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## The Arizona Department of Housing 2015 Information Bulletin

**REGARDING PROGRAMS: Rental Development**

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

**INFORMATION BULLETIN No. 01-15**

**ISSUED: January 06, 2015**

**RE: LIHTC Application Materials Posted**

The 2015 Qualified Allocation Plan ("QAP") has been approved by the Governor's Office. The 2015 QAP and application materials may be downloaded at the following path on ADOH's website: [www.azhousing.gov/Forms & Handbooks/Rental Development \(LIHTC Program\)](http://www.azhousing.gov/Forms & Handbooks/Rental Development (LIHTC Program))

- 2015 Qualified Allocation Plan
- 2015 Design Standards
- 2015 Market Study Guide
- 2015 Forms and Exhibits
- 2015 Gap Application

The Mandatory 2015 LIHTC Application Workshop is this Wednesday, January 7, 2015. ADOH will provide a binder with the slides and the materials above for reference during the workshop.

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



**Arizona Department of Housing**

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

These documents may be made available in alternative form upon request by contacting Joy Johnson of ADOH's Special Needs Division at 602-771-1026 or via email at [joy.johnson@azhousing.gov](mailto:joy.johnson@azhousing.gov)



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## The Arizona Department of Housing 2015 Information Bulletin

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

**INFORMATION BULLETIN No. 02-15**

**ISSUED: January 30, 2015**

**RE: 2015-2019 Consolidated Plan, 2015-2016 Annual Action Plan, and Analysis of  
Impediments to Fair Housing: Proposal to authorize use of CDBG 108 Loan Program**

The Arizona Department of Housing (ADOH) has held four public meetings to receive input on the 2015-2019 Consolidated Plan; the 2015-2016 Annual Action Plan; and the Analysis of Impediments to Fair Housing ("Planning Documents"). The meetings have been well attended and ADOH along with our partners, the Arizona Department of Economic Security and Southwest Fair Housing Council, extend our appreciation to those who have participated. The meetings were held in Tucson on September 11, 2014, Parker on January 8, 2015, Benson on January 13, 2015 and Cottonwood on January 16, 2015.

In addition to public meetings ADOH is gathering information through an electronic survey on our website which will remain available until February 6, 2015. ADOH is using information gathered in these meetings, the survey and written comments provided directly to ADOH to compile a draft of the Planning Documents. Drafts will be available on our website (or paper copy by request) on April 1, 2015 for a 30 day comment period.

The Method of Distribution for CDBG discussed at the above meetings did not include the possibility that ADOH would consider utilizing the CDBG Section 108 Loan Program, however, after receiving requests by two Arizona State CDBG communities to utilize this resource, ADOH is hereby officially forwarding for public comment, a proposal to expand the CDBG Small Cities Program to include participation in the Section 108 Loan Program.

Section 108 is the loan guarantee component of the Community Development Block Grant (CDBG) Program that provides communities with a broader source of resources to support economic development, housing rehabilitation, public facilities, and large-scale physical development projects. The Section 108 loan guarantee program allows local governments to obtain federally guaranteed loans for CDBG eligible projects that generate income sufficient to service a loan. More information about the CDBG Section 108 program is available at the following websites:

<https://www.hudexchange.info/onecpd/assets/File/Basically-CDBG-State-Chapter-8-Section-108.pdf>  
<https://www.hudexchange.info/section-108/>

These documents may be made available in alternative form upon request by contacting Joy Johnson of ADOH's Special Needs Division at 602-771-1026 or via email at [joy.johnson@azhousing.gov](mailto:joy.johnson@azhousing.gov)

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Written comments and any questions regarding the CDBG Section 108 Program and Planning Documents can be directed to:

Andrew Rael, Assistant Deputy Director, Programs  
Arizona Department of Housing  
1110 West Washington Street, Suite 310  
Phoenix, AZ 85007  
(602) 771-1010  
[publiccomment@azhousing.gov](mailto:publiccomment@azhousing.gov)

A public hearing to review and discuss Planning Document drafts will be held at 10:00 a.m. on April 21, 2015 at following location:

Main Floor  
Carnegie Center  
1101 W Washington St  
Phoenix, AZ 85007

Thank you for your assistance and cooperation in developing sound objectives for meeting Arizona's Housing and Community Development needs over the next five years.



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## The Arizona Department of Housing 2015 Information Bulletin

**REGARDING PROGRAMS: Community Development Block Grant (CDBG); Home Investments Partnership Program (HOME); Housing Opportunities for Persons with Aids (HOPWA); and Emergency Solutions Grant (ESG)**

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

**INFORMATION BULLETIN No. 03-15**

**ISSUED: February 25, 2015**

**RE: Federal Fiscal Year 2015 Formula Allocations for CDBG, HOME, HOPWA and ESG**

The FFY2015 formula allocations for CDBG, HOME, HOPWA and ESG expected to be received by the Arizona Department of Housing are listed below along with the proposed methods of distribution:

### CDBG

The total FFY2015 CDBG allocation is \$10,127,360. The State retains 2% plus \$100,000 or \$302,547 for administration and 1% or \$101,274 for technical assistance activities.

Additionally, HUD mandates that the state expend 10% of its total allocation or \$1,012,736 for projects located in areas designated as Colonias. The remaining adjusted allocation is divided into 85% or \$7,404,183 for the Regional Account and 15% or \$1,306,620 for the State Special Projects (SSP) Account.

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

CDBG Allocation by COG Region	2015 Allocation Amount	2015 Allocation Share
CAG	\$ 2,118,676	28.615%
NACOG	\$ 1,927,483	26.032%
SEAGO	\$ 1,073,952	14.505%
WACOG	\$ 2,284,072	30.848%
<b>Total Allocation to Rural COGs</b>	<b>\$ 7,404,183</b>	<b>100%</b>

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

### HOME

The total FFY2015 HOME allocation is \$4,459,753 of which 15% or \$668,693 must be set aside for Community Housing Development Organization (CHDO) project funding. The State retains 10% of the grant award or \$445,975 to be used for administration. HOME

funds will be distributed through a competitive application process including NOFAs and other competitive funding vehicles.

### **HOPWA**

The total FFY2015 HOPWA allocation is \$236,060. A total of 10% or \$23,606 of the grant award will be used for administration of which the state retains 3% (\$7,082) and the remaining 7% (\$16,524) will be used by project sponsors. The remaining 90% or \$212,454 of the grant award will be spent on direct service provision through housing providers in the non-entitlement counties.

### **ESG**

The total FFY2015 ESG allocation is \$1,545,994 which is administered by the Arizona Department of Economic Security (DES). A total of 7.5% or \$115,950 is retained by DES for administration. The remaining 92.5% or \$1,430,044 will be used for ESG eligible activities to benefit persons experiencing homelessness.

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



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## The Arizona Department of Housing 2015 Information Bulletin

**REGARDING PROGRAMS: Rental Development**

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

**INFORMATION BULLETIN No. 04-15**

**ISSUED: February 26, 2015**

**RE: Updated Form 3 for LIHTC Application Posted**

An updated version of Form 3 (rev. 2/26/2015) for the 2015 Low Income Housing Tax Credit Application has been posted to the Arizona Department of Housing (“ADOH”) website and may be downloaded at [www.azhousing.gov](http://www.azhousing.gov), **Forms and Handbooks/Rental Development (LIHTC Program)**.

**Clarifications to the 2015 QAP at February 26, 2015** has been updated with detail regarding the updated Form 3.

Applicants are advised that the updated Form 3 may be completed and submitted with the Application, but it is not required that Applicants use the February 25, 2015 version of Form 3. ADOH will make appropriate adjustments, as necessary during its underwriting.

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



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## The Arizona Department of Housing 2015 Information Bulletin

**REGARDING PROGRAMS: Rental Development**

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

**INFORMATION BULLETIN No. 05-15**

**ISSUED: February 27, 2015**

**RE: Extended Deadline for 2015 LIHTC Application Submissions**

In consideration of recent updates made to Form 3, ADOH is extending the deadline for 2015 LIHTC application submissions to March 6, 2015 at 4:00 p.m.

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



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## The Arizona Department of Housing 2015 Information Bulletin

**REGARDING PROGRAMS: Rental Development**

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

**INFORMATION BULLETIN No. 06-15**

**ISSUED: March 11, 2015**

**RE: List of 2015 LIHTC Applications Received**

The list of applications received in response to the 2015 Qualified Allocation Plan is posted on the ADOH website at the following path:

Home / Forms & Handbooks / Rental Development (LIHTC Program)

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

ADOH intends to post a list of reservations during the first week of June 2015.

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



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Arizona  
Department  
of Housing

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## Arizona Department of Housing 2015 Information Bulletin

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

**REGARDING:** Low Income Housing Tax Credit Income and Rent Limits  
(Post-1989 Developments) effective as of 3-6-2015

### **INFORMATION BULLETIN No. 07-15**

**ISSUED:** March 12, 2015

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

Attached are the new 2015 Income and Rent Limits (post-1989 Projects) for the Low Income Housing Tax Credit (LIHTC) program. These limits are effective as of March 6, 2015.

The tables are also available for download on the [Income & Rent Limits](http://www.azhousing.gov) page of our website, [www.azhousing.gov](http://www.azhousing.gov).

Alternate limits are available for the HERA impacted counties of Maricopa/Pinal, Yuma, Apache, Cochise, Gila, Greenlee, LaPaz, Mohave, Navajo, and Santa Cruz. ADOH consent 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](mailto:lisa.troy@azhousing.gov).



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ARIZONA LOW INCOME HOUSING TAX CREDIT PROGRAM - IMPUTED INCOMES/ALLOWABLE RENTS  
FOR RENTS BASED ON UNIT SIZE (Number of bedrooms: Post 1989 Projects)  
(Figures derived from HUD Median Income Charts effective March 6, 2015)

MSA/County	%	Personnel								Rent					
		(1 Person)	(2 Persons)	(3 Persons)	(4 Persons)	(5 Persons)	(6 Persons)	(7 Persons)	(8 Persons)	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
Phoenix (Maricopa/Pinal)	60	\$26,880	\$30,720	\$34,560	\$38,400	\$41,520	\$44,580	\$47,640	\$50,700	\$672	\$720	\$864	\$999	\$1,114	\$1,229
	50	\$22,400	\$25,600	\$28,800	\$32,000	\$34,600	\$37,150	\$39,700	\$42,250	\$560	\$600	\$720	\$832	\$928	\$1,024
	40	\$17,920	\$20,480	\$23,040	\$25,600	\$27,680	\$29,720	\$31,760	\$33,800	\$448	\$480	\$576	\$666	\$743	\$819
	30	\$13,440	\$15,360	\$17,280	\$19,200	\$20,760	\$22,290	\$23,820	\$25,350	\$336	\$360	\$432	\$499	\$557	\$614
	20	\$8,960	\$10,240	\$11,520	\$12,800	\$13,840	\$14,860	\$15,880	\$16,900	\$224	\$240	\$288	\$333	\$371	\$409
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	\$24,780	\$28,320	\$31,860	\$35,400	\$38,280	\$41,100	\$43,920	\$46,740	\$619	\$663	\$796	\$921	\$1,027	\$1,133
	50	\$20,650	\$23,600	\$26,550	\$29,500	\$31,900	\$34,250	\$36,600	\$38,950	\$516	\$553	\$663	\$767	\$856	\$944
	40	\$16,520	\$18,880	\$21,240	\$23,600	\$25,520	\$27,400	\$29,280	\$31,160	\$413	\$442	\$531	\$614	\$685	\$755
	30	\$12,390	\$14,160	\$15,930	\$17,700	\$19,140	\$20,550	\$21,960	\$23,370	\$309	\$331	\$398	\$460	\$513	\$566
	20	\$8,260	\$9,440	\$10,620	\$11,800	\$12,760	\$13,700	\$14,640	\$15,580	\$206	\$221	\$265	\$307	\$342	\$377
Yuma (Yuma)	60	\$20,940	\$23,940	\$26,940	\$29,880	\$32,280	\$34,680	\$37,080	\$39,480	\$523	\$561	\$673	\$777	\$867	\$957
	50	\$17,450	\$19,950	\$22,450	\$24,900	\$26,900	\$28,900	\$30,900	\$32,900	\$436	\$467	\$561	\$647	\$722	\$797
	40	\$13,960	\$15,960	\$17,960	\$19,920	\$21,520	\$23,120	\$24,720	\$26,320	\$349	\$374	\$449	\$518	\$578	\$638
	30	\$10,470	\$11,970	\$13,470	\$14,940	\$16,140	\$17,340	\$18,540	\$19,740	\$261	\$280	\$336	\$388	\$433	\$478
	20	\$6,980	\$7,980	\$8,980	\$9,960	\$10,760	\$11,560	\$12,360	\$13,160	\$174	\$187	\$224	\$259	\$289	\$319
Apache	60	\$19,500	\$22,320	\$25,080	\$27,840	\$30,120	\$32,340	\$34,560	\$36,780	\$487	\$522	\$627	\$724	\$808	\$891
	50	\$16,250	\$18,600	\$20,900	\$23,200	\$25,100	\$26,950	\$28,800	\$30,650	\$406	\$435	\$522	\$603	\$673	\$743
	40	\$13,000	\$14,880	\$16,720	\$18,560	\$20,080	\$21,560	\$23,040	\$24,520	\$325	\$348	\$418	\$483	\$539	\$594
	30	\$9,750	\$11,160	\$12,540	\$13,920	\$15,060	\$16,170	\$17,280	\$18,390	\$243	\$261	\$313	\$362	\$404	\$445
	20	\$6,500	\$7,440	\$8,360	\$9,280	\$10,040	\$10,780	\$11,520	\$12,260	\$162	\$174	\$209	\$241	\$269	\$297
HERA Special	60	\$22,440	\$25,620	\$28,800	\$31,980	\$34,560	\$37,140	\$39,660	\$42,240	\$561	\$600	\$720	\$831	\$928	\$1,023
	50	\$18,700	\$21,350	\$24,000	\$26,650	\$28,800	\$30,950	\$33,050	\$35,200	\$467	\$500	\$600	\$693	\$773	\$853
	40	\$14,960	\$17,080	\$19,200	\$21,320	\$23,040	\$24,760	\$26,440	\$28,160	\$374	\$400	\$480	\$554	\$619	\$682
	30	\$11,220	\$12,810	\$14,400	\$15,990	\$17,280	\$18,570	\$19,830	\$21,120	\$280	\$300	\$360	\$415	\$464	\$511
	20	\$7,480	\$8,540	\$9,600	\$10,660	\$11,520	\$12,380	\$13,220	\$14,080	\$187	\$200	\$240	\$277	\$309	\$341

ARIZONA LOW INCOME HOUSING TAX CREDIT PROGRAM - IMPUTED INCOMES/ALLOWABLE RENTS  
FOR RENTS BASED ON UNIT SIZE (Number of bedrooms: Post 1989 Projects)  
(Figures derived from HUD Median Income Charts effective March 6, 2015)

MSA/County	%	Personnel								Bedrooms					
		(1 Person)	(2 Persons)	(3 Persons)	(4 Persons)	(5 Persons)	(6 Persons)	(7 Persons)	(8 Persons)	0 Bdrm Rent	1 Bdrm Rent	2 Bdrm Rent	3 Bdrm Rent	4 Bdrm Rent	5 Bdrm Rent
Cochise	60	\$22,680	\$25,920	\$29,160	\$32,340	\$34,980	\$37,560	\$40,140	\$42,720	\$567	\$607	\$729	\$841	\$939	\$1,035
	50	\$18,900	\$21,600	\$24,300	\$26,950	\$29,150	\$31,300	\$33,450	\$35,600	\$472	\$506	\$607	\$701	\$782	\$863
	40	\$15,120	\$17,280	\$19,440	\$21,560	\$23,320	\$25,040	\$26,760	\$28,480	\$378	\$405	\$486	\$561	\$626	\$690
	30	\$11,340	\$12,960	\$14,580	\$16,170	\$17,490	\$18,780	\$20,070	\$21,360	\$283	\$303	\$364	\$420	\$469	\$517
	20	\$7,560	\$8,640	\$9,720	\$10,780	\$11,660	\$12,520	\$13,380	\$14,240	\$189	\$202	\$243	\$280	\$313	\$345
HERA Special	60	\$23,520	\$26,880	\$30,240	\$33,540	\$36,240	\$38,940	\$41,640	\$44,280	\$588	\$630	\$756	\$872	\$973	\$1,074
	50	\$19,600	\$22,400	\$25,200	\$27,950	\$30,200	\$32,450	\$34,700	\$36,900	\$490	\$525	\$630	\$726	\$811	\$895
	40	\$15,680	\$17,920	\$20,160	\$22,360	\$24,160	\$25,960	\$27,760	\$29,520	\$392	\$420	\$504	\$581	\$649	\$716
	30	\$11,760	\$13,440	\$15,120	\$16,770	\$18,120	\$19,470	\$20,820	\$22,140	\$294	\$315	\$378	\$436	\$486	\$537
	20	\$7,840	\$8,960	\$10,080	\$11,180	\$12,080	\$12,980	\$13,880	\$14,760	\$196	\$210	\$252	\$290	\$324	\$358
Coconino	60	\$25,320	\$28,920	\$32,520	\$36,120	\$39,060	\$41,940	\$44,820	\$47,700	\$633	\$678	\$813	\$939	\$1,048	\$1,156
	50	\$21,100	\$24,100	\$27,100	\$30,100	\$32,550	\$34,950	\$37,350	\$39,750	\$527	\$565	\$677	\$783	\$873	\$963
	40	\$16,880	\$19,280	\$21,680	\$24,080	\$26,040	\$27,960	\$29,880	\$31,800	\$422	\$452	\$542	\$626	\$699	\$771
	30	\$12,660	\$14,460	\$16,260	\$18,060	\$19,530	\$20,970	\$22,410	\$23,850	\$316	\$339	\$406	\$469	\$524	\$578
	20	\$8,440	\$9,640	\$10,840	\$12,040	\$13,020	\$13,980	\$14,940	\$15,900	\$211	\$226	\$271	\$313	\$349	\$385
Gila	60	\$21,360	\$24,420	\$27,480	\$30,480	\$32,940	\$35,400	\$37,800	\$40,260	\$534	\$572	\$687	\$792	\$885	\$975
	50	\$17,800	\$20,350	\$22,900	\$25,400	\$27,450	\$29,500	\$31,500	\$33,550	\$445	\$476	\$572	\$660	\$737	\$813
	40	\$14,240	\$16,280	\$18,320	\$20,320	\$21,960	\$23,600	\$25,200	\$26,840	\$356	\$381	\$458	\$528	\$590	\$650
	30	\$10,680	\$12,210	\$13,740	\$15,240	\$16,470	\$17,700	\$18,900	\$20,130	\$267	\$286	\$343	\$396	\$442	\$487
	20	\$7,120	\$8,140	\$9,160	\$10,160	\$10,980	\$11,800	\$12,600	\$13,420	\$178	\$190	\$229	\$264	\$295	\$325
HERA Special	60	\$21,600	\$24,660	\$27,720	\$30,780	\$33,300	\$35,760	\$38,220	\$40,680	\$540	\$578	\$693	\$801	\$894	\$986
	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	\$22,200	\$25,380	\$28,560	\$31,680	\$34,260	\$36,780	\$39,300	\$41,820	\$555	\$594	\$714	\$824	\$919	\$1,014
	50	\$18,500	\$21,150	\$23,800	\$26,400	\$28,550	\$30,650	\$32,750	\$34,850	\$462	\$495	\$595	\$686	\$766	\$845
	40	\$14,800	\$16,920	\$19,040	\$21,120	\$22,840	\$24,520	\$26,200	\$27,880	\$370	\$396	\$476	\$549	\$613	\$676
	30	\$11,100	\$12,690	\$14,280	\$15,840	\$17,130	\$18,390	\$19,650	\$20,910	\$277	\$297	\$357	\$412	\$459	\$507
	20	\$7,400	\$8,460	\$9,520	\$10,560	\$11,420	\$12,260	\$13,100	\$13,940	\$185	\$198	\$238	\$274	\$306	\$338
Greenlee	60	\$22,680	\$25,920	\$29,160	\$32,400	\$35,040	\$37,620	\$40,200	\$42,780	\$567	\$607	\$729	\$843	\$940	\$1,037
	50	\$18,900	\$21,600	\$24,300	\$27,000	\$29,200	\$31,350	\$33,500	\$35,650	\$472	\$506	\$607	\$702	\$783	\$864
	40	\$15,120	\$17,280	\$19,440	\$21,600	\$23,360	\$25,080	\$26,800	\$28,520	\$378	\$405	\$486	\$562	\$627	\$691
	30	\$11,340	\$12,960	\$14,580	\$16,200	\$17,520	\$18,810	\$20,100	\$21,390	\$283	\$303	\$364	\$421	\$470	\$518
	20	\$7,560	\$8,640	\$9,720	\$10,800	\$11,680	\$12,540	\$13,400	\$14,260	\$189	\$202	\$243	\$281	\$313	\$345
HERA Special	60	\$24,120	\$27,600	\$31,020	\$34,440	\$37,200	\$39,960	\$42,720	\$45,480	\$603	\$646	\$775	\$895	\$999	\$1,102
	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

