Partnership #5 San Carlos Apache Housing Authority	Ronald Boni PO Box 740 Peridot, AZ 85542 Tel: 928-475-2346 Fax: 928-475-2349 rboni@scazha.org	Graham	40	40	0	0	40	New Acq/Rehab	\$7,652,988	\$762,051
160	160	Tribal	✓	Pascua Yaqui Homes II Various addresses along Osay Bo-oh, Toroko Vampo, Sama, Guaka, Kau Bo-oh, Sawali Sewa, S Vatgue, Hu'upa Voo'd and Choki Voo'd Tucson, AZ 85757	Pascua Yaqui #2 LLC Pascua Yaqui Tribe	Rolando Jaimez 7474 S. Camino De Oeste Tucson, AZ 85757 Tel: 520-883-5000 Fax: 520-883-5014 rolando.jaimez@pascuayaqui-nsn.gov	Pima	56	56	0	0	56	New Acq/Rehab	\$10,069,562	\$910,329
195	165	Non-Profit	✓	Palms at Mesa 324 S. Horne Mesa, AZ 85204	Temple Square Limited Partnership PUL-Coral Gardens Apartments, Inc.	George Dean 1402 S. 7th Ave. Phoenix, AZ 85007 Tel: 602-254-5611 Fax: 602-253-7359 pulcoral@gmail.com	Maricopa	152	152	0	0	21	Acq/Rehab	\$21,747,219	\$2,046,355
196	191	General Pool	✓	Gracie's Village 1520 E. Apache Blvd. Tempe, AZ 85281	Gracie's Village, LLC Gorman & Company, Inc.	Brian Swanton 200 N. Main St. Oregon, WI 53575 Tel: 602-708-4889 Fax: 608-835-5568 bswanton@gormanusa.com	Maricopa	74	74	0	0	1	Acq/Demo	\$19,523,732	\$2,165,534
191	181	General Pool	✓	Las Montanas 6280 South Campbell Ave Tucson, AZ 85706	Bilby Partners Limited Partnership Glennmark Construction, Inc.	Mark D. Breen 7689 E. Paradise Ln., Ste. 6 Scottsdale, AZ 85260 Tel: 480-596-3898 Fax: 480-368-5493 mbreen@atlanticdev.com	Pima	88	88	0	0	23	Acq/Rehab	\$16,349,036	\$1,563,216
186	181	General Pool	✓	Palm Oasis 802 North 30th Street Phoenix, AZ 85008	President Partners Limited Partnership Glennmark Construction, Inc.	Mark D. Breen 7689 E. Paradise Ln., Ste. 6 Scottsdale, AZ 85260 Tel: 480-596-3898 Fax: 480-368-5493 mbreen@atlanticdev.com	Maricopa	134	134	0	0	13	Acq/Rehab	\$24,323,721	\$2,290,832
TOTAL:								799	799	0	1	170	GRAND TOTAL:		\$ 13,162,503
WAITING LIST															
176.5	171.5	General Pool	*	Washington Pointe Apartments Southwest corner of East Washington St. and South 16th St. Phoenix, AZ 85034	Washington Pointe Apartments NRP Holdings LLC	Mark Shoemaker 420 W. Roosevelt St. Phoenix, AZ 85003 Tel: 602-412-5733 Fax: 216-584-2560 mshoemaker@nrpgroup.com	Maricopa	54	54	0	0	1	Acq/Demo	\$10,021,136	\$981,604

**ARIZONA DEPARTMENT OF HOUSING
LOW INCOME HOUSING TAX CREDIT PROGRAM
2011 LIHTC Preliminary Award & Waiting List**

SELF SCORE	ADOH SCORE	SET-ASIDE	RECVD AWARD	PROJECT NAME & ADDRESS	OWNERSHIP & DEVELOPER	DEVELOPER CONTACT INFORMATION	COUNTY	UNITS				# OF BLDGS	PROJECT TYPE	PROJECT COST	TAX CREDIT REQUESTED
								TOTAL	LIHTC	MKT	EMP				
186	161	General Pool	*	The Lofts @ 10 2247 Van Buren Street Phoenix, AZ 85006	VB Housing, LLC Kay-Kay Realty Corporation	David Kotin 6908 E. Thomas Rd., Ste. 300 Scottsdale, AZ 85251 Tel: 480-994-1999 Fax: 480-994-9121 david@kay-kay.biz	Maricopa	78	78	0	0	2	Acq/Rehab	\$9,612,424	\$868,896
154	149	General Pool	*	Sun Ray Family Apartments South Side of Hohokam Drive & Hopi Drive Douglas, AZ 85607	Cochise Pacific Associates, an Arizona L.P. Pacific West Communities, Inc.	Caleb Roope 430 E. State St., Ste. 100 Eagle, ID 83616 Tel: 208-461-0022 Fax: 208-461-3267 calebr@tpchousing.com	Cochise	57	56	0	1	6	New	\$9,056,716	\$985,313
153	148	General Pool	*	Highland Square Senior Apartments SEC of Candy Lane and Mingus Avenue Cottonwood, AZ 86326	FSL St. Monica Villas, LP FSL Real Estate Services	Steve Hastings 1201 E. Thomas Rd. Phoenix, AZ 85014 Tel: 602-285-1800 Fax: 602-285-0225 shastings@fsl.org	Yavapai	60	54	6	0	1	New	\$7,840,039	\$697,553
155	145	General Pool	*	Garfield Sacred Heart Housing 1110 North 16th Street Phoenix, AZ 85006	Garfield Sacred Heart Housing, LLC Desco Arizona Affordable Housing, LLC	David E. Slattery 4340 E. Indian School Rd., Ste. 21-563 Phoenix, AZ 85018 Tel: 402-578-4101 Fax: 712-332-2714 dave@slatteryco.com	Maricopa	100	100	0	0	1	Acq/Rehab	\$23,298,616	\$2,028,951

✓ Preliminarily Awarded Projects

* Projects on the Waiting List



The Arizona Department of Housing 2011 Information Bulletin

REGARDING PROGRAMS: Community Development Block Grant (CDBG)

REGARDING FUNDING SOURCES: CDBG

INFORMATION BULLETIN No. 13-11

ISSUED: June 1, 2011

**RE: CDBG Allocation by COG Region in Compliance with Program
Year Annual Action Plan FY2011-2012**

In compliance with the State of Arizona Consolidated Plan, FY 2010-2014 (Consolidated Plan), the state must include a description of its methods of distributing funds to local governments to carry out activities using funds expected to be received during the program year under the formula allocations. For the Federal Funding Year 2011, the COG allocation is as follows:

CDBG Allocation by COG Region	2011 Allocation Amount	2011 Allocation Share
NACOG	\$ 1,808,757	22.2471500%
WACOG	\$ 2,367,825	29.1235110%
CAAG	\$ 2,043,709	25.1369790%
SEAGO	\$ 1,909,996	23.4923570%
Total Allocation to Rural COGs	\$ 8,130,287	

Additionally as described in the Consolidated Plan, 10% of the State's total CDBG allocation or \$1,110,925 is set aside for eligible colonias projects and 15% of the adjusted allocation total or \$1,434,756 is set aside for the state special projects funding. Both of these set-asides are competitive applications that were announced through Notices of Funding Availability 11-11 and 01-11 respectively.

CONTACT: Kathy Blodgett
Community Development and Revitalization Programs Administrator
(602) 771-1000
Kathy.Blodgett@azhousing.gov

Arizona Department of Housing
1110 W. Washington, Suite 310
Phoenix, AZ 85007
Telephone (602) 771-1000 Facsimile (602) 771-1002 TDY (602) 771-1001
www.azhousing.gov



Arizona Department of Housing 2011 Information Bulletin

REGARDING PROGRAMS: STATE HOUSING FUND (SHF)
REGARDING FUNDING SOURCES: HOME and Housing Trust Fund

INFORMATION BULLETIN No. 14-11

ISSUED: June 1, 2011

**RE: STATE HOUSING FUND PROGRAM HOME AND HOUSING TRUST FUND
INCOME LIMITS EFFECTIVE JUNE 1, 2011**

Attached are the 2011 income limits for the State Housing Fund Program. These rates are effective June 1, 2011. The tables are also available for download on the Forms & Handbooks page of our website, www.azhousing.gov.

Arizona Department of Housing

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Telephone (602) 771-1000 • Facsimile (602) 771-1002 • TDY (602) 771-1001
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2011 ARIZONA INCOME LIMITS

ARIZONA COUNTIES

Revised 6/2011

State of Arizona -- State Housing Fund Program HOME and Housing Trust Fund 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%	13900	15900	17900	19850	21450	23050	24650	26250
	50% (Very Low-Income)	23200	26500	29800	33100	35750	38400	41050	43700
	60%	27840	31800	35760	39720	42900	46080	49260	52440
	80% (Low-Income)	37100	42400	47700	52950	57200	61450	65700	69900
Lake Havasu City-Kingman, AZ Mohave County MEDIAN HOUSEHOLD	30%	11200	12800	14400	16000	17300	18600	19850	21150
	50% (Very Low-Income)	18700	21400	24050	26700	28850	31000	33150	35250
	60%	22440	25680	28860	32040	34620	37200	39780	42300
	80% (Low-Income)	29950	34200	38500	42750	46200	49600	53050	56450
Phoenix-Mesa-Glendale, AZ Maricopa - Pinal Counties MEDIAN HOUSEHOLD	30%	13800	15750	17700	19650	21250	22800	24400	25950
	50% (Very Low-Income)	22950	26200	29500	32750	35400	38000	40650	43250
	60%	27540	31440	35400	39300	42480	45600	48780	51900
	80% (Low-Income)	36700	41950	47200	52400	56600	60800	65000	69200
Prescott, AZ Yavapai County MEDIAN HOUSEHOLD	30%	11900	13600	15300	17000	18400	19750	21100	22450
	50% (Very Low-Income)	19850	22700	25550	28350	30650	32900	35200	37450
	60%	23820	27240	30660	34020	36780	39480	42240	44940
	80% (Low-Income)	31750	36300	40850	45350	49000	52650	56250	59900
Tucson, AZ Pima County MEDIAN HOUSEHOLD	30%	12550	14350	16150	17900	19350	20800	22200	23650
	50% (Very Low-Income)	20900	23850	26850	29800	32200	34600	37000	39350
	60%	25080	28620	32220	35760	38640	41520	44400	47220
	80% (Low-Income)	33400	38200	42950	47700	51550	55350	59150	63000
Yuma, AZ Yuma County MEDIAN HOUSEHOLD	30%	10250	11700	13150	14600	15800	16950	18150	19300
	50% (Very Low-Income)	17050	19500	21950	24350	26300	28250	30200	32150
	60%	20460	23400	26340	29220	31560	33900	36240	38580
	80% (Low-Income)	27300	31200	35100	38950	42100	45200	48300	51450
: Apache County MEDIAN HOUSEHOLD	30%	9700	11100	12500	13850	15000	16100	17200	18300
	50% (Very Low-Income)	16200	18500	20800	23100	24950	26800	28650	30500
	60%	19440	22200	24960	27720	29940	32160	34380	36600
	80% (Low-Income)	25900	29600	33300	39650	39950	42900	45850	48800
: Cochise County MEDIAN HOUSEHOLD	30%	11400	13000	14650	16250	17550	18850	20150	21450
	50% (Very Low-Income)	18950	21650	24650	27050	29250	31400	33550	35750
	60%	22740	25980	29580	32460	35100	37680	40260	42900
	80% (Low-Income)	30350	34650	39000	43300	46800	50250	53700	57200

2011 ARIZONA INCOME LIMITS

ARIZONA COUNTIES

Revised 6/2011

State of Arizona -- State Housing Fund Program
HOME and Housing Trust Fund Program Income Limits

		1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON +
: Gila County MEDIAN HOUSEHOLD	30%	10800	12350	13900	15400	16650	17900	19100	20350
	50% (Very Low-Income)	18000	20550	23100	25650	27750	29800	31850	33900
	60%	21600	24660	27720	30780	33300	35760	38220	40680
	80% (Low-Income)	28750	32850	36950	41050	44350	47650	50950	54200
: Graham County MEDIAN HOUSEHOLD	30%	10150	11600	13050	14450	15650	16800	17950	19100
	50% (Very Low-Income)	16850	19250	21650	24050	26000	27900	29850	31750
	60%	20220	23100	25980	28860	31200	33480	35820	38100
	80% (Low-Income)	26950	30800	34650	38500	41600	44700	47750	50850
: Greenlee County MEDIAN HOUSEHOLD	30%	11550	13200	14850	16450	17800	19100	20400	21750
	50% (Very Low-Income)	19200	21950	24700	27400	29600	31800	34000	36200
	60%	23040	26340	29640	32880	35520	38160	40800	43440
	80% (Low-Income)	30700	35100	39500	43850	47400	50900	54400	57900
: La Paz County MEDIAN HOUSEHOLD	30%	9700	11100	12500	13850	15000	16100	17200	18300
	50% (Very Low-Income)	16200	18500	20800	23100	24950	26800	28650	30500
	60%	19440	22200	24960	27720	29940	32160	34380	36600
	80% (Low-Income)	25900	29600	33300	36950	39950	42900	45850	48800
: Navajo County MEDIAN HOUSEHOLD	30%	9700	11100	12500	13850	15000	16100	17200	18300
	50% (Very Low-Income)	16200	18500	20800	23100	24950	26800	28650	30500
	60%	19440	22200	24960	27720	29940	32160	34380	36600
	80% (Low-Income)	25900	29600	33300	39650	39950	42900	45850	48800
: Santa Cruz County MEDIAN HOUSEHOLD	30%	9750	11150	12550	13900	15050	16150	17250	18350
	50% (Very Low-Income)	16250	18550	20850	23150	25050	26900	28750	30600
	60%	19500	22260	25020	27780	30060	32280	34500	36720
	80% (Low-Income)	25950	29650	33350	37050	40050	43000	45950	48950



Arizona
Department
of Housing

Arizona Department of Housing 2011 Information Bulletin

PROGRAMS: Low Income Housing Tax Credit (LIHTC) Program

REGARDING: Low Income Housing Tax Credit Income and Rent Limits
(Pre-1990 Developments) – Figures are effective as of 06-01-11

Low Income Housing Tax Credit Income and Rent Limits
(Post-1989 Developments) – Figures are effective as of 06-01-11

INFORMATION BULLETIN No.15-11

ISSUED: June 3, 2011

RE: Revised Income and Rent Limits for LIHTC Program

Attached are the revised 2011 Income and Rent Limits for the Low Income Housing Tax Credit (LIHTC) program. These limits are effective as of June 1, 2011.

The tables are also available for download on the [Forms and Handbooks](#) page of our website, www.azhousing.gov.

Alternate limits are available for the HERA impacted counties of Maricopa/Pinal, Cochise, Graham, Greenlee, Mohave and Santa Cruz. ADOH approval is required to use the alternate limits. Contact Lisa Troy, Rental Compliance Administrator at (602) 771-1071 or by e-mail at lisa.troy@azhousing.gov.

Arizona Department of Housing

1110 West Washington, Suite 310

Phoenix, AZ 85007

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

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Arizona Department of Housing 2011 Information Bulletin

PROGRAMS: State Housing Fund Program (SHF)

REGARDING: HOME and Housing Trust Fund

INFORMATION BULLETIN No. 16-11 AMENDED

ISSUED: June 22, 2011

RE: State Housing Fund Program – HOME and Housing Trust Fund
Revised Income Limits Effective **July 13, 2011**

Attached are the revised 2011 Income Limits for the State Housing Fund Program. These limits are effective as of July 13, 2011.

The tables are also available for download on the [Forms and Handbooks](#) page of our website, www.azhousing.gov.

Arizona Department of Housing

1110 West Washington, Suite 310

Phoenix, AZ 85007

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

www.housingaz.com

2011 PROGRAM RENT LIMITS

ARIZONA COUNTIES

State of Arizona -- State Housing Fund Program
HOME and Housing Trust Fund Program Rents

		EFFICIENCY	1 BEDROOM	2 BEDROOM	3 BEDROOM	4 BEDROOM	5 BEDROOM	6 BEDROOM
Flagstaff, AZ Coconino County	LOW HOME RENT	580	621	745	860	960	1059	1158
	HIGH HOME RENT	734	788	947	1085	1191	1296	1401
For information only:	Fair Market Rent	845	1005	1136	1461	1843	2119	2396
	50% Rent Limit	580	621	745	860	960	1059	1158
	65% Rent Limit	734	788	947	1085	1191	1296	1401
 								
Lake Havasu City - Kingman Mohave County	LOW HOME RENT	516	553	663	768	856	944	1034
	HIGH HOME RENT	615	666	788	965	1056	1147	1238
For information only:	Fair Market Rent	633	697	812	1123	1253	1441	1629
	50% Rent Limit	467	501	601	694	775	855	934
	65% Rent Limit	589	632	761	870	951	1031	1110
 								
Phoenix, AZ Maricopa/Pinal Counties	LOW HOME RENT	583	625	750	866	966	1066	1165
	HIGH HOME RENT	666	776	936	1092	1199	1304	1410
For information only:	Fair Market Rent	666	776	936	1363	1596	1835	2075
	50% Rent Limit	573	614	737	851	950	1048	1146
	65% Rent Limit	726	779	937	1074	1179	1282	1385
 								
Prescott, AZ Yavapai County	LOW HOME RENT	496	531	638	737	822	908	992
	HIGH HOME RENT	625	671	808	924	1011	1097	1184
For information only:	Fair Market Rent	705	728	919	1339	1379	1586	1793
	50% Rent Limit	496	531	638	737	822	908	992
	65% Rent Limit	625	671	808	924	1011	1097	1184
 								
Tucson, AZ Pima County	LOW HOME RENT	522	559	671	775	865	954	1043
	HIGH HOME RENT	562	661	848	974	1066	1158	1250
For information only:	Fair Market Rent	562	661	848	1221	1291	1485	1678
	50% Rent Limit	522	559	671	775	865	954	1043
	65% Rent Limit	659	707	851	974	1066	1158	1250

2011 PROGRAM RENT LIMITS

ARIZONA COUNTIES

State of Arizona -- State Housing Fund Program
HOME and Housing Trust Fund Program Rents

		EFFICIENCY	1 BEDROOM	2 BEDROOM	3 BEDROOM	4 BEDROOM	5 BEDROOM	6 BEDROOM
Yuma, AZ Yuma County								
	LOW HOME RENT	426	456	548	633	706	779	852
	HIGH HOME RENT	535	574	691	789	861	931	1002
For information only:	Fair Market Rent	592	699	835	1184	1451	1669	1886
	50% Rent Limit	426	456	548	633	706	779	852
	65% Rent Limit	535	574	691	789	861	931	1002
: Apache County								
	LOW HOME RENT	405	433	520	600	670	739	808
	HIGH HOME RENT	447	544	647	748	815	881	946
For information only:	Fair Market Rent	447	547	647	897	1137	1308	1478
	50% Rent Limit	405	433	520	600	670	739	808
	65% Rent Limit	506	544	654	748	815	881	946
: Cochise County								
	LOW HOME RENT	473	507	608	703	785	866	946
	HIGH HOME RENT	524	607	762	880	963	1043	1124
For information only:	Fair Market Rent	524	607	762	1052	1293	1487	1681
	50% Rent Limit	473	507	608	703	785	866	946
	65% Rent Limit	596	640	769	880	963	1043	1124
: Gila County								
	LOW HOME RENT	450	481	577	667	745	821	897
	HIGH HOME RENT	564	606	729	834	910	986	1061
For information only:	Fair Market Rent	571	669	880	1208	1244	1431	1617
	50% Rent Limit	450	481	577	667	745	821	897
	65% Rent Limit	564	606	729	834	910	986	1061
: Graham County								
	LOW HOME RENT	421	451	541	625	697	770	841
	HIGH HOME RENT	528	566	682	779	849	918	988
For information only:	Fair Market Rent	594	640	717	991	1140	1311	1482
	50% Rent Limit	421	451	541	625	697	770	841
	65% Rent Limit	528	566	682	779	849	918	988

2011 PROGRAM RENT LIMITS

ARIZONA COUNTIES

State of Arizona -- State Housing Fund Program
HOME and Housing Trust Fund Program Rents