ARIZONA LOW INCOME HOUSING TAX CREDIT PROGRAM - IMPUTED INCOMES/ALLOWABLE RENTS  
FOR RENTS BASED ON UNIT SIZE (Number of bedrooms: Post 1989 Projects)  
(Figures derived from HUD Median Income Charts effective March 6, 2015)

MSA/County	%	Personnel								Bedrooms					
		(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
La Paz	60	\$19,500	\$22,320	\$25,080	\$27,840	\$30,120	\$32,340	\$34,560	\$36,780	\$487	\$522	\$627	\$724	\$808	\$891
	50	\$16,250	\$18,600	\$20,900	\$23,200	\$25,100	\$26,950	\$28,800	\$30,650	\$406	\$435	\$522	\$603	\$673	\$743
	40	\$13,000	\$14,880	\$16,720	\$18,560	\$20,080	\$21,560	\$23,040	\$24,520	\$325	\$348	\$418	\$483	\$539	\$594
	30	\$9,750	\$11,160	\$12,540	\$13,920	\$15,060	\$16,170	\$17,280	\$18,390	\$243	\$261	\$313	\$362	\$404	\$445
	20	\$6,500	\$7,440	\$8,360	\$9,280	\$10,040	\$10,780	\$11,520	\$12,260	\$162	\$174	\$209	\$241	\$269	\$297
HERA Special	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
Mohave	60	\$19,500	\$22,320	\$25,080	\$27,840	\$30,120	\$32,340	\$34,560	\$36,780	\$487	\$522	\$627	\$724	\$808	\$891
	50	\$16,250	\$18,600	\$20,900	\$23,200	\$25,100	\$26,950	\$28,800	\$30,650	\$406	\$435	\$522	\$603	\$673	\$743
	40	\$13,000	\$14,880	\$16,720	\$18,560	\$20,080	\$21,560	\$23,040	\$24,520	\$325	\$348	\$418	\$483	\$539	\$594
	30	\$9,750	\$11,160	\$12,540	\$13,920	\$15,060	\$16,170	\$17,280	\$18,390	\$243	\$261	\$313	\$362	\$404	\$445
	20	\$6,500	\$7,440	\$8,360	\$9,280	\$10,040	\$10,780	\$11,520	\$12,260	\$162	\$174	\$209	\$241	\$269	\$297
HERA Special	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
	50	\$23,550	\$26,900	\$30,250	\$33,600	\$36,300	\$39,000	\$41,700	\$44,400	\$588	\$630	\$756	\$873	\$975	\$1,076
	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
Navajo	60	\$19,500	\$22,320	\$25,080	\$27,840	\$30,120	\$32,340	\$34,560	\$36,780	\$487	\$522	\$627	\$724	\$808	\$891
	50	\$16,250	\$18,600	\$20,900	\$23,200	\$25,100	\$26,950	\$28,800	\$30,650	\$406	\$435	\$522	\$603	\$673	\$743
	40	\$13,000	\$14,880	\$16,720	\$18,560	\$20,080	\$21,560	\$23,040	\$24,520	\$325	\$348	\$418	\$483	\$539	\$594
	30	\$9,750	\$11,160	\$12,540	\$13,920	\$15,060	\$16,170	\$17,280	\$18,390	\$243	\$261	\$313	\$362	\$404	\$445
	20	\$6,500	\$7,440	\$8,360	\$9,280	\$10,040	\$10,780	\$11,520	\$12,260	\$162	\$174	\$209	\$241	\$269	\$297
HERA Special	60	\$20,880	\$23,880	\$26,880	\$29,820	\$32,220	\$34,620	\$37,020	\$39,420	\$522	\$559	\$672	\$775	\$865	\$955
	50	\$17,400	\$19,900	\$22,400	\$24,850	\$26,850	\$28,850	\$30,850	\$32,850	\$435	\$466	\$560	\$646	\$721	\$796
	40	\$13,920	\$15,920	\$17,920	\$19,880	\$21,480	\$23,080	\$24,680	\$26,280	\$348	\$373	\$448	\$517	\$577	\$637
	30	\$10,440	\$11,940	\$13,440	\$14,910	\$16,110	\$17,310	\$18,510	\$19,710	\$261	\$279	\$336	\$387	\$432	\$477
	20	\$6,960	\$7,960	\$8,960	\$9,940	\$10,740	\$11,540	\$12,340	\$13,140	\$174	\$186	\$224	\$258	\$288	\$318

ARIZONA LOW INCOME HOUSING TAX CREDIT PROGRAM - IMPUTED INCOMES/ALLOWABLE RENTS  
FOR RENTS BASED ON UNIT SIZE (Number of bedrooms: Post 1989 Projects)  
(Figures derived from HUD Median Income Charts effective March 6, 2015)

MSA/County	%	Personnel								Bedrooms					
		(1 Person)	(2 Persons)	(3 Persons)	(4 Persons)	(5 Persons)	(6 Persons)	(7 Persons)	(8 Persons)	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
Santa Cruz	60	\$19,500	\$22,320	\$25,080	\$27,840	\$30,120	\$32,340	\$34,560	\$36,780	\$487	\$522	\$627	\$724	\$808	\$891
	50	\$16,250	\$18,600	\$20,900	\$23,200	\$25,100	\$26,950	\$28,800	\$30,650	\$406	\$435	\$522	\$603	\$673	\$743
	40	\$13,000	\$14,880	\$16,720	\$18,560	\$20,080	\$21,560	\$23,040	\$24,520	\$325	\$348	\$418	\$483	\$539	\$594
	30	\$9,750	\$11,160	\$12,540	\$13,920	\$15,060	\$16,170	\$17,280	\$18,390	\$243	\$261	\$313	\$362	\$404	\$445
	20	\$6,500	\$7,440	\$8,360	\$9,280	\$10,040	\$10,780	\$11,520	\$12,260	\$162	\$174	\$209	\$241	\$269	\$297
HERA Special	60	\$21,120	\$24,120	\$27,120	\$30,120	\$32,580	\$34,980	\$37,380	\$39,780	\$528	\$565	\$678	\$783	\$874	\$964
	50	\$17,600	\$20,100	\$22,600	\$25,100	\$27,150	\$29,150	\$31,150	\$33,150	\$440	\$471	\$565	\$653	\$728	\$803
	40	\$14,080	\$16,080	\$18,080	\$20,080	\$21,720	\$23,320	\$24,920	\$26,520	\$352	\$377	\$452	\$522	\$583	\$643
	30	\$10,560	\$12,060	\$13,560	\$15,060	\$16,290	\$17,490	\$18,690	\$19,890	\$264	\$282	\$339	\$391	\$437	\$482
Yavapai	60	\$23,520	\$26,880	\$30,240	\$33,600	\$36,300	\$39,000	\$41,700	\$44,400	\$588	\$630	\$756	\$873	\$975	\$1,076
	50	\$19,600	\$22,400	\$25,200	\$28,000	\$30,250	\$32,500	\$34,750	\$37,000	\$490	\$525	\$630	\$728	\$812	\$896
	40	\$15,680	\$17,920	\$20,160	\$22,400	\$24,200	\$26,000	\$27,800	\$29,600	\$392	\$420	\$504	\$582	\$650	\$717
	30	\$11,760	\$13,440	\$15,120	\$16,800	\$18,150	\$19,500	\$20,850	\$22,200	\$294	\$315	\$378	\$436	\$487	\$538
	20	\$7,840	\$8,960	\$10,080	\$11,200	\$12,100	\$13,000	\$13,900	\$14,800	\$196	\$210	\$252	\$291	\$325	\$358

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## The Arizona Department of Housing 2015 Information Bulletin

**REGARDING PROGRAMS: Owner Occupied Housing Rehabilitation**

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

**INFORMATION BULLETIN No. 08-15**

**ISSUED: March 20, 2015**

**RE: 2015 HOME Homeownership 95% Value Limits**

On March 17, 2015 HUD issued the following notice through the HUD Exchange:

**FY 2015 HOME Homeownership Value Limits  
Effective April 13, 2015**

HUD has issued new [HOME Homeownership Value Limits](#) ("95% limits") for 2015 that are **effective April 13, 2015**. In 24 CFR 92.254(a)(2)(iii) of the Final Rule published on July 24, 2013 and effective August 23, 2013, HUD established new homeownership value limits for HOME PJs.

The Arizona Department of Housing (ADOH) has extracted the limits for all Arizona counties from the HUD posted information located on their website (link above) and produced a chart for the benefit of our partners conducting owner occupied housing rehabilitation programs. HUD has already calculated the 95% of median value limit for all unit types and therefore Grantees are to use the limits posted in the ADOH chart located under the heading "*Documents*" on the Community Development and Revitalization page of the ADOH website.

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

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## The Arizona Department of Housing 2015 Information Bulletin

REGARDING PROGRAMS: CDBG, HOME, HOPWA, ESG

REGARDING FUNDING SOURCES: CDBG HOME HOPWA ESG

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### INFORMATION BULLETIN No. 09-15

ISSUED: April 7, 2015

RE: 2015-2019 Consolidated Plan Public Hearing  
Draft Analysis of Impediments

The Arizona Department of Housing (ADOH) has developed a draft of the 2015-2019 Consolidated Plan (Plan), a five year plan that sets forth goals and objectives, describes activities, establishes outcomes and outlines the method of distribution for the use of approximately \$80 million (from July 1, 2015 to June 30, 2020) in federal funds from the U.S. Department of Housing and Urban Development for the following: Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Housing Opportunities for Persons with AIDS (HOPWA), and Emergency Shelter Grant (ESG) programs (ESG programs are administered by the Arizona Department of Economic Security). These funds are to be used for activities benefitting low income and special needs populations primarily in the non-metropolitan areas of Arizona.

The Plan also contains a one year component called the 2015-2016 Action Plan which outlines goals for approximately 16 million of the above listed funding. These funds will be available for the program year which begins July 1, 2015 and ends June 30, 2016.

ADOH is holding a public hearing to receive input on the Plan. The hearing will be held at 10:00 a.m. on April 21, 2015, at the Arizona Department of Housing, 1110 West Washington Street, Suite 280, Phoenix, AZ 85007.

The Plan will be available for public review and comment from April 1, 2015 to May 1, 2015 at the ADOH offices at 1110 West Washington Street, Suite 310, Phoenix, AZ 85007 as well as on the Department website: [www.housingaz.gov](http://www.housingaz.gov).

The draft 2015-2019 Analysis of Impediments to Fair Housing is also available for review.

Send written comments and questions to:

Andrew Rael, Assistant Deputy Director, Programs  
Arizona Department of Housing  
1110 West Washington Street, Suite 310  
Phoenix, AZ 85007  
(602) 771-1010  
[publiccomment@azhousing.gov](mailto:publiccomment@azhousing.gov)



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## The Arizona Department of Housing 2015 Information Bulletin

**REGARDING PROGRAMS: Community Development Block Grant (CDBG);**

**REGARDING FUNDING SOURCES: CDBG**

**INFORMATION BULLETIN No. 10-15**

**ISSUED: April 21, 2015**

**RE: CDBG Income Limits Effective March 6, 2015**

Attached are the 2015 income limits for the Community Development Block Grant (CDBG) program. These income limits are effective March 6, 2015. The tables are also available for download on the Income and Rent Limits page of our website under [Documents & Links](#).

FY2015 Home Investment Partnership (HOME) program income limits have not been released by HUD. Therefore recipients should continue to use the FY2014 HOME limits published on April 21, 2014 with Information Bulletin 11-14 until ADOH announces the FY2015 HOME limits through a future Information Bulletin.

For further information contact:

Kathy Blodgett, Administrator  
Community Development and Revitalization Programs  
[Kathy.Blodgett@azhousing.gov](mailto:Kathy.Blodgett@azhousing.gov)



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2015 ARIZONA CDBG INCOME LIMITS

ARIZONA COUNTIES

Revised 4/21/15

State of Arizona - CDBG Programs

CDBG Program Income Limits

		1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON +
<b>Apache County</b> MEDIAN HOUSEHOLD 38100	30%	11770	15930	20090	23200*	25100*	26950*	28800*	30650*
	50% (Very Low-Income)	16250	18600	20900	23200	25100	26950	28800	30650
	80% (Low-Income)	<b>26000</b>	<b>29700</b>	<b>33400</b>	<b>37100</b>	<b>40100</b>	<b>43050</b>	<b>46050</b>	<b>49000</b>
<b>Cochise County</b> MEDIAN HOUSEHOLD 53900	30%	11770	15930	20090	24250	28410	31300*	33450*	35600*
	50% (Very Low-Income)	18900	21600	24300	26950	29150	31300	33450	35600
	80% (Low-Income)	<b>30200</b>	<b>34500</b>	<b>38800</b>	<b>43100</b>	<b>46550</b>	<b>50000</b>	<b>53450</b>	<b>56900</b>
<b>Coconino County</b> MEDIAN HOUSEHOLD 59400	30%	12650	15930	20090	24250	28410	32570	36730	39750*
	50% (Very Low-Income)	21100	24100	27100	30100	32550	34950	37350	39750
	80% (Low-Income)	<b>33750</b>	<b>38550</b>	<b>43350</b>	<b>48150</b>	<b>52050</b>	<b>55900</b>	<b>59750</b>	<b>63600</b>
<b>Gila County</b> MEDIAN HOUSEHOLD 50800	30%	11770	15930	20090	24250	27450*	29500*	31500*	33550*
	50% (Very Low-Income)	17800	20350	22900	25400	27450	29500	31500	33550
	80% (Low-Income)	<b>28500</b>	<b>32550</b>	<b>36600</b>	<b>40650</b>	<b>43950</b>	<b>47200</b>	<b>50450</b>	<b>53700</b>
<b>Graham County</b> MEDIAN HOUSEHOLD 52800	30%	11770	15930	20090	24250	28410	30650*	32750*	34850*
	50% (Very Low-Income)	18500	21150	23800	26400	28550	30650	32750	34850
	80% (Low-Income)	<b>29600</b>	<b>33800</b>	<b>38050</b>	<b>42250</b>	<b>45650</b>	<b>49050</b>	<b>52400</b>	<b>55800</b>
<b>Greenlee County</b> MEDIAN HOUSEHOLD 54000	30%	11770	15930	20090	24250	28410	31350*	33500*	35650*
	50% (Very Low-Income)	18900	21600	24300	27000	29200	31350	33500	35650
	80% (Low-Income)	<b>30250</b>	<b>34600</b>	<b>38900</b>	<b>43200</b>	<b>46700</b>	<b>50150</b>	<b>53600</b>	<b>57050</b>
<b>La Paz County</b> MEDIAN HOUSEHOLD 42900	30%	11770	15930	20090	23200*	25100*	26950*	28800*	30650*
	50% (Very Low-Income)	16250	18600	20900	23200	25100	26950	28800	30650
	80% (Low-Income)	<b>26000</b>	<b>29700</b>	<b>33400</b>	<b>37100</b>	<b>40100</b>	<b>43050</b>	<b>46050</b>	<b>49000</b>
<b>Mohave County</b> MEDIAN HOUSEHOLD 44700	30%	11770	15930	20090	23200*	25100*	26950*	28800*	30650*
	50% (Very Low-Income)	16250	18600	20900	23200	25100	26950	28800	30650
	80% (Low-Income)	<b>26000</b>	<b>29700</b>	<b>33400</b>	<b>37100</b>	<b>40100</b>	<b>43050</b>	<b>46050</b>	<b>49000</b>
<b>Navajo County</b> MEDIAN HOUSEHOLD 41900	30%	11770	15930	20090	23200*	25100*	26950*	28800*	30650*
	50% (Very Low-Income)	16250	18600	20900	23200	25100	26950	28800	30650
	80% (Low-Income)	<b>26000</b>	<b>29700</b>	<b>33400</b>	<b>37100</b>	<b>40100</b>	<b>43050</b>	<b>46050</b>	<b>49000</b>
<b>Pinal County</b> MEDIAN HOUSEHOLD 64000	30%	13450	15930	20090	24250	28410	32570	36730	40890
	50% (Very Low-Income)	22400	25600	28800	32000	34600	37150	39700	42250
	80% (Low-Income)	<b>35850</b>	<b>41000</b>	<b>46100</b>	<b>51200</b>	<b>55300</b>	<b>59400</b>	<b>63500</b>	<b>67600</b>
<b>Santa Cruz County</b> MEDIAN HOUSEHOLD 45400	30%	11770	15930	20090	23200*	25100*	26950*	28800*	30650*
	50% (Very Low-Income)	16250	18600	20900	23200	25100	26950	28800	30650
	80% (Low-Income)	<b>26000</b>	<b>29700</b>	<b>33400</b>	<b>37100</b>	<b>40100</b>	<b>43050</b>	<b>46050</b>	<b>49000</b>

2015 ARIZONA CDBG INCOME LIMITS

State of Arizona - CDBG Programs  
CDBG Program Income Limits

ARIZONA COUNTIES

Revised 4/21/15

		1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON +
<b>Yavapai County</b>	30%	11800	15930	20090	24250	28410	32500*	34750*	37000*
MEDIAN HOUSEHOLD 56000	50% (Very Low-Income)	19600	22400	25200	28000	30250	32500	34750	37000
	80% (Low-Income)	<b>31400</b>	<b>35850</b>	<b>40350</b>	<b>44800</b>	<b>48400</b>	<b>52000</b>	<b>55600</b>	<b>59150</b>
<b>Yuma County</b>	30%	11770	15930	20090	24250	26900*	28900*	30900*	32900*
MEDIAN HOUSEHOLD 43600	50% (Very Low-Income)	17450	19950	22450	24900	26900	28900	30900	32900
	80% (Low-Income)	<b>27900</b>	<b>31900</b>	<b>35900</b>	<b>39850</b>	<b>43050</b>	<b>46250</b>	<b>49450</b>	<b>52650</b>

\* The FY2014 Consolidated Appropriations Act changed the definition of extremely low-income to be the greater of 30/50ths (60 percent) of the Section 8 very low-income limit or the poverty guideline as established by the Department of Health and Human Services (HHS), provided that this amount is not greater than the Section 8 50% very low-income limit. Consequently, the extremely low income limits may equal the very low (50%) income limits.

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## The Arizona Department of Housing 2015 Information Bulletin

REGARDING PROGRAMS: LIHTC, HOME, HTF, NSP

REGARDING FUNDING SOURCES: LIHTC, HOME, HTF, NSP

**INFORMATION BULLETIN No. 11-15**

**ISSUED: May 4, 2015**

**RE: Utility Allowance Calculations**

For rental housing monitored by the Arizona Department of Housing and funded through the LIHTC, HOME, HTF and NSP programs, effective January 1, 2015 all utility allowance worksheets that list a “Miscellaneous” or “Other” fee in connection with electric or gas, must include these fees in the utility allowance calculation total.

If both of these fees are not added into the utility allowance calculation total, ADOH will consider this a monitoring finding.

We strongly recommend that you audit your utility allowance schedules to insure your utility allowance calculations are correct, all appropriate fees are included in your utility allowance totals, and necessary corrections are made to the files.

**INFORMATION:** Lisa Troy, Housing Compliance Administrator  
[lisa.troy@azhousing.gov](mailto:lisa.troy@azhousing.gov) | 602-771-1071



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## The Arizona Department of Housing 2015 Information Bulletin

**REGARDING PROGRAMS: State Housing Fund (SHF)**

**REGARDING FUNDING SOURCES: HOME, HTF, NSP**

**INFORMATION BULLETIN No. 12-15**

**ISSUED: May 18, 2015**

**RE: HOME, HTF, NSP Program Income Limits effective June 1, 2015  
HOME, HTF, NSP Program Rent Limits effective June 1, 2015**

Attached are the 2015 income limits for Home Investment Partnership (HOME), Housing Trust Fund (HTF) and the Neighborhood Stabilization program (NSP) programs. These income limits are effective June 1, 2015

Also attached are the 2015 rent limits for the HOME, HTF, and NSP programs. These rent limits are effective June 1, 2015.

The tables are also available for download on the Income and Rent Limits page of our website, [www.azhousing.gov](http://www.azhousing.gov).



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2015 ARIZONA INCOME LIMITS

ARIZONA COUNTIES

6/1/2015

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

		1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON +
<b>Flagstaff, AZ Coconino County</b> MEDIAN HOUSEHOLD	30%	<b>12650</b>	<b>14450</b>	<b>16250</b>	<b>18050</b>	<b>19500</b>	<b>20950</b>	<b>22400</b>	<b>23850</b>
	50% (Very Low-Income)	21100	24100	27100	30100	32550	34950	37350	39750
	60%	25320	28920	32520	36120	39060	41940	44820	47700
	80% (Low-Income)	33750	38550	43350	48150	52050	55900	59750	63600
<b>Lake Havasu City-Kingman, AZ Mohave County</b> MEDIAN HOUSEHOLD	30%	<b>9750</b>	<b>11150</b>	<b>12550</b>	<b>13900</b>	<b>15050</b>	<b>16150</b>	<b>17250</b>	<b>18350</b>
	50% (Very Low-Income)	16250	18600	20900	23200	25100	26950	28800	30650
	60%	19500	22320	25080	27840	30120	32340	34560	36780
	80% (Low-Income)	26000	29700	33400	37100	40100	43050	46050	49000
<b>Phoenix-Mesa-Glendale, AZ Maricopa - Pinal Counties</b> MEDIAN HOUSEHOLD	30%	<b>13450</b>	<b>15400</b>	<b>17300</b>	<b>19200</b>	<b>20750</b>	<b>22300</b>	<b>23850</b>	<b>25350</b>
	50% (Very Low-Income)	22400	25600	28800	32000	34600	37150	39700	42250
	60%	26880	30720	34560	38400	41520	44580	47640	50700
	80% (Low-Income)	35850	41000	46100	51200	55300	59400	63500	67600
<b>Prescott, AZ Yavapai County</b> MEDIAN HOUSEHOLD	30%	<b>11800</b>	<b>13450</b>	<b>15150</b>	<b>16800</b>	<b>18150</b>	<b>19500</b>	<b>20850</b>	<b>22200</b>
	50% (Very Low-Income)	19600	22400	25200	28000	30250	32500	34750	37000
	60%	23520	26880	30240	33600	36300	39000	41700	44400
	80% (Low-Income)	31400	35850	40350	44800	48400	52000	55600	59150
<b>Tucson, AZ Pima County</b> MEDIAN HOUSEHOLD	30%	<b>12400</b>	<b>14200</b>	<b>15950</b>	<b>17700</b>	<b>19150</b>	<b>20550</b>	<b>21950</b>	<b>23400</b>
	50% (Very Low-Income)	20650	23600	26550	29500	31900	34250	36600	38950
	60%	24780	28320	31860	35400	38280	41100	43920	46740
	80% (Low-Income)	33050	37800	42500	47200	51000	54800	58550	62350
<b>Yuma, AZ Yuma County</b> MEDIAN HOUSEHOLD	30%	<b>10500</b>	<b>12000</b>	<b>13500</b>	<b>14950</b>	<b>16150</b>	<b>17350</b>	<b>18550</b>	<b>19750</b>
	50% (Very Low-Income)	17450	19950	22450	24900	26900	28900	30900	32900
	60%	20940	23940	26940	29880	32280	34680	37080	39480
	80% (Low-Income)	27900	31900	35900	39850	43040	46250	49450	52650
: <b>Apache County</b> MEDIAN HOUSEHOLD	30%	<b>9750</b>	<b>11150</b>	<b>12550</b>	<b>13900</b>	<b>15050</b>	<b>16150</b>	<b>17250</b>	<b>18350</b>
	50% (Very Low-Income)	16250	18600	20900	23200	25100	26950	28800	30650
	60%	19500	22320	25080	27840	30120	32340	34560	36780
	80% (Low-Income)	26000	29700	33400	37100	40100	43050	46050	49000
: <b>Cochise County</b> MEDIAN HOUSEHOLD	30%	<b>11350</b>	<b>12950</b>	<b>14550</b>	<b>16150</b>	<b>17450</b>	<b>18750</b>	<b>20050</b>	<b>21350</b>
	50% (Very Low-Income)	18900	21600	24300	26950	29150	31300	33450	35600
	60%	22680	25920	29160	32340	34980	37560	40140	42720
	80% (Low-Income)	30200	34500	38800	43100	46550	50000	53450	56900

2015 ARIZONA INCOME LIMITS

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

ARIZONA COUNTIES

6/1/2015

		1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON +	
<b>: Gila County</b>		30%	<b>10700</b>	<b>12200</b>	<b>13750</b>	<b>15250</b>	<b>16500</b>	<b>17700</b>	<b>18950</b>	<b>20150</b>
MEDIAN HOUSEHOLD	50% (Very Low-Income)	17800	20350	22900	25400	27450	29500	31500	33550	
	60%	21360	24420	27480	30480	32940	35400	37800	40260	
	80% (Low-Income)	28500	32550	36600	40650	43950	47200	50450	53700	
<b>: Graham County</b>		30%	<b>11100</b>	<b>12700</b>	<b>14300</b>	<b>15850</b>	<b>17150</b>	<b>18400</b>	<b>19700</b>	<b>20950</b>
MEDIAN HOUSEHOLD	50% (Very Low-Income)	18500	21150	23800	26400	28550	30650	32750	34850	
	60%	22200	25380	28560	31680	34260	36780	39300	41820	
	80% (Low-Income)	29600	33800	38050	42250	45650	49050	52400	55800	
<b>: Greenlee County</b>		30%	<b>11350</b>	<b>13000</b>	<b>14600</b>	<b>16200</b>	<b>17500</b>	<b>18800</b>	<b>20100</b>	<b>21400</b>
MEDIAN HOUSEHOLD	50% (Very Low-Income)	18900	21600	24300	27000	29200	31350	33500	35650	
	60%	22680	25920	29160	32400	35040	37620	40200	42780	
	80% (Low-Income)	30250	34600	38900	43200	46700	50150	53600	57050	
<b>: La Paz County</b>		30%	<b>9750</b>	<b>11150</b>	<b>12550</b>	<b>13900</b>	<b>15050</b>	<b>16150</b>	<b>17250</b>	<b>18350</b>
MEDIAN HOUSEHOLD	50% (Very Low-Income)	16250	18600	20900	23200	25100	26950	28800	30650	
	60%	19500	22320	25080	27840	30120	32340	34560	36780	
	80% (Low-Income)	26000	29700	33400	37100	40100	43050	46050	49000	
<b>: Navajo County</b>		30%	<b>9750</b>	<b>11150</b>	<b>12550</b>	<b>13900</b>	<b>15050</b>	<b>16150</b>	<b>17250</b>	<b>18350</b>
MEDIAN HOUSEHOLD	50% (Very Low-Income)	16250	18600	20900	23200	25100	26950	28800	30650	
	60%	19500	22320	25080	27840	30120	32340	34560	36780	
	80% (Low-Income)	26000	29700	33400	37100	40100	43050	46050	49000	
<b>: Santa Cruz County</b>		30%	<b>9750</b>	<b>11150</b>	<b>12550</b>	<b>13900</b>	<b>15050</b>	<b>16150</b>	<b>17250</b>	<b>18350</b>
MEDIAN HOUSEHOLD	50% (Very Low-Income)	16250	18600	20900	23200	25100	26950	28800	30650	
	60%	19500	22320	25080	27840	30120	32340	34560	36780	
	80% (Low-Income)	26000	29700	33400	37100	40100	43050	46050	49000	

2015 ARIZONA RENT LIMITS

ARIZONA COUNTIES

6/1/2015

State of Arizona -- State Housing Fund Programs

HOME, HTF and NSP Program Rent Limits

		EFFICIENCY	1 BEDROOM	2 BEDROOM	3 BEDROOM	4 BEDROOM	5 BEDROOM	6 BEDROOM
<b>Flagstaff, AZ Coconino County</b>	LOW HOME RENT	551	590	708	818	912	1006	1100
	HIGH HOME RENT	698	749	901	1032	1133	1231	1329
<b>For information only:</b>	Fair Market Rent	<b>710</b>	<b>825</b>	<b>1033</b>	<b>1311</b>	<b>1671</b>	<b>1922</b>	<b>2172</b>
	50% Rent Limit	551	590	708	818	912	1006	1100
	65% Rent Limit	698	749	901	1032	1133	1231	1329
<b>Separator</b>								
<b>Lake Havasu City - Kingman Mohave County</b>	LOW HOME RENT	448	480	576	665	742	819	896
	HIGH HOME RENT	488	603	728	832	909	984	1060
<b>For information only:</b>	Fair Market Rent	<b>477</b>	<b>589</b>	<b>752</b>	<b>1019</b>	<b>1180</b>	<b>1357</b>	<b>1534</b>
	50% Rent Limit	448	480	576	665	742	819	896
	65% Rent Limit	564	605	728	832	909	984	1060
<b>Separator</b>								
<b>Phoenix, AZ Maricopa/Pinal Counties</b>	LOW HOME RENT	581	623	747	863	963	1063	1162
	HIGH HOME RENT	593	735	908	1089	1195	1300	1404
<b>For information only:</b>	Fair Market Rent	<b>582</b>	<b>735</b>	<b>908</b>	<b>1338</b>	<b>1563</b>	<b>1797</b>	<b>2032</b>
	50% Rent Limit	581	623	747	863	963	1063	1162
	65% Rent Limit	736	790	949	1089	1195	1300	1404
<b>Separator</b>								
<b>Prescott, AZ Yavapai County</b>	LOW HOME RENT	505	541	650	750	837	923	1009
	HIGH HOME RENT	571	648	796	947	1036	1125	1214
<b>For information only:</b>	Fair Market Rent	<b>555</b>	<b>630</b>	<b>796</b>	<b>1173</b>	<b>1240</b>	<b>1426</b>	<b>1612</b>
	50% Rent Limit	505	541	650	750	837	923	1009
	65% Rent Limit	640	688	827	947	1036	1125	1214
<b>Separator</b>								
<b>Tucson, AZ Pima County</b>	LOW HOME RENT	489	566	680	785	876	966	1057
	HIGH HOME RENT	489	611	822	987	1081	1175	1268
<b>For information only:</b>	Fair Market Rent	<b>489</b>	<b>611</b>	<b>822</b>	<b>1207</b>	<b>1436</b>	<b>1651</b>	<b>1867</b>
	50% Rent Limit	528	566	680	785	876	966	1057
	65% Rent Limit	668	716	862	987	1081	1175	1268

2015 ARIZONA RENT LIMITS

ARIZONA COUNTIES

6/1/2015

State of Arizona -- State Housing Fund Programs

HOME, HTF and NSP Program Rent Limits

		EFFICIENCY	1 BEDROOM	2 BEDROOM	3 BEDROOM	4 BEDROOM	5 BEDROOM	6 BEDROOM	
<b>Yuma, AZ</b>	<b>Yuma County</b>	LOW HOME RENT	436	467	561	647	722	797	871
		HIGH HOME RENT	550	591	711	813	888	961	1033
<b>For information only:</b>		Fair Market Rent	<b>605</b>	<b>647</b>	<b>854</b>	<b>1258</b>	<b>1441</b>	<b>1657</b>	<b>1873</b>
		50% Rent Limit	436	467	561	647	722	797	871
		65% Rent Limit	550	591	711	813	888	961	1033
<b>Apache County</b>									
		LOW HOME RENT	389	461	553	640	713	788	861
		HIGH HOME RENT	389	475	643	804	878	949	1021
<b>For information only:</b>		Fair Market Rent	<b>389</b>	<b>475</b>	<b>643</b>	<b>805</b>	<b>967</b>	<b>1112</b>	<b>1257</b>
		50% Rent Limit	431	461	553	640	713	788	861
		65% Rent Limit	544	584	703	804	878	949	1021
<b>Cochise County</b>									
		LOW HOME RENT	490	525	630	726	811	895	978
		HIGH HOME RENT	581	600	751	912	998	1082	1166
<b>For information only:</b>		Fair Market Rent	<b>581</b>	<b>600</b>	<b>751</b>	<b>1085</b>	<b>1330</b>	<b>1530</b>	<b>1729</b>
		50% Rent Limit	490	525	630	726	811	895	978
		65% Rent Limit	616	662	797	912	998	1082	1166
<b>Gila County</b>									
		LOW HOME RENT	445	476	572	660	737	813	889
		HIGH HOME RENT	564	605	728	832	909	984	1060
<b>For information only:</b>		Fair Market Rent	<b>597</b>	<b>622</b>	<b>838</b>	<b>1210</b>	<b>1420</b>	<b>1633</b>	<b>1846</b>
		50% Rent Limit	445	476	572	660	737	813	889
		65% Rent Limit	564	605	728	832	909	984	1060
<b>Graham County</b>									
		LOW HOME RENT	454	495	595	686	766	845	924
		HIGH HOME RENT	454	641	763	910	996	1081	1165
<b>For information only:</b>		Fair Market Rent	<b>454</b>	<b>641</b>	<b>763</b>	<b>1124</b>	<b>1128</b>	<b>1297</b>	<b>1466</b>
		50% Rent Limit	462	495	595	686	766	845	924
		65% Rent Limit	616	661	796	910	996	1081	1165
<b>Greenlee County</b>									
		LOW HOME RENT	458	475	626	723	806	890	973
		HIGH HOME RENT	458	475	643	801	859	988	1117



2015 ARIZONA RENT LIMITS

ARIZONA COUNTIES

6/1/2015

State of Arizona -- State Housing Fund Programs

HOME, HTF and NSP Program Rent Limits

		EFFICIENCY	1 BEDROOM	2 BEDROOM	3 BEDROOM	4 BEDROOM	5 BEDROOM	6 BEDROOM
<b>For information only:</b>	Fair Market Rent	458	475	643	801	859	988	1117
	50% Rent Limit	487	521	626	723	806	890	973
	65% Rent Limit	638	684	823	943	1033	1121	1208
<b>La Paz County</b>								
	LOW HOME RENT	431	461	553	640	713	788	861
	HIGH HOME RENT	536	556	703	804	878	949	1021
<b>For information only:</b>	Fair Market Rent	536	556	752	937	1167	1342	1517
	50% Rent Limit	431	461	553	640	713	788	861
	65% Rent Limit	544	584	703	804	878	949	1021
<b>Navajo County</b>								
	LOW HOME RENT	431	461	553	640	713	788	861
	HIGH HOME RENT	534	537	703	804	878	949	1021
<b>For information only:</b>	Fair Market Rent	534	537	727	1025	1036	1191	1347
	50% Rent Limit	431	461	553	640	713	788	861
	65% Rent Limit	544	584	703	804	878	949	1021
<b>Santa Cruz County</b>								
	LOW HOME RENT	431	461	553	640	713	788	861
	HIGH HOME RENT	544	584	703	804	878	949	1021
<b>For information only:</b>	Fair Market Rent	544	615	763	962	1351	1554	1756
	50% Rent Limit	431	461	553	640	713	788	861
	65% Rent Limit	544	584	703	804	878	949	1021



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## The Arizona Department of Housing 2015 Information Bulletin

**REGARDING PROGRAMS: Rental Development**

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

**INFORMATION BULLETIN No. 13-15**

**ISSUED: June 30, 2015**

**RE: 2015 Low Income Housing Tax Credit  
Reservation List**

The Arizona Department of Housing has posted its 2015 Low Income Housing Tax Credit Reservation List on its website. The list is attached to this information bulletin, and may also be downloaded from the following path under the Reservation/Allocation Lists heading:

ADOH Home Page > Documents & Links > Forms > Rental Development LIHTC

All Applicants will receive correspondence regarding the ADOH review of their submission. Applicants who did not receive a reservation will have an opportunity to schedule a visit with the Department to discuss their submission upon receipt of correspondence regarding their score.

Questions may be directed in writing via US Mail or via email at: [jeanne.redondo@azhousing.gov](mailto:jeanne.redondo@azhousing.gov)

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



**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.housing.az.gov](http://www.housing.az.gov)

**ARIZONA DEPARTMENT OF HOUSING  
LOW INCOME HOUSING TAX CREDIT PROGRAM  
2015 COMPETITIVE ROUND RESERVATION LIST**

ADOH PROJECT #	PROJECT NAME & ADDRESS	OWNERSHIP & DEVELOPER	COUNTY	UNITS				# OF BLDGS	PROJECT TYPE	PROJECT COST	FUNDED CONSTRUCTION COST/SF	TAX CREDITS RESERVED
				TOTAL	LIHTC	MKT	EMP					
<b>REQUESTED CONSIDERATION UNDER SET ASIDE FOR SUPPORTIVE HOUSING - CHRONICALLY HOMELESS PEOPLE WITH A PREFERENCE FOR VETERANS</b>												
TC-0816-15	La Mesita Phase 3 2254 W Main Street Mesa, AZ 85201-6806	La Mesita Apartments Phase 3, LP <b>Native American Connections, Inc.</b> <b>Joe Keeper</b> (jkeeper@nativeconnections.org)	Maricopa	30	30	0	0	1	Acq/ Demolition & NC	\$ 7,494,407	\$ 110.58	\$ 652,235
TC-0810-15	Esperanza en Escalante 3700 S. Calle Polar Tucson, AZ 85730-3261	EEE Supportive I, LLC <b>Gorman &amp; Company, Inc.</b> <b>Brian Swanton</b> (bswanton@gormanusa.com)	Pima	44	44	0	0	10	New Construction	\$ 9,531,516	\$ 127.13	\$ 743,284
<b>REQUESTED CONSIDERATION UNDER BALANCE OF STATE SET ASIDE</b> <input type="checkbox"/> NACOG <input type="checkbox"/> WACI <input type="checkbox"/> CAAG <input type="checkbox"/> SEAGO												
TC-0815-15	Kingman Heights Apartments - Amy Neal Retirement Center 1020 Detroit Avenue Kingman, AZ 86401-6813	FSL St. Isadore Villas, L.P. <b>FSL Real Estate Services</b> <b>Stephen L. Hastings</b> (shastings@fsl.org)	Mohave (WACOG)	57	57	0	0	12	Acquisition/ Rehabilitation	\$ 9,553,223	\$ 89.91	\$ 625,207
TC-0826-15	Rodeo Court 40 Rodeo Drive Lakeside, AZ 85929-0000	Rodeo Court, LP <b>Hope Development</b> <b>Julie Hyatt</b> (juliehyatt@mac.com)	Navajo (NACOG)	32	32	0	0	8	Acquisition/ Rehabilitation	\$ 4,644,957	\$ 66.32	\$ 327,918
<b>REQUESTED CONSIDERATION UNDER TRIBAL SET ASIDE</b>												
TC-0824-15	Pascua Yaqui Homes III Various along W Calle Senu and S Call Tomi Guadalupe, AZ 85283-5053	Pascua Yaqui #3 LLC <b>Pascua Yaqui Tribe Housing Department</b> <b>Rolando Jaimez</b> (rolando.jaimez@pascuayaqui-nsn.gov)	Maricopa	37	37	0	0	15	New Construction	\$ 6,631,991	\$ 89.27	\$ 625,332
TC-0833-15	Yavapai-Apache Homes V Various along E Cherry Creek Road Camp Verde, AZ 86322-8248	Yavapai-Apache Nation #5 Limited Partnership <b>Yavapai-Apache Nation Tribal Housing</b> <b>Sharie Benson</b> (sbenson@yan-tribe.org)	Yavapai	38	38	0	0	21	New Construction	\$ 9,875,599	\$ 74.13	\$ 870,954
<b>REQUESTED CONSIDERATION UNDER NON-PROFIT SET ASIDE</b>												
TC-0816-15	La Mesita Phase 3 2254 W Main Street Mesa, AZ 85201-6806	La Mesita Apartments Phase 3, LP <b>Native American Connections, Inc.</b> <b>Joe Keeper</b> (jkeeper@nativeconnections.org)	Maricopa	FUNDED UNDER SUPPORTIVE HOUSING SET-ASIDE ABOVE								
TC-0815-15	Kingman Heights Apartments - Amy Neal Retirement Center 1020 Detroit Avenue Kingman, AZ 86401-6813	FSL St. Isadore Villas, L.P. <b>FSL Real Estate Services</b> <b>Stephen L. Hastings</b> (shastings@fsl.org)	Mohave	FUNDED UNDER BALANCE OF STATE SET-ASIDE ABOVE								
TC-0817-15	Landmark Senior Living 8280 N. 59th Avenue Glendale, AZ 85302-6708	Landmark Senior Living, LP <b>Native American Connections, Inc.</b> <b>Joe Keeper</b> (jkeeper@nativeconnections.org)	Maricopa	52	52	0	0	3	New Construction	\$ 11,660,837	\$ 127.01	\$ 921,696
<b>REQUESTED CONSIDERATION UNDER STATE SPECIAL PROJECT SET-ASIDE</b>												
TC-0828-15	Sunnyside Point Villas II Sunnyside Point Subdivision Tucson, AZ 85706-2210	Sunnyside Point Villas II, LP <b>La Frontera Partners, Inc.</b> <b>Daniella Zepeda</b> (daniella.zepeda@lafrontera.org)	Pima	92	92	0	0	93	New Construction	\$ 14,676,345	\$ 113.32	\$ 1,241,500