		EFFICIENCY	1 BEDROOM	2 BEDROOM	3 BEDROOM	4 BEDROOM	5 BEDROOM	6 BEDROOM
: Greenlee County								
	LOW HOME RENT	502	538	646	746	832	918	1004
	HIGH HOME RENT	543	603	757	936	1025	1112	1200
For information only:	Fair Market Rent	543	603	757	1040	1177	1354	1530
	50% Rent Limit	480	514	617	712	795	877	959
	65% Rent Limit	604	648	779	892	975	1057	1140
: La Paz County								
	LOW HOME RENT	405	433	520	600	670	739	808
	HIGH HOME RENT	506	544	654	748	815	881	946
For information only:	Fair Market Rent	609	610	732	1036	1067	1227	1387
	50% Rent Limit	405	433	520	600	670	739	808
	65% Rent Limit	506	544	654	748	815	881	946
: Navajo County								
	LOW HOME RENT	405	433	520	600	670	739	808
	HIGH HOME RENT	506	544	654	748	815	881	946
For information only:	Fair Market Rent	532	569	751	1012	1199	1379	1559
	50% Rent Limit	405	433	520	600	670	739	808
	65% Rent Limit	506	544	654	748	815	881	946
: Santa Cruz County								
	LOW HOME RENT	406	435	521	602	672	741	810
	HIGH HOME RENT	508	545	656	749	816	882	948
For information only:	Fair Market Rent	626	626	794	1158	1192	1371	1550
	50% Rent Limit	406	435	521	602	672	741	810
	65% Rent Limit	508	545	656	749	816	882	948



Arizona
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of Housing

Arizona Department of Housing 2011 Information Bulletin

PROGRAMS: State Housing Fund Program (SHF)

REGARDING: HOME and Housing Trust Fund

INFORMATION BULLETIN No. 17-11

ISSUED: July 12, 2011

RE: State Housing Fund Program – HOME and Housing Trust Fund
Revised Income & Rent Limits Effective **July 13, 2011**

Due to a programming error in calculation, the Office of Affordable Housing Programs at HUD has issued corrected HOME rent and income limits for FY 2011. The attached tables reflect these corrected limits effective July 13, 2011.

The tables are also available for download on the [Forms and Handbooks](#) page of our website, www.azhousing.gov.

Arizona Department of Housing

1110 West Washington, Suite 310

Phoenix, AZ 85007

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

www.housingaz.com

2011 ARIZONA INCOME LIMITS

ARIZONA COUNTIES

Revised 06/28/11

State of Arizona -- State Housing Fund Program
HOME and Housing Trust Fund 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%	13900	15900	17900	19850	21450	23050	24650	26250
	50% (Very Low-Income)	23200	26500	29800	33100	35750	38400	41050	43700
	60%	27840	31800	35760	39720	42900	46080	49260	52440
	80% (Low-Income)	37100	42400	47700	52950	57200	61450	65700	69900
Lake Havasu City-Kingman, AZ Mohave County MEDIAN HOUSEHOLD	30%	11200	12800	14400	16000	17300	18600	19850	21150
	50% (Very Low-Income)	18700	21400	24050	26700	28850	31000	33150	35250
	60%	22440	25680	28860	32040	34620	37200	39780	42300
	80% (Low-Income)	29950	34200	38500	42750	46200	49600	53050	56450
Phoenix-Mesa-Glendale, AZ Maricopa - Pinal Counties MEDIAN HOUSEHOLD	30%	13800	15750	17700	19650	21250	22800	24400	25950
	50% (Very Low-Income)	22950	26200	29500	32750	35400	38000	40650	43250
	60%	27540	31440	35400	39300	42480	45600	48780	51900
	80% (Low-Income)	36700	41950	47200	52400	56600	60800	65000	69200
Prescott, AZ Yavapai County MEDIAN HOUSEHOLD	30%	11900	13600	15300	17000	18400	19750	21100	22450
	50% (Very Low-Income)	19850	22700	25550	28350	30650	32900	35200	37450
	60%	23820	27240	30660	34020	36780	39480	42240	44940
	80% (Low-Income)	31750	36300	40850	45350	49000	52650	56250	59900
Tucson, AZ Pima County MEDIAN HOUSEHOLD	30%	12550	14350	16150	17900	19350	20800	22200	23650
	50% (Very Low-Income)	20900	23850	26850	29800	32200	34600	37000	39350
	60%	25080	28620	32220	35760	38640	41520	44400	47220
	80% (Low-Income)	33400	38200	42950	47700	51550	55350	59150	63000
Yuma, AZ Yuma County MEDIAN HOUSEHOLD	30%	10250	11700	13150	14600	15800	16950	18150	19300
	50% (Very Low-Income)	17050	19500	21950	24350	26300	28250	30200	32150
	60%	20460	23400	26340	29220	31560	33900	36240	38580
	80% (Low-Income)	27300	31200	35100	38950	42100	45200	48300	51450
: Apache County MEDIAN HOUSEHOLD	30%	9700	11100	12500	13850	15000	16100	17200	18300
	50% (Very Low-Income)	16200	18500	20800	23100	24950	26800	28650	30500
	60%	19440	22200	24960	27720	29940	32160	34380	36600
	80% (Low-Income)	25900	29600	33300	36950	39950	42900	45850	48800
: Cochise County MEDIAN HOUSEHOLD	30%	11400	13000	14650	16250	17550	18850	20150	21450
	50% (Very Low-Income)	18950	21650	24350	27050	29250	31400	33550	35750
	60%	22740	25980	29220	32460	35100	37680	40260	42900
	80% (Low-Income)	30350	34650	39000	43300	46800	50250	53700	57200

2011 ARIZONA INCOME LIMITS

ARIZONA COUNTIES

Revised 06/28/11

State of Arizona -- State Housing Fund Program
HOME and Housing Trust Fund Program Income Limits

		1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON +
: Gila County MEDIAN HOUSEHOLD	30%	10800	12350	13900	15400	16650	17900	19100	20350
	50% (Very Low-Income)	18000	20550	23100	25650	27750	29800	31850	33900
	60%	21600	24660	27720	30780	33300	35760	38220	40680
	80% (Low-Income)	28750	32850	36950	41050	44350	47650	50950	54200
: Graham County MEDIAN HOUSEHOLD	30%	10150	11600	13050	14450	15650	16800	17950	19100
	50% (Very Low-Income)	16850	19250	21650	24050	26000	27900	29850	31750
	60%	20220	23100	25980	28860	31200	33480	35820	38100
	80% (Low-Income)	26950	30800	34650	38500	41600	44700	47750	50850
: Greenlee County MEDIAN HOUSEHOLD	30%	11550	13200	14850	16450	17800	19100	20400	21750
	50% (Very Low-Income)	19200	21950	24700	27400	29600	31800	34000	36200
	60%	23040	26340	29640	32880	35520	38160	40800	43440
	80% (Low-Income)	30700	35100	39500	43850	47400	50900	54400	57900
: La Paz County MEDIAN HOUSEHOLD	30%	9700	11100	12500	13850	15000	16100	17200	18300
	50% (Very Low-Income)	16200	18500	20800	23100	24950	26800	28650	30500
	60%	19440	22200	24960	27720	29940	32160	34380	36600
	80% (Low-Income)	25900	29600	33300	36950	39950	42900	45850	48800
: Navajo County MEDIAN HOUSEHOLD	30%	9700	11100	12500	13850	15000	16100	17200	18300
	50% (Very Low-Income)	16200	18500	20800	23100	24950	26800	28650	30500
	60%	19440	22200	24960	27720	29940	32160	34380	36600
	80% (Low-Income)	25900	29600	33300	39650	39950	42900	45850	48800
: Santa Cruz County MEDIAN HOUSEHOLD	30%	9750	11150	12550	13900	15050	16150	17250	18350
	50% (Very Low-Income)	16250	18550	20850	23150	25050	26900	28750	30600
	60%	19500	22260	25020	27780	30060	32280	34500	36720
	80% (Low-Income)	25950	29650	33350	37050	40050	43000	45950	48950

2011 PROGRAM RENT LIMITS

ARIZONA COUNTIES

Revised 6/28/11

State of Arizona -- State Housing Fund Program
HOME and Housing Trust Fund Program Rents

		EFFICIENCY	1 BEDROOM	2 BEDROOM	3 BEDROOM	4 BEDROOM	5 BEDROOM	6 BEDROOM
Flagstaff, AZ Coconino County	LOW HOME RENT	580	621	745	860	960	1059	1158
	HIGH HOME RENT	734	788	947	1085	1191	1296	1401
For information only:	Fair Market Rent	845	1005	1136	1461	1843	2119	2396
	50% Rent Limit	580	621	745	860	960	1059	1158
	65% Rent Limit	734	788	947	1085	1191	1296	1401
 								
Lake Havasu City - Kingman Mohave County	LOW HOME RENT	516	553	663	768	856	944	1034
	HIGH HOME RENT	615	666	788	965	1056	1147	1238
For information only:	Fair Market Rent	633	697	812	1123	1253	1441	1629
	50% Rent Limit	467	501	601	694	775	855	934
	65% Rent Limit	589	632	761	870	951	1031	1110
 								
Phoenix, AZ Maricopa/Pinal Counties	LOW HOME RENT	583	625	750	866	966	1066	1165
	HIGH HOME RENT	666	776	936	1092	1199	1304	1410
For information only:	Fair Market Rent	666	776	936	1363	1596	1835	2075
	50% Rent Limit	573	614	737	851	950	1048	1146
	65% Rent Limit	726	779	937	1074	1179	1282	1385
 								
Prescott, AZ Yavapai County	LOW HOME RENT	496	531	638	737	822	908	992
	HIGH HOME RENT	625	671	808	924	1011	1097	1184
For information only:	Fair Market Rent	705	728	919	1339	1379	1586	1793
	50% Rent Limit	496	531	638	737	822	908	992
	65% Rent Limit	625	671	808	924	1011	1097	1184
 								
Tucson, AZ Pima County	LOW HOME RENT	522	559	671	775	865	954	1043
	HIGH HOME RENT	562	661	848	974	1066	1158	1250
For information only:	Fair Market Rent	562	661	848	1221	1291	1485	1678
	50% Rent Limit	522	559	671	775	865	954	1043
	65% Rent Limit	659	707	851	974	1066	1158	1250

2011 PROGRAM RENT LIMITS

ARIZONA COUNTIES

Revised 6/28/11

State of Arizona -- State Housing Fund Program
HOME and Housing Trust Fund Program Rents