**ARIZONA DEPARTMENT OF HOUSING  
LOW INCOME HOUSING TAX CREDIT PROGRAM  
2015 COMPETITIVE ROUND RESERVATION LIST**

ADOH PROJECT #	PROJECT NAME & ADDRESS	OWNERSHIP & DEVELOPER	COUNTY	UNITS				# OF BLDGS	PROJECT TYPE	PROJECT COST	FUNDED CONSTRUCTION COST/SF	TAX CREDITS RESERVED
				TOTAL	LIHTC	MKT	EMP					
<b>GENERAL POOL</b>												
TC-0809-15	El Rancho II 659 & 701 E Main Street Mesa, AZ 85203-0000	El Rancho Affordable Housing II, L.P. <b>CDP Affordable Housing Corp</b> 3416 Via Oporto, Suite 301 Newport Beach, CA 92663-0000	Maricopa	47	46	0	1	2	Acq/ Demolition & NC	\$ 13,633,557	\$ 89.33	\$ 1,158,279
TC-0819-15	Legacy on Main Phase II 118 N Extension Road Mesa, AZ 85201-6337	Legacy Partners II, LP <b>Glennmark Construction Inc.</b> Jessica Breen (jbreen@atlanticdev.com)	Maricopa	122	122	0	0	13	Acquisition/ Rehabilitation	\$ 21,227,314	\$ 75.58	\$ 1,475,426
TC-0830-15	Valor on Eighth 1001 E 8th Street Tempe, AZ 85281-7302	Valor on Eighth, LLC <b>Gorman &amp; Company, Inc.</b> Brian Swanton (bswanton@gormanusa.com)	Maricopa	50	45	5	0	1	Acq/ Demolition & NC	\$ 13,283,631	\$ 92.20	\$ 1,058,745
TC-0803-15	7th Avenue Commons 529 N 7th Avenue Tucson, AZ 85705-8334	7th Avenue Commons, LLC <b>Gardner Capital Development Arizona, LLC</b> Scott Puffer (spuffer@gardnercapital.com)	Pima	50	50	0	0	3	NC/Adaptive Re- Use	\$ 14,184,423	\$ 117.43	\$ 1,149,892
TC-0807-15	Briarwood Apartments 2075 Injo Drive and 2080 Moyo Drive Lake Havasu, AZ 86403-4741	Briarwood Apartments, LP <b>Hope Development</b> Julie Hyatt (juliehyatt@mac.com)	Mohave	56	56	0	0	19	Acquisition/ Rehabilitation	\$ 6,719,687	\$ 61.45	\$ 465,189
TC-0811-15	Florence Sunrise Apartments 960-980 Desoto Street 21 Willow Street Florence, AZ 85132-0000	Florence Apartments Associates, LLC <b>Cordes Development</b> Shawne Mastronardi (team.cordes@earthlink.net)	Pinal	58	57	0	1	11	Acquisition/ Rehabilitation	\$ 8,492,786	\$ 93.01	\$ 623,429
TC-0829-15	Sunshine Valley Apartments 1901 S 20th Avenue Safford, AZ 85546-0000	Sunshine Valley Apartments, LLC <b>Graham County Rural Housing Development Assoc., Inc.</b> Blanca Bowman (ruralhousing@cableone.net)	Graham	72	70	1	1	23	Acquisition/ Rehabilitation	\$ 7,356,915	\$ 73.15	\$ 582,613
TC-0822-15	Northern Gardens 2211 W Northern Avenue Phoenix, AZ 85021-4917	Northern Gardens/Phoenix LP <b>WESCAP Development, LLC</b> William E. Spreitzer (wes@wescap.com)	Maricopa	66	66	0	0	2	Acq/ Demolition & NC	\$ 17,815,240	\$ 126.54	\$ 1,500,000
				<b>903</b>	<b>894</b>	<b>6</b>	<b>3</b>	<b>237</b>		<b>\$ 176,782,428</b>		<b>\$ 14,021,699</b>



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# The Arizona Department of Housing 2015 Information Bulletin

**REGARDING PROGRAMS: Rental Development**

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

## **INFORMATION BULLETIN No. 14-15**

**ISSUED: July 1, 2015**

**RE: 2016 Qualified Allocation Plan - Request for Comments**

The Arizona Department of Housing (“ADOH”) is requesting input for its 2016 Qualified Allocation Plan (QAP). The QAP is the document which will govern the allocation and use of 2016 Low Income Housing Tax Credits in accordance with Section 42 of the Internal Revenue Code of 1986, as amended (“I.R.C. § 42”). The comments received will be considered while drafting the 2016 QAP. Please provide written comments by **July 27, 2015 at 5:00 pm** via letter or email to either of the following addresses:

By Mail: Jeanne Redondo  
Rental Programs Administrator  
Arizona Department of Housing  
1110 W. Washington Ste. 310  
Phoenix, AZ 85007

By E-Mail: [QAP-Comments@azhousing.gov](mailto:QAP-Comments@azhousing.gov)

The 2015 QAP and *Clarifications to the 2015 QAP* can be found on the ADOH website at:

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

A draft of the 2016 QAP will be made available by August 21, 2015 at the following website:

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

ADOH is holding the following Focus Groups to receive feedback on the draft 2016 QAP. Please plan to attend one or both meetings and join the discussion.

### **Phoenix**

Friday, August 28, 2015 at 2:15 p.m. – 4:00 p.m.  
Arizona Biltmore Hotel  
2400 East Missouri Avenue  
Phoenix, AZ 85016

### **Tucson**

Friday, September 4, 2015 at 11:00 a.m. – 1:00 p.m.  
Pima County Housing Center  
801 West Congress Street  
Tucson, AZ 85745



Arizona  
Department  
of Housing

**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.housing.az.gov](http://www.housing.az.gov)



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## The Arizona Department of Housing 2015 Information Bulletin

**REGARDING PROGRAMS: CDBG**

**REGARDING FUNDING SOURCES: CDBG**

**INFORMATION BULLETIN No. 15-15**

**ISSUED: August 4, 2015**

**RE: CDBG Application Handbook (Revised July 22, 2015)**

The Arizona Department of Housing has issued a revised CDBG Application Handbook, dated July 22, 2015.

The CDBG Application Handbook and all related forms are available on the Department's website at: <https://housing.az.gov/>

A log of the changes is attached for your convenience. Of special note: the Windshield Survey is no longer a valid method for determining low to moderate income to qualify projects to meet the Low-Mod Income Area National Objective. Windshield Surveys are now used only as a method to assess the percentage of deteriorated/deteriorating structures in a potential Slum Blight Area.

It is anticipated that another revision to the CDBG Application Handbook will take place in the fall to provide more clear requirements for the assessment and designation of Slum Blight Area.

For questions regarding the CDBG Application Handbook (Revision 7-22-15) please contact us in writing:

Kathy Blodgett, Administrator  
CD&R Programs  
[Kathy.Blodgett@azhousing.gov](mailto:Kathy.Blodgett@azhousing.gov)



1110 W. Washington, Suite 310 Phoenix, AZ 85007  
Telephone (602) 771-1000 | Facsimile (602) 771-1002 | TDY (602) 771-1001  
[www.azhousing.gov](http://www.azhousing.gov)

CDBG Application Handbook  
REVISIONS AS OF 7/22/15

Section	Page	Description Of Change
Entire Handbook		ADOH website address is now <a href="https://housing.az.gov/">https://housing.az.gov/</a>
Table of Contents	i - xiii	Table of Contents revised for pagination changes due to insertion and deletion of information in the the revised handbook.
1. The CDBG Partnership - The Role of ADOH and the COGS in the CDBG Program	1	Entitlement Cities of Casa Grande, Douglas and Sierra Vista added to exception list.
1. The CDBG Partnership - Eligible Grant Applicants	4	Entitlement Cities of Casa Grande, Douglas and Sierra Vista added to exclusion list.
2. Eligible Projects - Low-Moderate (LM) Income Benefit - Determination	9	This section has been revised to remove references to current census and POPTAC data as this is no longer HUD's required protocol for determining Low-Mod income for an area. Rather, UGLGs should be using LMISD or HUD prescribed Special Surveys (windshield surveys no longer allowable)
2. Eligible Projects - Housing	26	Reference to further information in Chapter 11 & Descriptions for Shelter Plus Care and Supportive Housing Program have been replaced with McKinney-Vento Homeless Assistance Act
3. Application Review - Additional Information Requests	42-43	1. Beginning with FY2015 Regional Account applications having more than three (3) deficiencies will now be returned to the applicant for correction. Applicants will be given thirty (30) days (more if justified by the type of information needed) to resubmit. If applicant fails to resubmit by the deadline, ADOH will deny application and funds will be reallocated to the State Special Projects Account. Applications having three (3) or less deficiencies will be notified of deficiencies via e-mail or Standard mail. 2. Application Deficiency letters will have a timeline within which the applicant must complete the ERR.
4. Project Design - Number of Activities and Grant Amounts	44	Multiple Application thresholds for Regional Account submissions have been removed. Communities will be allowed only one (1) application for the Regional Account during their funding cycle and Counties will be allowed no more than three (3) applications during their funding cycle. Applicants with questions regarding the submission limitations should contact the ADOH CDBG Program for further information.
5. Public Participation Requirements - Public Hearings	57	Clarifying language added to state purpose of public hearings.
5. Public Participation Requirements - Public Hearings - Second Public Hearing Agenda Items	58	Clarifying language added to Second Public Hearing to show that a specific time needs to be allowed for public comment. The time allowed is to be reflected in the minutes of the second public hearing.

CDBG Application Handbook  
REVISIONS AS OF 7/22/15

5. Public Participation Requirements - Flyers, Bulletins and Information Notices	59	Clarifying language added to indicate that flyers, bulletins or informational notices must be posted at least 16 days prior to the date of the public hearing allowing for 15 days between the posting and the hearing.
5. Public Participation Requirements - Provide Technical Assistance	59	Clarifying language added to indicate that community/county's response to requests for technical assistance from the public needs to be filed in the public participation section of the "Application, Contract and Closeout File"
5. Public Participation Requirements - Application Amendments - Process	59	Clarifying language added to indicate that publication/postings for amendment hearing must be 16 days prior to hearing allowing for 15 days between the advertisement/posting and the hearing.
5. Public Participation Requirements - Grievance Procedures	60	Clarifying language added to indicate that Applicants are required to have a grievance policy/procedure in place prior to the initiation of the public participation process.
5. Public Participation Requirements - Proposed Projects for Public Comment	60	This section was formerly named to "Preparing the Application" and clarifies that prior to the final public hearing, the applicant should have a project concept including a preliminary budget, detailed project description, maps and intended beneficiaries available for public review.
5. Public Participation Requirements - Planning	61	All references to windshield surveys removed as these are no longer an acceptable survey method.
5. Public Participation Requirements - Public Participation Documentation	62	Clarification language added that documentation includes Agendas and Minutes for both public hearings and sign in sheets for first public hearing only. List of required documentation has changed.
6. Distribution of CDBG Funds - Regional Accounts - Distribution Methodology	70-71	Regional Account MODs will be submitted once every 3 years instead of annually with any deviations from the rotation schedules submitted to ADOH prior to the Letter of Intent due dates.
6. Distribution of CDBG Funds - Regional Accounts - Application Deadlines	75	Regional Account application deadlines have changed for SEAGO (to August 1 annually) and CAG (to September 1 annually).
6. Distribution of CDBG Funds - State Special Projects - Eligible SSP Activities	76	Annual Action Plan no longer contains an Appendix B Priority List therefore that language has been removed. However, eligible project categories remain the same.



CDBG Application Handbook  
REVISIONS AS OF 7/22/15

<p>6. Distribution of CDBG Funds - State Special Projects - Threshold Issues and Application Requirements</p>	<p>76-79</p>	<p>1. Public participation evidence requirements have been changed for Public Hearing sign in sheets. 2. Contract performance thresholds have been revised to include requirements for previous contracts as well as progress and expenditure thresholds for ALL CURRENT ADOH contracts that are NON-OOHR if applicable and separate progress and expenditure thresholds for ALL CURRENT ADOH OOHR CONTRACTS if applicable. 3. Percentages of completion and expenditure are now based on the original contracted project timeline (prior to any extensions). For example if a project is contracted to be completed in 12 months, then at 1/4 of the way through the term (or 3 months) the project must be 25% complete and 25% expended; at 1/2 of the way through the contracted term, the project must be 50% complete and 50% expended, etc. IF a project original contracted term is 12 months and the applicant requests an extension for example of 12 months to complete the original contracted scope of work, the thresholds will apply to the original 12 month term, not the extended 24 month term. 4. SSP applications will now be provided a 5 day corrective period for missing or incomplete threshold requirements. At the end of the 5 day corrective period, those applications that have not remedied the missing or incorrect threshold documentation will receive no further consideration.</p>
<p>6. Distribution of CDBG Funds - State Special Projects - Alignment with the Consolidated Plan</p>	<p>79</p>	<p>The State has released its FY2015-2019 Consolidated Plan. Applications must demonstrate alignment with one or more goals of the new plan which can be found in Section SP-45 and AP-20. The FY2015-2019 Consolidated Plan is available from the Publications page on the ADOH website at <a href="https://housing.az.gov/">https://housing.az.gov/</a></p>
<p>6. Distribution of CDBG Funds - Colonias - Threshold Issues and Application Requirements</p>	<p>81</p>	<p>Public Participation evidence requirements have been changed for Public Hearing sign in sheets.</p>
<p>6. Distribution of CDBG Funds - Colonias - Threshold Issues and Application Requirements - Project Specific Thresholds - Housing Rehabilitation</p>	<p>82</p>	<p>Requirements for wait list have changed. Wait list, certified by the CDBG Contact must include: name of income qualified household, address, household size, household type, race, ethnicity, amount of verified income, %AMI and date of income qualification.</p>

CDBG Application Handbook  
REVISIONS AS OF 7/22/15

7. Certifications, Resolutions and Application Forms - CDBG Application Instructions	113	Language regarding application submission clarified as only 1 application per community or up to 3 applications per county are allowed for Regional; and only 1 application allowed per SSP or Colonias Set Aside NOFA. Administration Costs and Related Forms, Certifications, Resolutions, Relocation Assistance Plan, Disclosure Report and Public Participation Documents must now be included with EACH application.
7. Certifications, Resolutions and Application Forms - CDBG Application Forms	137	Formatting error on Form 5 has been corrected. No other changes.
7. Certifications, Resolutions and Application Forms - CDBG Application Forms	179-181	Form 12 and its instructions have been revised and replaced in the handbook. Form should now be easier to complete in the Hispanic/Latino and Non-Hispanic/Latino section and instructions for completion of the form should be more clear.
7. Certifications, Resolutions and Application Forms - CDBG Application Forms	182-185	Form 13 and its instructions have been revised to remove all references to windshield survey as this is no longer an acceptable survey method to obtain Low-Mod service area data.
7. Certifications, Resolutions and Application Forms - CDBG Application Forms	189-192	Form 15 and its instructions have been revised to clarify use of windshield survey as method of visual assessment to qualify Slum Blight Area due to dilapidated structures.
7. Certifications, Resolutions and Application Forms - CDBG Application Forms	193-194	Form 15a and its instructions have been revised to remove all references to windshield survey as this is no longer an acceptable survey method to obtain Low-Mod service area data.
7. Certifications, Resolutions and Application Forms - CDBG Application Forms	199-225	Grant Application Review Form has been revised to remove all references to windshield survey as this is no longer an acceptable survey method to obtain Low-Mod service area data.
8. Special Survey Process - When a Survey is Needed	226	Reference to windshield survey is removed as this is no longer an acceptable survey method for determining LM data.

CDBG Application Handbook  
REVISIONS AS OF 7/22/15

8. Special Survey Process - Period of Applicability	235	<p>ADOH has received direct guidance from HUD Headquarters, Washington D.C. stating "A lifespan CANNOT be assigned to an income survey since there is always a potential for changes in socioeconomic conditions (such as the loss of a major employer), or demographic situations (e.g., the influx or departure of some segments of the population) as well as unanticipated impacts of natural disasters." Additionally, HUD has stated that an income survey may be re-used for another CDBG-funded activity <b>only if the service area is exactly coterminous</b> with the service area of the first CDBG-funded activity. However, the applicant would have to justify why HUD's Low-Mod Income Summary Data (LMISD) cannot be used and then why a new survey is unnecessary. ADOH has determined that this HUD guidance coupled with the timing of funding available to applicants will mean that most projects will require that a new income survey be completed. <i>NOTE: If your service area is exactly coterminous with a previous project in which an income survey was completed, please contact your ADOH CD&amp;R Specialist to discuss whether or not a new income survey is necessary.</i></p>
8. Special Survey Process - Windshield Survey Process	245	<p>Windshield survey section revised to clarify use as visual assessment for Slum Blight Target Area and documenting dilapidated structures. THIS SECTION IS UNDER CONSTRUCTION AND FURTHER REVISION WILL BE RELEASED IN THE FALL.</p>
9. Other CDBG Processes - Program Qualifications for Slum and Blight on an Area Wide Basis	254	<p>Reference to windshield survey is clarified as being used for a visual assessment of Deteriorating and dilapidated structures in Slum Blight Area.</p>
10. Economic Development - Low and Moderate Income National Objective - Areawide	260-261	<p>Reference to windshield survey is removed as this is no longer an acceptable survey method.</p>
11. Housing Guidance - Housing Rehabilitation Guidelines (HRGs)	273-275	<p>New requirement added - HRG's to be submitted to ADOH in digital format prior to application for housing rehabilitation funding. Applications must include a copy of the written document from ADOH acknowledging the receipt of the digital HRGs and a copy of the written document from ADOH approving the HRGs. The date of each of these two (2) notifications from ADOH must be prior to the application due date.</p>
13. Glossary of Terms	306-312	<p>Windshield survey definition updated; POPTAC as well as repetitive terminology (i.e. WBE/MBE when already in glossary as MBE/WBE) have been removed.</p>



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# The Arizona Department of Housing 2015 Information Bulletin

**REGARDING PROGRAMS: Rental Development**

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

**INFORMATION BULLETIN No. 16-15**

**ISSUED: August 21, 2015**

**RE: Draft 2016 Qualified Allocation Plan**

The Arizona Department of Housing ("ADOH") has posted its first draft of the 2016 Qualified Allocation Plan on its website at the following link:

<http://www.azhousing.gov/ShowPage.aspx?ID=529&CID=16>

ADOH will accept written comments on the first draft of the 2016 QAP until **September 25, 2015 at 4:00 pm** via letter or email to either of the following addresses:

By Mail: Jeanne Redondo  
Rental Programs Administrator  
Arizona Department of Housing  
1110 W. Washington Ste. 310  
Phoenix, AZ 85007

By E-Mail: [QAP-Comments@azhousing.gov](mailto:QAP-Comments@azhousing.gov)

Comments may also be provided at one of the following Focus Groups. Please plan to attend one or both meetings and join the discussion.