		EFFICIENCY	1 BEDROOM	2 BEDROOM	3 BEDROOM	4 BEDROOM	5 BEDROOM	6 BEDROOM
Yuma, AZ Yuma County								
	LOW HOME RENT	426	456	548	633	706	779	852
	HIGH HOME RENT	535	574	691	789	861	931	1002
For information only:	Fair Market Rent	592	699	835	1184	1451	1669	1886
	50% Rent Limit	426	456	548	633	706	779	852
	65% Rent Limit	535	574	691	789	861	931	1002
: Apache County								
	LOW HOME RENT	405	433	520	600	670	739	808
	HIGH HOME RENT	447	544	647	748	815	881	946
For information only:	Fair Market Rent	447	547	647	897	1137	1308	1478
	50% Rent Limit	405	433	520	600	670	739	808
	65% Rent Limit	506	544	654	748	815	881	946
: Cochise County								
	LOW HOME RENT	473	507	608	703	785	866	946
	HIGH HOME RENT	524	607	762	880	963	1043	1124
For information only:	Fair Market Rent	524	607	762	1052	1293	1487	1681
	50% Rent Limit	473	507	608	703	785	866	946
	65% Rent Limit	596	640	769	880	963	1043	1124
: Gila County								
	LOW HOME RENT	450	481	577	667	745	821	897
	HIGH HOME RENT	564	606	729	834	910	986	1061
For information only:	Fair Market Rent	571	669	880	1208	1244	1431	1617
	50% Rent Limit	450	481	577	667	745	821	897
	65% Rent Limit	564	606	729	834	910	986	1061
: Graham County								
	LOW HOME RENT	421	451	541	625	697	770	841
	HIGH HOME RENT	528	566	682	779	849	918	988
For information only:	Fair Market Rent	594	640	717	991	1140	1311	1482
	50% Rent Limit	421	451	541	625	697	770	841
	65% Rent Limit	528	566	682	779	849	918	988

2011 PROGRAM RENT LIMITS

ARIZONA COUNTIES

Revised 6/28/11

State of Arizona -- State Housing Fund Program
HOME and Housing Trust Fund Program Rents

		EFFICIENCY	1 BEDROOM	2 BEDROOM	3 BEDROOM	4 BEDROOM	5 BEDROOM	6 BEDROOM
: Greenlee County								
	LOW HOME RENT	502	538	646	746	832	918	1004
	HIGH HOME RENT	543	603	757	936	1025	1112	1200
For information only:	Fair Market Rent	543	603	757	1040	1177	1354	1530
	50% Rent Limit	480	514	617	712	795	877	959
	65% Rent Limit	604	648	779	892	975	1057	1140
: La Paz County								
	LOW HOME RENT	405	433	520	600	670	739	808
	HIGH HOME RENT	506	544	654	748	815	881	946
For information only:	Fair Market Rent	609	610	732	1036	1067	1227	1387
	50% Rent Limit	405	433	520	600	670	739	808
	65% Rent Limit	506	544	654	748	815	881	946
: Navajo County								
	LOW HOME RENT	405	433	520	600	670	739	808
	HIGH HOME RENT	506	544	654	748	815	881	946
For information only:	Fair Market Rent	532	569	751	1012	1199	1379	1559
	50% Rent Limit	405	433	520	600	670	739	808
	65% Rent Limit	506	544	654	748	815	881	946
: Santa Cruz County								
	LOW HOME RENT	406	435	521	602	672	741	810
	HIGH HOME RENT	508	545	656	749	816	882	948
For information only:	Fair Market Rent	626	626	794	1158	1192	1371	1550
	50% Rent Limit	406	435	521	602	672	741	810
	65% Rent Limit	508	545	656	749	816	882	948



Arizona Department of Housing 2011 Information Bulletin

PROGRAMS: Rental Compliance
REGARDING: Low Income Housing Tax Credit (LIHTC)

INFORMATION BULLETIN No. 18-11

ISSUED: July 14, 2011

RE: LIHTC Compliance Manual Release

Information Bulletin 18-11 announces the release of the newly updated Low-Income Housing Tax Credit property Compliance Manual.

This manual is a training and reference guide for compliance with requirements for properties financed through the Low-Income Housing Tax Credit (LIHTC or "Housing Credit") Program. It is designed to answer many questions regarding procedures, rules and regulations that govern LIHTC developments and should be a useful resource for owners and developers, management companies and on-site management personnel.

This manual is to be used as a supplement to the existing laws and rules prescribed by the Internal Revenue Service (the "IRS") in Section 42 of the Internal Revenue Code and related regulations. This manual should not be considered a complete guide on compliance. The responsibility for compliance with federal LIHTC Program regulations lies with the owner of the building(s) for which the Housing Credit is allowable. If a determination is made that any provision of this manual is in conflict with Section 42 of the Internal Revenue Code, the Internal Revenue Code will govern.

Because of the complexity of LIHTC regulations and the necessity to consider their applicability to specific circumstances, owners are urged to seek competent legal and accounting advice regarding compliance issues. This Agency's obligation to monitor for compliance with the requirements of Section 42 of the Internal Revenue Code does not make it liable for an owner's noncompliance (Treasury Regulations, section 1.42-5(g)).

The Compliance Manual is available for download on the [Forms and Handbooks](#) page of our website, www.azhousing.gov.

Questions with regard to this bulletin should be directed to Lisa Troy, Housing Compliance Administrator, (602) 771-1071 or lisa.troy@azhousing.gov.

Arizona Department of Housing

1110 West Washington, Suite 310

Phoenix, AZ 85007

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

www.housingaz.com



The Arizona Department of Housing 2011 Information Bulletin

REGARDING PROGRAMS: State Housing Fund Programs

REGARDING FUNDING SOURCES: Home Investment Partnerships Program (HOME)

INFORMATION BULLETIN No. 19-11

ISSUED: September 1, 2011

RE: Notice of Funding Availability for State Housing Funds
Owner Occupied Housing Rehabilitation

NOTICE OF FUNDING AVAILABILITY

The Arizona Department of Housing (the Department) is pleased to announce a Notice of Funding Availability (NOFA) for funding through the State Housing Fund (SHF), HOME Investment Partnerships Program (HOME). This NOFA is for housing rehabilitation programs for owner occupied single family dwellings. For FY2012, the Department expects to allocate approximately \$3,000,000.00 in SHF. The SHF will be allocated through one competitive funding round and the application submission deadline is January 13, 2012 at 4:00 p.m.

The Application process for SHF can be found in the SHF Program Summary and Application Guide. The guide can be downloaded from the ADOH website at: www.azhousing.gov.

GENERAL OVERVIEW

The mission of the Department is to “provide housing and community revitalization to benefit the people of Arizona.” The Owner Housing Objective for FY2012 is:

- Preserve and improve the long-term life of existing affordable owner occupied housing stock

In support of this Objective, the Department will allocate HOME funds to activities that improve the condition of housing units to meet the following standards:

- State’s Rehabilitation Standards.
- Local codes, zoning and ordinances, or if no Local code exists, meet model building codes.
- Newly reconstructed units must meet Model Energy Code and Energy Star standards.

The funding process can be found in the SHF Program Summary and Application Guide which includes information regarding:

1. Completeness review.
2. Threshold review.
3. Scoring.
4. Financial and Technical review.
5. Funding review.

Eligible Activities

Rehabilitation of owner-occupied housing units, including:

▪ Reconstruction

When the cost to rehabilitate the existing housing unit is in excess of the cost to replace the unit, then reconstruction is an eligible activity. Reconstruction is eligible to the extent that the replacement unit will be situated on the same property as the existing unit and the replacement unit is substantially the same as the existing unit, except when a larger or smaller unit is necessary to comply with property standards or local zoning, codes or ordinances. Reconstruction includes replacement of existing manufactured housing. Unit being replaced must be demolished and removed from the property receiving assistance.

▪ Refinancing

Refinancing existing debt that is secured by the existing housing unit is an eligible activity in conjunction with rehabilitation only if State funds loaned for rehabilitation and refinancing will result in a lower overall housing cost than would result from any other combination of loans.

For example:

A homeowner is seeking rehabilitation assistance. They have an outstanding principal balance on their first mortgage of \$30,000, at 10% interest, with a monthly payment of \$263. The cost of rehabilitation is \$15,000. The rehabilitation agency is offering a rehabilitation loan at 4% for a 20-year term, with a monthly cost to the homeowner of \$91. The monthly payments for both loans would total \$354, making participation in the rehabilitation program a financial burden for the homeowner. Using State funds to refinance the first mortgage and include the rehabilitation loan would result in a monthly payment of \$273, a lower overall housing cost.

Ineligible Activities

The following activities are ineligible:

- Emergency Repair or Single purpose rehabilitation, such as weatherization or accessibility when the unit will not comply with property standards after rehabilitation; however, accessibility, for example, can be a component of the rehabilitation.

Eligible Applicants

Eligible applicants are limited to:

- Units of local government, including cities, towns and counties.
- Tribal governments; tribally designated housing entities; and tribal housing authorities.

- Public Housing Authorities.
- Regional Councils of Government.
- Non-Profit Agencies, including Community Housing Development Organizations (CHDOs).

All applicants must be authorized to conduct business in Arizona.

Eligible Beneficiaries

All assisted homeowners must meet the following guidelines:

- Have an annual gross income that does not exceed 80 percent of the area median income adjusted by household size.
- The household must be income eligible at the time the rehabilitation commitment is made to the homeowner.
- Certify that they occupy the property as their principal and only residence.

Eligible Property Types

The following property types are eligible:

- Single-family (one-unit structures).
- Condominium units.
- Manufactured housing only if the unit upon completion will be:
 - located on a permanent foundation (requires certification) and is connected to permanent utility hook-ups;
 - is located on land that is held in fee-simple title, or long-term ground lease with a term of at least 99 years (50 years for tribal land);
 - meets the construction standards of 24 CFR 3280 if manufactured after June 15, 1976; or, meets applicable local and/or state codes if manufactured prior to June 15, 1976; and
 - meets all other requirements of Chapter 5 of the SHF Program Summary and Application Guide.

Eligible Assistance Types

The following types of assistance to income qualified, owner occupant beneficiaries are eligible:

- Deferred payment loans.
- Non-interest bearing loans.
- Interest-bearing loans; or
- Due on sale, transfer or non-owner occupancy.

Any of the above loan types may be forgiven upon the death of a sole owner occupant beneficiary. Please refer to Chapter 5 of the FY 2012 SHF Program Summary and Application Guide for further information.

Maximum Applicant Funding

The maximum limit of HOME funding available per application is **\$300,000**. An additional 10% (up to **\$30,000**) in general administrative funding thru the Housing Trust Fund is also available for a total maximum application funding of **\$330,000.00**. Only one application request per applicant will be considered for funding.

Maximum Investment per Unit

The maximum investment per unit for rehabilitation or refinance with rehabilitation is **\$50,000** and the maximum investment per unit for full replacement of either Mobile Home or Stick Built is **\$75,000.00**. Maximum investment limits include administration, project soft costs and project hard costs that are attributable to a specific individual assisted property. HTF funded general administrative costs are not included the per unit investment limits.