**Phoenix**

Friday, August 28, 2015 at 2:15 p.m. – 4:00 p.m.  
Arizona Biltmore Hotel  
2400 East Missouri Avenue  
Phoenix, AZ 85016

**Tucson**

Friday, September 4, 2015 at 11:00 a.m. – 1:00 p.m.  
Pima County Housing Center  
801 West Congress Street  
Tucson, AZ 85745



**Arizona Department of Housing**

1110 W. Washington, Suite 310 | Phoenix, AZ 85007  
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## The Arizona Department of Housing 2015 Information Bulletin

**REGARDING PROGRAMS:** Community Development Block Grant (CDBG); Home Investment Partnership Program (HOME); Housing Opportunities for Persons with Aids (HOPWA); and Emergency Solutions Grant (ESG).

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

**INFORMATION BULLETIN No. 17-15**

**ISSUED:** September 2, 2015

**RE:** Federal Fiscal Year 2014 Consolidated Annual Performance Evaluation Report (CAPER) and CDBG Performance Evaluation Report (PER)

The Arizona Department of Housing (ADOH), on behalf of the State of Arizona, has prepared its Federal FY 2014 Consolidated Annual Performance Evaluation Report (CAPER), which covers the period of July 1, 2014 to June 30, 2015. The CAPER discusses the progress the State has made in meeting its goals for the following federal programs of the U.S. Department of Housing and Urban Development (HUD), which are administered by the State: Community Development Block Grant (CDBG); HOME Investment Partnership Program; Housing Opportunities for Persons With AIDS (HOPWA); and Emergency Solutions Grant (ESG), as well as other state and federal programs relating to housing development. The ESG funds are administered by the Arizona Department of Economic Security. ADOH is also making available for public review, the CDBG Performance Evaluation Report (PER) for Fiscal Year 2014. This report is part of the CAPER but contained in a separate document.

A draft of the CAPER and PER reports is available on ADOH's website (<https://housing.az.gov>) or by contacting the person listed below.

Andrew Rael  
Assistant Deputy Director, Programs  
Arizona Department of Housing  
1110 W. Washington Suite 310, Phoenix, AZ 85007  
(602) 771-1000 phone TTY (602) 771-1001  
[caper@azhousing.gov](mailto:caper@azhousing.gov)

The law authorizing the CAPER requires that, prior to submission to HUD; the public must be given an opportunity to comment on the Report. Public comments are encouraged; however, all comments must be made in writing to the address or email listed above and must be received by ADOH no later than 5:00 p.m., September 16, 2015.

NOTE: It is the policy of ADOH to comply in all respects with the non-discrimination requirements of Title II of the Americans with Disabilities Act and Section 504 of the Rehabilitation Act of 1973. Individuals who require the reports to be provided in an alternative format may contact Joy Johnson at [joy.johnson@azhousing.gov](mailto:joy.johnson@azhousing.gov) to make their needs known. Requests should be made as soon as possible to allow sufficient time to arrange the accommodation. Si necesita ayuda en español para entender este documento, puede solicitarla sin costo adicional, mand un email a [caper@azhousing.gov](mailto:caper@azhousing.gov).



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## Arizona Department of Housing 2015 Information Bulletin

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**REGARDING PROGRAMS: Rental Development**

**REGARDING FUNDING SOURCES: Low Income Housing Tax Credit (LIHTC), Home Investment Partnerships Program (HOME)**

**INFORMATION BULLETIN No. 18-15**

**ISSUED: September 11, 2015**

**RE: Section 811 Rental Assistance for 2016 LIHTC Developments**

The Arizona Department of Housing (ADOH) has received a Section 811 grant award from the U.S. Department of Housing and Urban Development (HUD) which will provide monthly rental assistance subsidies for eligible persons living in newly developed Low Income Housing Tax Credit (LIHTC) developments.

The draft 2016 LIHTC Qualified Allocation Plan (QAP) contains a “Set-Aside” for LIHTC developments that have up to 25% of its units dedicated to families in which at least one member has a developmental disability, is 18 to 61 years old and is eligible for community based long term care services provided by Arizona Long Term Care System. The Section 811 grant is sufficient to fund approximately 62 units. All may not be funded in the 2016 LIHTC round.

All tenant referrals for available units will be provided by the Arizona Department of Economic Security/Division of Developmentally Disabled (DES/DDD) from persons enrolled for services through DES/DDD. Participants will have a Support Coordinator and, at a minimum, an annual Individual Support Plan that identifies the medically necessary services and supports that are needed by the individual. All supports and services are provided through DES/DDD.

LIHTC developments within this “Set-Aside” must achieve the minimum design standards outlined in the 2016 QAP; however, developers must decide what additional design and location features are conducive to the success of these developments. To assist in this endeavor ADOH is providing the results of a recent survey conducted of over 1,200 persons with developmental disabilities concerning their housing needs and preferences.

The survey may be found at the following location:

<https://housing.az.gov>



Arizona  
Department  
of Housing

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

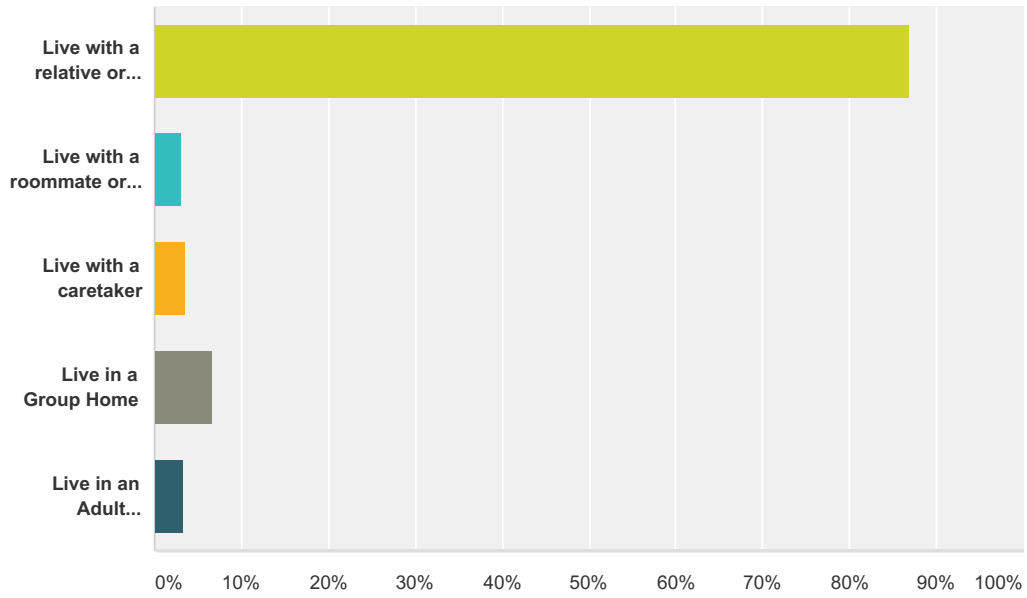
Telephone (602) 771-1000 Facsimile (602) 771-1002 TDY (602) 771-1001

<https://housing.az.gov>



### Q1 What is your current living arrangement? Check all that apply.

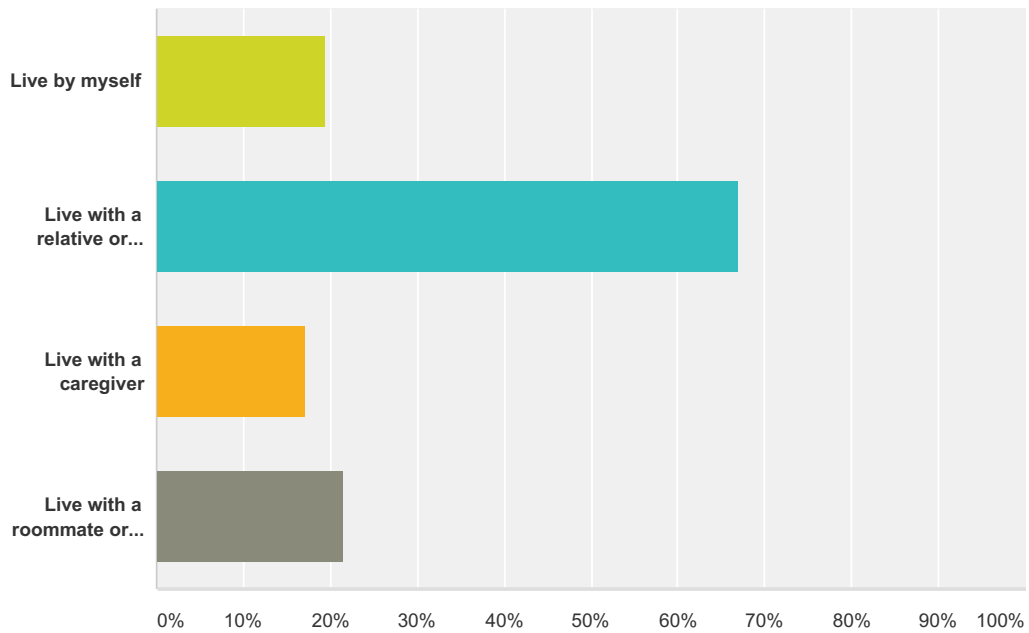
Answered: 1,219 Skipped: 124



Answer Choices	Responses	
Live with a relative or relatives (parents, siblings, other)	86.79%	1,058
Live with a roommate or roommates	3.12%	38
Live with a caretaker	3.45%	42
Live in a Group Home	6.73%	82
Live in an Adult Developmental Home	3.36%	41
<b>Total Respondents: 1,219</b>		

**Q2 Who do you want to live with in an apartment? Check all that apply.**

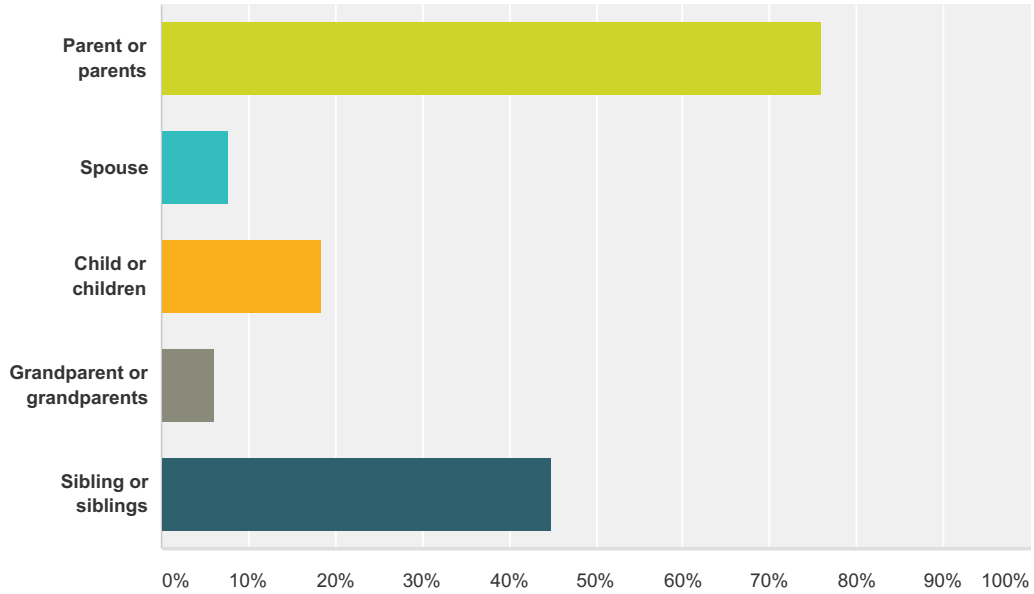
Answered: 1,241 Skipped: 102



Answer Choices	Responses
Live by myself	19.42% 241
Live with a relative or relatives (parent, spouse, children, sibling, other)	67.04% 832
Live with a caregiver	17.08% 212
Live with a roommate or roommates of my choosing	21.51% 267
<b>Total Respondents: 1,241</b>	

**Q3 If you said you would like to live with a relative or relatives in the apartment, tell us who they are. Check all that apply.**

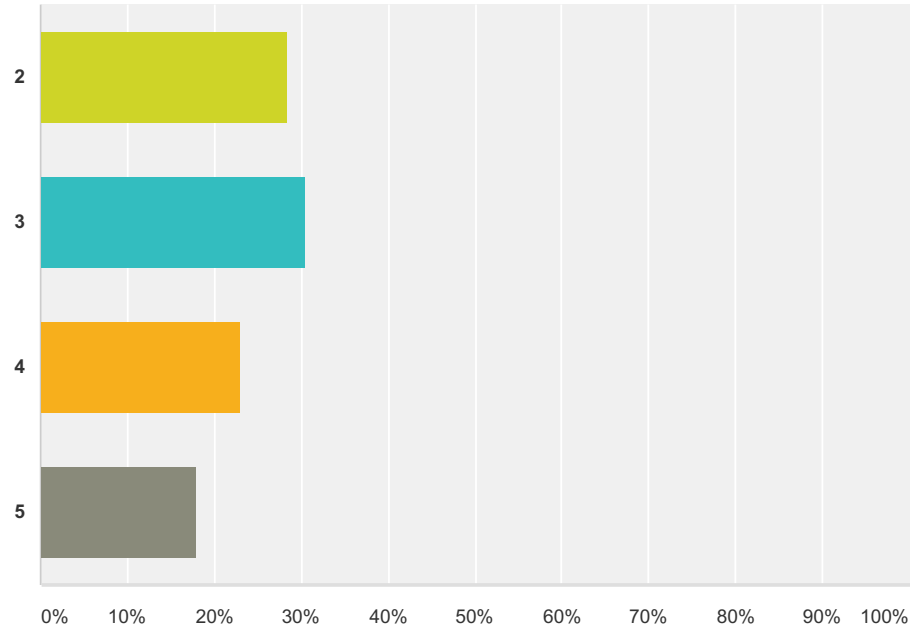
Answered: 877 Skipped: 466



Answer Choices	Responses	
Parent or parents	75.94%	666
Spouse	7.75%	68
Child or children	18.36%	161
Grandparent or grandparents	6.16%	54
Sibling or siblings	44.81%	393
<b>Total Respondents: 877</b>		

**Q4 If you lived with a relative or relatives, how many people would live in your apartment in total, counting yourself?**

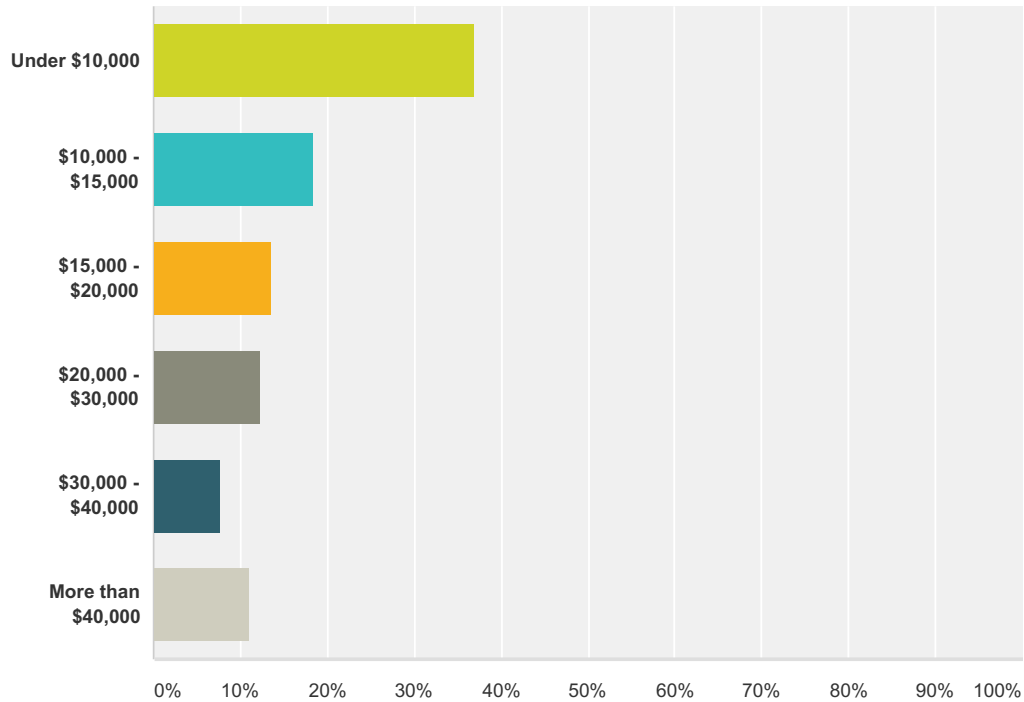
Answered: 975 Skipped: 368



Answer Choices	Responses
2	28.41% 277
3	30.56% 298
4	22.97% 224
5	18.05% 176
<b>Total</b>	<b>975</b>

**Q5 If you will be living in your apartment with other people, what would be the combined annual income of all persons living with you (including your income)? Or, if you said you would live alone, what is your annual income?**

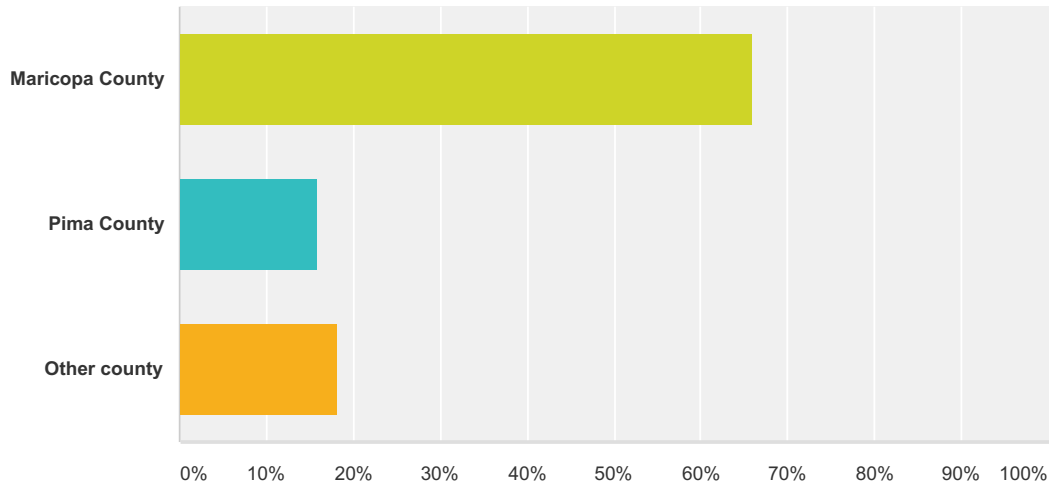
Answered: 1,179 Skipped: 164



Answer Choices	Responses	Count
Under \$10,000	36.98%	436
\$10,000 - \$15,000	18.41%	217
\$15,000 - \$20,000	13.49%	159
\$20,000 - \$30,000	12.30%	145
\$30,000 - \$40,000	7.72%	91
More than \$40,000	11.11%	131
<b>Total</b>		<b>1,179</b>

### Q6 Where do you currently live?

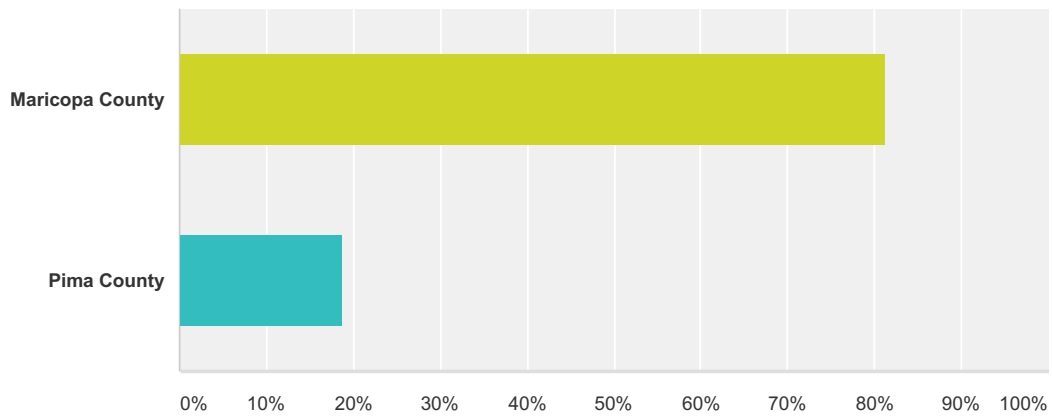
Answered: 1,321 Skipped: 22



Answer Choices	Responses	Count
Maricopa County	65.93%	871
Pima County	15.90%	210
Other county	18.17%	240
<b>Total</b>		<b>1,321</b>

**Q7 Where would you most like to live?  
Check all that apply.**

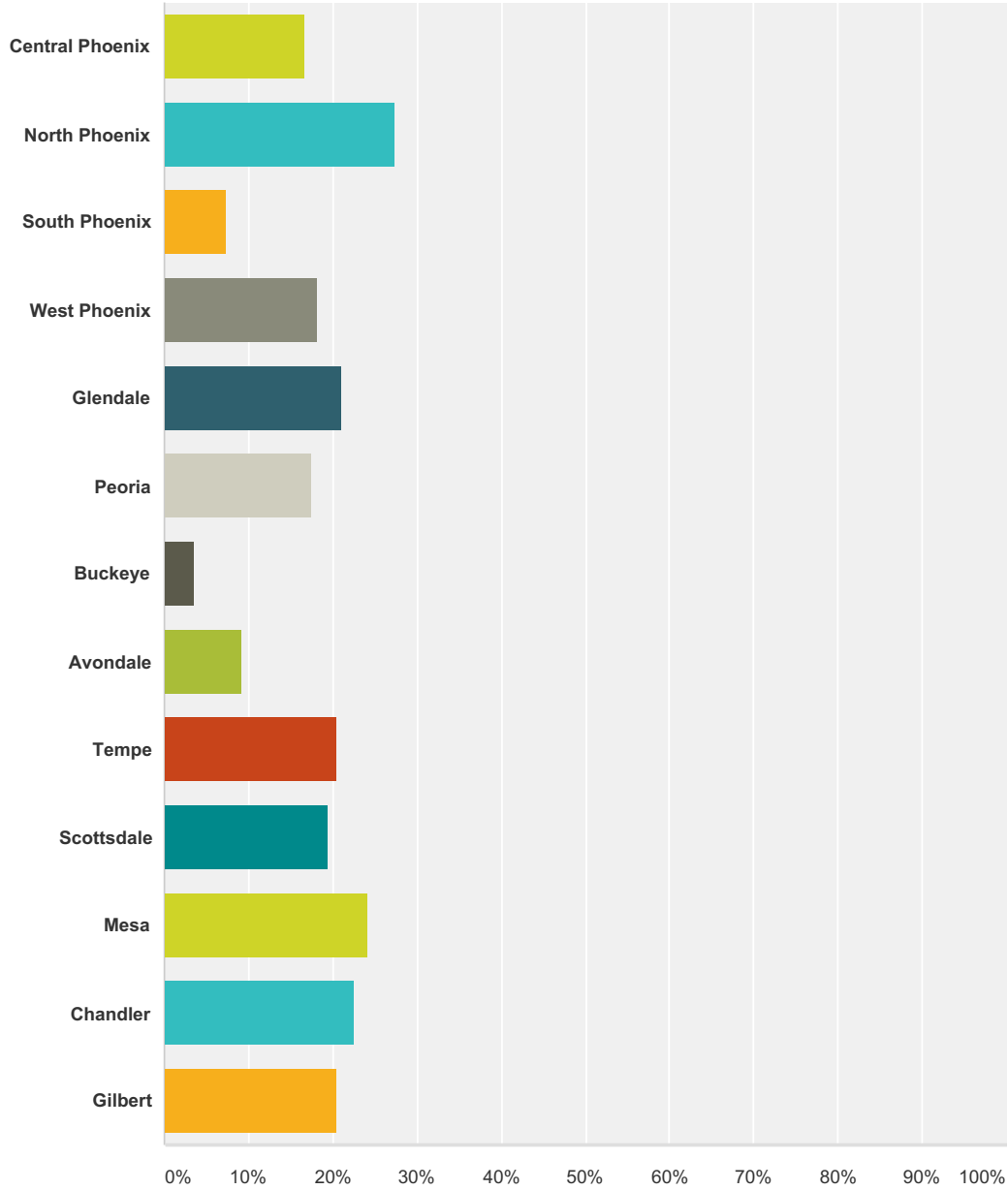
Answered: 1,114 Skipped: 229



Answer Choices	Responses
Maricopa County	81.15% 904
Pima County	18.85% 210
<b>Total</b>	<b>1,114</b>

**Q8 If you would like to live in Maricopa County, let us know where. Check all that apply.**

Answered: 913 Skipped: 430



Answer Choices	Responses	Count
Central Phoenix	16.65%	152
North Phoenix	27.27%	249
South Phoenix	7.34%	67
West Phoenix	18.07%	165
Glendale	21.14%	193

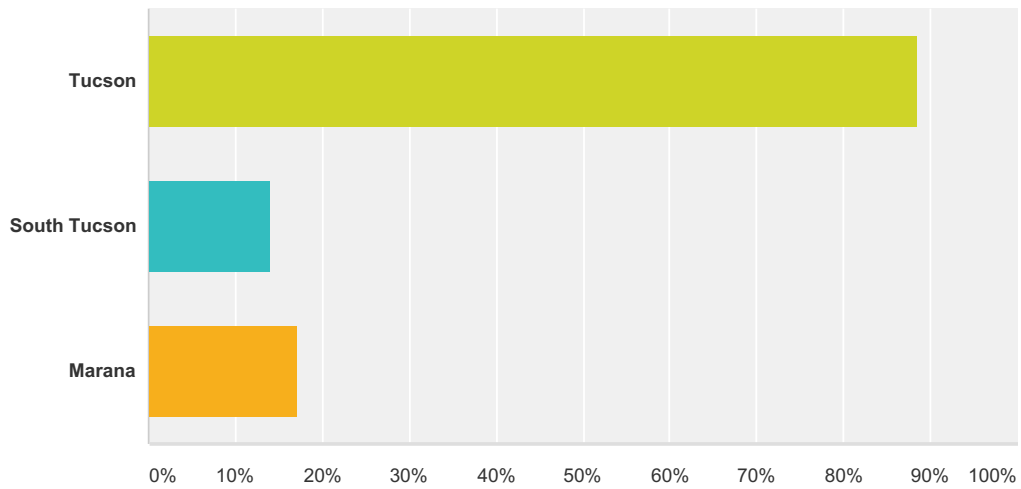


## Housing Opportunity for Persons with Developmental Disabilities

Peoria	17.52%	160
Buckeye	3.61%	33
Avondale	9.09%	83
Tempe	20.48%	187
Scottsdale	19.39%	177
Mesa	24.21%	221
Chandler	22.45%	205
Gilbert	20.37%	186
<b>Total Respondents: 913</b>		

**Q9 If you would like to live in Pima County, tell us where. Check all that apply.**

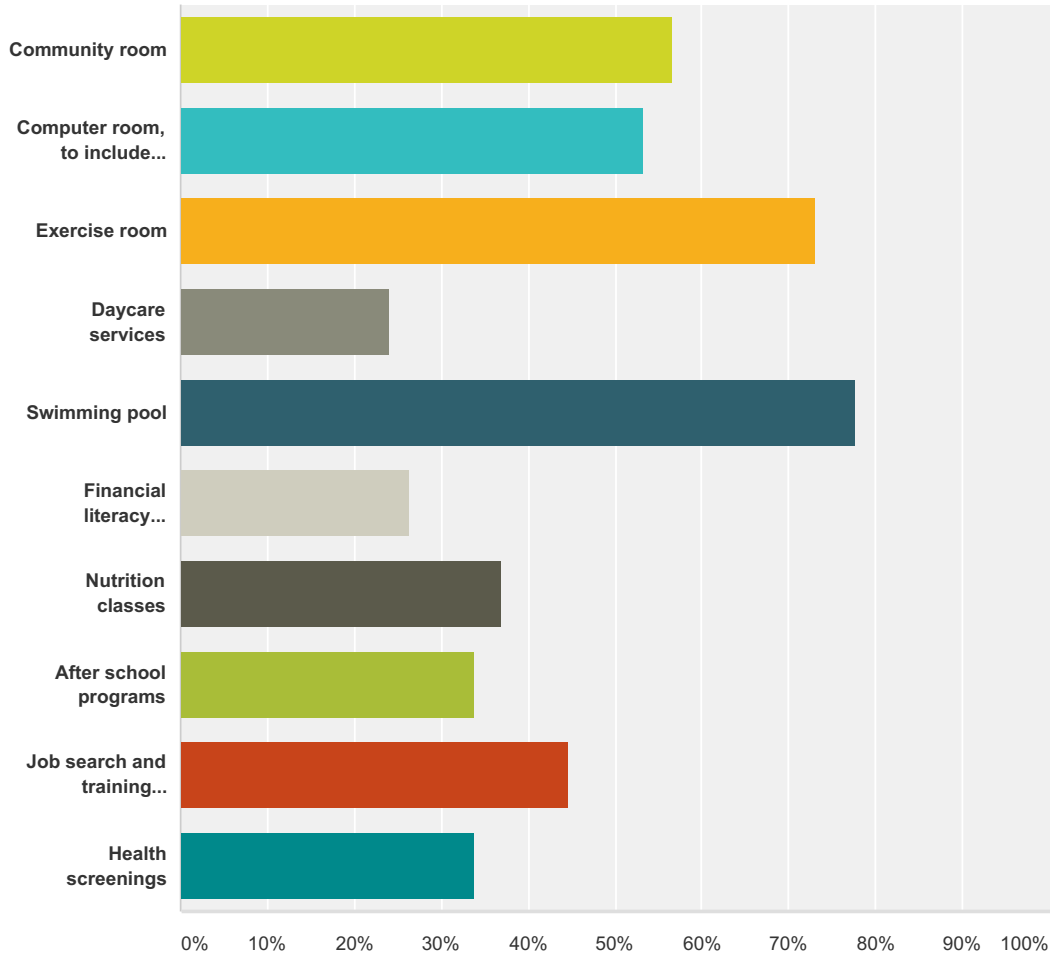
Answered: 251 Skipped: 1,092



Answer Choices	Responses
Tucson	88.45% 222
South Tucson	13.94% 35
Marana	17.13% 43
<b>Total Respondents: 251</b>	

**Q10 What type of features and/or services would you like to have available at the apartment complex? Check all that apply.**

Answered: 1,201 Skipped: 142



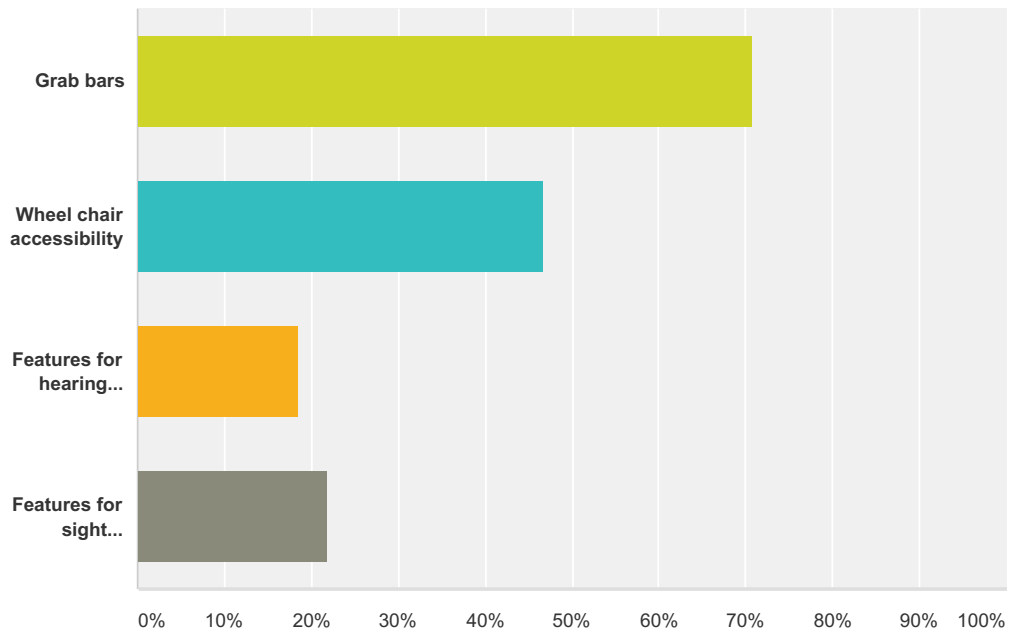
Answer Choices	Responses
Community room	56.54% 679
Computer room, to include training	53.21% 639
Exercise room	73.02% 877
Daycare services	23.98% 288
Swimming pool	77.69% 933
Financial literacy classes	26.39% 317
Nutrition classes	37.05% 445
After school programs	33.81% 406
Job search and training assistance	44.71% 537
Health screenings	33.81% 406

# Housing Opportunity for Persons with Developmental Disabilities

Total Respondents: 1,201

**Q11 What accessibility features do you require? Check all that apply.**

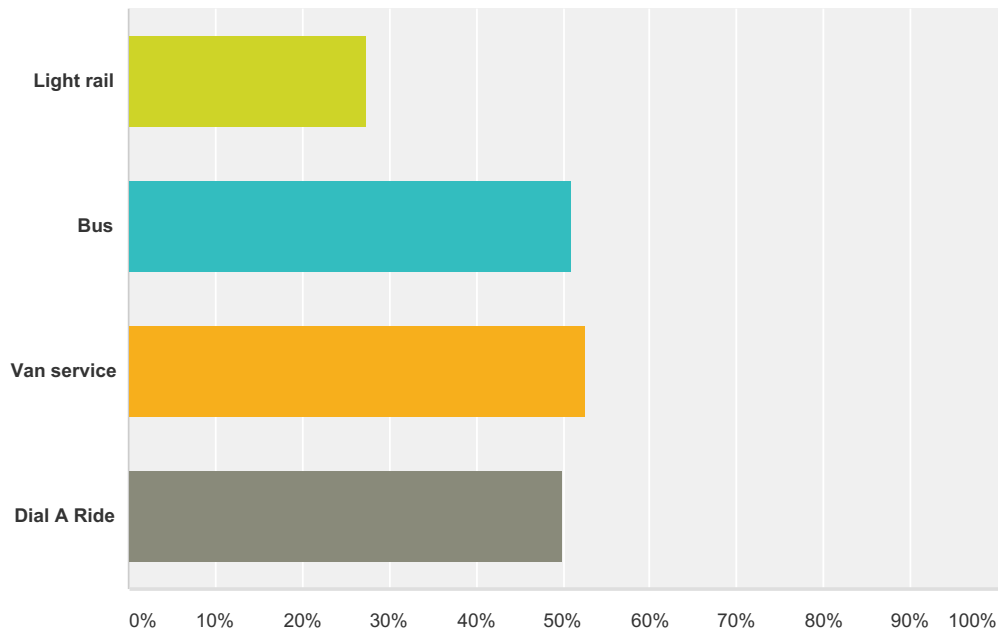
Answered: 531 Skipped: 812



Answer Choices	Responses	Count
Grab bars	70.81%	376
Wheel chair accessibility	46.70%	248
Features for hearing impairments	18.64%	99
Features for sight impairments	21.85%	116
<b>Total Respondents: 531</b>		

### Q12 If you depend on or would like to take public transportation, what type?

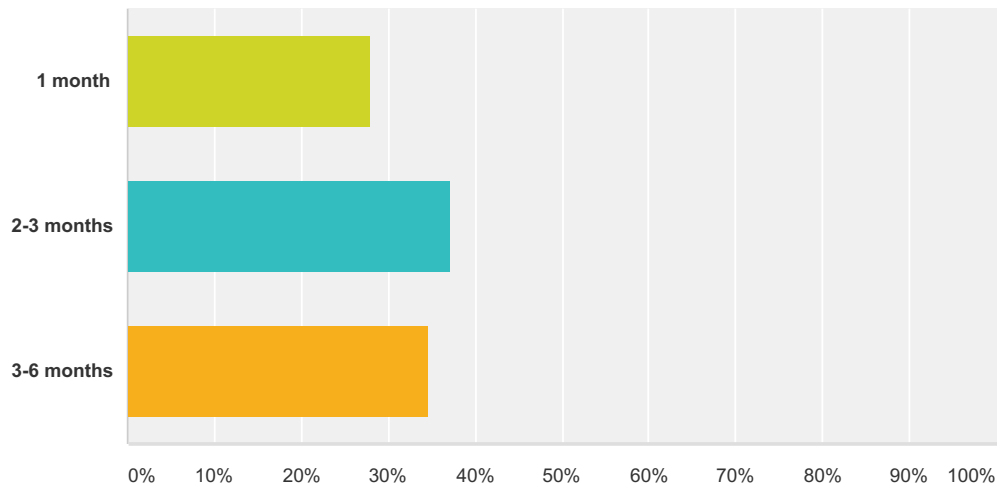
Answered: 1,009 Skipped: 334



Answer Choices	Responses	
Light rail	27.25%	275
Bus	50.94%	514
Van service	52.63%	531
Dial A Ride	49.95%	504
<b>Total Respondents: 1,009</b>		

### Q13 How much advance notice would you need before moving to a new apartment?

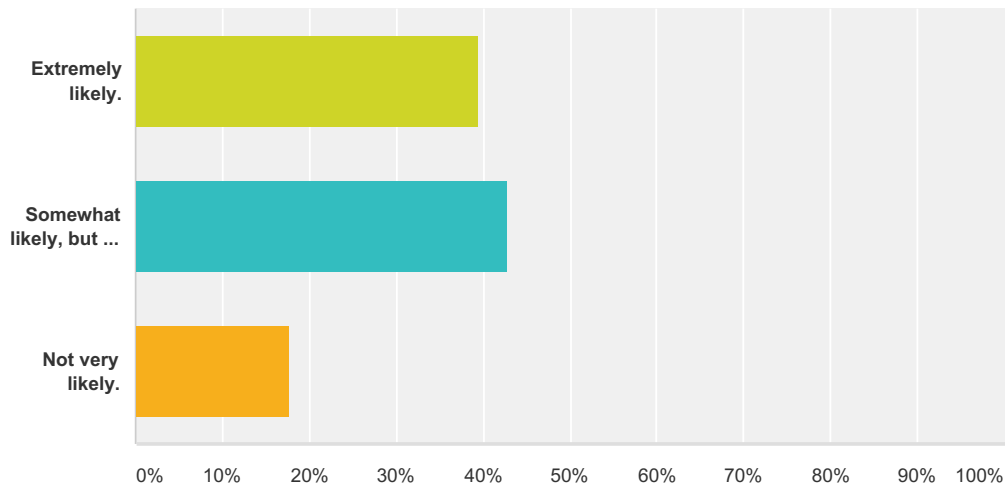
Answered: 1,147 Skipped: 196



Answer Choices	Responses
1 month	28.07% 322
2-3 months	37.23% 427
3-6 months	34.70% 398
<b>Total</b>	<b>1,147</b>

### Q14 How likely are you to apply to live in such an apartment unit?

Answered: 1,283 Skipped: 60



Answer Choices	Responses
Extremely likely.	39.36% 505
Somewhat likely, but I would need more information to decide.	42.87% 550
Not very likely.	17.77% 228
<b>Total</b>	<b>1,283</b>





## Arizona Department of Housing 2015 Information Bulletin

**REGARDING PROGRAMS:** State Housing Fund Programs

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

### **INFORMATION BULLETIN No. 19-15**

**ISSUED:** September 18, 2015

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

### **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 Federal FY2015 the Department expects to allocate approximately \$2,000,000.00 in SHF. The SHF will be allocated through one competitive funding round and the application submission deadline is February 18, 2016 at 4:00 p.m.