Application and Threshold Review Criteria

The review criterion is set forth in Chapters 2 and 5 of the SHF Program Summary Application Guide available on the ADOH website at: www.azhousing.gov.

Competitive Funding Determinations

The SHF Application must meet the SHF eligibility, application review, and threshold criteria. Award of SHF is subject to the availability of the funds provided to the Department for the SHF Program. Competitive funding criteria are utilized to make funding decisions. Only applications that meet thresholds are competitively scored. Competitive funding criteria can be found in Chapter 2 of the SHF Program Summary and Application Guide.

The competitive scoring process for Owner Occupied Housing Rehabilitation programs for this NOFA gives focus to those programs serving low income elderly persons or very low income persons who are at or below 50% of area median income populations.

Funding Notification

The Department will make every effort to make its funding decisions within 90 days, depending on the number and complexity of the applications received.

Technical Assistance

The Department will not preview, comment on, or pre-judge any element of any application prior to its initial submittal. A limited amount of assistance is available regarding the interpretation of the Department's policies, the SHF Program in general, and how program requirements should be applied.

Application Submission

Applicants must submit one (1) original and one (1) copy of the completed application package.

Applicants must submit their application packages as described under Application Format, completing all required sections and providing all required supporting documentation. Application packages not filed in duplicate or not received by 4:00 p.m. on the application deadline will not be accepted for review. The application package and any subsequent revisions or clarifications, if approved for funding, will become part of the agreement with the Department. Please refer to Chapter 2, section 2.2 (A) and Chapter 5, section 5.14 for additional application completeness criteria.

Application Format

Applications must be typewritten or computer generated. Applicants are not to revise the formatting of these forms in any way. A copy of this application is available by US Mail, on diskette, by e-mail, or on the State Housing Fund Forms and Handbooks page of the Department's website: <http://www.azhousing.gov/ShowPage.aspx?ID=453&CID=16>.

Application material must be:

- **Original plus one copy. Each must be two hole punched at the top and be bound with a large clip.**
- **8 ½ x 11 format**
- **single-sided**
- **indexed and tabbed to correspond with the application checklist**

In instances where the documentation is not applicable to a project, the tab must still be included and a single sheet indicating "N/A" and a statement describing the reason(s) the item is not applicable should be included in this space. The tabulation format should not be altered in any way.

Application Deadline

Applications are due (must be in the possession of the Department) no later than 4:00 p.m. on January 13, 2012.

Applications delivered after 4:00 p.m. on the deadline date noted above will not be accepted.

Applications must be delivered to:

**Attn: State Housing Fund, CD&R Division
Arizona Department of Housing
1110 West Washington Street, Suite 310
Phoenix, Arizona 85007**

Questions regarding Owner Occupied Housing Rehabilitation applications may be directed to Kathy Blodgett at (602) 771-1021 or Kathy.Blodgett@azhousing.gov.



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Arizona Department of Housing

The Arizona Department of Housing 2011 Information Bulletin

REGARDING PROGRAMS: Low Income Housing Tax Credit (LIHTC) Program

INFORMATION BULLETIN No. 20-11

ISSUED: October 13, 2011

RE: Schedule of Focus Groups for 2012 Qualified Allocation Plan

The Department has scheduled two focus group sessions to collect comments and feedback on the first draft of the 2012 Qualified Allocation Plan. The first draft of the 2012 QAP will be posted to the Department's website on October 21, 2011.

TUCSON

WEDNESDAY OCTOBER 26, 2011

10:00 AM - 12:00 PM

Pima County Housing Center

801 W. Congress Street

Tucson, AZ 85745

PHOENIX

THURSDAY, OCTOBER 27, 2011

2:30 PM - 4:30 PM

ADEQ Building

(ADOH offices are in this building)

1110 W. Washington, Room 250

Phoenix, AZ 85007

Comments will also be accepted via e-mail: 2012_QAP_Comments@azhousing.gov

Arizona Department of Housing

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Phoenix, AZ 85007

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Arizona Department of Housing

The Arizona Department of Housing 2011 Information Bulletin

REGARDING PROGRAMS: Low Income Housing Tax Credit (LIHTC) Program

INFORMATION BULLETIN No. 21-11

ISSUED: October 21, 2011

RE: Release of Draft 2012 Qualified Allocation Plan

As of October 21, 2011, the 2011 Low Income Housing Tax Credits have been fully and finally allocated. All applications not receiving a 2011 Tax Credit Reservation are deemed to have expired and will not be considered further for tax credits.

New applications for Low Income Housing Tax Credits will be received by the Arizona Department of Housing pursuant to the final 2012 Qualified Allocation Plan. The Department is pleased to present the Draft 2012 Qualified Allocation Plan on the Department's web site www.azhousing.gov. Public review and comment on the Draft 2012 Qualified Allocation Plan is welcome.

Comments will be accepted via e-mail: 2012_QAP_Comments@azhousing.gov

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The Arizona Department of Housing 2011 Information Bulletin

REGARDING PROGRAMS: State Housing Fund (SHF) Programs
FUNDING SOURCES: HOME Investment Partnerships Program (HOME) and
Housing Trust Fund (HTF)

INFORMATION BULLETIN No. 22-11

ISSUED: October 24, 2011

**RE: Notice of Funds Availability for State Housing Fund Rental
Housing**

NOTICE OF FUNDING AVAILABILITY

The Arizona Department of Housing (the Department) is pleased to announce a Notice of Funding Availability (NOFA) for funding through the State Housing Fund (SHF) which is comprised of the HOME Investment Partnerships Program (HOME) and the Housing Trust Fund (HTF). This NOFA is for the preservation of existing affordable multi-family rental properties. For FY2012, the Department expects to allocate approximately \$6,000,000 in SHF. The Department will determine, in its sole discretion, which source of funds will be awarded. Note: All Funding Sources are not available for all activities. The SHF will be allocated through a competitive funding round and the application submission deadline is February 1, 2012 at 4:00 p.m.

The Application process for SHF can be found in the SHF Program Summary and Application Guide. The guide can be downloaded from the ADOH website at: www.azhousing.gov. The 2012 SHF Rental Housing Application will be posted on ADOH's website no later than October 31, 2011.

GENERAL OVERVIEW

The mission of the Department is to "provide housing and community revitalization to benefit the people of Arizona." The Rental Housing Objective for FY2012 is to improve the quality of rental housing through rehabilitation.

In response to the Department's Rental Housing Objectives, this NOFA is being issued for the purpose of providing gap financing for the preservation of permanent rental projects.

The funding process can be found in the SHF Program Summary and Application Guide which includes information regarding:

1. Completeness review.
2. Threshold review.
3. Scoring.
4. Financial and Technical review.
5. Funding review - In some cases the Department will make a site inspection a part of the funding review.

Funding Sources of the State Housing Fund

State Housing Trust Funds (HTF): Housing Trust Fund is the most flexible and easiest to incorporate for projects. Established in 1988 by the Arizona State Legislature, the Housing Trust Fund (HTF) was created to provide a flexible funding source to assist in meeting the housing needs of low-income families in Arizona. Legislation governing the Housing Trust Fund is published at A.R.S. 41-3955 and A.R.S. 44-313.

Federal HOME Funds (HOME): The HOME Investment Partnerships Program (HOME) funds are allocated to the State through the U.S. Department of Housing and Urban Development (HUD). HOME was created by the National Affordable Housing Act of 1990 (NAHA). Regulations governing the HOME Investment Partnership Program are published at 24 CFR Part 92 (Final Rule, published September 16, 1996. Revised Final Rule amendments were published October 31, 2002.). Applicants are encouraged to become familiar with Federal regulations. The regulations and corresponding clarification notices can be found at: <http://www.hud.gov/offices/cpd/affordablehousing/programs/home/>.

Eligibility Criteria

This NOFA is targeting the preservation of existing and/or the development of affordable multi-family rental properties which meet the following criteria:

- Acquisition/Rehabilitation.
- Rehabilitation of existing affordable rental housing.
- Applicant must provide evidence of their pursuit of funding from the local jurisdiction prior to the submittal for State Housing Funds.
- Other Eligibility Criteria is found in the SHF Program Summary and Application Guide. Refer to Chapter 1-General State Housing Fund Overview, Chapter 2 – The Funding Process and Chapter 4 – Rental Development.

Eligible Applicants

Eligible applicants are limited to:

- Units of local government, including cities, towns and counties.
- Tribal Governments, tribally designated housing entities, and housing authorities.
- Public Housing Authorities.
- Regional Councils of Government.
- Other State Agencies.
- Non-Profit Agencies, including Community Housing Development Organizations (CHDOs).
- Private development agencies.

All applicants must be authorized to conduct business in Arizona. Applicants (and all of their team members) must not have outstanding or unresolved contractual, property, or beneficiary-related compliance issues with **any** Federal programs, or programs of the Department, the Arizona Housing Finance Authority or any other applicable State or Federal Agency.

Eligible Projects

A project is defined as a site or sites together with any building(s) that are under common ownership, management and financing and are to be assisted as a single undertaking. Single-family rental properties (scattered site) and multi-family properties are eligible. There are several types of projects that may be funded:

- Standard projects include units that have one or more bedrooms, living, kitchen, dining and sanitary facilities. Structures may be single-family rental (scattered site) or multi-family units.
- Single Room Occupancy (SRO) units must contain both food preparation and sanitary facilities within the unit.

NOTE: Projects following a Group Home design are not eligible for funding.

Maximum Applicant Funding

The maximum limit of SHF available per project is \$750,000. No developer shall be awarded more than \$750,000 in any 12 month period from the SHF for projects within Maricopa and/or Pima County.

Application and Threshold Review Criteria

The review criterion is set forth in Chapters 2 and 4 of the SHF Program Summary Application Guide available on the ADOH website at: www.azhousing.gov.

Underwriting

Projects will be underwritten and a subsidy layering review performed to determine whether or not additional public funding is needed. The Department will determine, in its sole discretion, which source of funds will be awarded. Applicants should plan their projects under the assumption that the more restrictive federal HOME funds may be provided.

Funding Determinations

The SHF Application must meet the SHF eligibility, application review, and underwriting criteria. Award of SHF is subject to the availability of the funds provided to the Department for the SHF program (federal HOME and state HTF). Competitive funding criteria can be found in Chapter 2 of the SHF Program Summary and Application Guide.

Funding Notification

The Department will make every effort to make its funding decisions within 60 days, depending on the number and complexity of the applications received.

Technical Assistance

The Department is available to answer any questions regarding the SHF program and the requirements for application submittal.

Application Submission

Applicants must complete their application packages as described under Application Format, completing all required sections and required supporting documentation, submitting one original and one copy. Additional information received after the February 1st deadline will not be accepted for scoring purposes.

Application Format

Applications must be typewritten or computer generated. Applicants are not to revise the formatting of these forms in any way. A copy of this application is available by US Mail, on diskette, by e-mail, or at the Department's website: www.azhousing.gov.

Application materials must be:

- **Bound in a 3 ring binder**
- **8 ½ x 11 format**
- **single-sided**
- **indexed and tabbed to correspond with the application checklist**

In instances where the documentation is not applicable to a project, the tab must still be included and a single sheet indicating “N/A” and a statement describing the reason(s) the item is not applicable should be included in this space. The tabulation format should not be altered in any way.

Application Deadline

Applications are due (must be in the possession of the Department) no later than 4:00 p.m. on February 1, 2012. Applications delivered after 4:00 p.m. on the deadline date noted above will not be accepted.

Applications must be delivered to:

**Attn: State Housing Fund
Arizona Department of Housing
1110 West Washington Street, Suite 310
Phoenix, Arizona 85007**

Questions regarding Rental applications may be directed to Ruby Dhillon at (602) 771-1031 or ruby.dhillon@azhousing.gov.



Arizona Department of Housing
1110 W. Washington, Suite 310
Phoenix, AZ 85007
Telephone (602) 771-1000 Facsimile (602) 771-1002 TDY (602) 771-1001
www.azhousing.gov



Arizona
Department
of Housing

The Arizona Department of Housing 2011 Information Bulletin

REGARDING PROGRAMS: State Housing Fund (SHF) Programs
FUNDING SOURCES: HOME Investment Partnerships Program (HOME) and
Housing Trust Fund (HTF)

INFORMATION BULLETIN No. 23-11

ISSUED: October 31, 2011

RE: Clarifications to Notice of Funding Availability for State Housing
Fund Rental Housing

On October 24, 2011, the Department posted its Notice of Funding Availability for State Housing Fund Rental Housing (the "NOFA").

As a point of clarification, please note that this NOFA is only available to Applicants who are **not** requesting Gap Financing in conjunction with a 2012 Low Income Housing Tax Credit Project.

For those Applicants who would like to submit an Application for Gap Financing in conjunction with the Department's 2012 Low Income Housing Tax Credit Program, please refer to the Draft 2012 Qualified Allocation Plan, posted on the Department's website.

Questions regarding this Information Bulletin may be directed to Ruby Dhillon at (602) 771-1031 or ruby.dhillon@azhousing.gov.



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Phoenix, AZ 85007

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

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The Arizona Department of Housing 2011 Information Bulletin

REGARDING PROGRAMS: Rental Development
REGARDING FUNDING SOURCES: Low Income Housing Tax Credit Program

INFORMATION BULLETIN No. 24-11

ISSUED: November 1, 2011

RE: PUBLIC HEARING DATE SCHEDULED FOR 2012 QUALIFIED ALLOCATION PLAN

A revised draft of the 2012 Qualified Allocation Plan (QAP), which includes comments gathered from the focus group sessions, will be posted to the ADOH website no later than close of business on Friday, November 4.

A Public Hearing to gather additional comments has been scheduled:

Wednesday, November 16, 2011 | 10:00 am – 12: 00 pm

Arizona Capitol Museum – Senate Hearing Room 1

1700 W. Washington

Phoenix, AZ 85007

Park in Wesley Bolin Plaza located at the southeast corner of 17th Avenue and Washington. Cross 17th Avenue, through the quad between the Arizona House and Arizona Senate buildings into the Capitol Museum. The security guard will direct you to Senate Hearing Room 1.

INFORMATION: Dominique Rougier, Rental Programs Administrative Assistant
(602) 771-1030 dominique.rougier@azhousing.gov

The Arizona Department of Housing 2011 Information Bulletin

REGARDING PROGRAMS: Rental Development
REGARDING FUNDING SOURCES: Low Income Housing Tax Credit Program

INFORMATION BULLETIN No. 25-11

ISSUED: November 4, 2011

RE: ISSUANCE OF SECOND DRAFT OF 2012 QUALIFIED ALLOCATION PLAN

Due to numerous requests, the Department has elected to extend the comment period on the draft of the 2012 Qualified Allocation Plan. The Department will continue to accept comments to the draft 2012 Qualified Allocation Plan through the following email address: 2012_QAP_Comments@azhousing.gov. Please provide any further comments by the close of business on Friday, November 4, 2011. The release date of the next draft will be announced once all comments are received and evaluated.

INFORMATION: Ruby Dhillon, Rental Programs Administrator (602) 771-1031, ruby.dhillon@azhousing.gov.

The Arizona Department of Housing 2011 Information Bulletin

REGARDING PROGRAMS: Rental Development
REGARDING FUNDING SOURCES: Low Income Housing Tax Credit Program

INFORMATION BULLETIN No. 26-11

ISSUED: November 8, 2011

RE: 1. RELEASE OF DRAFT 2 - 2012 QUALIFIED ALLOCATION PLAN
2. LOCATION CHANGE FOR PUBLIC HEARING on QAP

1. RELEASE OF DRAFT 2 OF THE 2012 QUALIFIED ALLOCATION PLAN

DRAFT 2 of the 2012 Qualified Allocation Plan (QAP), which includes comments gathered from the Phoenix and Tucson focus group sessions, is now posted on the Department's website: www.azhousing.gov.

Comments to DRAFT 2 of the QAP will be accepted through Thursday, November 10, 2011 at 4pm. Please direct comments as previously requested, to the following email address: [2012 QAP Comments@azhousing.gov](mailto:2012_QAP_Comments@azhousing.gov).

The FINAL DRAFT of the 2012 QAP will be posted on Tuesday, November 15, 2011.

2. LOCATION CHANGE FOR PUBLIC HEARING

The Public Hearing scheduled to gather comments on the 2012 QAP has moved from the Senate Hearing Room 1 to the Historic Supreme Court, Suite 200, still in the Arizona Capitol Museum. The hearing will be held at 10:00 am to 12:00 pm. See IB 24-11 for parking instructions.

INFORMATION: Ruby Dhillon, Rental Programs Administrator (602) 771-1030 ruby.dhillon@azhousing.gov



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

www.azhousing.gov

The Arizona Department of Housing 2011 Information Bulletin

REGARDING PROGRAMS: Rental Development
REGARDING FUNDING SOURCES: Low Income Housing Tax Credit Program

INFORMATION BULLETIN No. 27-11

ISSUED: November 15, 2011
RE: FINAL DRAFT - 2012 QUALIFIED ALLOCATION PLAN

The final DRAFT of 2012 Qualified Allocation Plan (QAP), which includes comments gathered after the Department's publication of DRAFT 2 of the QAP, is now posted on the Department's website: www.azhousing.gov.

INFORMATION: Ruby Dhillon, Rental Programs Administrator (602) 771-1030 ruby.dhillon@azhousing.gov

The Arizona Department of Housing 2011 Information Bulletin

REGARDING PROGRAMS: Rental Development
REGARDING FUNDING SOURCES: Low Income Housing Tax Credit Program

INFORMATION BULLETIN No. 28-11

ISSUED: November 16, 2011

RE: COMMENTS TO DRAFT 3 OF THE 2012 QUALIFIED ALLOCATION PLAN

During today's Public Hearing on the 2012 Qualified Allocation Plan ("QAP), the Department announced that it will continue to accept comments to Draft 3 of the QAP, through Friday, November 18, 2011 at 4pm.

Please send all comments, as previously requested, to the following email address:

2012_QAP_Comments@azhousing.gov

INFORMATION: Ruby Dhillon, Rental Programs Administrator (602) 771-1030 ruby.dhillon@azhousing.gov

The Arizona Department of Housing 2011 Information Bulletin

REGARDING PROGRAMS: Rental Development
REGARDING FUNDING SOURCES: Low Income Housing Tax Credit Program

INFORMATION BULLETIN No. 29-11

ISSUED: November 23, 2011

RE: COMMENTS TO DRAFT 4 OF THE 2012 QUALIFIED ALLOCATION PLAN

Based on the comments received by the Department after the Public Hearing, and the Department's subsequent revisions to the Qualified Allocation Plan (QAP), the Department is posting Draft 4 of the QAP for public review and comment. Draft 4 of the QAP can be downloaded on our website, www.azhousing.gov on the [Publications](#) page.

The Department will accept comments to Draft 4 of the QAP through Monday, November 28, 2011 at 10am.

Please send all comments, as previously requested, to the following email address:

2012_QAP_Comments@azhousing.gov

INFORMATION: Ruby Dhillon, Rental Programs Administrator (602) 771-1031 ruby.dhillon@azhousing.gov

The Arizona Department of Housing 2011 Information Bulletin

REGARDING PROGRAMS: Rental Development
REGARDING FUNDING SOURCES: Low Income Housing Tax Credit Program

INFORMATION BULLETIN No. 30-11
ISSUED: December 1, 2011
RE: NON PROFIT DEVELOPER TRAINING

On Tuesday, January 31, 2012 from 8:00 am to noon, the Arizona Department of Housing will host a Non Profit Developer training seminar, in conjunction with expert trainer Monte Franke of Franke Consulting Group.

This seminar will help Non Profit Developers gain a better understanding on how to formulate relationships with For Profit Developers with respect to the Low Income Housing Tax Credit (LIHTC) program, particularly the importance of the roles, responsibilities, benefits and potential downsides of such relationships.

The seminar will be offered at no charge to attendees, and will be held at the Carnegie Center. Registration is required. Further details regarding registration process are posted on the Department's website: www.azhousing.gov.

Tuesday, January 31, 2012
8:00 am to 12:00 pm
CARNEGIE CENTER
1101 W. Washington, Phoenix, AZ 85007

INFORMATION: Ruby Dhillon, Rental Programs Administrator
(602) 771-1031 ruby.dhillon@azhousing.gov



Arizona
Department
of Housing

Arizona Department of Housing 2011 Information Bulletin

PROGRAMS: Rental Development
REGARDING: Low Income Housing Tax Credit (LIHTC) Program

INFORMATION BULLETIN No.31-11

ISSUED: December 5, 2011

RE: 2012 Income and Rent Limits for LIHTC Program
(Post 1989 Developments)

Attached are the 2012 Income and Rent Limits for the LIHTC program for Post 1989 Developments. These limits are effective as of December 1, 2011 and must be implemented within 45 days.