The Application process for SHF can be found in the FY2015-2016 SHF Program Summary and Application Guide. The guide can be downloaded from the ADOH website at: <https://housing.az.gov/documents-links/handbooks>. Application Forms and the OOHR Scoring Sheet can be downloaded from the State Housing Fund Forms page at: <https://housing.az.gov/documents-links/forms/state-housing-fund>.

### **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 Federal FY2015 is:

- Improve the Quality of 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 (Rev. 11/18/13) located at: <https://housing.az.gov/documents-links/forms/state-housing-fund>
- Most recent State and Local code requirements.
- Appliances as Applicable must be Energy Star rated.
- International Energy Conservation Code (IECC, 2012 Edition) or most recent code adopted by local building jurisdiction.
- Uniform Federal Accessibility Standards (Section 504 of the 1973 Rehabilitation Act) and the Americans with Disabilities Act, as applicable and needed by owner.
- Weatherization Standards for OOHR Housing Rehab (Issued 10/12/12, Rev. 11/18/13) located at: <https://housing.az.gov/documents-links/forms/state-housing-fund>
- All plumbing fixtures are to be "low-flow."

The funding process can be found in the FY2015-2016 SHF Program Summary and Application Guide which includes information regarding:

1. Completeness review
2. Threshold review
3. Scoring
4. Financial and Technical review
5. Compliance with Federal and State regulations
6. ADOH Funding Approval

#### CHANGES FROM FY2014

There are four significant changes from the federal FY2014 OOHR application round in application thresholds and scoring. Refer to the **FY2015-2016 SHF Program Summary and Application Guide for application and threshold requirements in addition to those noted below.**

The most notable changes are highlighted below:

1. Housing Rehabilitation Guidelines (HRGs) must be submitted to ADOH *electronically* for review and approval prior to the application due date. The evidence of ADOH written acknowledgement of receipt of the electronic HRGs, and the ADOH written approval of the electronic HRGs, must be submitted with the application in addition to the evidence of adoption of the HRGs by the governing body via a Resolution or motion.
2. Application for funding must serve a minimum of three (3) income qualified households.
3. **Program Specific Thresholds.** The performance based thresholds have changed. See the FY2015-2016 State Housing Fund Program Summary and Application Guide at Section **4.14 Owner-Occupied Housing Rehabilitation Program Specific Thresholds.** These thresholds are as follows:
  - Applicants with OOHR contracts that have reached their Funding Agreement expiration:

- Performance: Project is in compliance with the Schedule of Completion per the Funding Agreement Attachment B; and
  - Expenditure Rates: Funds are 100 percent expended or de-obligated.
- Applicants with OOHR contracts that are 3/4 of the way through their original Funding Agreement term:
    - Performance: Project is in compliance with the Schedule of Completion per the Funding Agreement Attachment B; and
    - Expenditure Rates: Funds are seventy-five percent (75%) expended (verified through approved RFP's submitted to ADOH for reimbursement).
  - Applicants with OOHR contracts that are 1/2 way through their original Funding Agreement term:
    - Performance: Project is in compliance with the Schedule of Completion per the Funding Agreement Attachment B; and
    - Expenditure Rates: Funds fifty percent (50%) expended (verified through approved RFP's submitted to ADOH for reimbursement).
  - Applicants with OOHR contracts 1/4 of the way through their original Funding Agreement term:
    - Performance: Project is in compliance with the Schedule of Completion per the Funding Agreement Attachment B; and
    - Expenditure Rates: Funds are twenty-five percent (25%) expended (verified through approved RFP's submitted to ADOH for reimbursement).

Applicants and project applications must meet ALL of the common and ALL of the activity-specific threshold requirements to be considered for competitive funding. Applications not meeting all threshold items will be given a remedy period of five (5) business days during which they may submit the required information. The Department will contact the applicant (via standard mail, fax or email), regarding the insufficient documentation. Applications that remain incomplete after the expiration of the remedy period will not be considered for funding and will be returned to the Applicant. A copy of the application will remain with ADOH.

4. **Application TAB J – Appendix J OOHR Score Sheet.** There are now two (2) Tie Breaker categories. The additional Tie Breaker was added to address the increased competitiveness of applications received in previous rounds. The added Tie Breaker focuses on the Readiness category. Please review the application Attachment J Owner Occupied Housing Rehabilitation Score Sheet for further scoring criteria and information.

## PROGRAM ELIGIBILITY

Specific Owner Occupied Housing Rehabilitation program eligibility requirements are found in the FY2015-2016 SHF Program Summary and Application Guide. Pay close attention to chapters 1, 2 and 4 for further information that includes but is not limited to eligible applicants; eligible

and ineligible activities; eligible beneficiaries; eligible property types and eligible assistance types. Additionally, review the changes noted in this NOFA at the section titled “CHANGES FROM FY2014”. The FY2014-2016 SHF Program Summary and Application Guide and the Owner Occupied Housing Rehabilitation Application (REV. 8-20-15) can be downloaded from the ADOH website at the web links provided previously in this NOFA.

### **MAXIMUM APPLICANT FUNDING**

The maximum limit of HOME funding available per application is **\$250,000**. An additional 10% (up to **\$25,000**) in general administrative funding thru the Housing Trust Fund is also available for a total maximum application funding of **\$275,000.00**. Only one application request per applicant will be considered for funding.

### **COMPETITIVE APPLICATION REVIEW CRITERIA**

The review criterion is set forth in Chapters 2 and 4 of the FY2015-2016 SHF Program Summary Application Guide.

### **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 all thresholds are competitively scored. Scoring criteria is contained in the application documents. Self-Score Sheets are provided as part of the application.

### **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**

The Application Form is fillable and is in Excel format. The form is designed to expand as needed dependent upon the amount of data in the space allotted for input. There are separate tabs on the Excel spreadsheet for each page of the application form. You should also be able to save a partially prepared form and return to complete the form at a later time.

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

Applicants must submit their application package as described under Application Format, completing all required sections and providing all required supporting documentation. Application packages 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 4, section 4.14 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 page of the Department's website.

### Application material must be:

- **1 Original only.**
- **8 ½ x 11 format**
- **Single sided**
- **Application must be two-hole punched at the top and bound by a metal fastener or large clip.**
- **Application must be 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" with a statement describing the reason(s) the item is not applicable should be included in this space. *Tabbed sections indicating "N/A" that do not contain a written explanation will be considered to be missing documentation.* 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 18, 2016.

*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 must be submitted in writing and may be directed to Kathy Blodgett at [Kathy.Blodgett@azhousing.gov](mailto:Kathy.Blodgett@azhousing.gov).



1110 W. Washington, Suite 310 | Phoenix, AZ 85007  
Telephone (602) 771-1000 Facsimile (602) 771-1002 TDY (602) 771-1001

<https://housing.az.gov>



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## The Arizona Department of Housing 2015 Information Bulletin

**REGARDING PROGRAMS:** Rental Development

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

### INFORMATION BULLETIN No. 20-15

**ISSUED:** October 8, 2015

**RE:** 2016 Qualified Allocation Plan – 3<sup>rd</sup> Focus Group and Public Hearing

The Arizona Department of Housing (“ADOH”) will release of the Second Draft of the 2016 Qualified Allocation Plan (“QAP”) on or about October 16, 2015. ADOH will accept written comments on the second draft of the 2016 QAP when released until **October 22, 2015 at 4:00 pm** via letter or email to either of the following addresses:

By Mail: Jeanne Redondo  
Rental Programs Administrator  
Arizona Department of Housing  
1110 West Washington Street, Suite 310  
Phoenix, AZ 85007

By E-mail: [QAP-Comments@azhousing.gov](mailto:QAP-Comments@azhousing.gov)

### Third Focus Group and QAP Public Hearing:

ADOH will hold a third focus group and the Public Hearing to receive feedback regarding the 2016 draft QAP. Both meetings will be held at the following location:

**Arizona Department of Housing**  
**Conference Room – Suite 250**  
1110 West Washington Street  
Phoenix, AZ 85007

Free parking is available on the streets surrounding the building and at the Arizona Department of Environmental Quality garage at the northwest corner of 10<sup>th</sup> Avenue and Washington Street. Participants will be required to sign in at the security desk in the building lobby as a visitor prior to going up to the second floor. Suite 250 is just to the right of the rear end of the 2<sup>nd</sup> Floor Lobby.

### Focus Group

October 22, 2015  
10:00 am – Noon

### Public Hearing

November 13, 2015  
10:00 am - Noon



**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.housing.az.gov](http://www.housing.az.gov)



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## The Arizona Department of Housing 2015 Information Bulletin

**REGARDING PROGRAMS:** Community Development and Revitalization

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

**INFORMATION BULLETIN No. 21-15**

**ISSUED:** October 15, 2015

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

### **NOTICE OF FUNDING AVAILABILITY (NOFA OR NOTICE)**

For FY 2015, the Arizona Department of Housing (ADOH) expects to allocate approximately \$1,306,620 in Community Development Block Grant (CDBG) Program funds to State Special Projects (SSP). The FY 2015 SSP funds will be distributed in one competitive funding round and the application submission deadline is Friday, April 15, 2016 at 4 p.m.

The Application Process for the SSP funding allocation is described in the CDBG Application Handbook (REV. July 22, 2015) with any changes or additional requirements outlined in this Notice. The CDBG Application Handbook, CDBG SSP Rating Tool FY2015 and CDBG Application Forms can be obtained from the ADOH website at:

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

### **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 Casa Grande, Douglas, Flagstaff, Prescott, Sierra Vista, Yuma and Tribal lands.
- All of Arizona's counties except Maricopa and Pima Counties.

#### **Eligible Activities**

Eligible activity categories are found in the CDBG Application Handbook at Section 6 State Special Projects (SSP). Activities must meet a CDBG National Objective and at least 70% of all funds must benefit persons of low and moderate income. 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**

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.

In addition to the thresholds found at Section 6 “State Special Projects” of the CDBG Application Handbook (REV. July 22, 2015) the following thresholds apply:

- **Project application must be for activities that align with the state’s FY2015-2019 Consolidated Plan (Con Plan) at sections SP-45 and AP-20.** The Con Plan is available for review or download from the publications page of the Department’s website at: <https://housing.az.gov/documents-links/publications>.
- **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. *Slum/Blight projects must address one or more of the conditions indicated in the applicant’s resolution as the reason for designation of the target area as Slum/Blight.*
- **Budget:** Applicant must submit detailed budgets for both administrative and project funding (including any leverage funds), which have been carefully considered to maximize the potential of CDBG funds. Budgets should demonstrate project viability, sufficient funding to complete the entire project and document proposed expenses and schedules. The sources of all leverage funds must be provided.
- **Service Area:** 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.). Per application Form 13 Applicant must attach a narrative explanation justifying the geographical outline of the Service Area.

### **For Public Facilities and Improvements:**

- Eligible activities are:
  - Water System Improvements
  - Wastewater System Improvements
  - Road/Street Improvements
  - Flood and Drainage Improvements
  - Other Public or Privately Owned Utilities
- Applicant must submit complete construction plans and specifications including evidence of approval by the appropriate department at the local government level.
- Applicant must submit proof of site control.
- Applicant must submit final engineering design drawings, signed and certified.



- 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 include copies of all applicable permits (e.g. zoning, building, Army Corps of Engineers) *or* letters from the appropriate bodies stating these permits will likely be approved within 30 days of award notification. In the event that permits are not applicable (i.e. work performed by city staff in the right of way owned by the city) the applicant must provide a detailed written explanation of why permits are not applicable to the project.
- Applicant must submit evidence of proper zoning for the project type from the appropriate planning and/or zoning dept.
- Applicant must provided *detailed* Cost estimates that have been signed and certified by an Architect, Engineer or Contractor.

**For Community/Supportive Housing Facilities:**

- Eligible Activities are:
  - ADA/ROB Improvements – as a standalone activity for any community/supportive housing facility (including parks, playgrounds, libraries, youth centers, community centers, etc.)
  - Community Facilities (e.g. Community Center, Sr. Center)
  - Food Banks
  - Physical or Psychological Disabilities Facilities
  - Homeless Facilities
  - Supportive Housing Facilities (DV shelters, halfway houses, housing for disaster victims, hospitals etc.)
- Applicant must submit complete construction plans and specifications including evidence of approval by the appropriate department at the local government level.
- Applicant must submit documentation demonstrating that the applicant or subrecipient owns the land in question with no restrictive agreements attached to the land.
- Applicant must provide a list of qualified bidders selected for solicitation and statement certifying that the local government or subrecipient will select vendors thru a competitive procurement process compliant with CDBG guidelines.
- Applicant must provide *detailed* Cost Estimates that have been signed and certified by an Architect, Engineer or Contractor.
- Applicant must include copies of all applicable permits (e.g. zoning, building, Army Corps of Engineers) or letters from the appropriate bodies stating these permits will likely be approved within 30 days of award notification. In the event that permits are not applicable (i.e. work performed by city staff in the right of way owned by the city) the applicant must provide a detailed written explanation of why permits are not applicable to the project.

**For Housing:**

- Eligible activities are:
  - Owner Occupied Housing Rehabilitation
  - Rental Housing Rehabilitation
  - Lead-based Paint Evaluation or Reduction

- Applicant must provide a copy of the wait list in spreadsheet format of *income qualified* homeowners/tenants who have applied to receive assistance, the date of the income qualification (must be 6 months or less for at least the same number of beneficiaries who will be served by the application) and the household demographics including but not limited to: name, address, household size, race, ethnicity, income, %AMI, household type, etc. The wait list must be certified as a true copy of the original and signed by the Grants Coordinator, Rehabilitation Specialist or other appropriate official.
- Applicant must submit an electronic copy of the community's Housing Rehab Guidelines (HRGs) prior to submission of the application. The application must include a copy of the ADOH acknowledgement of receipt of the digital HRG's **AND** a copy of the ADOH document approving the HRGs. HRG's therefore must be reviewed and approved by ADOH well before the submission deadline of an SSP application. HRG's must have incorporated ADOH Weatherization Standards (Issued 10/12/12, REV. 8/22/13) located at: <https://housing.az.gov/documents-links/forms/state-housing-fund>. (See also CDBG Application Handbook Section 11, Housing Rehabilitation Guidelines part B, page 279).
- Applicant must submit evidence that the community's HRGs have been adopted by its governing body via a resolution or meeting minutes.
- 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 Economic Development Assistance:**

- Eligible activities are:
  - Direct Assistance to For-profit Businesses
  - Economic Development Services
  - Micro-enterprise Assistance to Businesses
- 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 certified by an Architect, Engineer or Contractor.

**For Planning**

- Eligible activities are:
  - Engineering Plans
  - Architectural Plans
  - Environmental Review Records (ERR)
- The state is limited by CDBG statute to 20% of its annual allocation for administration and planning activities. Therefore applicants must notify the CDBG program in advance of their intention to apply for funds for a planning grant in writing. The written notification must specify the type of plan to be undertaken and the maximum amount of resources to be requested. ADOH retains the right to declare an application for this activity non-fundable on the basis of the state

limitation. Applicants will be considered for funding for this activity, if the statewide limitation is exceeded, on a first-notified, first-funded basis. Applicants must submit a copy of the written notification letter dated prior to application deadline.

- Applicant must submit a copy of the ADOH approval to apply for a planning grant dated prior to the application due date.
- All Planning must be for projects that will be implemented through the applicant's next Regional Account application. Applicants will be required to submit an original certification letter executed by the Chief Elected Official verifying that the applicant's upcoming regional account application will be for the implementation of the project for which the planning was completed. Public Participation documentation must support that the planning and project have been discussed, open for public comment and selected as the applications to be submitted to ADOH for funding.
- Completed plans or ERR must be for projects that benefit at least 51% low-mod persons.
- For applicants that do not have a contracted engineer, architect or third party consultant to prepare an ERR:
  - Applicant must submit a Draft Request for Qualifications (RFQ) for the procurement of the engineer, architect or third party consultant.
  - Applicant must submit a list of qualified firms to solicit RFQ
- For applicants that already have a contracted engineer, architect or third party consultant to prepare an ERR:
  - Applicant must submit copies of the procurement documentation from selection of the contracted engineer, architect or third party consultant.
  - Applicant must submit a copy of the contract between the applicant and the engineer, architect or third party consultant.
  - Scope of services in the contract must cover the completion of the plan or ERR for which funding is requested.

Please review Part I "Thresholds" of the ADOH CDBG SSP Rating Tool FY2015. The rating tool can be obtained from the ADOH website at: <https://housing.az.gov/documents-links/forms/community-revitalization>

### **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 Section 5 of the CDBG Application Handbook (Rev. July 22, 2015): <https://housing.az.gov/documents-links/handbooks>

### **Selection of Project Awards**

Projects will be selected for SSP funding by a competitive process through which applications are scored. Applications that are complete and 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 low-moderate income people and communities; determining the need for the activity; past performance of the applicant and/or administrating agency; and cost effectiveness of the project.

The SSP Rating Tool and a Completeness Review Form can be obtained from the ADOH website at: <https://housing.az.gov/documents-links/forms/community-revitalization>

### **Selection Notification**

ADOH anticipates notifying all applicants within 90 days of application deadline as to whether they will be funded. 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.

### **APPLICATION TIMELINE**

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

Application Handbook (REV. 7/22/15) release:	August 3, 2015
NOFA release:	October 15, 2015
Application Deadline:	April 15, 2016, 4:00 p.m.

### **APPLICATION SUBMITTAL**

ADOH will accept an application for one project from each community/county eligible to receive funding from the State CDBG Program.

Application submissions must include one (1) original copy only and all back up documentation. The entire application must be two-hole punched at the top and secured by a clasp. DO NOT submit application in a 3 ring binder. 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 **Friday, April 15, 2016 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; or
- 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](http://www.azhousing.gov)

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## Arizona Department of Housing 2015 Information Bulletin

**REGARDING PROGRAMS: Rental Development**

**REGARDING FUNDING SOURCES: Low Income Housing Tax Credit (LIHTC),  
Home Investment Partnerships Program (HOME)**

**INFORMATION BULLETIN No. 22-15**

**ISSUED: October 19, 2015**

**RE: Energy Inspection Procedures**

The Governor's Office of Energy Policy ("GOEP") is no longer available to provide the inspections described in the Qualified Allocation Plans for 2013, 2014 and 2015. Therefore, the Arizona Department of Housing ("ADOH") has implemented the following procedures to clarify the requirements for energy inspections related to Low Income Housing Tax Credit ("LIHTC") projects which received allocations in 2013, 2014 and 2015. These procedures are effective immediately. There are two processes depending upon the existing involvement of a RESNET Certified Home Energy Rater ("HERS Rater") and/or a LEED Green Rater.

The reviews in Processes 1 and 2 below shall be limited to the energy efficiency requirements of the QAP as described in:

- QAP Section 2.9(Q)(1)(A)(1-3)
- Form 17 exhaust fans and fresh air under Materials and Indoor Air Quality (if claimed for points)
- Form 17 Energy Efficiency selections claimed for points
- Exhibit D Sections (IX)(G) and XI (all energy efficiency items)

Non-energy efficiency related items on Form 17 are not included in this process and are reviewed by ADOH or its designated representative. Contact the ADOH Project Specialist assigned to the project when all items have been installed. Non-energy efficiency related items include:

- Material and Indoor Air Quality items not related to energy efficiency such as Material Selection, Flooring, Smoke-Free Development, Fabricated in the State of Arizona, Environmentally Preferred Products (EPP), Waste Management; and all Water Efficiency items.

## Process 1 - HERS Rater/LEED Green Rater Inspections

Projects which include a HERS Rater or LEED Green Rater for any of the following reasons shall follow Process 1.

- Project received points in Tab 17 for the performance based path or the LEED for Homes Gold Certification path.
- HERS Rater performed an energy analysis to provide an Energy Consumption Model utility allowance which was submitted at Tab 14 of the LIHTC Application.
- HERS Rater performed an energy analysis required under Exhibit D(XI).

### **1. Notification:**

Developer or its designated representative shall contact FSL Home Energy Solutions ("FSLHES") at [FSLHES@fsl.org](mailto:FSLHES@fsl.org) to inform FSLHES that the project team includes a HERS Rater or LEED Green Rater.