The tables are also available for download on the [Forms and Handbooks](#) page of our website, www.azhousing.gov.

Alternate limits are available for the HERA impacted counties of Maricopa/Pinal, Cochise, Graham, Greenlee, Mohave and Santa Cruz. ADOH approval is required to use the alternate limits.

Contact Lisa Troy, Rental Compliance Administrator at (602) 771-1071 or by e-mail at lisa.troy@azhousing.gov.

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ARIZONA LOW INCOME HOUSING TAX CREDIT PROGRAM - IMPUTED INCOMES/ALLOWABLE RENTS

12/1/11

FOR RENTS BASED ON UNIT SIZE (Number of bedrooms: Post 1989 Projects)

(All fractions are rounded down.)

(Figures derived from HUD Median Income Charts effective 12/1/11)

MSA/County	%	(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		
										Rent	Rent	Rent	Rent	Rent	Rent	Rent	Rent	Rent	Rent	Rent	Rent	Rent
Phoenix (Maricopa/Pinal)	60	\$27,900	\$31,920	\$35,880	\$39,840	\$43,080	\$46,260	\$49,440	\$52,620	\$697	\$747	\$897	\$1,036	\$1,156	\$1,275							
	50	\$23,250	\$26,600	\$29,900	\$33,200	\$35,900	\$38,550	\$41,200	\$43,850	\$581	\$623	\$747	\$863	\$963	\$1,063							
	40	\$18,600	\$21,280	\$23,920	\$26,560	\$28,720	\$30,840	\$32,960	\$35,080	\$465	\$498	\$598	\$691	\$771	\$850							
	30	\$13,950	\$15,960	\$17,940	\$19,920	\$21,540	\$23,130	\$24,720	\$26,310	\$348	\$373	\$448	\$518	\$578	\$637							
	20	\$9,300	\$10,640	\$11,960	\$13,280	\$14,360	\$15,420	\$16,480	\$17,540	\$232	\$249	\$299	\$345	\$385	\$425							
HERA Special	60	\$28,020	\$31,980	\$36,000	\$39,960	\$43,200	\$46,380	\$49,560	\$52,800	\$700	\$750	\$900	\$1,039	\$1,159	\$1,279							
	50	\$23,350	\$26,650	\$30,000	\$33,300	\$36,000	\$38,650	\$41,300	\$44,000	\$583	\$625	\$750	\$866	\$966	\$1,066							
	40	\$18,680	\$21,320	\$24,000	\$26,640	\$28,800	\$30,920	\$33,040	\$35,200	\$467	\$500	\$600	\$693	\$773	\$853							
	30	\$14,010	\$15,990	\$18,000	\$19,980	\$21,600	\$23,190	\$24,780	\$26,400	\$350	\$375	\$450	\$519	\$579	\$639							
	20	\$9,340	\$10,660	\$12,000	\$13,320	\$14,400	\$15,460	\$16,520	\$17,600	\$233	\$250	\$300	\$346	\$386	\$426							
Tucson (Pima)	60	\$25,380	\$29,040	\$32,640	\$36,240	\$39,180	\$42,060	\$44,940	\$47,880	\$634	\$680	\$816	\$942	\$1,051	\$1,160							
	50	\$21,150	\$24,200	\$27,200	\$30,200	\$32,650	\$35,050	\$37,450	\$39,900	\$528	\$566	\$680	\$785	\$876	\$966							
	40	\$16,920	\$19,360	\$21,760	\$24,160	\$26,120	\$28,040	\$29,960	\$31,920	\$423	\$453	\$544	\$628	\$701	\$773							
	30	\$12,690	\$14,520	\$16,320	\$18,120	\$19,590	\$21,030	\$22,470	\$23,940	\$317	\$340	\$408	\$471	\$525	\$580							
	20	\$8,460	\$9,680	\$10,880	\$12,080	\$13,060	\$14,020	\$14,980	\$15,960	\$211	\$226	\$272	\$314	\$350	\$386							
Yuma (Yuma)	60	\$19,740	\$22,560	\$25,380	\$28,140	\$30,420	\$32,700	\$34,920	\$37,200	\$493	\$528	\$634	\$732	\$817	\$901							
	50	\$16,450	\$18,800	\$21,150	\$23,450	\$25,350	\$27,250	\$29,100	\$31,000	\$411	\$440	\$528	\$610	\$681	\$751							
	40	\$13,160	\$15,040	\$16,920	\$18,760	\$20,280	\$21,800	\$23,280	\$24,800	\$329	\$352	\$423	\$488	\$545	\$601							
	30	\$9,870	\$11,280	\$12,690	\$14,070	\$15,210	\$16,350	\$17,460	\$18,600	\$246	\$264	\$317	\$366	\$408	\$450							
	20	\$6,580	\$7,520	\$8,460	\$9,380	\$10,140	\$10,900	\$11,640	\$12,400	\$164	\$176	\$211	\$244	\$272	\$300							
HERA Special	60	\$20,460	\$23,400	\$26,340	\$29,220	\$31,560	\$33,900	\$36,240	\$38,580	\$511	\$548	\$658	\$759	\$847	\$935							
	50	\$17,050	\$19,500	\$21,950	\$24,350	\$26,300	\$28,250	\$30,200	\$32,150	\$426	\$456	\$548	\$633	\$706	\$779							
	40	\$13,640	\$15,600	\$17,560	\$19,480	\$21,040	\$22,600	\$24,160	\$25,720	\$341	\$365	\$439	\$506	\$565	\$623							
	30	\$10,230	\$11,700	\$13,170	\$14,610	\$15,780	\$16,950	\$18,120	\$19,290	\$255	\$274	\$329	\$379	\$423	\$467							
	20	\$6,820	\$7,800	\$8,780	\$9,740	\$10,520	\$11,300	\$12,080	\$12,860	\$170	\$182	\$219	\$253	\$282	\$311							
Apache	60	\$19,740	\$22,560	\$25,380	\$28,140	\$30,420	\$32,700	\$34,920	\$37,200	\$493	\$528	\$634	\$732	\$817	\$901							
	50	\$16,450	\$18,800	\$21,150	\$23,450	\$25,350	\$27,250	\$29,100	\$31,000	\$411	\$440	\$528	\$610	\$681	\$751							
	40	\$13,160	\$15,040	\$16,920	\$18,760	\$20,280	\$21,800	\$23,280	\$24,800	\$329	\$352	\$423	\$488	\$545	\$601							
	30	\$9,870	\$11,280	\$12,690	\$14,070	\$15,210	\$16,350	\$17,460	\$18,600	\$246	\$264	\$317	\$366	\$408	\$450							
	20	\$6,580	\$7,520	\$8,460	\$9,380	\$10,140	\$10,900	\$11,640	\$12,400	\$164	\$176	\$211	\$244	\$272	\$300							

Cochise	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	\$368
Coconino	60	\$26,460	\$30,240	\$34,020	\$37,740	\$40,800	\$43,800	\$46,800	\$49,860	\$661	\$708	\$850	\$981	\$1,095	\$1,208
	50	\$22,050	\$25,200	\$28,350	\$31,450	\$34,000	\$36,500	\$39,000	\$41,550	\$551	\$590	\$708	\$818	\$912	\$1,006
	40	\$17,640	\$20,160	\$22,680	\$25,160	\$27,200	\$29,200	\$31,200	\$33,240	\$441	\$472	\$567	\$654	\$730	\$805
	30	\$13,230	\$15,120	\$17,010	\$18,870	\$20,400	\$21,900	\$23,400	\$24,930	\$330	\$354	\$425	\$490	\$547	\$604
	20	\$8,820	\$10,080	\$11,340	\$12,580	\$13,600	\$14,600	\$15,600	\$16,620	\$220	\$236	\$283	\$327	\$365	\$402
Gila	60	\$20,520	\$23,460	\$26,400	\$29,280	\$31,680	\$34,020	\$36,360	\$38,700	\$513	\$549	\$660	\$762	\$850	\$938
	50	\$17,100	\$19,550	\$22,000	\$24,400	\$26,400	\$28,350	\$30,300	\$32,250	\$427	\$458	\$550	\$635	\$708	\$781
	40	\$13,680	\$15,640	\$17,600	\$19,520	\$21,120	\$22,680	\$24,240	\$25,800	\$342	\$366	\$440	\$508	\$567	\$625
	30	\$10,260	\$11,730	\$13,200	\$14,640	\$15,840	\$17,010	\$18,180	\$19,350	\$256	\$274	\$330	\$381	\$425	\$469
	20	\$6,840	\$7,820	\$8,800	\$9,760	\$10,560	\$11,340	\$12,120	\$12,900	\$171	\$183	\$220	\$254	\$283	\$312
HERA	60	\$21,600	\$24,660	\$27,720	\$30,780	\$33,300	\$35,760	\$38,220	\$40,680	\$540	\$578	\$693	\$801	\$894	\$986
Special	50	\$18,000	\$20,550	\$23,100	\$25,650	\$27,750	\$29,800	\$31,850	\$33,900	\$450	\$481	\$577	\$667	\$745	\$821
	40	\$14,400	\$16,440	\$18,480	\$20,520	\$22,200	\$23,840	\$25,480	\$27,120	\$360	\$385	\$462	\$534	\$596	\$657
	30	\$10,800	\$12,330	\$13,860	\$15,390	\$16,650	\$17,880	\$19,110	\$20,340	\$270	\$289	\$346	\$400	\$447	\$493
	20	\$7,200	\$8,220	\$9,240	\$10,260	\$11,100	\$11,920	\$12,740	\$13,560	\$180	\$192	\$231	\$267	\$298	\$328
Graham	60	\$21,180	\$24,180	\$27,180	\$30,180	\$32,640	\$35,040	\$37,440	\$39,840	\$529	\$567	\$679	\$785	\$876	\$966
	50	\$17,650	\$20,150	\$22,650	\$25,150	\$27,200	\$29,200	\$31,200	\$33,200	\$441	\$472	\$566	\$654	\$730	\$805
	40	\$14,120	\$16,120	\$18,120	\$20,120	\$21,760	\$23,360	\$24,960	\$26,560	\$353	\$378	\$453	\$523	\$584	\$644
	30	\$10,590	\$12,090	\$13,590	\$15,090	\$16,320	\$17,520	\$18,720	\$19,920	\$264	\$283	\$339	\$392	\$438	\$483
	20	\$7,060	\$8,060	\$9,060	\$10,060	\$10,880	\$11,680	\$12,480	\$13,280	\$176	\$189	\$226	\$261	\$292	\$322
Greenlee	60	\$23,400	\$26,700	\$30,060	\$33,360	\$36,060	\$38,700	\$41,400	\$44,040	\$585	\$626	\$751	\$867	\$967	\$1,068
	50	\$19,500	\$22,250	\$25,050	\$27,800	\$30,050	\$32,250	\$34,500	\$36,700	\$487	\$521	\$626	\$723	\$806	\$890
	40	\$15,600	\$17,800	\$20,040	\$22,240	\$24,040	\$25,800	\$27,600	\$29,360	\$390	\$417	\$501	\$578	\$645	\$712
	30	\$11,700	\$13,350	\$15,030	\$16,680	\$18,030	\$19,350	\$20,700	\$22,020	\$292	\$313	\$375	\$433	\$483	\$534
	20	\$7,800	\$8,900	\$10,020	\$11,120	\$12,020	\$12,900	\$13,800	\$14,680	\$195	\$208	\$250	\$289	\$322	\$356
HERA	60	\$24,120	\$27,600	\$31,020	\$34,440	\$37,200	\$39,960	\$42,720	\$45,480	\$603	\$646	\$775	\$895	\$999	\$1,102
Special	50	\$20,100	\$23,000	\$25,850	\$28,700	\$31,000	\$33,300	\$35,600	\$37,900	\$502	\$538	\$646	\$746	\$832	\$918
	40	\$16,080	\$18,400	\$20,680	\$22,960	\$24,800	\$26,640	\$28,480	\$30,320	\$402	\$431	\$517	\$597	\$666	\$735
	30	\$12,060	\$13,800	\$15,510	\$17,220	\$18,600	\$19,980	\$21,360	\$22,740	\$301	\$323	\$387	\$447	\$499	\$551
	20	\$8,040	\$9,200	\$10,340	\$11,480	\$12,400	\$13,320	\$14,240	\$15,160	\$201	\$215	\$258	\$298	\$333	\$367

La Paz	60	\$19,740	\$22,560	\$25,380	\$28,140	\$30,420	\$32,700	\$34,920	\$37,200	\$493	\$528	\$634	\$732	\$817	\$901
	50	\$16,450	\$18,800	\$21,150	\$23,450	\$25,350	\$27,250	\$29,100	\$31,000	\$411	\$440	\$528	\$610	\$681	\$751
	40	\$13,160	\$15,040	\$16,920	\$18,760	\$20,280	\$21,800	\$23,280	\$24,800	\$329	\$352	\$423	\$488	\$545	\$601
	30	\$9,870	\$11,280	\$12,690	\$14,070	\$15,210	\$16,350	\$17,460	\$18,600	\$246	\$264	\$317	\$366	\$408	\$450
	20	\$6,580	\$7,520	\$8,460	\$9,380	\$10,140	\$10,900	\$11,640	\$12,400	\$164	\$176	\$211	\$244	\$272	\$300
	60	\$21,540	\$24,600	\$27,660	\$30,720	\$33,180	\$35,640	\$38,100	\$40,560	\$538	\$576	\$691	\$798	\$891	\$983
Mohave	50	\$17,950	\$20,500	\$23,050	\$25,600	\$27,650	\$29,700	\$31,750	\$33,800	\$448	\$480	\$576	\$665	\$742	\$819
	40	\$14,360	\$16,400	\$18,440	\$20,480	\$22,120	\$23,760	\$25,400	\$27,040	\$359	\$384	\$461	\$532	\$594	\$655
	30	\$10,770	\$12,300	\$13,830	\$15,360	\$16,590	\$17,820	\$19,050	\$20,280	\$269	\$288	\$345	\$399	\$445	\$491
	20	\$7,180	\$8,200	\$9,220	\$10,240	\$11,060	\$11,880	\$12,700	\$13,520	\$179	\$192	\$230	\$266	\$297	\$327
	60	\$28,260	\$32,280	\$36,300	\$40,320	\$43,560	\$46,800	\$50,040	\$53,280	\$706	\$756	\$907	\$1,048	\$1,170	\$1,291
	HERA Special	50	\$23,550	\$26,900	\$30,250	\$33,600	\$36,300	\$39,000	\$41,700	\$44,400	\$588	\$630	\$756	\$873	\$975
40		\$18,840	\$21,520	\$24,200	\$26,880	\$29,040	\$31,200	\$33,360	\$35,520	\$471	\$504	\$605	\$699	\$780	\$861
30		\$14,130	\$16,140	\$18,150	\$20,160	\$21,780	\$23,400	\$25,020	\$26,640	\$353	\$378	\$453	\$524	\$585	\$645
20		\$9,420	\$10,760	\$12,100	\$13,440	\$14,520	\$15,600	\$16,680	\$17,760	\$235	\$252	\$302	\$349	\$390	\$430
60		\$19,740	\$22,560	\$25,380	\$28,140	\$30,420	\$32,700	\$34,920	\$37,200	\$493	\$528	\$634	\$732	\$817	\$901
Navajo		50	\$16,450	\$18,800	\$21,150	\$23,450	\$25,350	\$27,250	\$29,100	\$31,000	\$411	\$440	\$528	\$610	\$681
	40	\$13,160	\$15,040	\$16,920	\$18,760	\$20,280	\$21,800	\$23,280	\$24,800	\$329	\$352	\$423	\$488	\$545	\$601
	30	\$9,870	\$11,280	\$12,690	\$14,070	\$15,210	\$16,350	\$17,460	\$18,600	\$246	\$264	\$317	\$366	\$408	\$450
	20	\$6,580	\$7,520	\$8,460	\$9,380	\$10,140	\$10,900	\$11,640	\$12,400	\$164	\$176	\$211	\$244	\$272	\$300
	60	\$19,740	\$22,560	\$25,380	\$28,140	\$30,420	\$32,700	\$34,920	\$37,200	\$493	\$528	\$634	\$732	\$817	\$901
	Santa Cruz	50	\$16,450	\$18,800	\$21,150	\$23,450	\$25,350	\$27,250	\$29,100	\$31,000	\$411	\$440	\$528	\$610	\$681
40		\$13,160	\$15,040	\$16,920	\$18,760	\$20,280	\$21,800	\$23,280	\$24,800	\$329	\$352	\$423	\$488	\$545	\$601
30		\$9,870	\$11,280	\$12,690	\$14,070	\$15,210	\$16,350	\$17,460	\$18,600	\$246	\$264	\$317	\$366	\$408	\$450
20		\$6,580	\$7,520	\$8,460	\$9,380	\$10,140	\$10,900	\$11,640	\$12,400	\$164	\$176	\$211	\$244	\$272	\$300
60		\$19,740	\$22,560	\$25,380	\$28,140	\$30,420	\$32,700	\$34,920	\$37,200	\$493	\$528	\$634	\$732	\$817	\$901
HERA Special		50	\$17,350	\$19,800	\$22,300	\$24,750	\$26,750	\$28,750	\$30,700	\$32,700	\$433	\$464	\$557	\$643	\$718
	40	\$13,880	\$15,840	\$17,840	\$19,800	\$21,400	\$23,000	\$24,560	\$26,160	\$347	\$371	\$446	\$515	\$575	\$634
	30	\$10,410	\$11,880	\$13,380	\$14,850	\$16,050	\$17,250	\$18,420	\$19,620	\$260	\$278	\$334	\$386	\$431	\$475
	20	\$6,940	\$7,920	\$8,920	\$9,900	\$10,700	\$11,500	\$12,280	\$13,080	\$173	\$185	\$223	\$257	\$287	\$317
	60	\$20,820	\$23,760	\$26,760	\$29,700	\$32,100	\$34,500	\$36,840	\$39,240	\$520	\$557	\$669	\$772	\$862	\$951
	Yavapai	50	\$16,450	\$18,480	\$20,800	\$23,080	\$24,960	\$26,800	\$28,640	\$30,480	\$404	\$433	\$520	\$600	\$670
40		\$12,120	\$13,860	\$15,600	\$17,310	\$18,720	\$20,100	\$21,480	\$22,860	\$303	\$324	\$390	\$450	\$502	\$554
30		\$8,080	\$9,240	\$10,400	\$11,540	\$12,480	\$13,400	\$14,320	\$15,240	\$202	\$216	\$260	\$300	\$335	\$369
20		\$4,240	\$4,720	\$5,200	\$5,680	\$6,160	\$6,640	\$7,120	\$7,600	\$606	\$649	\$780	\$900	\$1,005	\$1,108
60		\$24,240	\$27,720	\$31,200	\$34,620	\$37,440	\$40,200	\$42,960	\$45,720	\$606	\$649	\$780	\$900	\$1,005	\$1,108
50		\$20,200	\$23,100	\$26,000	\$28,850	\$31,200	\$33,500	\$35,800	\$38,100	\$505	\$541	\$650	\$750	\$837	\$923
40	\$16,160	\$18,480	\$20,800	\$23,080	\$24,960	\$26,800	\$28,640	\$30,480	\$404	\$433	\$520	\$600	\$670	\$739	
30	\$12,120	\$13,860	\$15,600	\$17,310	\$18,720	\$20,100	\$21,480	\$22,860	\$303	\$324	\$390	\$450	\$502	\$554	
20	\$8,080	\$9,240	\$10,400	\$11,540	\$12,480	\$13,400	\$14,320	\$15,240	\$202	\$216	\$260	\$300	\$335	\$369	



The Arizona Department of Housing 2011 Information Bulletin

REGARDING PROGRAMS: Rental Development
REGARDING FUNDING SOURCES: Low Income Housing Tax Credit Program

INFORMATION BULLETIN No. 32-11

ISSUED: December 13, 2011

RE: 2012 LIHTC QUALIFIED ALLOCATION PLAN – FINAL DRAFT

A final draft of the 2012 Qualified Allocation Plan (QAP) has been posted on the Publications page of the Department's website, www.azhousing.gov.

The QAP will be submitted to Governor Brewer for her signature, and once signed, the QAP will be marked "Final".

INFORMATION: Ruby Dhillon, Rental Programs Administrator (602) 771-1031 ruby.dhillon@azhousing.gov



Arizona Department of Housing
1110 W. Washington, Suite 310 | Phoenix, AZ 85007
Telephone (602) 771-1000 Facsimile (602) 771-1002 TDY (602) 771-1001
www.azhousing.gov