Developer shall provide FSLHES with the following documents:

- a. Full Set of Plans and Specifications in pdf format, with a copy to the ADOH Project Specialist assigned to the project. Additional information such as photos shall be provided upon request.
- b. Copy of all energy analyses completed to date and project scope of work including:
  - i. Utility allowance analysis (included at Tab 14 of LIHTC Application)
  - ii. Energy Analysis (required by Exhibit D(XI)(F) for rehabilitation projects), if applicable
  - iii. LEED for Homes Gold Certification checklist (if applicable)
- c. Contact information for the HERS Rater/LEED Green Rater
- d. Documentation that the applicable HERS Rater/LEED Green Rater is fully credentialed and in good standing with RESNET and USGBC, as applicable. If the HERS Rater is doing less than 100% testing of every Unit, they must also be working with an accredited RESNET Sampling Provider. Screenshots or printouts from the following websites for RESNET Rater(s) and USGBC LEED Green Rater will provide the necessary documentation to be submitted to FSLHES. FSLHES will look up the Sampling Provider information based upon the screenshot/printout from the registry of raters that is provided for the RESNET Sampling Provider. Therefore submitting a screenshot from the Sampling Provider list is not necessary.
  - i. RESNET (Rater): <http://www1.resnet.us/registry/raters.aspx>
  - ii. USGBC (LEED Green Rater): <http://www.usgbc.org/people>
  - iii. RESNET (Accredited Sampling Provider):  
[http://www.resnet.us/professional/programs/rating\\_sampling\\_providers](http://www.resnet.us/professional/programs/rating_sampling_providers)

## **2. Plan Review –**

FSLHES shall review plans and specifications and provide a report to ADOH, Developer and the applicable HERS Rater/LEED Green Rater. The Developer shall ensure that the information and details in the report are disseminated to construction field staff. The report will include the following items:

- a. New Construction - Identify any concerns related to codes and ADOH standards described in the QAP and Exhibit D.
- b. Rehabilitation – Identify any concerns related to codes and ADOH standards described in the QAP and Exhibit D. Also provide specific references to United States Department of Energy Standard Work Specifications (“SWS”) for measures included in the scope of work. The SWS are important for getting critical details installed correctly and for proper implementation of measures included in the scopes of work.

## **3. Pre-Drywall Review**

Projects which received points for the LEED for Homes Gold Certification path shall use the LEED Green Rater and HERS Rater to perform testing, inspections, and program requirement verifications under the LEED program. They do not need to be submitted to FSLHES or ADOH.

Projects utilizing a HERS Rater shall have the HERS Rater perform the inspections outlined in the QAP. Once the project passes the inspections, the HERS Rater shall submit the inspection report to FSLHES for review. (If sample testing and inspection protocols are followed, the HERS Rater’s inspection report should demonstrate that the appropriate number of units were tested as required by Chapter 6 of the RESNET National Home Energy Rating Standards.) FSLHES will review the inspection report and submit a report on the review to ADOH.

## **4. Final Review**

Projects which received points for the LEED for Homes Gold Certification path shall submit the LEED for Homes Gold Certificate to ADOH.

Projects utilizing a HERS Rater shall have the HERS Rater perform the inspections outlined in the QAP. Once the project passes the inspections, the HERS Rater shall submit the inspection report to FSLHES for review. (If sample testing and inspection protocols are followed, the HERS Rater’s inspection report should demonstrate that the appropriate number of units were tested as required by Chapter 6 of the RESNET National Home Energy Rating Standards.) FSLHES will review the inspection report and submit a report on the review to ADOH.

Additional review may be performed by FSLHES, upon ADOH request, to investigate any issues or concerns.



## **Process 2 - FSLHES Inspections**

Projects which received points in Tab 17 for the prescriptive categories path, and for which no energy analysis by a HERS Rater has been performed, either to determine a utility allowance and/or under Exhibit D(XI), shall follow Process 2.

### **1. Notification:**

Developer or its designated representative shall contact FSL Home Energy Solutions (“FSLHES”) at [FSLHES@fsl.org](mailto:FSLHES@fsl.org) to inform FSLHES that the Developer is not working with a HERS Rater or LEED Green Rater to complete inspections.

Developer shall provide FSLHES with the following documents:

- a. Full Set of Plans and Specifications in pdf format, with a copy to the ADOH Project Specialist assigned to the project. Additional information, if requested.
- b. Copy of project scope of work (if rehabilitation)
- c. Copy of project schedule with critical construction milestones.

### **2. Plan Review –**

FSLHES shall review plans and specifications and provide a report to ADOH, and Developer. The Developer shall ensure that the information provided with the report is disseminated to construction field staff. The report will include the following items:

- a. New Construction - Identify any concerns related to codes and ADOH standards described in the QAP and Exhibit D.
- b. Rehabilitation – Identify any concerns related to codes and ADOH standards described in the QAP and Exhibit D. Also provide specific references to United States Department of Energy Standard Work Specifications (“SWS”) for measures included in the scope of work. The SWS are important for getting critical details installed correctly and for proper implementation of measures included in the scopes of work.

### **3. Pre-Drywall Review**

- a. Developer shall schedule pre-drywall inspection with FSLHES at least ten working days prior to anticipated drywall installation.
- b. FSLHES shall perform the inspections described in the QAP and Exhibit D.
- c. Construction superintendant shall accompany FSLHES during the inspection.
- d. If the project fails inspection, FSLHES shall provide guidance regarding measures the contractor should take to pass during the next inspection, and inform the ADOH Project Specialist that the project failed the inspection.

- e. If the project passes inspection, FSLHES will provide a report the ADOH and Developer confirming that the project passed the inspection.

#### **4. Final Review**

- a. Developer shall schedule final inspection with FSLHES at least ten working days prior to anticipated certificate of occupancy.
- b. FSLHES performs the inspections described in the QAP and Exhibit D. (The construction superintendant shall accompany FSLHES during the inspection.)
- c. If the project fails inspection, FSLHES shall provide guidance regarding measures the contractor should take to pass during the next inspection, and inform the ADOH Project Specialist that the project failed the inspection.
- d. If the project passes inspection, FSLHES will provide a report the ADOH and Developer confirming that the project passed the inspection.

Additional review may be performed by FSLHES, upon ADOH request, to investigate any issues or concerns.



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## Arizona Department of Housing 2015 Information Bulletin

**REGARDING PROGRAMS: Rental Development**

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

**INFORMATION BULLETIN No. 23-15**

**ISSUED: October 19, 2015**

**RE: 2016 Qualified Allocation Plan - Second Draft**

### 2016 Draft Qualified Allocation Plan (QAP) Posted

The Arizona Department of Housing (ADOH) has posted a second draft of the 2016 QAP on its website at the following link:

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

ADOH will accept written comments on the second draft of the 2016 QAP until Monday, October 26, 2015 at 5:00 pm via letter or email to either of the following addresses:

By Mail: Jeanne Redondo  
Rental Programs Administrator  
Arizona Department of Housing  
1110 West Washington Street, Suite 310  
Phoenix, AZ 85007

By E-Mail: [QAP-Comments@azhousing.gov](mailto:QAP-Comments@azhousing.gov)

Comments may also be provided at the QAP Focus Group, which will be held on **Thursday, October 22, 2015 at 10:00 am** at the following location:

1110 West Washington Street  
Conference Room – Suite 250  
Phoenix, AZ 85007

Free parking is available at the Arizona Department of Environmental Quality garage and on surrounding streets. Please sign in at the security desk in the building lobby as a visitor prior to going up to the second floor where the conference room is just to the rear of the 2<sup>nd</sup> floor lobby.



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## Arizona Department of Housing 2015 Information Bulletin

**REGARDING PROGRAMS:** Community Development & Revitalization, Rental Development and Compliance Divisions, Public Housing Authority

**REGARDING FUNDING SOURCES:** Weatherization Program, Low Income Housing Tax Credit (LIHTC) Program, Home Investment Partnerships Program (HOME), State Housing Trust Funds, Section 8 Housing Choice Voucher (Yavapai Co.) and Section 8 Project Based Contract Administration

**INFORMATION BULLETIN No. 24-15**

**ISSUED:** November 4, 2015

**RE:** Weatherization Program; Divisional Mergers; Asset Management

This Information Bulletin provides information on several new developments within the Arizona Department of Housing: the transfer of the State's Weatherization Programs to ADOH; the merger of two existing divisions at ADOH (the Public Housing Authority and Housing Compliance divisions); and the establishment of an Asset Management position.

### **Transfer of State's Weatherization Assistance Programs to ADOH**

Effective November 9, 2015, the State's Weatherization grant programs (the Low-Income Weatherization Assistance Program (WAP) and the Low-Income Home Energy Assistance Program (LIHEAP), as well as several utility provider grants, are being transferred to ADOH from the Arizona Department of Administration/Governor's Office of Energy Policy. The programs will reside within the Community Development & Revitalization (CD&R) division at ADOH. Two Weatherization staff, Michael Frary and Trisha Ekenberg, will also transfer to the ADOH with the program. ADOH incorporated Department of Energy and other Weatherization Standards into its Single Family Housing Rehabilitation Program two years ago with great success. CD&R stands ready to absorb these programs into their division, as a natural fit. CD&R's existing resources are often utilized by the same organizations and sometimes the same projects as the Weatherization resources, which should result in more efficient and effective uses of the resources.

Questions from current Weatherization grantees and other interested parties may be directed to Kathy Blodgett, CD&R Administrator, at (602) 771-1021 or [Kathy.Blodgett@azhousing.gov](mailto:Kathy.Blodgett@azhousing.gov).

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## **Merger of Public Housing Authority and Housing Compliance Divisions**

Effective November 2, 2015, ADOH's Public Housing Authority and Housing Compliance Divisions were merged to create a new division called the Section 8/Compliance Division. The PHA's Administrator, Greg Cooper, will head this new division, and will be assisted by Juan Bello who has been promoted to a Senior Compliance Officer position. In this new position Mr. Bello will manage the day-to-day teamwork of the Compliance staff. The division formerly called the Public Housing Authority oversees the Section 8 Project-Based Contract Administration (PBCA) duties, as well as the Section 8 Housing Choice Voucher (HCV) Program for Yavapai County, and the Housing Compliance division conducts ongoing monitoring of rental properties financed through ADOH resources, including but not limited to LIHTC, HOME and Housing Trust Funds. These two divisions have been engaged in similar work and both have relationships with many of the same property owners and management companies, and in some cases, monitor the exact same properties. As a result, ADOH expects the merger to result in a more efficient and effective interaction with the rental property owners and management companies.

Questions concerning the Section 8 (PBCA and HCV) duties of the division should be directed to Greg Cooper, Section 8/Compliance Division Administrator, at (602) 771-1051 or [Greg.Cooper@azhousing.gov](mailto:Greg.Cooper@azhousing.gov). Questions concerning LIHTC, HOME, HTF and other rental property monitoring may be directed to Juan Bello at (602) 771-1074 or [Juan.Bello@azhousing.gov](mailto:Juan.Bello@azhousing.gov).

## **Asset Management**

On November 9, 2015, John Juarez will join ADOH in the position of Asset Manager. In this position Mr. Juarez will monitor the financial health of rental properties financed through ADOH, will assist with financial underwriting of newly proposed properties, will work with properties requesting Qualified Contracts, those requiring loan workouts, transfers of ownership, and other related duties. Mr. Juarez comes to this position with more than 25 years experience in community development and affordable housing loan programs.

Beginning November 9, questions that fall into the realm of Asset Management may be directed to John Juarez at [John.Juarez@azhousing.gov](mailto:John.Juarez@azhousing.gov).

**An ADOH organization chart is attached.**

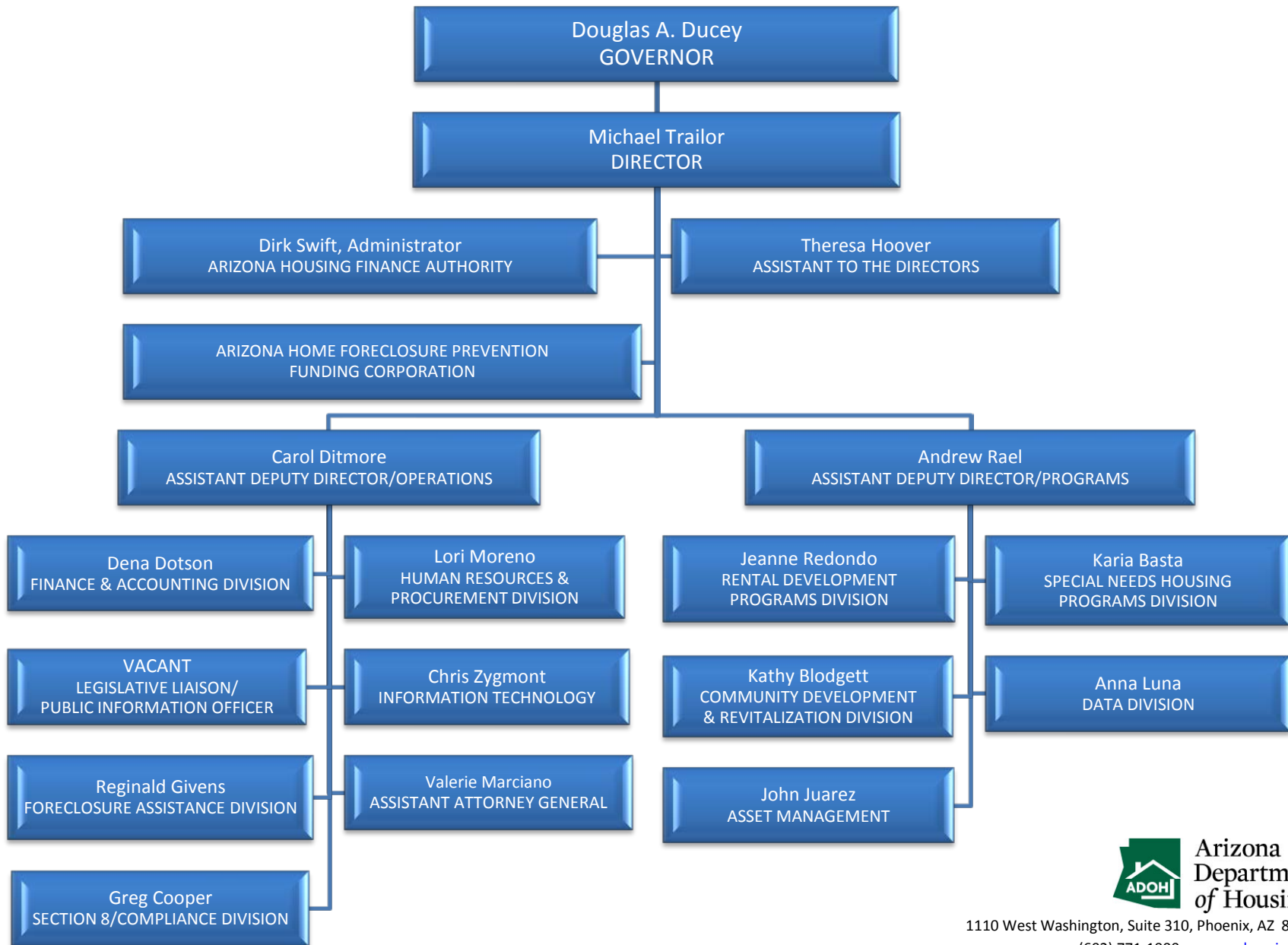


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# Arizona Department of Housing

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## Arizona Department of Housing 2015 Information Bulletin

**REGARDING PROGRAMS: Rental Development**

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

**INFORMATION BULLETIN No. 25-15**

**ISSUED: November 10, 2015**

**RE: 2016 Qualified Allocation Plan - Third Draft**

### 2016 Draft Qualified Allocation Plan (QAP) Posted

The Arizona Department of Housing (ADOH) has posted a third draft of the 2016 QAP on its website at the following link:

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

ADOH will accept written comments on the third draft of the 2016 QAP until Friday, November 13, 2015 at 5:00 pm via letter or email to either of the following addresses:

By Mail: Jeanne Redondo  
Rental Programs Administrator  
Arizona Department of Housing  
1110 West Washington Street, Suite 310  
Phoenix, AZ 85007

By E-Mail: [QAP-Comments@azhousing.gov](mailto:QAP-Comments@azhousing.gov)

Comments may also be provided at the QAP Public Hearing, which will be held on **Friday, November 13, 2015 at 10:00 am** at the following location:

1110 West Washington Street  
Conference Room – Suite 250  
Phoenix, AZ 85007

Free parking is available at the Arizona Department of Environmental Quality garage and on surrounding streets. Please sign in at the security desk in the building lobby as a visitor prior to going up to the second floor where the conference room is just to the rear of the 2<sup>nd</sup> floor lobby.



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## Arizona Department of Housing 2015 Information Bulletin

**REGARDING PROGRAMS: Rental Development**

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

**INFORMATION BULLETIN No. 26-15**

**ISSUED: December 7, 2015**

**RE: LIHTC Documents Posted and 2016 Application Workshop**

**Recent Documents Posted:**

The Arizona Department of Housing (ADOH) has posted the following documents to its website:

1. Pending Governor's Approval, the Final Draft of the 2016 QAP (including language shared in redline format at the Public Hearing)
2. Final Allocation List for the 2015 LIHTC Round

These documents may be downloaded at the following link:

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

**2016 Application Workshop:**

The Arizona Department of Housing will hold the 2016 LIHTC Application Workshop on **January 19, 2015** from 9:00 am to 2:00 pm at the Phoenix Airport Marriott, 1101 North 44<sup>th</sup> Street in Phoenix, AZ. Developers (or their Co-Developer or Consultant) who plan to submit an application in the 2016 round must attend this annual training. **The deadline to register is January 14, 2016.** The following is a link to register for the workshop:

<https://housing.az.gov/training-events/2016-lihtc-application-workshop>

This page also includes a link to book your room for the ADOH Application Workshop. **In order to receive the conference rate of \$161 per night, you must book by December 28, 2015.**



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## Arizona Department of Housing 2015 Information Bulletin

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**REGARDING PROGRAMS:** Rental Development

**REGARDING FUNDING SOURCES:** Low Income Housing Tax Credit (LIHTC), Home Investment Partnerships Program (HOME), Housing Trust Fund (HTF)

**INFORMATION BULLETIN No. 27-15**

**ISSUED:** December 16, 2015

**RE:** ADOH Employment Opportunity

The Arizona Department of Housing is recruiting for a Rental Housing Program Specialist. This position is responsible for preparing and administering contract documents and lending instruments for rental development projects funded with Home Investment Partnership Program (HOME), Low Income Housing Tax Credit (LIHTC) and Housing Trust Fund (HTF). Candidates for this position must possess knowledge or be ready to learn a variety of federal program regulations related to Environmental Review, Labor Standards and Relocation laws.

Interested candidates can obtain additional information from the Job Description posted at the following link:

<https://housing.az.gov/about/job-opportunities>



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## Arizona Department of Housing 2015 Information Bulletin

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**REGARDING PROGRAMS:** Rental Development

**REGARDING FUNDING SOURCES:** Low Income Housing Tax Credit (LIHTC), Home Investment Partnerships Program (HOME), Housing Trust Fund (HTF)

**INFORMATION BULLETIN No. 28-15**

**ISSUED:** December 23, 2015

**RE:** 2016 QAP and LIHTC Application

The 2016 Qualified Allocation Plan (“QAP”) has been approved by the Governor’s Office. There are no changes from the previous draft. The QAP is available on the ADOH webpage from the following link:

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

The following documents related to the 2016 QAP will be posted at the above link by January 8, 2016:

- 2016 Design Standards
- 2016 Market Study Guide
- 2016 Forms and Exhibits
- 2016 Gap Application

ADOH encourages applicants to review the forms and exhibits prior to the 2016 LIHTC Application Workshop and be prepared to discuss any questions or clarifications regarding their use.

The 2016 LIHTC Application Workshop will be held on January 19, 2015 from 9:00 am to 2:00 pm at the Phoenix Airport Marriott, 1101 North 44th Street in Phoenix, AZ. Developers (or their Co-Developer or Consultant) who plan to submit an application in the 2016 round must attend this annual training. The deadline to register is January 14, 2016.

The following is a link to register for the workshop:

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